

JULY 21, 1993

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Wednesday, July 21, 1993, at 3:10 p.m.

Presiding was: James Paulmann

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.

MINUTES

Mr. Paulmann approved the minutes of June 3, 1993.

SPECIAL PERMIT

(Court Reporter, Joanne Zeck present)

Public hearing (Notice in The Bradenton Herald 7/2/93) was held to consider

SP-93-08 BARRETT HOME CORP./BRADEN RIVER PRESBYTERIAN CHURCH

Request: Special Permit, including a Preliminary Site Plan, for a church located in an A-1 zoning district on 8.59 acres at the northwest intersection of 53rd Avenue East (S.R. 70) and Peridia Boulevard East.

If approved, staff recommended 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. Administrative sign-off of the Final Site Plan shall be required subsequent to the Hearing Officer's approval of the Special Permit.
3. The applicant shall satisfy the fire district's requirements as outlined in the June 11, 1993, letter prior to Final Site Plan approval.
4. The sign, as depicted on the plan, shall require a separate sign permit approval.
5. Any church activities on weekdays must be scheduled after 6:00 p.m. based on traffic availability on S.R. 70, unless a new Certificate of Level of Service is issued allowing activities at other times.

Darenda Marvin, Planning, Permitting and Inspections, reviewed the request. She advised that a small strip of land on the north of this property is zoned PDR; however, there is no development proposed in that area. She stated staff considers this request consistent and compatible and that it has met the requirements of Section 704.10 of the Land Development Code.

She stated that at least 20 percent of the parking will be paved. The building will be constructed in two phases, 6,000 square feet per phase. The existing landscaping is proposed to remain and is considered to be sufficient. Access will be taken only from Peridia Boulevard, via two driveways; a curb cut will be made for the second driveway.

She reviewed the recommended Conditions.

Tom McCollum, Zoller, Najjar & Shroyer, representing the applicant, had no objections to the Conditions.

Reverend Art Woolverton, Pastor of Braden River Presbyterian Church, spoke in favor of the request.

Mr. McCollum responded to questions regarding the reason for developing the property in two phases; where the members of the Church will be coming from; and, the type of activities that might occur on weekday evenings.

Robert Curtis, Peridia Property Owners Association, stated they have reviewed the site plans and support the request.

Jim Coleman, an Elder with the Braden River Presbyterian Church, expressed thanks in the cooperation in preparing the application for this request.

In response to question regarding the Certificate of Level of Service, Clara Campbell, Growth Management, stated the traffic trips were determined to be "off-hour" and traffic would not be generated during peak hours. She also responded to questions with regard to improvements to S.R. 70; peak hours of traffic on S.R. 70; etc.

With regard to the requirement of Condition 3 that the project have a complete automatic fire sprinkler system or fire separation wall(s) (6/11/93 memo from the Southern Manatee Fire & Rescue District) prior to Final Site Plan approval, Mr. McCollum advised that it will not be accomplished at the time of the Final Site Plan approval; however, the location of the fire hydrant and the sprinkler system will be set forth in the plans/construction drawings. He stated the building will be 100 percent sprinkled or meet the (fire department) requirements.

Mark Barnebey, Assistant County Attorney, advised that the letter from the Fire District should be attached to the Final Order.

The draft Notice of Intent to Approve and draft Final Order were submitted into the record.

**HEARING ADJOURNED**

There being no further business, the hearing was adjourned.

Attest:

APPROVED:

*[Signature]*  
\_\_\_\_\_  
\* Clerk

*[Signature]*  
\_\_\_\_\_  
Hearing Officer 8/18/93

Adj: 3:35 p.m.  
/dev