

APRIL 2, 1998

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, April 2, 1998, at 4:03 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 March 5, 1998.

(Julie Haley, Court Reporter, present)

SPECIAL PERMITS

Public hearing (Notice in the Bradenton Herald 3/20/98) was held to consider

SP-98-02 - LAWRENCE F. DICKSON/ISAAC'S SUPERCENTER

Request: Special Permit to allow the addition of a community-serving motor vehicle repair facility and gas pumps to a convenience store in the GC zoning district on .69 acre, located at 1115 57th Avenue West.

If approved, staff recommended the following stipulations:

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 application.
3. All repairs shall occur inside the service bays.
4. There shall be no outdoor storage of vehicles awaiting repair unless screened from view by adjacent residential properties.
5. Motor vehicle repair shall only occur between the hours of 8:00 a.m. and 6:00 p.m.
6. No outdoor speaker system shall be utilized at this site.

John Osborne, Planning Department, reviewed the request and displayed a zoning map and preliminary site plan. He expressed concern regarding increasing intensity of use with the fuel pumps and service bays, which may increase detrimental effects on the future residential property to the east. He stated that stipulations 3 through 7 mitigate any potential adverse effects. He submitted an additional stipulation:

7. A 10-foot wide landscape buffer shall be provided on the east side of the development adjacent to the residential property prior to Certificate of Occupancy.

He advised of corrections to the staff report: Page 4, question 8, wherever "15"-foot-wide buffer occurs, it shall read "10"-foot-wide buffer; Page 5, strike the word "is" and insert "shall be" and add to the end of the sentence, "uses prior to Certificate of Occupancy."

John Ziemnicki, architect for applicant, agreed with the stipulations.

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

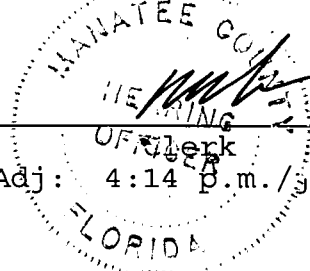
Mr. Paulmann stated he will issue a written report within 21 calendar days indicating findings of facts, conclusions of law and recommendations regarding approval or denial. He stated a transcript was not needed.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Attest:

APPROVED:

  
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Adj: 4:14 p.m./sk

  
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Hearing Officer 5/7/98