

SEPTEMBER 2, 1993

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, September 2, 1993, at 3:07 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.

MINUTES

Mr. Withers approved the minutes from the August 5, 1993, hearing.

(Court Reporter, Joanne Zeck, present.)

SPECIAL PERMITS

Public hearing (Notice in The Bradenton Herald 8/16/93) was held to consider

SP-93-12 MARC A. KAY - MANUFACTURED HOME

Request: Special Permit to allow a manufactured home as a temporary residence in the A zoning district on 5.11 acres located at 8350 Bunker Hill Road, near Duette.

If approved, staff recommended 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 plot plan submitted with this application shall be part of this approval.
3. This Special Permit shall be granted for a period of five years. One extension of an additional five years may be granted by Administrative Permit at the discretion of the Planning Director or his/her designee and shall be reviewed against the Special Permit and Conditional Use criteria established in Sections 505 and 704 of the Land Development Code.
4. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate that adequate water, sewer and electrical hookups are available to the site.
5. The applicant shall dedicate the existing 33 feet of maintained right-of-way along Bunker Hill Road to Manatee County. Dedication documents for this right-of-way must be approved by the Public Works Department before a Certificate of Occupancy is issued for this mobile home.

Misty Martin, Planning, Permitting and Inspections, reported that the Land Development Code (LDC) requires a special permit for a manufactured home located within 849 feet of a single-family residence. She advised that this proposal has been reviewed; that it meets the requirements of Section 704 of the LDC; and that staff recommends approval with conditions.

Marc Kay, applicant, stated he agreed with the recommended conditions.

Mark Barnebey, Assistant County Attorney, presented a draft Notice of Intent to Approve.

Public hearing (Notice in The Bradenton Herald 8/16/93) was held to consider

SP-93-13 ROBERT KLUSACEK - MANUFACTURED HOME

Request: Special Permit to allow a manufactured home as a temporary residence in the A zoning district on 7.5 acres located on Mizell Road.

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(Cont'd)

If approved, staff recommended 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 plot plan submitted with this application shall be part of this approval.
3. This Special Permit shall be for a period of five years. One extension of an additional five years may be granted by administrative Permit at the discretion of the Planning Director or his/her designee and shall be reviewed against the Special Permit and Conditional Use criteria established in Sections 505 and 704 of the land Development Code.

Ms. Martin stated there are two single-family homes within the required 849 feet of this proposed manufactured home site. Staff recommends approval.

Robert Klusacek, petitioner, stated he agreed with the conditions.

Mr. Barnebey presented a draft Notice of Intent to Approve.

Public hearing (Notice in The Bradenton Herald 8/16/93) was held to consider

SP-93-14 WOODLAND EARLY CHILDHOOD CENTER, INC.

Request: Special Permit to allow a day-care center for a maximum of 200 children in the A-1 zoning district on 8.145 acres located at 9607 State Road 70 East.

If approved, staff recommended 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 (SP-93-14), considered for the Hearing Officer's approval to be a Preliminary Site Plan, shall be part of this approval.
3. Any occupancy of the rooms located on the second floor will be limited to adults and children at least seven years of age or older.
4. No more than 100 children may utilize the outdoor recreation area at one time.
5. The applicant is advised that a Temporary Certificate of Occupancy will not be replaced by the Certificate of Occupancy until the zoning and state utility issues have all been approved.
6. Certification relating to completion of the development plan for zoning, transportation, drainage and utilities shall be submitted to the Growth Management reviewing engineer before release of the final Certificate of Occupancy.
7. The required 10-foot-wide screening buffer, in accordance with Section 715.5.2, shall be in place along the east property line prior to the issuance of the Certificate of Occupancy, but no later than 90 days from the recording date of the Final Order for this request.

Erika Barrett, Planning, Permitting and Inspections, pointed out the location of the subject property on a site plan map and described the surrounding area. She reviewed the development history of the property.

She advised that the items stipulated to be completed prior to the issuance of the Certificate of Occupancy must be completed by November 13, 1993.

Discussion: Child care licensing procedures of Manatee County.

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(Cont'd)

Larry Wells, Pastor of Woodland Baptist Church, stated the accreditation comes from the Florida Association of Christian Colleges and Schools, working with HRS. He is in agreement with the conditions.

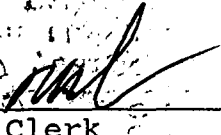
Mr. Barnebey submitted recommended draft Notice of Intent to Approve.

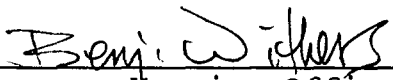
HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Attest:

APPROVED:

  
\_\_\_\_\_  
Clerk

  
\_\_\_\_\_  
Hearing Officer

Adj: 3:18 p.m.

/apm