

JANUARY 30, 1974

The Board of County Commissioners of Manatee County, Florida, met in SPECIAL SESSION in the Court House in Bradenton, Florida, Wednesday, January 30, 1974 at 9:05 A. M.

Present were Commissioners    Ken Burton, Chairman  
    Robert C. Hutches, Vice Chairman  
    L. H. Fortson, Jr.  
    Kenneth D. Dierks

Deputy Clerk    Henry E. Bourne  
 County Attorney Richard A. Hampton

Commissioner Dan P. McClure was not present.

The meeting was called to order by Chairman Burton.

#### ZONING

Recommendations of the Planning Commission were presented by Art Fischer, Planning Director.

R-668 MRS. MARY M. LEE        FROM R-1AA TO C-3    WITHDRAWN  
 Request to change present zoning from District R-1AA to District C-2 on property located on the corner of 5th Street W. and 48th Avenue W., Bradenton, to permit outside storages. (4807 Fifth Street W.)  
 The Planning Commission recommended denial.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, the Board un-animously approved request of Mrs. Mary Elmore Lee to have her petition, R-668, withdrawn.

R-654 CLARENCE R. KECK        R-1AB TO C-1        WITHDRAWN  
 Request rezone from District R-1AB to District C-1 on property located at 916 53rd Avenue E., Bradenton, consisting of 1.56 acres, for the purpose of Feed Store retail and Ranch Supply Store.  
 The Planning Commission recommended denial.

Jerome Pratt, attorney for Mr. and Mrs. Clarence Keck and Ronald Keck submitted a letter withdrawing petition requesting change in zoning.

Upon motion by Mr. Dierks, seconded by Mr. Hutches, the Board un-animously approved request for withdrawal of R-654.

R-658 HAROLD S. SUTTON - Trustee        R-1AA TO T-1 POSTPONED  
 Request to change zoning from District R-1AA to District T-1 on property located at 6220 5th Street E., Bradenton, for mobilehome rental park (164 spaces on 26.5 acres).  
 The Planning Commission recommended approval.

John C. Manson, attorney, requested that hearing on R-658 (Plantation Village Mobile Home Park) be postponed. Request granted.

R-661 PALMA SOLA BAY DEVELOPMENT    FROM C & R TO PUD POSTPONED  
 (Tampa West Shore, Inc., V.W. Kaklis, Agent) - Request rezone from District Commercial and Residential to District Planned Unit Development for Multi-family Housing on property located north of Manatee Avenue W., between Palma Sola Bay and Perico Bayou, Bradenton. (Area: 60 acres; 508 housing units or 8.4 units per acre).  
 The Planning Commission recommended denial.

Request by V. W. Kaklis to postpone hearing on R-661 until a later date was granted.

R-622 SKYWAY DEVELOPMENT CORPORATION P.U.D. APPROVED  
 (Edmund R. Danzig, president) - Request change of zoning from District A to District P.U.D. for a Planned Unit Development on property located north and east of U.S. 19, Terra Ceia area, Palmetto. (133 acres and 900 housing units).

The Planning Commission recommended approval.

William Grimes, attorney for the petitioners, requested that hearings on R-622 and P.U.D.-1(P) for Skyway Development Corporation be held simultaneously. He said all studies have been made by the various agencies and complete plan presented to the professionals.

Lane Marshall, Land Planner, said R-622 represents four parcels purchased and necessary to be rezoned to add to the original petition R-559. He exhibited architect's drawings and artist's rendering of the proposed development of Terra Ceia Isles, pointing out provisions for recreational facilities, neighborhood commercial area, community shopping center, 20-acre school site to be given to the School Board if they can be in charge of architecture; also that more than one-half of the total acreage was being left in open space.

Bill Hamilton, in charge of conducting environmental studies, etc., stated that plans had been changed to comply with recommendations.

Mrs. James W. Kissick, Sr., a long time resident of Terra Ceia, spoke at length on the unique formation of the "wet lands", request to the State Department to consider preserving historic names of rivers, bays, estuaries and the hope that state funds would be used to purchase as natural resources but not to be considered a park.

The Chairman read a letter from Commissioner McClure, in whose district the proposed development is located, recommending approval of R-622.

