

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
OCTOBER 15, 2014**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on October 15, 2014 at 2:00 pm.

Present:

Planning Commission Members: Darin Autrey, Diane Barcus, Adam Buskirk-Chair, Ben Bakker, Richard Whetstone

City Staff: Tim Polk- Planning Director; Brady Woods-Development Services Manager; Tatiana Gonzalez-GIS/Planner; Karen Aihara-Executive Planning Administrator; Kim Clayback-Public Works; Ken Langston-Fire Marshal

Absent:

Planning Commission Members: Peter Keenan, Veronica Rogers

Staff: Officer Camacho-Police

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Buskirk at 2:11 p.m.
- Welcome Kim Clayback, Infrastructure Engineer, Public Works replacing Arlan Cummings.
- Welcome Veronica Rogers, new Planning Commissioner and also Executive Director of Freedom Village. Veronica sends her apologies that she was unable to attend this meeting.
- Pledge of Allegiance
- Approval of Minutes – Motion to approve the July 9, 2014 meeting minutes (Whetstone/Bakker), approved as distributed 5-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

AV.14.00075 WARD 4 NEIGHBORHOODS 20.03

Request of Magee Signs, agent for Stewart Moon, owner, for Form-Based Code adjustment for signage at 513 6th Avenue West (zoned T5) with the following stipulations:

1. Total sign area shall not exceed seventy (70) square feet.
2. Total sign height, from grade to highest horizontal element, shall not exceed fifteen (15) feet.
3. Internal illumination is permitted with the use of a timer to begin illumination as early as 7PM and end illumination at 10PM.
4. Sign shall not block nearby railroad crossing signal.
5. Sign shall be permitted, as typical, by the PCD department for consistency with location and construction standards.

Mr. Woods introduced the request with staff presentation, staff evaluation, recommendations, and stipulations.

Planning Commission Questions/Comments to Staff:

- Ms. Barcus questioned the hours of illumination, Mr. Bakker suggested a wording change to stipulation #3: "begin illumination at dusk to 10 p.m."
- Mr. Buskirk asked if both signs will be internally illuminated, as second cabinet is available for a future tenant, will discuss with applicant.
- Mr. Bakker stated publicly that he filled out Form 8B and that he is a part-time employee of Magee Signs on a consultative basis. This application will in no way financially affect Mr.

Benjamin Bakker positively or negatively and he will not recuse himself from this hearing. Form 8B is attached to the minutes (exhibit B).

- Mr. Bakker suggested the addition of a stipulation that this variance would cover future tenant sign as one structure. Mr. Woods stated that Stipulation #5 states that the sign permit process is needed for each tenant's signage.

Planning Commission Questions/Comments to the Applicant:

Park Crist and Jack May, Magee Signs, 1511 20th Avenue East, agents for Stewart Moon, addressed the Commissioners' questions.

- Jack May addressed the signage illumination questions, usually ground level signs cause the most issues when six (6) feet or less in height, because of light leaks or sight blockage. The plastics used for new internally illuminated signs is diffused, not pinpoint lighting. Sign emits enough lighting for safety, lighting the surrounding area, and the sign is energy efficient.
- Mr. Buskirk asked about safety. Mr. May said that internal illumination is preferable because external illumination can be damaged by landscaping equipment and is not as easy to control after installation. Signs must meet the 140 mph wind load safety standard.
- Mr. Buskirk asked about sign wear. Mr. May stated that the technology has changed; the new translucent material resists cracking, crazing, and peeling. Signs should have 15-20 years of durability. Technology changed about seven years ago.
- Mr. Autrey asked if this will be a two-sided sign and how does it figure into the 70 sq. ft. Mr. Woods stated that he did not realize that this was a two-sided sign, but it does not alter the square footage. Mr. Crist stated that Mr. Moon wants visibility from the side streets.
- Mr. May stated that there are three rules of signs – bigger is better, simpler is better, and perpendicular is better.

Public Hearing:

- No one appeared for or against. Public Hearing was closed.

STAFF RECOMMENDATIONS:

PW/FIRE: No comments.

PLANNING STAFF RECOMMENDATION FOR APPROVAL:

1. Total sign area shall not exceed seventy (70) square feet.
2. Total sign height, from grade to highest horizontal element, shall not exceed fifteen (15) feet.
3. Internal illumination is permitted with the use of a timer to begin illumination ~~as early as 7PM~~ at dusk and end illumination at 10PM.
4. Sign shall not block nearby railroad crossing signal.
5. Sign shall be permitted, as typical, by the PCD department for consistency with location and construction standards.

PLANNING COMMISSION COMMENTS:

- Mr. Buskirk asked what if Air Energy decides to go with another sign company, since the approval is based on Magee sign standards and expertise. Jack May stated that Magee would supply specifications and warranty of signage to submit with the permit package. Mr. Woods stated that this is covered by stipulation #5.

PLANNING COMMISSION RECOMMENDATION

Motion to APPROVE AV.14.00075 with 5 stipulations, including the amendment to stipulation #3 (Barcus/Autrey). Motion approved 5-0.

LU.14.00055 FORM-BASED CODE TEXT AMENDMENT

Request of City of Bradenton to textually amend Section 4.15.4(c) of the Form-Based Code specific to signage standards within the Village of the Arts Overlay District with the following stipulations:

Mr. Woods introduced the request. The PCD Staff is requesting the update to the Form-Based Code to address signage standards within the Village of the Arts Overlay District and correct any typographical errors as needed. This amendment only pertains to transects regulated by the Form-Based Code. No map change is proposed with this amendment.

Planning Commission Questions/Comments to Staff:

- No questions.

Public Hearing:

- No one appeared for or against. Public Hearing was closed.

PLANNING COMMISSION RECOMMENDATION

Motion to APPROVE LU.14.00055 as presented (Autry/Bakker), approved 5-0. This request will have two public hearings; City Council for first reading on October 22 and second hearing/adoption on November 19, 2014 at 8:30 AM.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Village of the Arts – the staff has been working with the Village, USF, and Realize Bradenton looking at the current overlay district. The signage change is expected to be adopted before the end of the year. The Tapestry Project is working on the expansion west to 14th and south to MLK for more presence on “front” street. The ad hoc expansion committee is working with the ad hoc infrastructure committee to work on parking, lighting, and roadway improvements.
- Riviera Southshore was one of the first PDP’s Mr. Polk worked on in 2005. Tim read his white paper that he authored in 2005, entitled “Council Got It Right”.
- First Street construction continues with Wawa and Tropical Smoothie underway.
- Minnie L. Rogers Plaza – Sav-A-Lot will occupy 16,000 sq. ft., with additional businesses that will include a café, barber shop, daycare, cell phone store, and pizza shop.
- CRA housing developments – workforce housing and senior housing currently under review.
- New Executive Director at Bradenton Housing Authority, Ellis Mitchell.

ANNOUNCEMENT

- Mr. Autrey invited the Planning Commission to attend the 20 year celebration of Habitat for Humanity on Friday at 6 pm at Pier 22. Habitat has built over 120 local houses to date.

NEXT MEETING is scheduled on Wednesday, November 19th. Agenda to be announced.

ADJOURNMENT - Motion to adjourn by Ms. Barcus at 3:30 p.m.

Adam Buskirk, Chairman

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