

JUNE 11, 2003

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Wednesday, June 11, 2003, at 1:02 p.m.

Presiding was: Susan Hartmann-Swartz

Also present were:

Jeffrey Steinsnyder, Deputy Chief Assistant County Attorney
Robin Liberty, Deputy Clerk,
representing R. B. Shore, Clerk of Circuit Court

All witnesses and staff giving testimony were duly sworn.

AGENDA

The agenda of June 11, 2003.

[HO20030611DOC001](#)

(Court Reporter, Joann Zeck, present)

SPECIAL PERMITS

Public hearing (Continued from 5/16/03; Notices published in the *Bradenton Herald* and *Sarasota Herald-Tribune* 5/30/03) was held to consider

SP-03-01 JOYLAND IV, INC./GETTEL KIA (fka JAMES GETTEL/GETTEL KIA)

Request: Special Permit for a Motor Vehicle Sales, Rental, or Leasing Establishment with accessory auto services and major motor vehicle repair on 5.67 acres located in a **GC** zoning district at 6424 14th Street West.

If approved, staff recommended 22 Stipulations.

Aristotle Shinas, Planning Department, displayed an aerial map, a future land use map, a zoning map, and a landscape/irrigation plan to review the request. The building is currently being used as a restaurant, lounge, and dance club, known as Joyland. The 20,503 square foot building will be converted to a 7,000 square foot show room and 13,503 square foot auto service center. A new 22,500 square foot collision center will be constructed behind the existing building and considered as a major motor vehicle repair facility.

Mr. Shinas stated some residents expressed concern of the proximity of the collision center. The Land Development Code requires a 50-foot separation for major engine repair, and the site is more than 366 feet from the west property line. **Stipulation 4** requires redesign of the interior of the building so that noise levels are lowered and contained at the western side of the building.

Carol Masio McGuire, representing the applicant, stated the site was selected because it is across U.S. 41 from the existing Gettel Toyota facility. She stated that residents expressed concern of noise generated from the existing use, but spoke in favor of the proposed use.

Robert Pederson, Planning Department, submitted a Draft Notice of Intent and recommended Final Order. He noted a correction to the first page of the Draft Final Order, which deletes a date.

Ms. Hartmann-Swartz advised that a transcript of the hearing was not needed.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Adj: 1:15 p.m.
/rll

Minutes Approved: June 27, 2003