PLEDGE OF ALLEGIANCE
SWARING IN BY CLERK’S OFFICE: All Staff/Public Wishing to Speak

PLEASE TURN ALL CELL PHONES AND PAGERS OFF BEFORE ENTERING CHAMBERS

PUBLIC HEARING APPLICATION

1. **SP-16-02 – MISSION PENTECOSTAL CHURCH – DTS20130309**
   Barney Salmon, Planner
   Request: Approval of a Special Permit to allow a Public Community Use in the form of a Church/Place of Worship in an existing out-building. The site is located at 308 61st Avenue East, Bradenton (Manatee County) on 1.32± acres and is zoned RDD-6 (Residential Duplex, 6 units per acre).

PUBLIC NOTICE

Within 21 calendar days of today's public hearing, the Hearing Officer shall issue a written report detailing the findings of fact, conclusions of law and recommendations regarding approval or denial of an application for development approval (LDC Section 312.8.B.6).

If you wish to receive notice of the final decision or recommendation of the Hearing Officer, you must supply the Planning Department with two stamped, self-addressed envelopes for that purpose (LDC Section 312.8.B.7).

Rules of Procedure for this public hearing are in effect pursuant to Sections 312.8B and 316 of the Manatee County Land Development Code. Copies of these sections of the Code are available for review, or purchase at cost, at the Building and Development Services Department, 4th Floor, Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by a Hearing Officer with respect to any matter considered at this Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Hearing Officers of Manatee County, Florida, do not discriminate upon the basis of any individual’s disability status. This non-discrimination policy involves every aspect of the Hearing Officer’s functions including one’s access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.
Parcel ID #(s) 65703000001

Project Name: Mission Pentecostal Church
Project #: SP-16-02
DTS#: 20130309
Proposed Use:

S/T/R: Sec 24 Twn 35 Rng 17
Acreage: 1.32
Existing Zoning: RDD-6
Existing FLU: RES-16
Overlays: NONE
Special Areas: CRA

CHH: NONE
Watershed: NONE
Drainage Basin: BOWLEES CREEK
Commissioner: Robin DiSabatino

Map Prepared 2/4/2016
1 inch = 672 feet
Project Name: Mission Pentecostal Church
Project #: SP-16-02
DTS#: 20130309
Proposed Use: NONE

Parcel ID # (s): 6570300001

S/T/R: Sec 24 Twn 35 Rng 17
Acreage: 1.32
Existing Zoning: RDD-6
Existing FLU: RES-16
Overlays: NONE
Special Areas: CRA

CHH: NONE
Watershed: NONE
Drainage Basin: BOWLEES CREEK
Commissioner: Robin DiSabatino

Map Prepared 2/4/2016
Manatee County Staff Report Map
SP-16-02 – Mission Pentecostal Church – DTS20130309

Request: Approval of a Special Permit to allow a Public Community Use in the form of a Church/ Place of Worship in an existing out-building. The site is located at 308 61st Avenue East, Bradenton (Manatee County) on 1.32± acres and is zoned RDD-6 (Residential Duplex, 6 units per acre).

Hearing Officer: April 20, 2016
**PROJECT SUMMARY**

**CASE#:** SP-16-02 (DTS #20130309)  
**PROJECT NAME:** Mission Pentecostal Church  
**APPLICANT(S):** Mr. Miguel Rivero  
**REQUEST:** Special Permit for Church/ Place of Worship  
**CASE PLANNER:** Bernard Salmon  
**STAFF RECOMMENDATION:** APPROVAL

