

SEPTEMBER 15, 1993

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Wednesday, September 15, 1993, at 3:16 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.

(Court Reporter, Shirley Bills, present.)

SPECIAL PERMITS

Public hearing (Notice in The Bradenton Herald 8/27/93) was held to consider

SP-93-10 BETTY HARRISON LONG - MANUFACTURED HOME

Request: Special Permit to allow a manufactured home as a temporary residence, located in the VIL zoning district on .37 acre, located at 10440 Wauchula Road, Myakka City.

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 plot plan submitted with this application shall be part of this approval.
3. This Special Permit shall be for a period of three years.
4. Prior to the issuance of a Certificate of Occupancy, the resident shall demonstrate that adequate water, sewer and electrical hook-ups are available to the site.
5. Prior to recording the Final Order for this Special Permit, the applicant must provide documentation to prove that concurrency has been met relative to fire flow per Section 11.5.1.4 of the Comprehensive Plan.

Michael Pendley, Planning, Permitting and Inspections, outlined the location and zoning of the subject property and the surrounding area.

He stated staff is recommending denial of this request as the size of the parcel does not meet the standards outlined in the Land Development Code (LDC), and the request does not meet Special Permit criteria.

He noted the manufactured home is out of character for the predominantly single-family residential area and would impede the normal and orderly development of the area. He also discussed the visual impact of the structure and the lack of buffering.

Mr. Pendley advised that a review did not reveal County approval for a mobile home to be put on the property after June 28, 1970.

Betty Harrison Long, applicant, stated she has been on the property for up to 14 years. She outlined the circumstances by which she came to reside on the property. She stated there has been nothing but mobile homes on this property for the past 25 years.

She also stated she has purchased a new manufactured home to replace the existing structure on this property. She cited the deteriorated condition of surrounding homes in her neighborhood.

She noted the support of her neighbors for replacing the existing structure.

Mr. Pendley stated Ms. Long was informed of the limitations of mobile homes through the preapplication conference.

Mark Barnebey, Assistant County Attorney, advised that the original special permit expired in 1970 and the property was vacant for a time. The mobile home moved onto the property in 1979 was not legally placed and, therefore, cannot be considered grandfathered.

Mr. Paulmann suggested the Board of County Commissioners review the issue of mobile homes in rural areas and hardships that could be created.

Mr. Barnebey stated new LDC provisions have been adopted relating to mobile homes in single-family districts. He advised that the intent is that the structures be considered temporary dwellings, and are not appropriate outside mobile home districts.

Ms. Long submitted petitions in support of her request.

Mr. Pendley submitted a draft Final Order.

Regarding the Final Order, Mr. Barnebey referred to Section 2, "J" and recommended adding "under Section 602.5.2. of the Land Development Code," and change Section 5 of the Order to read "The effective date of this Final Order shall take effect. . ."

He recommended reviewing new language of the LDC in relation to Section 704.40, Manufactured Homes, if the Special Permit is granted.

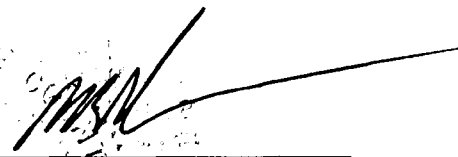
Mr. Paulmann reviewed the procedures of Section 502.6.6.7.

**HEARING ADJOURNED**

There being no further business, the hearing was adjourned.

Attest:

APPROVED:

  
\_\_\_\_\_  
Clerk  
Adj: 3:55 p.m.  
/apm  
BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Hearing Officer 7/20/94