

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
August 10, 2016**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on August 10, 2016 at 2:00 pm.

Present:

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

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

Absent:

Planning Commission Members: Stewart Moon Jr. and O.M. Griffith (alternate)

City Staff: Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Ms. Bakker at 2:00 p.m.
- Pledge of Allegiance.
- Approval of July 13, 2016 Minutes by Ms. Barcus, second by Ms. Rogers, approved 6-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

PR.15.4712, WARD 4, NEIGHBORHOOD 20.03

Request by Stephen W. Thompson, Najmy Thompson, P.L., agent, for Next Generation Development LLC, owner, for the Lastra Preliminary Planned Development Project application consisting of 12 detached single family dwellings and 172 2-story attached single family dwellings (townhomes) on the 30.69 acre site located at 4915 1st Avenue East, Vacated lot 16: 119 San Lorenzo Court, Vacated lot 17: 123 San Lorenzo Court, Tract F: Cottages at San Lorenzo, San Ortebello Drive, zoned R-1, Residential Single Family; Parcel Identification Numbers: 1100800159, 1100701809, 1100701859, 1100706209 with ten stipulations:

Mr. Gratz introduced the Lastra PDP request with staff presentation, staff evaluation, and recommendations with five stipulations:

1. Only water retention areas, recreation areas or detached single family dwellings may be constructed on the western boundary adjacent to San Casciano.
2. The final PDP shall be consistent with Preliminary PDP, with the approval being for:
 - No less than 12 detached single family dwellings with the following minimum setbacks:
 - 15 foot front, 15 foot corner, 10 foot rear, six (6) foot side, five (5) foot rear and side for a pool and screen enclosures with a screen roof.
 - No more than 172 attached single family dwellings with the following minimum setbacks:
 - 15 foot front, 15 foot corner, 10 foot rear, 15 feet between buildings.
 - No building shall be taller than two (2) stories in height.
3. The landscape buffers shall be no less than the following:
 - 15 feet on the entire western boundary.
 - 25 feet on the north and south boundaries accept where adjacent to wetlands that are not being disturbed.
 - 25 feet on the eastern wetland.

4. Provide five (5) foot sidewalks with a three (3) foot grass strip, and street trees on both sides of every street with a design that does not place any tree closer than ten feet (five feet with a root barrier) to any utility owned and operated by the City of Bradenton Public Works Department.
5. The landscape plan shall be revised prior to issuance of a Site Improvement Permit so that the spacing and placement of all plants is adequate and appropriate for the typical size, shape and habit of the plant species at maturity in accordance with University of Florida recommendations. All costs for tree mitigation shall be paid before a Site Development Permit to clear the land is issued.

Public Hearing was opened.

Mr. Stephen Thompson, Najmy Thompson PA, spoke for the project. Mr. Thompson submitted a proposed change to stipulation #4 (Exhibit A) to provide five foot sidewalks with a three foot grass strip on one side of each street instead of both sides of the street.

PUBLIC COMMENT - Opposed:

- Jamie Beyerlein, 421 San Lorenzo Court
- Art Bolton, 413 San Lorenzo Court
- Pamela Cook, 206 San Casciano Lane
- Marc Pease, 218 San Casciano Lane
- May Raiman, 405 San Lorenzo Court

Applicant Rebuttal

Mr. Thompson spoke for the applicant.

Public Works:

- Stipulation #4 amended with "City approved root barrier".
- Stipulation from San Casciano Final PDP to carry over; drainage review on vacated Lots 16 & 17 for re-evaluation and approval by the City.
- Stipulation - Section of 1st Ave East extending into 48th St. Ct. that it is privately owned and needs to be dedicated to the City within the right of way lines of 48th St. Ct. East with the plat.
- Stipulation - Water tower parcel purchased by the developer there was an access and utility easement for the City maintenance. The access and utility easement needs to be verified that it runs with the land and is to be carried over with the plat.
- Stipulation - Contractor will submit safety plan for construction entrance.
- Noise ordinance is Monday-Friday 7 am to 6 pm. Saturday 9am to 6 pm. No construction on Sundays or holidays.

Fire/Police: No additional comments.

Public Hearing was closed.

MOTION TO APPROVE:

Ms. Barcus made the motion to approve PR.15.4712 with stipulations 1, 2, 3, 5 plus Public Works additional stipulations, and amending #4 with five foot sidewalks on one side. Second by Mr. Autrey, 5-0 approved as amended. City Council hearing on September 14, 2016 at 8:30 a.m.

SU.16.1854, WARD 4, NEIGHBORHOOD 7.04 - WITHDRAWN

Request by Tom Glancy of Duncan Seawall, Dock and Boat Lift LLC, agent, for Robert Seybold, owner, for a Special Use for the construction of a dock with a boat lift to extend into the Manatee River for property located at 315 Crescent Court East, zoned R-1, Residential Single Family; Parcel Identification Number: 1187100209.

Gavel was passed to Ms. Barcus, Mr. Bakker exited the meeting.

