

- A G E N D A -

HEARING OFFICER
Manatee County Government Administrative Center
1112 Manatee Avenue West
1st Floor Chambers
Bradenton, Florida 34205

February 22, 2006

4:00 P.M.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

SWEARING IN BY CLERK'S OFFICE: All Staff/Public Wishing to Speak

PUBLIC HEARING APPLICATIONS (INDIVIDUAL CONSIDERATION)

1. **MANATEE TECHNICAL INSTITUTE- SP-05-05**

(Continued from 1/30/06)

(Laurie Suess, Planning Manager)

Request: Approval of a Special Permit for a high school and college for 1,000 daytime students and 300 evening students. The site is north of Braden River High School on Caruso Road in the A zoning district at 6545 SR 70 East (47.53 ± acres).

PUBLIC NOTICE

Within 21 calendar days of today's public hearing, the Hearing Officer shall issue a written report detailing the findings of fact, conclusions of law, and recommendations regarding approval or denial of an application for development approval (LDC Section 502.6.6.7).

If you wish to receive notice of the final decision or recommendation of the Hearing Officer, you must supply the Planning Department with two stamped, self-addressed envelopes for that purpose (LDC Section 502.6.6.8).

Rules of Procedure for this public hearing are in effect pursuant to Sections 502.6.6 and 505 of the Manatee County Land Development Code. Copies of these sections of the Code are available for review, or purchase at cost, at the Planning Department, 4th Floor, Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by a Hearing Officer with respect to any matter considered at this 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 is made, which includes the testimony and evidence upon which the appeal is to be based.

Hearing Officers of Manatee County, Florida, do not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Hearing Officer's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

HO20060222DOC001

MEMORANDUM

DATE: February 22, 2006

TO: Bob Pederson
Community Planning Administrator

FROM: Bobbi Roy
Project Coordinator

SUBJECT: UPDATE FOR 02/22/06 HEARING OFFICER MEETING

Updated Stipulations for SP-05-05 – Manatee Technical Institute as recommended by staff.

Public Comment letters.

/br

cc: Laurie Suess
Bob Pederson, Community Planning Administrator
Board Records
Counter Copy

- 1. Hours of operation of the day care facility shall be the same as class hours at the school. Use of this facility shall be limited to children of the staff, faculty, and students of the school.**
- 2. In lieu of the berm, the applicant shall provide a solid 8 ft. fence or wall along the full length of the north property line where there are buildings and parking. A 15 ft. wide screening buffer with 3 canopy trees per 100 l.f. and 2 understory trees per 100 l.f. is also required. Appropriate shrubbery will be determined at the time of Final Site Plan. All trees shall be planted on the exterior of the fence or wall. This shall be installed prior to occupancy of any of the buildings.**
- 3. Prior to Final Site Plan approval, concurrency must be met relative to fire flow, potable water, sanitary sewer, transit, traffic, solid waste, and drainage design.**
- 4. Typical cross-sections at a scale no greater than 1" = 60' and descriptions of all proposed activities within 25' of wetland buffers should be submitted to the Planning Department for review. Other than activities authorized by Section 719.11.1.2 of the LDC and approved by the Planning Department, wetland buffers are to remain in an unaltered state.**
- 5. Erosion and Sediment control (ESC) measures are required by Sections 717.3.17 and 717.4.2.7 of the LDC. S&EC drawings, details or notes have not been included in this submittal. Locations, details and/or notes for ESC should be submitted to the Planning Department for approval and be included in the Final Site Plan.**
- 6. If burning of trees and branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. No burn permits will be issued until Final Site Plans and Construction Plans are approved.**
- 7. An Exotic Plant Species Management Plan shall be submitted for review and approval prior to or concurrent with Final Site Plan or Construction Plan approval. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within open spaces, for the life of the project. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to occupancy of the buildings.**
- 8. All trees within the area proposed for construction activities that are to be preserved shall have protective barricades constructed at their driplines prior to commencement of construction. No improvements fill, grade changes, or compaction of soil due to heavy machinery will be permitted within the dripline of trees proposed to be preserved. Trees that cannot be protected completely to the dripline should be accounted for in the tree removal/replacement matrix.**

Tree barricades for trees to be preserved shall be located at the drip line. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height.

