

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

Presiding was:


Kelly Fernandez, Hearing Officer

Also present were:

Rossina Leider, Planning Section Manager

Sarah Schenk, Assistant County Attorney

Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court


 Ms. Fernandez called the meeting to order at 3:00 p.m.


All witnesses and staff giving testimony were duly sworn.


AGENDA

(Olivia Cristaniello, Court Reporter, was present)

1. **VARIANCE/VA-21-05**

 A duly advertised public hearing was held to consider request for approval of VA-21-05/Victor Flores Variance, Approval of a front-yard setback variance to the setback requirements established in the A (General Agriculture Zoning District from Chapter 4 Section 401.4 of Land Development Code and Table 4-5, schedule of bulk and dimensional standards for Agricultural and single-family residential districts to reduce the minimum front yard setback from 50 feet to 30 feet, located at 2215 Pope Road (±0.745 acres).

 Joyce Poelsma, representing the builder, displayed an aerial photo of the property, and noted there will be no neighbors effected by the change and the road will not be extended. The property owner gave 20 feet of land to the nearby developer. It is believed an old survey was used to stake out the new house, which was built in the old footprint. They found out there was an issue when the spot survey was done. If the variance is not granted the owner may lose the property. There are no hardships to surrounding properties. She responded the house is approximately 80 percent complete. It is uncertain how the property was staked incorrectly. Spot surveys are usually done throughout the process.

 Max Sigler, Planner II, used a slide presentation to review the request for a variance to review the site characteristics, history of the property, approved permits, the as-built survey, and staff's recommendation to approve the request.

Ms. Fernandez stated there would be a staff error if the property had been placed to the proper front yard setback. It was confirmed the property is zoned agriculture, which allows the residential use.

There being no public comment, Ms. Fernandez closed the public hearing. She stated she was provided with a draft Notice of Intent and Final Order, and she does not need a transcript.

ADJOURN

There being no further business, Ms. Fernandez adjourned the hearing at 3:11 p.m.
Minutes Approved: March 21, 2022