**SITE CHARACTERISTICS AND SURROUNDING AREA**

<table>
<thead>
<tr>
<th><strong>ADDRESS:</strong></th>
<th>308 61st Avenue East</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GENERAL LOCATION:</strong></td>
<td>140 feet west of the intersection of 61st Avenue East and 5th Street East to the southwest, Bradenton</td>
</tr>
<tr>
<td><strong>SIZE:</strong></td>
<td>± 1.32 acres</td>
</tr>
<tr>
<td><strong>EXISTING USE(S):</strong></td>
<td>Church including a separate Pastor Residence</td>
</tr>
<tr>
<td><strong>PREVIOUS APPROVAL(S):</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>ZONING:</strong></td>
<td>RDD-6 (Residential Duplex District - 6 units per acre)</td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO (FAR):</strong></td>
<td>.088</td>
</tr>
<tr>
<td><strong>OVERLAY DISTRICT:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>FUTURE LAND USE CATEGORY:</strong></td>
<td>RES-16 (Residential Single Family - 16 units per acre)</td>
</tr>
</tbody>
</table>

**SURROUNDING USES & ZONING**

| **EAST** | RDD-6 (Residential Duplex District-6 units per acre)  
RMF-9 (Residential Multi-Family-9 units per acre) |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WEST</strong></td>
<td>RDD-6 (Residential Duplex District-6 units per acre)</td>
</tr>
<tr>
<td><strong>NORTH</strong></td>
<td>RDD-6 (Residential Duplex District-6 units per acre)</td>
</tr>
<tr>
<td><strong>SOUTH</strong></td>
<td>RSMH-6 (Residential Single Family Manufactured Home-6 units per acre)</td>
</tr>
</tbody>
</table>
## SITE DESIGN DETAILS

<table>
<thead>
<tr>
<th>EAST LOT SIZE:</th>
<th>± 1.32 acres</th>
</tr>
</thead>
</table>
| SETBACKS: (per LDC Section 531.39) | Front: 25’  
Rear: 20’  
Side: 15’ |
| OPEN SPACE: | ±1.01 acres (77%) |
| BUFFERS: | Roadway: Required 10’  
Provided 10’  
North: 10’  
South: 5’  
East: 5’  
West: 5’ |
| ACCESS: | Paved access apron on 61st Avenue East a local public road |
| FLOOD ZONE: | Zone X per FIRM Panel 12081341B |
| AREA OF KNOWN FLOODING: | None |

### ENVIRONMENTAL INFORMATION

| Overall Wetland Acreage: | None |
| Proposed Impact Acreage: | None |

| Wetlands: | N/A |
| Uplands: | N/A |

| Endangered Species: | N/A |
| Trees: | No trees are being removed or impacted with this application. |

| Landscaping/Buffers: | No additional landscaping of buffers will be provided. The site has existing trees and vegetation along its perimeter buffers. |

### POSITIVE ASPECTS

- No expansion of the existing structure proposed
- No additional pavement proposed
- All activities held indoors
- No outdoor lighting proposed
- No type of new construction proposed
• Majority of activity is on Sunday and Wednesday evening
• No day care proposed
• The site has exiting access from 61st Avenue East and will remain

**NEGATIVE ASPECTS**

None

**MITIGATING MEASURES**

None

**STAFF SUMMARY**

This request is for a Special Permit to allow a ±2,000 square foot church to continue to operate within a residential neighborhood and include the existing single family house to be used for pastor housing.

This use is already in place and approval of a Special Permit will resolve the code enforcement issue by allowing the use to continue legally and bring the property into compliance with the County’s Land Development Code.

The Manatee County Comprehensive Plan lists public and semi-public uses in the “Range of Potential Uses” within the RES-16 Future Land Use Categories (FLUCs) to provide a complement for the daily activities of the residents.

A church by LDC definition, is considered a Public Community Use. LDC Table 4-1 (Uses in Residential Districts) classifies “Churches/Places of Worship” as either an Administrative Permit or Special Permit Use within the RDD-6 zoning districts based on three criteria; located upon a roadway classified as a collector or higher and located at the edge of a neighborhood, at a corner location or integral part of a multifamily development. Uses located upon roadways classified lower than a collector and not located at the edge of a neighborhood, on a corner lot or as an integral part of a multifamily development to be approved by a Special Permit. Based upon Section 531.39 the project is required to obtain a Special Permit to continue operation since it is not located on a functionally classified roadway.