Jack Shofstall, with the Division of Forestry commented on the outstanding planning in this development and his support of the development of Terra Ceia Isles in the P.U.D. concept.

Mr. Dierks recommended and moved for the approval of R-622 from District A to District P.U.D. Motion was seconded by Mr. Hutches and carried unanimously, four out of five members of the Board being present and voting in favor of the petition.

R-559, R-622 SKYWAY DEVELOPMENT CORPORATION P.U.D-1(P)  
 (Edmond Danzig, president, and William Grimes, attorney) - Request for approval of P.U.D. for Terra Ceia Isles property located at 7504 U.S. 19, Terra Ceia Island. Total of 1645.43 acres - 8801 housing units. The Planning Commission recommended approval subject to compliance with requirements as follows:

- 1) =implement any controls which Pollution Control feels necessary to assure no wetland areas are inadvertently destroyed during construction operations; (a) =specification outlined by A. W. Moreault in report Bartow Maintenance Dredging and Water Quality will be minimum requirements for water quality compliance during dredging operations; (b) an independant agent will be retained by developer to insure compliance with water quality standards; (c) Moses Hole preserved in natural state in addition to preserving all bordering live mangrove; (d) further review by County Pollution Control Director after more definitive plans have been prepared to channelize Terra Ceia River.

JANUARY 30, 1974

(Cont'd)

- 2) =ingress and egress at Terra Ceia Isles southern property line to U.S. 19 approved by County Engineer prior to submitting final plans;
- 3) =ingress and egress, along with any alteration of plans, from northern commercial area to U.S. 41 at Moccasin Wallow Road approved by Planning Director prior to submitting final plans;
- 4) =as portion of final plans, conservation and preservation areas have written restriction to insure areas not destroyed by future activities or uses;
- 5) =petitioner submit Final Development Plan within one year of approval of Preliminary Development Plan and must be in sufficient detail to fully evaluate engineering and planning of entire development; engineering plan for each development stage prepared and approved by all appropriate departments prior to construction;
- 6) =detailed plan for each of the boardwalks to be approved by the Planning Director prior to being constructed.

Motion was made by Mr. Fortson that P.U.D.-1 (P) involving petitions R-559 and R-622 for Skyway Development Corporation be APPROVED subject to the stipulations outlined by the Planning Commission. Motion was seconded by Mr. Hutches and carried unanimously.

R-655 FIRST FEDERAL SAVINGS & LOAN OF SARASOTA; C-1 APPROVED  
(W. T. Harrison, Jr., Agent) - request change of zoning from District R-1AA to District C-1 on property located at 203 - 44th Ave. E., Bradenton, to be used for branch office for DeSoto Square area.

The Planning Commission recommended approval.

Motion was made by Mr. Hutches to approve R-655 for rezone to District C-1 as recommended. Motion was seconded by Mr. Fortson and carried unanimously.

R-656 MARGARET L. & LEONA M. SHEPARD C-1 to C-2 DENIED  
Request for rezone from District C-1 to District C-2 for a garage on property located at 1204 68th Ave. Drive W., Bradenton (Lots 10, 11, 12, Block F., Pennsylvania Park)  
The Planning Commission recommended denial. (Committee report was read.)

Saul Pastor, attorney representing the petitioner, stated the Shepards had owned the property about thirty years; that the proposed structure would be approximately one hundred feet from the nearest house; that the building would be enclosed; this type of garage would not downgrade the area; willing to accept any conditions under which rezoning can be approved for this purpose.

Among those present and speaking in opposition to the granting of R-656 were

R. C. Pemelman, speaking for himself and his neighbors (three houses adjoining the property in question) - understands the work to be done on heavy equipment such as bulldozers, draglines, etc.  
Mrs. D. O. Jackson

Motion was made by Mr. Dierks that R-656 for rezone to C-2 be DENIED. Motion was seconded by Mr. Hutches and carried unanimously.

R-659 MARSHALL W. DeSEAR A TO M-1 & M-2 POSTPONED  
(Dan Ballock, Jr., agent & co-owner) - Request to rezone from District A (Agriculture) to Districts M-1 and M-2 (Industrial); 120 acre parcel located south side of 57th

Avenue E. and east side of Seaboard Airline Railroad.  
The Planning Commission recommended approval. (Committee report was read.)

