

## B. SPECIAL PERMITS (PUBLIC HEARINGS)

1. SP-84-27WOODLAND BAPTIST MISSIONI. GENERAL INFORMATION

- a. Request: A Special Permit to allow the construction of church related facilities.
- b. Location: North side of State Road 70, west of Braden Pines Subdivision and north of Braden Woods Subdivision.
- c. Site Area: 8+ Acres
- d. Zoning: A-1 (Suburban Agriculture District)

II. SUMMARY RECOMMENDATIONS

Staff does not object to this request for the following reasons:

- Although the site is located in the East County Agricultural Sector, the site is also within an interstate oriented corridor where religious facilities are allowed as a consistent land use. In addition, the site is on the fringe of a developing sector (South County) and adjacent to an interstate interchange where growth can logically be expected.
- The I-75/State Road 70 interchange is currently experiencing development pressure. Some of the surrounding projects and proposals include Braden Pines Subdivision, Braden Woods Subdivision, Fairway Pines Mobile Home Park, Tara DBI, and Creekwood Investors DBI.
- Public services currently planned to serve the proposed and ongoing development include the Southeast Regional Sewage Treatment Plant on property formerly owned by Creekwood Investors and a police emergency service/fire substation at Tara.

The Planning Commission, on February 29, 1984, by a vote of 9 to 0 recommends APPROVAL of SP-84-27 finding it consistent with The Manatee Plan.

In addition, the Planning Commission questioned the flexibility of the submitted site plan if growth did not take the form anticipated. It was determined that the Planning Director has the administrative discretion to allow changes to the approved site plan for each phase at the time of final site plan review provided the extent of the facilities were not increased.

III. SITE AND VICINITY CHARACTERISTICS

- a. Site Characteristics: The site is currently undeveloped.
- b. Access: State Road 70, a two-lane, State maintained, rural thoroughfare and interstate connector.
- c. Vicinity Characteristics: See attached map.

IV. MANATEE PLAN REVIEW

a. Consistency:	Consistent	Inconsistent	See Analysis
Sector/Corridor	[x]	[ ]	[ ]
Land Use Compatibility	[x]	[ ]	[x]
Development Trends/Timing	[x]	[ ]	[x]
Environment	[x]	[ ]	[ ]
Public Facilities	[ ]	[ ]	[ ]
Utilities	[x]	[ ]	[ ]
Transportation	[x]	[ ]	[ ]

- b. Conclusion: This request appears consistent with The Manatee Plan.
- c. Analysis:
  - 1. Sector/Corridor: The site is in the East County Agricultural Sector and the State Road 70 interstate oriented corridor.
  - 2. Land Use Compatibility: Numerous projects are currently developing or proposed for the State Road 70 interstate corridor which will eventually establish an urban character. It is not unreasonable to assume that church facilities will be needed to complete the list of necessary urban amenities.

V. SITE PLAN REVIEW

- a. Project Type: Church and related facilities
- b. Design Scheme:

Phase I: 3,000 square foot one story structure for services and related parking.

Future Phases:

- a. 800 seat auditorium
- b. 4,762 square foot chapel
- c. 13,000 square foot activity building
- d. Athletic field
- e. 3,500 square foot educational building
- f. 11,075 square foot educational building
- g. Vestibule, administration offices and classrooms adjacent to auditorium.

- c. Required Improvements:

- 1. Utilities: Phase I will be on a temporary septic system. Future Phases will tie into the Southeast Regional treatment plant.
- 2. Transportation: The Manatee County Department of Transportation will require access improvements on State Road 70 as mandated by traffic impact with future phases.
- 3. Parking: Grassed, all drive aisles will be paved.

- d. Development Consideration: Separate final site plan approval will be required with each phase.

The classroom space is presently not proposed as a private general educational facility. (see attached letter) If the applicant wishes to start a school at some point in the future, separate special permit review and approval will be required.

VI. PUBLIC HEARING COMMENTS AND CORRESPONDENCE

There were no public comments and no correspondence received.

One petition IN FAVOR with twenty-six (26) signatures.

VII. PLANNING COMMISSION RECOMMENDED MOTION

Having considered the staff report, the Planning Commission's recommendation, comments made at the Public Hearing, and finding the request to be consistent with The Manatee Plan, I move to APPROVE Special Permit No. SP-84-27.

(COMMISSIONER VICKERS)

January 25, 1984

Mr. Ron Pianta  
Manatee County Planning Department  
212 6th Avenue East  
Bradenton, Fl 33508

Dear Mr. Pianta:

This letter is in response to your meeting of January 23, 1984 with Mr. Roger Anderson of R. E. Nelson & Associates, Planners, Architects, Landscape Architects, Engineers & Surveyors, Inc., concerning the recently submitted West Bradenton Baptist Church - Woodland Baptist Church Mission Site Plan. As per your request, the concept on which this Site Plan is based is as follows.

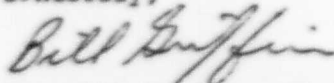
The Woodland Baptist Church Mission Site Plan was prepared as part of the application for a Special Permit to allow a church within an A-1 zoning district. The plan was designed to provide both Woodland Baptist Church Mission and its parents church, West Bradenton Baptist, with the layout of the facility as it would appear at build out. The design of the facility is based on the criteria from the Southern Baptist Home Mission Board. This criteria is predicated on the idea that an active church will require a diversified facility in order to serve as a spiritual center and a focal point for community activity and Christian fellowship.

The Site Plan and application for Special Exception are for a church facility. There is no intention to use the facility as a school.

