

MARCH 28, 2007

The Hearing Officer, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, Wednesday, March 28, 2007, at 3:00 p.m.

Presiding was: John Roe

Also present were:

William E. Clague, Assistant County Attorney
Nancy Harris, Deputy Clerk,
representing R. B. Shore, Clerk of Circuit Court

All witnesses and staff giving testimony were duly sworn.

AGENDA

The agenda of March 28, 2007.

[HO20070328DOC001](#)

(Court Reporter, Penny Zucker, present)

SPECIAL PERMIT

Public hearing (Notices published) was held to consider

SP-06-09 – CORTEZ FISHING CENTER

Request: Special Permit to allow 2-COP sales of alcohol at Cortez Fishing Center restaurant in the LM zoning district and HA overlay district on 5.555 acres at 12507 Cortez Road West.

If approved, staff recommended eight stipulations.

Patricia Allen, Planning Department, used a slide presentation, aerial map, site plan and land use map to review the request. The applicant has begun making recommended site improvements including parking space delineation with striping, wheel stops for the six existing, paved, parking spaces and the addition of a handicap space. A rope railing will be installed around the patio to enhance safety and provide a level of privacy.

A 90-unit manufactured home park is 60 feet from the restaurant, across a shell drive. Staff recommended approval with stipulations to mitigate negative aspects including limits on the hours of alcohol consumption, prohibiting live entertainment, and the installation of railing to limit patrons to the patio area, restrooms, and interior of the restaurant.

Andy Wills, owner of Cortez Fishing Center, concurred with staff's recommendation. He submitted a petition of signatures in support of the request.

Harry Howey, resident of the manufactured home park, spoke in favor.

Mr. Roe stated he would take the matter under advisement.

Mr. Pederson submitted a Draft Notice of Intent and Final Order for review by the Hearing Officer.

HEARING ADJOURNED

There being no further business, the hearing was adjourned.

Adj: 3:11 p.m.
/rll

Minutes Approved: April 16, 2007