

OCTOBER 30, 2003

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Thursday, October 30, 2003, at 4:00 p.m.

Presiding was: Susan Hartmann-Swartz

Also present were:

William E. Clague, Assistant County Attorney
Robert Pederson, Community Planning Administrator
Susan G. Romine, Board Records Supervisor,
representing R. B. Shore, Clerk of Circuit Court

All witnesses and staff giving testimony were duly sworn.

AGENDA

The agenda of October 30, 2003.

[HO20031030DOC001](#)

VARIANCE

Public hearing (Notices in the *Bradenton Herald* and *Sarasota Herald-Tribune* 10/17/03) was held to consider

VA-03-05 JOHANNA TRIMBOLI

Request: Variance to the minimum flood elevation requirements (Section 718.6.1.7) to permit an existing historic structure and the addition of a 350 square-foot deck and a 150 square-foot sunroom at a finished floor elevation of 7.56 feet within an A-13 (elevation 11 feet) Flood Zone; lot area is 5,950 square feet, located at 12016 45th Avenue West. The site is zoned RSF-6/CH/HA. The Future Land Use Designation is RES-6/CEA/CSVA/HR.
If approved, staff recommended 7 Stipulations.

Mrs. Hartmann-Swartz announced that no Court Reporter was present. **Joan Bergstrom**, representing the applicant, waived the presence of a Court Reporter.

Aristotle Shinas, Planning Department, presented: **(1)** Letter from **George R. Devenport**, Manatee County Building Official, finding that the Variance request was reviewed and found to be consistent with Manatee County Land Development Code (LDC) Section 718.10.1.1; and **(2)** Amendment to **Stipulation 4** with revised language suggested by the County Attorney.

Mr. Shinas used an aerial map, zoning map, future land use map, and photographs to outline the request. He noted that the structure is the 1895 Cortez Schoolhouse and is a contributing structure in the Cortez Fishing Village. A Stop Work Order was issued, as the home was elevated without proper approvals. He noted that approval of the variance would cure the violation.

Mr. Shinas noted that a Certificate of Appropriateness was issued by the Historic Preservation Board (HPB/COA-03-03) to allow elevation of the structure, addition of a sunroom, and an outdoor deck.

Ms. Bergstrom pointed out that the structure incurred water damage because Cortez Village had built up around it. To preserve the structure, it needed to be elevated, but to take it up to code would destroy its historical significance. The applicant had reviewed the recommended stipulations and found them satisfactory.

Robert Pederson, Planning Department, submitted a draft Final Order.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Adj: 4:13 p.m.
/jjg

Minutes Approved: December 2, 2003