Dan Blalock, Jr., outlined plan to develop the property into an Industrial Park, commenting on access to be provided by relocation of U.S. 301, but until highway construction access will be through a present industrial district; no objections from the people in the area adjoining or affected by the proposed development.

Among those opposing approval of R-659 were

George Leposky, president of Oneco Community Association, vice president of Braden River Civic Association (both groups adopted resolutions opposing the petition);  
Mrs. Walter Box - presented petition bearing 145 signatures;  
Culbreath Whitehead, Jr.  
Mrs. Marjorie Stoneman Douglas, an author residing in Miami, referred to the beauty of Manatee County, great water system, the green open spaces, etc., in the Oneco area.

Upon comment by Mr. Hutches that some of the signatures on the petition were people not living in the area, Mr. Laposky stated this is a countywide issue and a problem in all aspects of industry in Manatee County.

Upon recommendation by Mr. Dierks, the Chairman stated that R-659 would be postponed until a full Board is present.

#### RECESS

After a short recess, the meeting was reconvened.

#### P.U.D. -2(P) PALMA SOLA VILLAGE (FORMERLY VAUTEN APARTMENTS) (R-555 & R-608)

Request for approval of Preliminary Development Plan for Multi-family dwellings located southeast corner of 5th Ave. N.W. and 71st St. W., Bradenton (244 housing units on 27½ acres). Sidney Wilkinson, architect.

Mr. Fortson requested this item be postponed until he has opportunity to meet with residents of the area and discuss further with developer and architect. There were no objections, and item was postponed.

#### R-660 MR. & MRS. KENNETH D. OLSON PR DISTRICT POSTPONED

Request rezone from District R-1A to PR (Professional) for a tutoring center on property located south side of 21st Avenue W. and west of 55th Street W., Bradenton.  
The Planning Commission recommended approval. (Committee report was read.)

Mrs. Olson said there was great need for this type tutoring center for children with learning disabilities and was supported by those in the educational system, by Happiness House, members of Manatee Guidance Center, and submitted petition of persons in favor of the center.

Mrs. Alderfer said she was not opposed to the tutoring center, but questions professional zoning.

Mr. and Mrs. James Wedel, teachers (Southeast High School and Special Education), spoke in favor of the tutoring center.

John Greer, 2207 55th St. W., opposed rezoning to Professional, presented petition from property owners in favor of a tutoring center, but against Professional zoning in this area.

D. Chris Smith, presently residing in Bradenton Beach, said he planned to build his residence on adjoining 4½ acres, and submitted petition opposing this rezoning, but not to the school.

Mr. Hutches proposed that consideration be given to Special Exception, with time limit, that would allow this particular type of operation, providing for review at time expiration by the appropriate administrative official for renewal if the general character of the area has not undergone any substantial change and has created no problem in the neighborhood.

The Chairman stated that since this is in Mr. McClure's district, R-660 would be postponed until he is present, if there were no objections. There were no objections, and the item was postponed.

SE-673 DONALD & GEORGIA MAKEEVER M/HOME APPROVED

Request for mobilehome, in conjunction with agriculture, on property (12½ acres) located 4700 ft. above the intersection of Myakka Road and Lorraine Road.

The Planning Commission recommended approval for a period of two years.

Motion was made by Mr. Dierks that SE-673 for Donald and Georgia Makeever be approved for two years as recommended by the Planning Commission. Motion was seconded by Mr. Hutches and carried.

R-662 PAN AMERICAN BANK OF SARASOTA; P.U.D. POSTPONED

(Ronald E. Feigin, agent) - Request to rezone from District A to P.U.D. for multi-family housing on property located west of Lockwood Ridge Road, north of Tallevast Road (616 housing units on 69.59 acres). Committee report was read. The Planning Commission recommended approval.

Tom Stewart, attorney representing the petitioner, said plans have already been filed with the Planning Commission, the first time that request for P.U.D. rezoning and preliminary plans presented at the same time; that they were prepared to meet every requirement that will upgrade the area.

Mrs. Claire Brown, Lockwood Ridge Road, pointed out only access is by a dirt road and not a 50-foot right-of-way; this would be a multi-family establishment if rezoned there would be increase in traffic, etc.

