

**JUNE 6, 2002**

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, June 6, 2002, at 4:01 p.m.

Presiding was: Sarah Warren

Also present were:

Maureen Sikora, Assistant County Attorney  
Pat Tatum, Deputy Clerk,  
representing R. B. Shore, Clerk of Circuit Court

All witnesses and staff giving testimony were duly sworn.

**AGENDA**

The agenda of June 6, 2002, and sign-in sheet.

**HO20020606DOC001**

(Court Reporter Joann Zeck was present)

**SPECIAL PERMITS**

Public hearing (continued from 5/15/02) was held to consider

**SP-02-01 LORRAINE COLLINS**

Request: Special Permit to allow a two-chair beauty salon as a conditional home occupation, on 0.17 acre, located 60 feet south of the intersection of 27th Street East and 4th Avenue Drive East, at 2611 4th Avenue East, Palmetto, in the RSF-6 zoning district.

If approved, staff recommended 16 Stipulations.

Barney Salmon, Planning Department, outlined this request using a slide presentation, and stated the house will be expanded to include a master bedroom, bath, enlarged living room and the two-chair beauty salon with a separate entrance.

Robert Pederson, Planning Department, submitted a draft Notice of Intent.

Public hearing (Notice in the *Bradenton Herald* and the *Sarasota Herald-Tribune* 5/24/02) was held to consider

**SP-02-02 EMANUEL F. AND MAXINE CERVELLO/BLUE HEART SCHOOL, INC.**

Request: Special Permit to allow the expansion of a private/charter school to include middle school students, not to exceed 60 students, on .61 acre (advertised as .63 acre), located at 7315 1st Avenue West, in the RSF-4.5 zoning district.

If approved, staff recommended 8 Stipulations.

Dorothy Rainey, Planning Department, outlined this request with slides and the site plan included in the staff report, stating the request is to expand the existing elementary school to include grades 7 and 8. Ms. Rainey pointed out the existing structure would be adequate; however, a middle school in the RSF zoning district requires a Special Permit. She stated the parking spaces will not increase, but this may be reviewed when enrollment reaches 45. Ms. Rainey stated the maximum enrollment will be 60 students.

**Chad Rohl**, School Director, stated the school will remain small to preserve the integrity of education. Mr. Rohl stated the expansion is intended to keep students now enrolled in sixth grade through their middle school years.

Discussion: Proximity to residential area; surrounding land uses; La Petite Academy originally housed in the building; etc.

Mr. Pederson submitted a draft Notice of Intent.

Public hearing (Notice in the *Bradenton Herald* and the *Sarasota Herald-Tribune* 5/24/02) was held to consider

**SP-00-05 DIOCESE OF VENICE/ST. FRANCIS XAVIER CABRINI CHURCH**

Request: Special Permit to allow the expansion of an existing church on 16 acres located on the south side of 69th Street East, 350 feet west of 121st Avenue East in Parrish in the A-1 zoning district at 12001 69th Street East.

If approved, staff recommended 15 Stipulations.

Erika Barrett, Planning Department, outlined this request with a zoning map, a future land use map, and a site plan, stating the church proposes to convert a single-family home into a church office/residence and construct a new driveway across 121st Avenue East. Ms. Barrett stated approval of this request amends the previously approved Special Permit (SP-98-07). She expressed concern for a single family residence to the south and stated a roadway buffer along 121st Avenue East will be required, as well as landscaping along the southern property line (Stipulations 7 and 8).

Discussion: Whether roadway buffer is less intense than screening buffer; whether trees will be removed; etc.

**R.J. Ward**, Spectrum Engineering representing the applicant, questioned whether the site plan he submitted met the buffering and screening requirements of Stipulations 7 and 8. Ms. Barrett assured Mr. Ward the site plan met all requirements.

**Audrey Keisacker**, neighboring property owner, stated improvements would enhance the road but expressed concern over the narrow roadway.

Discussion: Trees would be outside of right-of-way; whether trees would be a traffic hazard; etc.

**Robert Linbloom**, adjacent property owner, submitted five photographs of the area showing a driveway that was constructed without permits, two cars passing on a narrow roadway, a church sign, the main church access and the Cabrini Cottage, a thrift store operated by the church. Mr. Linbloom expressed concern for school children walking along the roadway and requested denial of the permit.

Mike Harrison, Planning Department, stated no permit was issued for the shell driveway shown in Mr. Linbloom's photograph. Mr. Harrison stated the applicant is applying for a permit for a permanent roadway; however, if the permit is not approved, an access and drainage permit would be required for the shell driveway. He stated there were no comments from staff requiring a traffic study.

Discussion: Roadways are County-maintained; County is acquiring a 50-foot right-of-way as the roads will be widened; no traffic study has been conducted; a traffic study was performed on 69th Street East with the original church approval; extensive utility service mains were installed to serve the church; the driveway will serve the office use; traffic on 69th Street East will be reduced; Mr. Linbloom had expressed concern about 121st Avenue; conversion of residence to office will reduce number of trips; whether the driveway would function as a main access for the church; etc.

Ms. Barrett stated Stipulation 14 requires dedication of additional right-of-way along 121st Avenue East, and the trees will not be in the right-of-way. She stated the sanctuary will not be expanded and the amount of traffic will not increase. Ms. Barrett stated the proposed driveway is designed to improve the internal circulation for the church. She submitted a letter from Father Janusz, of the church, addressing the thrift shop, which is considered accessory to the church and is open only when the church facilities are open.

Discussion: Number of people who attend the church; 1998 site plan showed 580 seats; use intensity will not increase; unpermitted driveway may have come about because of ruts caused by traffic; site plan shows the driveway as paved; etc.

Mr. Pederson submitted a draft Notice of Intent.

**HEARING ADJOURNED**

There being no further business, the hearing was adjourned.

Adj: 4:45 p.m.  
/pat

Minutes Approved: June 27, 2002