

MARCH 20, 1991

The Hearing Officer, Manatee County, Florida, convened in a REGULAR SESSION in the Administrative Center, 1115 Manatee Avenue West, Bradenton, Florida, Wednesday, March 20, 1991, at 3:16 p.m.

Presiding was:
Benjamin Withers

Also present were:
Mark Barnebey, Assistant County Attorney
Susan G. French, Deputy Clerk, representing
R. B. Shore, Clerk of Circuit Court

News media notified, but not present.

The hearing was called to order by Mr. Withers.

All witnesses/staff giving testimony were duly sworn.

SPECIAL PERMITS

(Court Reporter Joanne Zeck present)
Public hearing (continued from 3/7/91) was held to consider

SP-90-44 ECONO PRO PEST CONTROL - EXTERMINATING BUSINESS

Request: Special Permit to allow an existing exterminating and pest control business and expand it by 1600 square feet for a total of 2800 square feet of gross floor area on 1.3 acres located 600 feet north of Cortez Road on the east and west sides of 18th Street West.

If approved, staff recommended stipulations:

1. This Special Permit shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the applicant and a copy of the recorded Order is received by the Planning and Zoning Department.
2. The chain link fence and gate shall be removed from the right-of-way. The fence can be placed on the applicant's property, if desired.
3. The gate which limits access to this property shall remain open during office and delivery hours.
4. Parking associated with the exterminating and pest control business shall be prohibited on the right-of-way.
5. This Special Permit shall be issued on this site to the applicant only, and any future pest control and exterminating business, existing under different ownership, shall require a new Special Permit.
6. Three additional canopy trees shall be placed adjacent to the west property line, and two additional canopy trees shall be placed adjacent to the south property line of the site located on the west side of 18th Street West.
7. One linear foot shall be removed from the south side of the proposed office addition in order to allow an additional one foot of buffer area.
8. Two linear feet shall be removed from the west side of the proposed office addition in order to allow an additional two feet of buffer area.
9. A positive outfall shall be provided for the stormwater management system. Otherwise, it shall be designed to a 100-year storm criteria.
10. Industrial wastes are to be handled in accordance with all federal, state and local regulations.

Mike Pendley, Planning and Zoning, stated the primary issue is compatibility with neighboring Belmont Park Apartments. He stated in order to address this, the applicant agreed to move four parking spaces facing the Apartments, which increases the buffer.

Mr. Pendley stated Stipulation 8 should be deleted as written and replaced with the following language:

MARCH 20, 1991

(Cont'd)

- 8. No commercial vehicles shall be allowed to park on the portion of the site which is west of 18th Street West.

He submitted an additional stipulation:

- 11. A Final Site Plan shall be required for the exterminating and pest control business as well as the proposed commercial parking area; however, the commercial parking area will be limited to Lots 12, 13, 14, 18 and 19. This Special Permit does not provide any approvals of the commercial parking area.

James Farr, representing the applicant, submitted a letter from Belmont Park Apartments not objecting to the request. He questioned if Stipulation 8 included a pick-up truck.

Betsy Benac, Planning and Zoning, read the definition of "commercial vehicle."

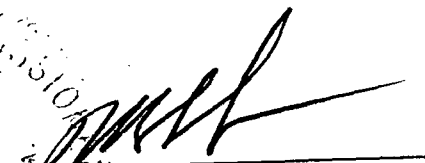
Paul Donnolo, applicant, addressed concern with Stipulation 8, as amended. He also requested the Special Permit be allowed to remain in the corporate name (Stipulation 5).

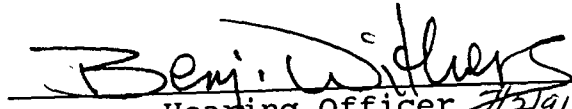
Staff did not object to allowing the Special Permit in the corporate name.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

APPROVED:

Affest:

 Clerk
 Adj: 3:43 p.m.
 /sgf


 Hearing Officer 7/2/91