As per Manatee County code requirements, on-site parking is predicated on "One (1) space per three (3) seats in the principal place of assembly". Since the main auditorium will seat 800 seats, 266 parking places are indicated on the Site Plan. This parking will be required during the weekly worship services. The Chapel and Activities building will not be in use during the worship services. These facilities will be used for other activities during the week such as meetings, weddings, fellowship and church-sponsored athletic events.

The Site Plan for this facility will provide the Woodland Baptist Church Mission with the design to direct its growth while providing Manatee County with a master plan depicting all activities anticipated on site.

Sincerely,



Mr. Bill Griffin, Chairman  
Woodland Baptist Church Mission  
Committee

cc: Roger B. Anderson, MA  
Ralph E. Nelson, MBA, MFM, MPS, ASLA



SCALE IN FEET


SECTION, TOWNSHIP, RANGE

18-35-19



LAND USE CHARACTERISTICS:

LAND USE:	ZONING:
North: Vacant	A-1
South: Braden Woods Braden Woods Office Park	A-1/P/ST PP/P/ST
East: Braden Pines	A-1/P/ST
West: Proposed Fairway Pines	AF/R-4B/WP/ST

 AREA OF CONSIDERATION

PROJECT NO: **SP-84-27**

PROPOSED USE: **CHURCH FACILITIES**

8.1 ACREAGE (±)

EXISTING ZONING: A-1

PROPOSED ZONING: \_\_\_\_\_

REQUESTED BY: W. BRADENTON BAPTIST CHURCH

COMMISSIONER: MR. VICKERS

# The Bradenton Herald

PUBLISHED DAILY  
BRADENTON, MANATEE COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF MANATEE:

Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is the Legal Advertising Clerk and the official representative of the Publisher of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida, with the express, limited authority to execute this affidavit for the purpose of establishing proof of publication of the public or legal notice and advertisement in the form attached hereto; that the attached copy of advertisement, being a legal advertisement in the matter of

Legal Display<sup>2</sup> 2x6-1/2, SP 84-27

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

3/2/84

Affiant further says that the said The Bradenton Herald is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Bradenton, Manatee County, Florida, each day and has been entered as second class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and the affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Sandy Riley*

Sworn to and subscribed before me this

14<sup>th</sup> day of March

A.D. 19 84 *Louise Tura*

(SEAL) Notary Public

Notary Public, State of Florida at Large

My Commission Expires May 30, 1987

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Board of county Commissioners of Manatee County will conduct a Public Hearing on Thursday, March 22, 1984, at 9:00 A.M. in the Chambers of the Board of County Commissioners in the Manatee County Courthouse at Bradenton, Florida, to consider and act the following matters:

**SP-84-27** Request for a special permit to allow the construction of a church and related facilities by West Bradenton Baptist Church, located on the north side of State Rd. 70, west of Braden Pines subdivision. Current zoning A-1 (Suburban Agriculture) (R.1 +- Ac.)

**SP-84-30** Request for a special permit to allow a mobile home as a residence on the south side of Taylor Grade Road, Sec. 17, Twp. 33, Rng. 21. Current zoning, A (General Agriculture) (4.7 +- Ac.)

**Z-84-25** Request for a rezone from R-2 (one and two family residential) to PR (Professional office), on the south side of 53rd Ave. West, 252 +- ft. east of 8th Street Ct. W. (Ruby Lane) (.86 Ac.)

**Z-84-26** Request for a rezone from A-1 (Suburban Agriculture) to R-1B (single family residential) located 1 1/2 miles east of I-75 on the south side of Erie Road, 1/2 mile east of I-75. (162.8 +- Ac.)

All interested parties are invited to appear at this Hearing and be heard. Additionally, any written comments filed with the Planning Commission or the Planning and Development Department will be heard and considered by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, the application and related documents and may obtain assistance regarding this matter from the Manatee County Planning and Development Department, 212 - 6th Avenue East, Bradenton, Florida.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings made, which record includes the testimony and evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

Manatee County Board of  
County Commissioners  
Manatee County Planning & Development Dept.  
Manatee County, Florida

*See Z-84-26 for Original.*

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND  
NOTIFICATION BY MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF Florida  
COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared R.E. Nelson & Associates, Planners, Architects, Landscape Architects, Engineers & Surveyors, Inc., who, after having been first duly sworn and put upon oath, says as follows:

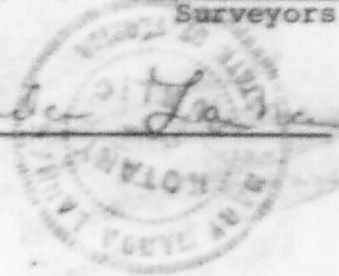
1. That he is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Official Special Permit No. P-8A-27, to be heard on MARCH 22, 1984, and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein and they are true to the best of his knowledge, information and belief.
2. That the Affiant has caused the required public notice sign be posted pursuant to Manatee County Ordinance No. 81-4, on the property identified in said application and said sign was conspicuously posted 5+ feet from the front property line on the 5th day of March, 1984.
3. That the Affiant has caused the mailing of the required letter of notification to contiguous property owners pursuant to Manatee County Ordinance 81-4, by 1st Class Mail, on the 3rd day of March, 1984, and attaches hereto as a part of and incorporated herein, copies of said letters of notification.
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 81-4 as it relates to the above matters may cause the above-identified application and any public hearing held thereon to be ineffective and a nullity.

FURTHER YOUR AFFIANT SAITH NOT.

Roger B. Anderson

R.E. Nelson & Associates, Planners, Architects, Landscape Architects, Engineer & Surveyors, Inc.  
SWORN TO AND subscribed before me on this 14th day of March, 1984.

Mary Wanda Larson



My Commission Expires: