

**MANATEE COUNTY HEARING OFFICER
COUNTY ADMINISTRATION BUILDING
HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
February 16, 2022**

Presiding was:

Kelly Fernandez, Hearing Officer

Also present was:

Rossina Leider, Planning Section Manager

Sarah Schenk, Assistant County Attorney

Quantana, Deputy Clerk, Clerk of the Circuit Court


Ms. Fernandez called the meeting to order at 3:00 p.m., followed by the Pledge of the Allegiance.


All witnesses and staff giving testimony were duly sworn.


AGENDA

SM20220216DOC001

1. SPECIAL PERMIT SP-21-04, NISSAN OF BRADENTON


 A duly advertised public hearing was held to consider request for approval of a Special Permit for the redevelopment of an existing 15,591-square-foot car dealership in several phases including the construction of a 30,250-square-foot service center with a 3,087-square-foot service drive-through facility, totaling 48,928 square feet for existing and proposed uses (motor vehicle sales, rental, leasing and vehicle repair – community serving uses) located at 1611 and 1621 Cortez Road West, Bradenton, on approximately 11.59 acres.


 Camilo Soto, Assistant County Attorney, disclosed to both applicants that a court reporter would not be present and asked the applicants to confirm on the record whether or not this posed a problem. A transcript can be composed from the audio recording if necessary.


 Salvatore DePaolis, Agent for Garber Bradenton, Inc. (Applicant), agreed to proceed without a court reporter being present. He made use a slide presentation to review the aerial maps, overview, site design details, wetlands and buffers, engineering design, landscape design, surrounding uses, zoning, and summary. The right-in access point on Cortez Road is being modified to be a right-in/right-out and the far-east driveway on Cortez Road would remain at the current width and location due to modifications by the Florida Department of Transportation on Cortez Road. The northern access point on 17th Street West is proposed to be closed with landscape islands on the ends to meet current County standards for landscaping, and parking spaces are also proposed. On York Drive, the access point north of the pre-owned building is being closed due to the width of the drive way and the proximity to Cortez Road, and the southern driveway is being restricted to egress only.

Ms. Fernandez disclosed that she reviewed the agenda materials before today's meeting. She inquired if the active use areas on the southern portion of the property would remain the same with proposed changes.

Mr. DePaolis explained the southern portion of the site currently has the service buildings and car wash to the west, which would be relocated to the center.

 Charles Andrews, Senior Planner, utilized a slide presentation to review the aerial map, google view of the site, zoning and Future Land Use Category (FLUC) maps, site overview, why a special permit is required, request, site plan, phasing plan, building setbacks, buffering/screening, photographs of the site, positive and negative aspects, mitigating factors, and conclusion.

 There being no public comment, Ms. Fernandez closed public comment.


 Ms. Fernandez inquired if the service bays could be accessed internally in the building.

Mr. DePaolis noted the intent is for the main building at the north end of the site to be the dealership building and intake would be three driveway service bays along the east side of the main building where vehicles would be checked in and moved on to the service department. Most of the vehicles on the southern end of the property would be vehicles departing the car wash or service department and/or customers communicating with the service department.


Ms. Fernandez closed the public comment portion of the hearing. She noted a transcript was not necessary and a Notice of Intent and Draft Final Order would be issued at the end of the following week.


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2. **SPECIAL PERMIT SP-21-01, RENOVO RESOURCE RECOVERY/6 LLC**


 A duly advertised public hearing was held to consider approval of a Special Permit to allow an expansion and intensification of the existing resource recovery facility to add construction and debris material recovery including a 6,000-square-foot-office/scale house, 23,010-square-foot covered containment slab, and 15,000-square-foot covered sorting slab area for a total 55,165-square-foot facility. The site is located at 3324 63rd Avenue East, Sarasota, on the southeast corner of 33rd Street East and 63rd Avenue East, Bradenton (approximately 9.22 acres), zoned Light Manufacturing (LM), within the Light Industrial (LI) FLUC, within the Coastal Planning Area (CPA) and within the SRQ AI Height Overlay, Part 77 Surfaces (Conical).

Ms. Fernandez disclosed that she reviewed the agenda materials and periodically drives by the site.

 Bob Gause, Agent for the applicant, agreed to proceed without a court reporter being present. He used a slide presentation to review the site aerial map, Preliminary Site Plan (approved SP-14-06), aerial map, applicant request Preliminary Site Plan, photographs of boom crane and site, and noise and visual concerns. The project was originally approved in 2015 with a special permit for 44,635 square feet of buildings consisting of a sorting barn (Building A), weigh station (Building B), office/retail (Building C), and office warehouse (Building D). The applicant received Final Site Plan approval to construct a portion of the sorting building, weigh station and wall along the perimeter of the site, and received the Southwest Florida Water Management District and Environmental Resource approvals to build the stormwater system to manage the entire site. Staff was diligent in their review and visited the site in order to address any possible noise, visual and vibration concerns for residents to the north. He pointed out the facility is not a junkyard and concurred with the recommended stipulations.

 Ms. Fernandez asked if the applicant had communicated with neighboring property owners regarding the request.

Mr. Gause explained the applicant mailed out the public hearing notices and has a working relationship with the church to the north. A neighborhood meeting was not held.

 Jaime Albert, Planner II, utilized a slide presentation to review the aerial map, zoning and FLUC maps, site overview – existing conditions, Google Earth images of site, special permit requirements, request, specific use criteria for Resource Recovery Facilities, Preliminary Site Plan, proposed site data, Preliminary Landscape Plan, positive and negative aspects, mitigating measures and conclusion.

There being no public comment, Ms. Fernandez closed the public comment portion of the hearing. She noted a transcript was not necessary and she would be providing a Notice of Intent and Draft Final Order at the end of the following week.

Rossina Leider, Planning Section Manager, submitted draft Notices of Intent for Special Permits SP-21-04 and SP-21-01.

ADJOURN

There being no further business, Ms. Fernandez adjourned the hearing at 3:40 p.m.

Minutes Approved: April 18, 2022