Lane Marshall, Land Planner and Architect, said the petitioner would provide additional right of way on the property involved and that the preliminary plan envisions the traffic and other questions.

Upon recommendation by Mr. Dierks, the Chairman stated R-662 would be postponed for one week. There were no objections.

SE-671 GENEVA E. CROFT M/HOME DENIED

Request for permit for mobilehome, in conjunction with agricultural purposes (livestock), on two five-acre tracts, Magnolia Boulevard and 13th Ave. East.

The Planning Commission recommended approval for one year, and one year extension may be given provided the ten acres have been cleared of debris and concrete blocks.

Mrs. Croft explained that the mobilehome had been moved onto the property prior to applying for permit.

Mr. Hutches outlined the problems in the Magnolia Manor area where mobilehomes had been placed for six months pending construction of residences (temporary use), and the number moved into the area without approval; concerned about continued requests for mobilehomes in areas which are primarily residential, being requested for agricultural uses.

Motion was made by Mr. Hutches that SE-671 for Geneva E. Croft be disapproved. Motion was seconded by Mr. Dierks and carried.

R-663 MANATEE RIVER GROVES, INC. & EDWARDS PACKING CO., INC.  
(John D. Pettigrew, attorney) - request rezone from District R-3 to District C-1 for proposed use - conduct retail sale of citrus and related products on property located east side of 1st Street and north side of 32nd Ave., Bradenton.  
The Planning Commission recommended approval.

Motion was made by Mr. Hutches that R-663 for rezone to District C-1 be approved. Motion was seconded by Mr. Fortson and unanimously carried.

R-664 JOSEPH B. CRAMER P.U.D. APPROVED  
(William Shroder, agent) - Request change zoning from District R-1AA and R-1A to P.U.D. for multi-family housing on 30.53 acres (150 housing units) located 8820 - 44th Ave. W., Bradenton.  
The Planning Commission recommended approval.

William Grimes, attorney representing the owner, said the development of Mangrove Point will not increase the density allowed under present zoning.

Mr. Shroder outlined plans for the single story units (clustered housing) of block and frame construction, architecturally styled like the El Conquistador Villas, with two and three bedroom units, available to families.

C. W. Slacker read a resolution expressing the views and concerns of the Coral Shores Owners Association with respect to P.U.D zoning of any properties adjacent to Coral Shores Subdivision, particularly as to density, character and nature of occupancy, height of structure, dockage facilities and that Kingston not be considered as an access road to the proposed development.

Motion was made by Mr. Fortson that R-664 to P.U.D. be approved provided that density not to be greater than that authorized under present zoning. Motion was seconded by Mr. Hutches and unanimously carried.

R-665 PALMA SOLA GOLF CLUB, INC. R-3 APPROVED  
(John R. Blue, secretary/treasurer) - Request to rezone from District R-1A to District R-3 for rental apartments on property located at 3807 75th Street W., Bradenton (24 housing units on 3 acres). The committee report was read. The Planning Commission recommended approval.

John Blue explained that this development would consist of two 12-unit luxury rental apartments.

Motion was made by Mr. Dierks that R-665 for rezone to R-3 be approved. Motion was seconded by Mr. Hutches and carried unanimously.

R-666 WILLIAM J. JOHNSON PR(PROFESSIONAL) APPROVED  
(David A. Rhodes, attorney) - Request rezone from District R-1 to PR (Professional) for a funeral home on property located northwest corner of 29th St. E. and 8th Avenue E., Palmetto.  
The Planning Commission recommended approval.

Motion was made by Mr. Hutches that R-666 for rezone to PR(Professional) be approved. Motion was seconded by Mr. Fortson and carried unanimously.

JANUARY 30, 1974

(Cont'd)

SE-667 G. W. E. DAIRY - NO. 2, INC. M/HOME APPROVED  
 (Hugo Greisen and Glen H. Watkins, owners) - Request for mobilehome, in conjunction with dairy farming, to be located on property east side of Jim Davis Road and 1/2 mile from SR 675, Parrish (150 acres)  
 The Planning Commission recommended approval for two years with provision for two-year extension thereafter.