The ± 1.32 acre site fronts along the south side 61st Avenue, a local street. Access to the site is via an existing curb cut along 61st Avenue East with a paved apron. The driveway and parking has an existing shell base. The two handicap parking spaces are paved. No exterior alteration’s to any of the buildings is proposed or requested with this application. The site is served by county water and sewer. The church will operate on Sundays, when services are normally scheduled. The church will operate on Sundays, when services are normally scheduled. The attendance varies but usually does not exceed 30 people. There is also a Wednesday evening bible study group. No day care is proposed.

The site includes a 1,370 sq. ft. single-family residence and carport; ±2,000 sq. ft. ancillary building which will function as the church and a ±700 sq. ft. church office and general storage building.

The church can accommodate 30 people. The required parking is one space per three seats which would equate to 10 parking spaces. There are 11 spaces and two handicap spaces. There is additional grass parking which could accommodate any overflow.
The house and outbuildings were constructed in the early 80’s. Originally, the building currently used for worship was used as a greenhouse. The site functioned as a nursery but over the years was phased out. There is existing vegetation along all sides of the site which meets the landscape intent of the Land Development Code (LDC). There is also fence around the site. There is a chain link fence with a gate across the parking area used for security purposes.

Change from greenhouse to church was gradual. The nursery had been closed. The building was empty. The area is a high crime area which includes drug dealing. The applicant wanted to help local children in the neighborhood avoid a life of crime. It was decided by the applicant to use the existing vacant nursery building and establish a church. The applicant is currently operating a church.

### STAFF RECOMMENDED STIPULATIONS

1. The Special Permit will not be effective until it has been recorded in the Public Records of Manatee County, Florida by the applicant and a copy of the recorded Order is received by the Planning Division of the Building and Development Services Department.

2. The Plot Plan submitted with this application shall be a part of this approval and serve as the Final Site Plan.

3. The applicant shall receive a Certificate of Completion from the County based on a Final Inspection, showing that all improvements are in place per the Plot Plan and all conditions of the Final Order are met.

4. The two handicap spaces shall be marked per MUTCD Standards.

5. All grassed parking shall have permanent markers at the head of each car stall within the parking area for parking designation.

### SPECIAL PERMIT CRITERIA PURSUANT TO SECTION 316.6 OF THE LAND DEVELOPMENT CODE:

A. The proposed use shall be consistent with the Comprehensive Plan and the requirements of this code.

Yes, a church/place of worship is consistent with uses permitted within the RES-16 Future Land Use classification in the Manatee County Comprehensive Plan. The site is existing in the RES-16 Future Land Use Category (FLUC). The proposed use is consistent with the following Comprehensive Plan policies:

**Objective: 2.1.3 Revitalization of the Urban Core Area:** Limit urban sprawl through the infill and redevelopment of residential and non-residential uses into the urban core area thereby encouraging the continued vitality and economic prosperity of these areas.

**Policy: 2.1.3.1** Consider the establishment of minimum density requirements within the urban core area, in association with planning efforts for increased mobility through greater street connectivity and transit services. This effort shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.

**Policy: 2.1.3.2** Consider the establishment of higher floor area ratios in the urban area.

**Policy: 2.1.3.3** By 2015 establish urban development criteria within the Manatee County Land Development Code. [See also Policy 2.7.1.2]
Policy: 2.1.3.4  Continue to work with the Manatee Sheriff’s Office to understand and reduce criminal activity within the urban area.

Policy: 2.1.3.5  Continue to appropriately fund infrastructure needs within the urban area.

Policy: 2.1.3.6  Continue to implement innovative funding mechanisms to meet community needs.

Policy: 2.1.3.8  Continue to develop and implement specific Community Improvement Plans for neighborhoods within the urban area.

Policy: 2.1.3.9  Manatee County will continue to identify needs and coordinate improvement activities in neighborhoods throughout the urban area.

