

JANUARY 5, 1998

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Monday, January 5, 1998, at 4:02 p.m.

Presiding was: James Paulmann

Also present were:

Mark P. Barnebey, Assistant County Attorney
Susan G. Romine, Board Records Supervisor,
Representing R. B. Shore, Clerk of Circuit Court

All witnesses and staff giving testimony were duly sworn.

MINUTES

The Hearing Officer approved the minutes of September 17, 1997, and October 2, 1997.

(Court Reporter, Julia Grocholski, was present.)

SPECIAL PERMITS

Public hearing (Notice in the Bradenton Herald 12/24/97) was held to consider

SP-97-12 ROBERT BALES AND STEPHEN CENSULLO

Request: Special Permit to allow a Community-serving Motor Vehicle Repair facility, on .37 acre located at the southeast corner of 14th Street West and 35th Avenue West at 3501 14th Street West, in a General Commercial zoning district.

If approved, staff recommended the following Conditions:

1. This Special Permit will 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 Department.
2. The Site Plan submitted with this application shall be part of this approval.
3. No outdoor speakers shall be utilized on this site.
4. All site improvements, including additional landscaping, shown on the site plan shall be installed within sixty days from the approval date of the Final Order.
5. There shall be no chain link fence installed on this property along the frontage on 14th Street West or along the frontage on 35th Avenue West.
6. Hours of operation for the motor vehicle repair shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday.
7. All motor vehicle repairs shall be conducted indoors.

Erika Barrett, Planning Department, reviewed the request, and displayed a map and proposed site plan.

Discussion: Reduction in driveway/pavement area; landscaping; concerns relative to noise and lighting impact; hours of operation.

Deena Martineau, representing applicant, reviewed the proposed landscaping improvements, which will serve as a buffer.

Mark Barnebey, Assistant County Attorney, recommended an additional condition be included stating **no additional lighting shall be added on this site.**

Ms. Martineau indicated the additional condition was acceptable.

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(Continued)

Mr. Barnebey presented a recommended draft Notice of Intent.

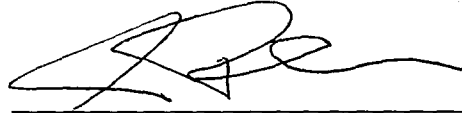
The Hearing Officer stated he will issue a written report within 21 calendar days indicating findings of facts, conclusions of law and recommendations regarding approval or denial. He stated a transcript is not needed.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Attest:

APPROVED:



Hearing Officer 3/5/98

