

AUGUST 19, 1998

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Wednesday, August 19, 1998, at 4:05 p.m.

Presiding was: James Paulmann

Also present were:

Mark P. Barnebey, Assistant County Attorney  
Jane Roak, Deputy Clerk, representing  
R. B. Shore, Clerk of Circuit Court

All witnesses and staff giving testimony were duly sworn.

(Court reporter, Julie Haley, present)

SPECIAL PERMITS

Public hearing (Notice in The Bradenton Herald 8/7/98) was held to consider

SP-98-07 DIOCESE OF VENICE/ST. FRANCIS CABRINI CATHOLIC CHURCH

Request: Special Permit to allow the expansion of an existing church to construct: (1) a new 11,560-square-foot sanctuary and (2) a 2,400-square-foot storage building on 14.8 acres located on the south side of 69th Street East, 350 feet west of 121st Avenue East, (12001 69th Street East, Parrish), in the A-1 zoning district.

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 approval.
3. Prior to final site plan approval, the Engineer of Record or Architect must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.
4. Only those items shown on the site plan submitted with this request are being approved with this Special Permit.
5. A screening buffer, which meets the minimum requirements of Section 715 of the Land Development Code, shall be installed on the eastern property line from the northern boundary to the southern boundary of the "Development Area" as shown on the site plan.
6. All required landscaping, including the screening buffer along the eastern property line, shall be provided with 100 percent automatic irrigation.
7. If the area currently shown as grass parking in the northeast corner of the site continues to be utilized as grass parking with this expansion, then a 24-foot-wide, paved drive aisle to serve these spaces must be provided.

Erika Barrett, Planning Department, stated the site currently is used as a church with existing buildings which serve the facility. The applicant proposes to construct a new, 11,560-square-foot sanctuary and a 2,400-square-foot storage building, as well as paved drive aisles and parking, and some grass parking along the perimeter of the property.

Mrs. Barrett reviewed surrounding land uses and a site plan. The site is served by county water, and the applicant proposes a septic tank system. A 2.6-acre jurisdictional area to the south will not be affected by the project design.

Staff has proposed a stipulation to require a 10-foot-wide screening buffer along the eastern property line to address possible noise impact to the adjacent single-family homes to the east. The project will provide approximately 80 percent open space upon completion.

The site has access from an existing driveway off 69th Street East. The applicant proposes a second driveway 140 feet west of the existing driveway. Staff finds the request consistent with the Comprehensive Plan and provisions of the Land Development Code.

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Continued

Mrs. Barrett stated that prior to final site plan approval, the applicant will be required to provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

R. J. Ward, representing the Diocese of Venice, clarified that the two driveways currently exist, but the easterly one is not paved. It will be paved with approval of the project. Mr. Ward also stated the Parrish Fire Department has signed off on concurrency for fire flow since the distribution of the staff report, and a Southwest Florida Water Management District Permit is being secured for drainage concurrency.

Speaking in favor of the request were: **Audrey Keisacker** and **James W. Parrish**.

Mrs. Barrett stated that staff did not acknowledge the unpaved driveway as existing because it had not received previous approval. She stated both driveways will be paved with the project.

Mark Barnebey, Chief Assistant County Attorney, presented a draft Notice of Intent and recommended Final Order which references the requirement by the applicant to provide concurrency documentation relative to fire flow and drainage design.


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.

**MEETING ADJOURNED**

There being no further business, the meeting was adjourned.

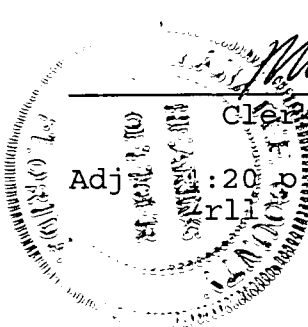
Attest:

APPROVED:




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Adj. : 20  
rll





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Hearing Officer 11/18/98