VA.16.2488, WARD 2, NEIGHBORHOOD 11.05

Request by Richard Hennings Architect, agent, for Bradenton Hospitality LLC, owner, for a Variance from Schedule 3.2.2.2 Dimensions and Area Standards For Mixed Use and Non-Residential Districts which limits the maximum building height in stories to two (2) stories to allow three (3) stories for two (2) hotels on the properties located at 5515 Cortez Road West, zoned SCC, Suburban Commercial Corridor; Parcel Identification Numbers: 51695840059, 5165840109, 5165840159.

Mr. Gratz introduced the requests with staff presentation, staff evaluation, and recommendation.

Mr. Richard Hennings, applicant, 366 South 10th Avenue, Waite Park, MN stood for questions.

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

Fire/Public Works/Police - No objections.

MOTION TO APPROVE:

Ms. Rogers made the motion to approve VA.16.2488, Mr. Autrey second, 4-1 approved (Mr. Whetstone opposed).

Mr. Vita exited the meeting.

SU.16.2438, WARD 2, NEIGHBORHOOD 11.05

Request by Richard Hennings Architect, agent, for Bradenton Hospitality LLC, owner, for a Special Use for two (2) hotels on the properties located at 5515 Cortez Road West, zoned SCC, Suburban Commercial Corridor; Parcel Identification Numbers: 51695840059, 5165840109, 5165840159.

Mr. Gratz introduced the request with staff presentation, staff evaluation, and recommendations with three stipulations:

1. Provide a bicycle rack that accommodates at least (3) bicycles near the entrance of each hotel.
2. Prohibit tractor-trailer parking from the bus/trailer/camper parking area behind the buildings. Restricting the area to RV's, trailers, moving vans, other over-sized vehicles belonging to hotel customers.
3. Construct a six (6) foot solid wall or vinyl fence along the western boundary of the site.

Mr. Richard Hennings, applicant, 366 South 10th Avenue, Waite Park, MN stood for questions.

Public Hearing opened - No one appeared for or against.

Fire/Public Works/Police - No objections.

Public Hearing closed.

MOTION TO APPROVE:

Mr. Autrey made the motion to approve VA.16.2438 with three stipulations as read, with change on stipulation #3 to a solid wall that will not affect current drainage patterns, with design to be approved by the PCD Director. Ms. Rogers second, 3-1 approved (Mr. Whetstone opposed).

CP.16.3068, WARD 5, NEIGHBORHOOD 7.03

Request by Catherine Hartley, AICP, CNU-a, Director of the City of Bradenton Planning and Community Development Department, agent, for the City of Bradenton Central Community Redevelopment Agency, owner, for a Comprehensive Plan Map Amendment from Medium Density Residential (10 DU/Acre) to UCBD, Urban Central Business District on 0.92 acres located at 614, 616, 619, 620, 622 11th Avenue East and 1006, 1008, 1010, 1012, 1014, 1016 6th Street Court East, zoned T4-R, General Sub-Urban Restricted; Parcel Identification Numbers: 4597200007 and 4596700007.

Ms. Hartley introduced the City initiated request to increase density on project aka Lincoln Village with staff presentation, staff evaluation, and recommendations for approval.

Public Hearing opened.

- Brian Evian, 3629 Madaca Lane, Tampa was selected by the CCRA RFQ spoke in favor.
- Ealy Jones, 916 3rd Street East had questions about the relocation process, spoke against this request.
- Ms. Hartley will discuss questions with the CCRA and follow-up with Mr. Jones.

Fire/Public Works/Police - No objections.

Public Hearing closed.

MOTION TO APPROVE:

Ms. Rogers made the motion to approve CP.16.3068, second Mr. Whetstone, 4-0 approved.

CP.16.3069, WARD 5, NEIGHBORHOOD 7.03

Request by Catherine Hartley, AICP, CNU-a, Director of the City of Bradenton Planning and Community Development Department, agent, for the City of Bradenton Central Community Redevelopment Agency, owner, for a Comprehensive Plan Map Amendment from Medium Density Residential (10 DU/Acre) to UCBD, Urban Central Business District on 0.3237 acres located at 916 3rd Street East and 918 3rd Street East, zoned T4-R, General Sub-Urban Restricted; Parcel Identification Numbers: 4613200221 and 4613200320.

Ms. Hartley introduced the City initiated request to increase density with staff presentation, staff evaluation, and recommendations for approval.

Public Hearing opened.

- Brian Evian, 3629 Madaca Lane, Tampa spoke in favor.
- Ealy Jones, 916 3rd Street East lives in one of the two single family homes that will be demolished, spoke against this request.

Fire/Public Works/Police - No objections.

Public Hearing closed.

MOTION TO APPROVE:

Mr. Autrey made the motion to approve CP.16.3069, second Ms. Rogers, 4-0 approved.

ADJOURNMENT – Motion to adjourn at 4:27 p.m. by Mr. Whetstone.

Diane Barcus, Vice Chair

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