

**MINUTES
CITY COMMISSION WORKSHOP
TUESDAY, APRIL 21, 2015 @ 1:00 PM
KATIE PIEROLA COMMISSION CHAMBERS**

Pledge of Public Conduct: We may disagree, but we will be respectful of one another. We will direct all comments to the issues. We will avoid personal attacks.

**CALL TO ORDER @ 1:03 p.m.
PLEDGE OF ALLEGIANCE TO THE FLAG
ROLL CALL
ADOPTION OF AGENDA**

PUBLIC COMMENT: OPENED
No public comment.
PUBLIC COMMENT: CLOSED

PRESENT: Mayor William Shearon; Vice Mayor Jack Clarke;
Commissioners Janie Robertson and Janet Vosburgh, Steve Gilbert, building official; Alan Garrett, city planner

ABSENT: Commissioner Ed Straight (with excuse)

ALSO PRESENT: Jim Lynch, John Burns

PRESS: Anna Maria Islander; AMI Sun

**MOTION BY COMMISSIONER ROBERTSON TO ADOPT THE AGENDA AS
PRESENTED. MOTION SECONDED. VOTE: ALL AYE. MOTION PASSES.**

ORDER OF BUSINESS:

- 1. DISCUSSION.** Regarding the new Land Development Code, new Chapters 1 through 3 of the City of Bradenton Beach.

Alan Garrett spoke: Regarding the detailed review by the Planning & Zoning Board of Chapters 1 through 3. He explained that today is just a workshop, and that the remaining chapters (4 through 8) will also have to be reviewed in a workshop, which represents the preliminary step to becoming an Ordinance. He defined the meaning of shaded items in his presentation. He offered his assistance and requested direction on how the Mayor and Commission would like to proceed.

Mayor Shearon spoke: He commended Mr. Garrett, Mr. Gilbert, and the Planning & Zoning board for their efforts in this regard.

Commissioner Vosburgh spoke: Regarding the recommendations made by Patrick Shomo in his prior presentation and implementing them.

Commission discussion continued with Mr. Garrett and Mr. Gilbert regarding the following topics: 25-foot front yard setbacks; corner lots, street side yards; lack of uniformity; aspects of lots that are parallel to Gulf Drive; setback requirements; reconfiguring lots without approval; priority of streets; the variance process; the removal of undue or unreasonable hardships; the proving of a hardship; and testing variances in terms of hardships.

CONSENSUS BY COMMISSION TO REMOVE THE WORD “HARDSHIP.”

Commission discussion continued regarding the following topics: the definition of hotel/motel; the state’s definition of same; and the Zoning Board of Appeals, Section 204.

Vice Mayor Clarke spoke: He requested a summary of the changes that are significantly different and not just detail oriented.

Alan Garrett spoke: Explained that a great deal involved here (in Chapter 3) has to do with formatting and developing property through the LDC.

Steve Gilbert spoke: Adding two other issues: 1) addressing street side yard setbacks; and 2) providing for mobile home parks to be elevated.

Commission discussion continued regarding open air dining; special use permits; that specifics of parking are not addressed in Chapter 3; and parking spaces per number of bedrooms.

CONSENSUS BY COMMISSION TO DELETE SECTION 307.2.6 WHICH READS “SEE SECTION 604 ...” INCLUDING 1. A, B, AND C.

Commission discussion continued regarding the following topics: waterfront setbacks; swimming pool barriers; double fences, pool enclosure regulations; private ownership and dock easements; bay and oriole windows; decks; unenclosed stairwells; deck width and railings; party homes from a management perspective, not a use perspective; and what should and should not be included in the LDC.

PUBLIC COMMENT: OPENED

John Burns spoke: He addressed the following issues: 4’ cantilever; bay windows; conditions of hardship; balancing issues; variances; and relief by the special master.

PUBLIC COMMENT: CLOSED

Commission discussion continued regarding the following topics: equipment platforms; “owning the view” not allowed in the state of Florida; Planned Urban Development (PUD); mixed use zoning districts; and the comprehensive plan.

Alan Garrett spoke: Regarding what he will note for future discussions: cantilevered deck distance and swimming pool setbacks. He asked the Commission if they would wish to review the corrections after they are made.

CONSENSUS BY COMMISSION NOT TO REVIEW THE CORRECTIONS AFTER THEY ARE MADE, BUT TO MOVE FORWARD WITH THE NEXT CHAPTERS.

Commissioner Vosburgh spoke: Expressed her concern that the Commission be allowed adequate time to review this material.

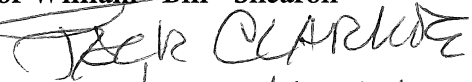
Mayor Shearon spoke: Requesting that Mr. Garrett reserve some time to brief Commissioner Straight on what he missed today and allowing him an opportunity to address any of his concerns.

2. ADJOURNMENT

There being no further discussion, the meeting was adjourned @ 2:50 p.m.




Mayor William "Bill" Shearon



Jack Clark
Vice Mayor

ATTEST:



S. Emily Long, Assistant to the City Clerk

NOTE: This is not a verbatim record