

MARCH 5, 1998

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, March 5, 1998, at 3:10 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 November 6, 1997, and January 5, 1998.

(Joann Zeck, Court Reporter, present)

SPECIAL PERMITS

Public hearing (Notice in the Bradenton Herald 2/20/98) was held to consider

SP-97-13 - ANTONIO AND ROSA FIORELLI

Request: Special Permit to allow a 640 square foot agricultural products processing plant (a winery) in the A zoning district located on 10.16 acres on the west side of County Road 675 (Waterbury Road) ¼ mile south of State Road 64.

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 Department.
2. The Preliminary Site Plan submitted with this application shall be part of this approval.
3. The processing at this facility shall be limited to grapes.
4. Any expansion of the building used for the winery will require approval of a new or amended Special Permit.
5. The hours of operation shall be 8:00 a.m. through 6:00 p.m., daily.

Erika Barrett, Planning Department, reviewed the staff reports, site plan and the request and recommended approval. She stated that wine making, bottling and retail sales will be seasonal and will be operated within the existing building located upon the property.

Ms. Barrett corrected the staff report, noting the wine processing capacity is 3,000-5,000 gallons instead of 700-800 gallons. She submitted a letter in support from **Dix & Marley Co.**, adjacent property owner.

**Antonio Fiorelli**, applicant, stated that grapes are picked during the months of June through September each year.

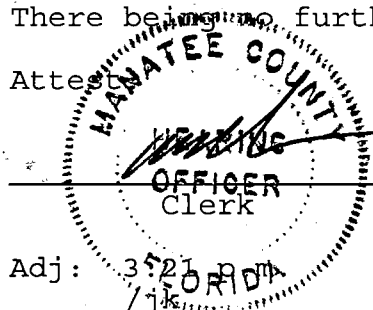
Mark Barnebey, Assistant County Attorney, presented a draft Notice of Intent and the recommended Final Order.

Mr. Paulmann 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 was not needed.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Atte



APPROVED:

  
Hearing Officer 4/2/98

Adj: 3:21 p.m.  
/jck