Policy: 2.1.3.10  Encourage projects within the TCEAs established pursuant to Policy 5.0.4.1 to mitigate transportation impacts with multi-modal and design alternatives.

Policy: 2.1.3.11  Establish a mechanism to track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas.

Policy: 2.2.1.15  RES-16: Establish the Residential-16 Dwelling Units/Acre future land use category as follows:

Policy: 2.2.1.15.1  Intent: To identify, textually in the Comprehensive Plan’s goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

Policy: 2.2.1.15.2  Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.15.3  Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre

Minimum Gross residential Density: 13.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable housing”.

Maximum Net Residential Density:
20 dwelling units per acre

28 dwelling units per acre in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.25 (0.35 for mini-warehouse uses only)
1.00 inside the UIRA

Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)
[Supplement 22]

**Policy:2.2.1.15.4** Other Information:

a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.

c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.

e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

**B. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**

The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare. The site is currently surrounded by single-family uses on all four sides. Existing vegetation along the perimeters serves as landscaping and meets the intent of the code.

**C. The establishment of the use shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district.**

The establishment of the use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the Residential Duplex (RDD) zoning district. This area of the county has a large population of lower income families with higher than average crime in the surrounding neighborhood. The church location within the neighborhood has become a safe
haven for children and adults in this area. By doing so, it helps improve and reduce the potential of further criminal activities in the area. The site is well manicured. The surrounding properties are not well maintained which includes numerous cars in driveways and on the lawn, overgrown yards, “blue tarp roofs”, etc. It’s a small beacon of hope for this neighborhood.

<table>
<thead>
<tr>
<th>D. Adequate measures shall already exist, or will they be taken, to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion on a public street.</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are two access points to this site. One that serves the pastor’s residence and one that serves the church and associated out-buildings. The church assess is gated at night for security reasons. Neither driveway off 61st Avenue East will be altered. The apron is paved for both access points. The parking area is shell along with the existing driveway. The two handicap spaces are paved. There is a large area along the south and west side of the site that could serve overflow parking if necessary.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. The use, as proposed, is compatible with the surrounding uses and the general desired character of the area (height, bulk, scale, intensity, traffic, noise, drainage, lighting and appearance.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Desired Character and Appearance</strong></td>
</tr>
<tr>
<td>The use has operated on site for more than a decade. It was originally a residence with associated greenhouse for plants. It will still be used as a residence for the pastor but will operate as a church in the adjacent out-building on site.</td>
</tr>
<tr>
<td><strong>Traffic, Noise, Drainage, and Lighting</strong></td>
</tr>
<tr>
<td>The church is small and has operated on a “shoe-string” budget with no plans to expand. A large number of parishioners walk to church and therefore traffic is minimal. The Applicant was not required to submit a Traffic Impact Statement because of the limited number of parishioners and the amount of people who actually walk to the Wednesday evening bible studies. This demonstrated that no additional peak hour trips will be generated by the continued use of this site as a church. The existing structures will remain along with existing vegetation, which will continue to minimize any noise associated with Sunday worship services which are held indoors. There have been no Code Enforcement violations for noise. There are no drainage concerns anticipated by staff because there is no construction proposed. No lighting is proposed.</td>
</tr>
<tr>
<td><strong>Bulk, Height, Scale and Intensity</strong></td>
</tr>
<tr>
<td>The existing buildings are consistent with the bulk, height, scale and intensity of the area. The proposed use is consistent with the community character of the neighborhood. The floor area ratio of 0.08 FAR which is significantly below the maximum allowed intensity of 0.25 FAR permitted within the RES-16 FLUC which would equate to a 14, 800 square foot building. The existing structures are below the 35’ height limitation with a height of 14’-15’. This is consistent with regulations and the surrounding community.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. Development of the proposed use shall not have a substantial adverse impact on a known archaeological, historical, or cultural resource located on or off the parcel proposed for development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. There are no known archaeological, historical, or cultural resources located on or adjacent to this particular parcel, and the site is not within a location defined as a highly sensitive area. Also, there is no construction of any type requested with this application. All existing structures to remain.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>G. Screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed uses and structures of adjacent and nearby properties.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buffers and landscaping exists and meets the intent of the Section 701 of the LDC. There is no public open space proposed or required.</td>
</tr>
</tbody>
</table>
CONDITIONAL USE CRITERIA PURSUANT TO SECTION 531 OF THE LAND DEVELOPMENT CODE

