

JANUARY 7, 1993

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, January 7, 1993 at 3:08 p.m.

Presiding was: Benjamin Withers

Also present were:

Mark P. Barnebey, Assistant County Attorney  
Susan G. French, Deputy Clerk, representing  
R. B. Shore, Clerk of Circuit Court

News media notified, but not present.

All witnesses/staff giving testimony were duly sworn.

**SPECIAL PERMITS**

(Court Reporter, Shirley Bills, present)

Public hearing (Notice in The Bradenton Herald 12/18/92) was opened to consider

**SP-92-20 - JUST LIKE HOME V, INC.**

Request: Extension to a Special Permit to allow an Adult Congregate Living Facility (ACLF) in the RSF-4.5 zoning district on .56 acre located at the southeast corner of 51st Street West and 29th Avenue West.

Staff recommends APPROVAL with the following conditions:

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, Permitting and Inspections Department.
2. A revised Final Site Plan (FSP-88-44[R]) shall be required to be approved prior to and in order for this approval to become effective.
3. The Center shall maintain its licensure as required by the Office of Licensure and Certification, Florida Health and Rehabilitative Services Department.
4. A maximum of 15 residents (including resident staff) shall be allowed.
5. The architectural character of the facility shall continue to be consistent with the existing residence and residences in the neighborhood.
6. There shall be no free-standing or wall-mounted signs located on the site.
7. All trash receptacles shall be located at the southwest corner of the structure and screened with 100% opaque materials.
8. The area designated for grass parking shall be properly maintained and be regularly watered by a 100% automatic irrigation system.
9. The landscaped buffer shall be provided and maintained along the south property line as 80% opaque and a minimum height of four feet above grade.
10. This approval shall be for an HRS licensed ACLF facility for the elderly (55 years of age or older) only.
11. The building setback from the eastern property line shall be a minimum of fourteen feet. The building along the eastern property line shall not exceed fifty feet in depth, and the building shall not exceed 4,200 feet gross floor area.
12. Prior to approval of the revised Final Site Plan, a Certificate of Level of Service shall be issued for the site.

Mr. Withers reviewed the procedures to be used to hear the requests for Special Permits.

Mike Pendley, Planning, Permitting and Inspections, stated the applicant has requested a continuance of this case to February 17, 1993.

Rita Smith, Planning, Permitting and Inspections, stated this Special Permit, issued in 1988, is due to expire April 28, 1993.

Stephen Sikora, representing Tropical Highlands Neighborhood Association, submitted a letter on behalf of the association stating that stipulations established in 1988 (SP-87-85) should remain in effect; that a nameplate located at the entrance door would be more in keeping with the character of the neighborhood than a freestanding sign, and that the permit should be reviewed every five years.

Mr. Withers continued the hearing to February 17, 1993, at 3:00 p.m., or as soon thereafter as may be heard.

Public hearing (Notice in The Bradenton Herald 12/18/92) was held to consider

**SP-92-16 - DIOCESE OF VENICE/OUR LADY QUEEN OF MARTYRS CHURCH**

Request: Special Permit to allow construction of a 4,895 square foot office building, in the RSF-3 zoning, as an expansion of an existing 44,717 square foot church on 14 acres located at the northwest intersection of Magellan Drive and 9th Street East. Staff recommends APPROVAL with the following conditions:

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, Permitting and Inspections Department.
2. The site plan submitted with this application shall be part of this approval.
3. In accordance with Section 722.1.4.2 of the Land Development Code, a four foot sidewalk shall be required along Magellan Drive.

Darenda Marvin, Planning, Permitting and Inspections, reviewed the request, the surrounding zoning and the plan to relocate 35 parking spaces and relocate the proposed building to this area. She advised the parking on site will meet Code criteria.

She recommended adding to Condition 3 "... and shall be shown on the Final Site Plan prior to approval."

George L. Abraham, President of the Parish Council, reconfirmed the need for the proposed facility.

Herb Hietanen, area resident, questioned whether there would be additional paving and the effects of water runoff.


Ms. Marvin stated that no impervious surfaces will be added. They are removing blacktop parking spaces and adding a building which will not require additional retention.

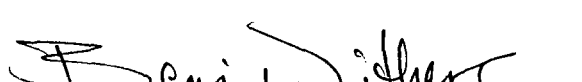
**HEARING ADJOURNED**

There being no further business, the hearing was adjourned.

Attest:

APPROVED:

  
\_\_\_\_\_  
Clerk

  
\_\_\_\_\_  
Hearing Officer 3/17/93

Adj: 3:38 p.m.  
Ppm