

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
December 9, 2015**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on December 9, 2015 at 2:00 pm.

Present:

Planning Commission Members: Ben Bakker-Chair, Diane Barcus, Veronica Rogers, Stewart Moon Jr.

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

Absent:

Planning Commission Members: John Vita, Richard Whetstone, Darin Autrey (alternate) and O.M. Griffith (alternate)

City Staff: 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 Minutes: Motion to approve as distributed November 12, 2015 minutes by Ms. Barcus, second by Mr. Moon, approved 4-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

SU.15.4237 WARD 3 NEIGHBORHOOD 6.03 (continued from November 12, 2015)

Request by ZNS Engineering agent, for Swift Kiwan LLC, for a Special Use approval to allow the existing 7,900 square foot building to be used for religious assembly on the property located at 2102 14th Street West (zoned T4-O).

Mr. Gratz reminded the Commissioners of last month's consideration of the Swift Kiwan request for religious assembly. Everything was in order except stipulation #2 for parking. The staff has met with the applicant. There is a provision in the Form-Based Code that allows us to accept the ITE (International Traffic Engineers) parking generation rates to calculate the required number of spaces. The parking requirement has been reduced from 110 spaces to 52 spaces. The parking lot has been restriped and using three spaces on the north side adjacent to 21st Street West which is deep enough to hold six cars as valet. This will comply with the code. The revised stipulation #2:

2. Applicant shall provide valet parking signage for parking spaces reserved for the valet parking area as depicted on the site plan. Adequate assurance of continued valet parking shall be provided in the form of lease language. (Exhibit Q)

Planning Commission Questions/Comments to Staff:

None at this time.

Applicant Presentation:

Ms. Rachel Layton, Planning Director, ZNS Engineering presented a brief overview of the request with the revised stipulation. ZNS presentation is attached (Exhibit R). Mr. Robert Greene, land use attorney was also in attendance. Ms. Layton reviewed the Form-Based Code 4.10.2, Parking

Generation Calculation, revised site plan showing 52 parking spaces including two handicapped spaces. The parking agreement still exists with Tropical Palms.

PLANNING COMMISSION QUESTIONS/COMMENTS TO APPLICANT:

- Ms. Barcus applauds applicant for working the parking plan with City staff.

PUBLIC WORKS/POLICE

- No comments.

PUBLIC HEARING

- No one appeared. Public Hearing closed.

STAFF RECOMMENDATION:

Staff recommends APPROVAL with the five stipulations, including the revised stipulation #2:

1. As stated in the applicant's Findings of Fact and proposed tenant lease, that the use of the premises is limited to Religious Assembly and related uses, and not to be used to feed, clothe, shelter or otherwise assist homeless people, or permit them to assemble, or in any way congregate on the premises.
2. Applicant shall provide valet parking signage for parking spaces reserved for the valet parking area as depicted on the site plan. Adequate assurance of continued valet parking shall be provided in the form of lease language.
3. Provide for police traffic direction at assemblage times as directed by the Bradenton Police Department.
4. Perform the following needed property maintenance items prior to use of the structure: replace the concrete apron on the one-way exit to 21st Avenue West and the cracked sidewalk approach to the three (3) parking spaces on 21st Avenue West; straighten the "Do Not Enter" sign; replace all dead shrubs; and remove the "volunteer" Sabal Palms in the perimeter landscape strip.
5. Replace/alter the pole sign to be a pylon sign that conforms to the Form Based Code upon permitting of a sign for the new tenant.

Mr. Polk commented on the adoption of the Form-Based Code; it was written to be relevant and created to help the applicant with "what they can do" vs. "what they can't do".

MOTION TO APPROVE:

- Ms. Barcus made the motion to approve SU.15.4237 with the five stipulations including the substituted stipulation #2, Ms. Rogers second. Approved 4-0.

This request will be heard before the City Council on January 13, 2016 at 8:30 a.m.

REPORT OF THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Tim commented on his trip to Seattle, architecture, developments, and culture.
- The Villages of Riverwalk has a lawsuit delaying the development. The applicant has joined the City as a defendant.

NEXT PLANNING COMMISSION MEETING - Wednesday, January 20, 2016.

ADJOURNMENT – Motion to adjourn at 2:27 p.m. with Christmas cookies (Barcus).

Benjamin Bakker, Chair

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