531.13 Public Community Use

A. Screening shall be provided in accordance with Section 701. When adjacent to residential uses, a solid decorative, opaque fence, a minimum of six (6) feet in height shall be provide, in addition to any landscaping required in Section 701. The applicant may propose an alternate vegetated buffer, subject to staff approval.

There is no additional landscaping or screening proposed for the property. The applicant proposes to keep the existing vegetative screening and landscape buffers as they have existed for the last 10 years. Staff has reviewed the existing conditions upon site visits and agree that existing landscaping is sufficient for screening from adjacent properties and meets the intent of the LDC for redevelopment standards.

B. All such uses, when located in residential areas, shall orient the structures and driveway entrances away from adjacent residential uses when possible.

The subject property was original established as a single family home. Additional ancillary structures were added over the years including a florist greenhouse used for a now defunct flower business. All structure are orientated away from adjacent residential uses. The primary access for the property is currently existing and is located on 61st Avenue East, directly across from a residential lots. No additional driveways are proposed.

C. Public Community Uses that meet the following criteria may be allowed within residential zoning districts by Administrative Permit. Any proposed Public Community Use that does not meet these locational criteria, and is allowed by Administrative Permit in the zoning district, must receive Special Permit approval. Public community uses within nonresidential districts are exempt from these requirements.

1. The Public Community Use is located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map.

   The Public Community Use (church) is located on 61st Avenue East, a local road. It is not located on a roadway classified as a collector or higher on the Roadway Functional Classification Map.

2. The Public Community Use is at the edge of a neighborhood, at a corner location or is an integral part of a multifamily development.

   The Public Community Use is not located at the edge of a neighborhood or a corner location, but is a pre-existing use located internal to an area of residential development and therefore requires a Special Permit.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

ATTACHMENTS

1. Copy of Newspaper Advertising
2. Plot Plan
3. Maps – Future Land Use, Zoning and Aerial
AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

4/7 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 7 DAY OF APRIL, A.D., 20__

BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public
NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING
THE USE OF LAND IN
UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Hearing Officer for Manatee County, will conduct a Public Hearing on Wednesday, April 20, 2016 at 3:00 p.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton Florida to consider and act upon the following matter:

SP-16-02 – MISSION PENTECOSTAL CHURCH – D1220130309
Request Approval of a Special Permit to allow a Public Community Use in the form of a Church/Place of Worship in an existing out-building. The site is located at 301 61st Avenue East, Bradenton (Manatee County) on 1.02 acres and is zoned RDD-6 (Residential Duplex, 6 units per acre).

Rules of Procedure for this public hearing are in effect pursuant to Section 312.6 of the Manatee County Land Development Code. Copies of this section of the Code are available for review at the Building and Development Services Department.

All Interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services Department will be heard and considered by the Hearing Officer and entered into the record.

Interested parties may examine the Official Zoning Atlas, the application, related documents, and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4601 ext. 6876 or email at: planning.agendas@mymanatee.org.

According to Florida Statutes, Section 286.010, any person desiring to appeal any decision made by the Hearing Officer with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans With Disabilities: The Hearing Officer of Manatee County does not discriminate upon the basis of any individual’s disability status. This non-discrimination policy involves every aspect of the Hearing Officer’s functions including one’s access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5930; TDD ONLY 742-5902 and wait 90 seconds, or FAX

THE PUBLIC HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY HEARING OFFICER
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: April 07, 2016
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MANATEE COUNTY HEARING OFFICER
Manatee County Building and Development Services Department
Manatee County, Florida
04/07/16