- 9. A Wetland Buffer Restoration Plan should be submitted to the Planning Department for review with the Final Site Plan in accordance with Section 719.11.2 of the LDC. The plan shall include both supplemental plantings and ongoing removal of exotic, nuisance vegetation.**

- 10. Prior to Occupancy of the facility, a Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC.**
- 11. This facility must meet or exceed Sections 1013.37-1013.38, F. S., Building Codes and Construction for Education Facilities and Section 423.25 of the Florida Building Code.**
- 12. The use of the auto repair, paint booth, HVAC, and other facilities on the north ends of the buildings shall be conducted between the hours of 8am and 6pm. No lab classes may be conducted within these areas after 6pm.**
- 13. Prior to Occupancy of the site, the construction of Caruso Road into a four-lane divided roadway will be completed from SR 70 to a point 500 feet north of the main (northernmost) Braden River High School entrance. In addition, the southbound left-turn lane and northbound right-turn will be completed by the applicant at the northernmost High School (main access) driveway. The intersection will be signalized when warranted by Manatee County.**
- 14. Prior to Occupancy of the site, the construction of dual eastbound left-turn lanes will be completed by the applicant at the intersection of SR 70 and Caruso Road. In addition, the reconstruction of a southbound left-turn lane, through lane, and right-turn lane will be completed by the applicant at the intersection.**
- 15. Prior to Occupancy of the site, the intersection of SR 70 and 68th Street East will be reconstructed and realigned with an eastbound left-turn lane and westbound acceleration/deceleration lanes at a location approved by FDOT and constructed by the applicant. The full median opening with the appropriate turn lane queue lengths shall be provided at the location approved by FDOT and Manatee County which will be signalized when it is warranted.**
- 16. All improvements on State Roadways will require FDOT approval**
- 17. Provide the appropriate turning radii at the ingress/egress points and intersections. Utilize AASHTO design guidelines for the appropriate design vehicle. Also, provide the appropriate intersection sight distances per AASHTO guidelines.**
- 18. The improvements above should be depicted on the final site and construction plans.**
- 19. All lighting of parking lots, buildings, and accessory uses shall conform to Section 709 of the Land Development Code.**

PLEASE SIGN IN IF YOU WISH TO SPEAK AT THIS MEETING

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DATE: FEBRUARY 22, 2006

MEETING: HEARING OFFICER

ITEM #	NAME	AFFILIATION	ADDRESS	(N) To receive notice of final decision
SP-05-05	Robert E. King	River Forest	4630 Caruso Rd, 34203	✓
"	Susan T. King	Community	"	
	LEE HECKLINGER		5954 RIVER FOREST CIRCLE 34203	✓
SPOS 05	HOLLY ANTOSZOWSKI	RIVER FOREST	5954 RIVER FOREST CIRCLE 34203	✓
SPOS-05	John Taylor	River Forest	5921 River Forest Circle 34203	✓
SPOS-05	Ken Beorma	RIVER FOREST	5947 RIVER FOREST CIRCLE 34203	✓
	Betty FAIRCHILD DUORCKES		6410 48th AVENUE 34203	✓
	Dorothy FINCHER		6312 48th AVE DR. E 34203	
	Barbara T. [unclear]		43811 165th ST SE 98148	
	JEFFREY L. KING	RIVER FOREST	5954 RIVER FOREST CIR 34203	✓
SPOS-05	BRAD HAWKINS	JUDE RANCH ACRES	6018 48th AV. DR. E, BRAD RANCH 34203	✓
SPOS-05	DIANE [unclear]	JUDE RANCH ACRES	6018 48th AV. DR. E, BRAD RANCH 34203	✓
SPOS-05	MELODY MILLER	River Forest	P.O. Box 21134 Bradenton 34204	✓
SPOS 05	ROBERT YENCAREKH	JUDE ACRES	6312 48th AVE E BRADEN 34203	✓
SPOS-05	Jamie Goble	Porges Hamlin et al	1205 Manatee Ave. W. 34205	✓
"	BO MEDRED	RIVER FOREST	5972 River Forest Circle 34203	✓

