

**MANATEE COUNTY HEARING OFFICER
COUNTY ADMINISTRATION BUILDING
HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
May 18, 2022**

Presiding was:


Kelly Fernandez, Hearing Officer

Also present was:

Dorothy Rainey, Principal Planner

Sarah Schenk, Assistant County Attorney

Robin Toth, Deputy Clerk, Clerk of the Circuit Court

 Ms. Fernandez called the meeting to order at 3:40 p.m.

All witnesses and staff giving testimony were duly sworn.


AGENDA


HO20220518DOC001

(Olivia Cristaniello, Court Reporter, was present)

1. **SPECIAL PERMIT SP-20-04 – WOODLAND BAPTIST CHURCH**

A duly advertised public hearing was held to consider request for approval of a Special Permit with Preliminary Site Plan, allowing a middle school use on the 20.1-acre, A-zoned (General Agriculture) parcel on the overall 28.14-acre site of Woodland Baptist Church, as an expansion to the existing elementary school and church uses on the contiguous 8.04-acre, A-1-zoned (Suburban Agriculture) parcel. The site is located in the WP-E (Evers Reservoir Watershed Protection Overlay); the ST (Special Treatment Overlay); and the ENT (Entranceway), on the north side of State Road 70 East, formally known as 9607 SR 70 E, Bradenton.


 John Osborne, representing the Applicant, utilized a slide presentation to review the request to expand the overall church and 28-acre campus to allow a middle school use at Woodland Baptist Church to serve 110 middle school students. The middle school will occupy the first floor of the existing 12,750-square-foot church administrative building constructed and approved in 2021. No additional construction is proposed to the existing building or site. School hours are 8:25 a.m. to 3:20 p.m., Monday through Friday.


 Surrounding uses include Rosedale residential community to the north, Braden Run residential community and Hancock Bank to the south, Braden Pines residential community and Lakewood Ranch High School to the east, and Rosedale residential community with golf course and a self-storage facility to the west. The site is located in the Evers Watershed Overlay District and special treatment district, and in the entranceway to the County. The existing building is 121,000 square feet under roof.


A revised, extensive landscaping plan was done with the 2021 final site plan, and a large storm water pond is located behind the facility. The proximity of the school building to the closest residence to the west is approximately 390 feet, and the proximity of the school building to the closest residence to the east is approximately 237 feet.


Playground facilities are located on the south side of the church site. The site has a signalized intersection at the entrance and a two, travel lane entry and exit, along with a dedicated east-bound, left turn lane from State Road 70, and a dedicated west-bound, right turn lane from State Road 70. There is extensive buffering to the east and south parking area, as well as to


the north and west.


 Final Site Plan FSP-20-05 for the new building as church office was approved administratively and found consistent with the Land Development Code and Comprehensive Plan. The middle school use is consistent with Policy 2.2.1.9.2 as an allowable use in the future land use category and zoning district. The Special Permit Review Criteria in Land Development Code Section 316.6, A-H has been met, and Mr. Osborne requested approval of Special Permit SP-20-04.

 Dorothy Rainey, Principal Planner, utilized a slide presentation to review the request and stated the request complies with all policies and requirements of the Comprehensive Plan.

 Robert Eisenbeis, Board of Directors of Rosedale Master Homeowners' Association, commented that the staff report indicated it was not clear of the materials available to the community of what was being proposed. It looked as though there was going to be another building constructed. The site map shows a big buffer area to the north of the existing building. The major concern is that the Rosedale community does not see any further construction that would essentially impact their community. There are some other buffer areas, but not in the area that adjoins their neighborhood. It would be helpful if more public information was available on what was being done on the site, as well as advanced communication to surrounding communities.

 Gregory Matthews, representing of Rosedale Neighborhood Association, spoke of the noise generated by the church from choir rehearsals on Thursday evenings. There is concern that there will be added noise with the additional children, and there is virtually no vegetation or buffer as a sound barrier to mitigate the noise. He asked the church to come up with a solution to lessen the noise generated by the church and noted that a barb wire fence will not mitigate the noise.

 Upon question if the recreational facilities are new or existing, Mr. Osborne stated the volleyball court was constructed along with the building, and a playground was added on the south side. The request meets setback standards. The noise referenced is unrelated to the proposed use. The church is looking at changes to their sound system, which will take some time. Woodland Baptist Church wants to be a good neighbor to the surrounding residential community.

 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 does not need a transcript.

HO20220518DOC002

ADJOURN

There being no further business, Ms. Fernandez adjourned the hearing at 4:07 p.m.

Minutes Approved: July 8, 2022