

MARCH 30, 1995

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, March 30, 1995, at 3:00 p.m.

Presiding was: Louis F. Schneider

Also present were:

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

All witnesses/staff giving testimony were duly sworn.

APPROVAL OF MINUTES

Mr. Schneider approved the minutes of May 5, 1994.

(Joann Zeck, court reporter, present)

SPECIAL PERMITS

Public hearing (Notice in the Bradenton Herald 3/10/95) was held to consider

SP-95-03 SCHOOL BOARD OF MANATEE COUNTY - MIDDLE SCHOOL

Request: Special Permit to allow a 152,132-square-foot middle school as a conditional residential support use in the A-1 zoning district on 27.6 acres located on the north side of SR 64, 3,950 feet west of Upper Manatee River Road.

If approved, staff recommended 10 conditions as outlined the staff report.

Misty Servia, Planning, Permitting and Inspections, submitted a replacement Condition 4, and revised Conditions 8 and 10.

Also submitted was a memorandum (3/17/95) from William O'Shea, Environmental Action Commission (EAC), containing development review comments. Ms. Servia reviewed a site plan of the area and noted the surrounding zoning.

Staff had concern regarding access to the school and the close proximity of the athletic field and courts to the western property line. These concerns have been addressed in Conditions 5 and 6.

Diane Chadwick, representing the School Board, discussed the topography of the site. The closest court is located 45 feet from the western property line. Regarding the 300-foot access road, the School Board intends to construct the entire road.

Linda Childs, School Board Planner, noted several favorable conditions as to the construction of a middle school at this location.

Alan Prather, attorney representing the School Board, stated the School Board objects to Condition 7 regarding the antenna location and the impact on the existing building or parking areas.

Steve Patterson, speaking on behalf of the School Board, spoke in reference to the antenna. They propose to install a light weight antenna that will require the use of a poll (100 feet). There will be no danger to the children regarding the antenna. The poll is also equipped to handle very high wind speeds.

Mr. Prather stated there is no objection to the antenna collapsing within the lot lines, but the antenna needs to be located adjacent to the maintenance building.

Dan Burkhardt, PDG Electric, spoke as to the design of the poll and antenna.

Mr. Prather requested that Condition 7 be amended to delete "without impacting any existing buildings or parking areas." He requested the Notice of Intent be expedited. In addition, the school is proposed to be constructed in August 1996.

Mike Pendley, Planning Department, stated that based on testimony provided at this hearing, some of the concerns of staff have been addressed regarding the antenna.

Mark Barnebey, Assistant County Attorney, submitted a draft Notice of Intent to Approve or Deny SP-95-03.

The Hearing Officer stated he will issue his Notice of Intent within the next 21 days.

Recess/reconvene. All members present.

(Joann Zeck, court reporter, present)

Public hearing (Notice in the Bradenton Herald 3/10/95) was held to consider

SP-95-06 CHARLES AND VICKIE GIALLOMBARDO - BARBERSHOP

Request: Special Permit for a Conditional Home Occupation (two-chair barbershop) on 1.45 acres located on the west side of Lockwood Ridge Road, 1/2 mile north of Tallevast Road.

If approved, staff recommended five conditions as outlined in the staff report.

Erika Barrett, Planning Department, referred to a site plan and reviewed the surrounding zoning. The barbershop will be located within a single-family residence. The application meets the requirements and is consistent with the Land Development Code. In addition, staff recommends removal of Condition 5. She submitted a memorandum (3/30/95) from Mr. O'Shea, EAC, containing development review comments.

Vickie Giallombardo, applicant, was available to answer questions.

Dale Gamertsfelder, neighbor, stated concern as to significant zoning changes in the future with the approval of this Special Permit.

Mr. Pendley stated that approval of this Special Permit will not set a precedent for other land use zoning in the area.

Mr. Barnebey submitted a recommended draft Notice of Intent to Approve or Deny SP-95-06.

The Hearing Officer stated he will issue a Notice of Intent within the next 21 days.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Attest:

APPROVED:



Clerk



Hearing Officer 7/19/95

Adj. 4:02 p.m.

/gbh