SE-670 DAVID M. NORRIS CHURCH, ETC., APPROVED  
 Request to permit church and commercial recreational facilities in conjunction with church related activities on property located on the north side of Mendoza Road, approximately one mile east of SR 683, Palmetto.  
 The Planning Commission recommended approval.

SE-672 GEORGE D. WEDSTED, JR. M/HOME APPROVED  
 Request to grant mobilehome in conjunction with agriculture on 20-acre parcel located 2600 ft. southwest of Rutland Road, and 3200 ft. northeast of a sand road, bordering on the east by a county road.  
 The Planning Commission recommended approval for a two-year period.

DUPLEX

SE-677 TAYLOR & FULTON, INC. (LORRAINE FARMS); APPROVED  
 (R. J. Taylor, president) - Request to build a duplex that will be used in conjunction with a farm labor camp; property (8 acres m/1) located 400 ft. west of 16th Ave. E. and 520 ft. south of 21st St. E., Palmetto.  
 The Planning Commission recommended approval.

SE-621(A) W. H. RUSSELL M/HOME APPROVED (EXTENSION)  
 Request for extension for a mobilehome in conjunction with agricultural purposes on 13.02 acres located at Manatee-Hillsborough County Line on U.S. 301.  
 The Planning Commission recommended approval for a period of two years with provision of two-year extension after review.

Motion was made by Mr. Hutches that recommendations of the Planning Commission be accepted and that the following Special Exceptions be approved and granted:

SE-667 G. W. E. DAIRY - NO. 2, INC.  
 Approved for two years with provision for two -year extension thereafter. (Mobilehome)

SE-670 DAVID M. NORRIS  
 Church and commercial recreational facilities in conjunction with church related activities.

SE-672 GEORGE D. WEDSTED, JR.  
 Mobilehome approved for two-year period.

SE-677 TAYLOR & FULTON, INC. (LORRAINE FARMS)  
 Duplex approved to be used in conjunction with farm labor camp.

SE-621(A) W. H. RUSSELL  
 Extension of permit for mobilehome with provision for extension for two years after review (by Planning Director).

Motion was seconded by Mr. Fortson and carried unanimously.

SE-675 SANUEL L. & JEAN E. CULBERT; RIDING STABLE, ETC., APPROVED  
 (Joseph P. Venable, attorney) - Request for special exception for a riding stable, operate a commercial recreational facility

on 15 acres located 1850 ft. east of Upper Manatee River Road, 3435 ft. south of Upper Manatee River Road.  
The Planning Commission recommended approval.

SE-676 JOHN AND BETTY HERNDON; M/HOME APPROVED (EXTENSION)  
Request for extension of SE for mobilehome in conjunction with agriculture on 36 acres located one mile north of SR 64, 1-1/4 miles east of Upper Manatee River Road.  
The Planning Commission recommended approval for two years.

SE-678 GEORGE BLAKELY M/HOME APPROVED  
Request to permit a mobilehome, in conjunction with agriculture, on 10 acres m/1 located 2000 ft. southeast of Bethany Church on a sand road.  
The Planning Commission recommended approval.

Motion was made by Mr. Hutches that the Board approve

SE-675 SAMUEL L. & JEAN E. CULBERT  
Permit for operation of recreational facility and riding stable.

SE-676 JOHN & BETTY HERNDON  
Extend Special Exception for a mobilehome for two years.

SE-678 GEORGE BLAELY  
Permit for mobilehome for one year with provision that there may be extension for one additional year after review (by the Planning Director).

as recommended by the Planning Commission. Motion was seconded by Mr. Fortson and carried unanimously.

R-667 A.B.C., et al - REZONE C-1 & R-1AA APPROVED  
Request to rezone from District M-1 to Districts C-1 and R-1AA, 100 acres m/1 located on the east and west side of Palma Sola Road and on the north side of Cortez Road.  
The Planning Commission recommended approval.

Motion was made by Mr. Fortson that R-667 to rezone to Districts C-1 and R-1AA be approved. Motion was seconded by Mr. Dierks and unanimously carried.

SE-668 JUDITH A. CHESHIRE CHILD CARE CENTER POSTPONED  
Request for permit to establish child-care center on property located on 20th Ave. W., Golf Club Gardens Subdivision, Lot 21, Block 4; Bradenton.  
The Planning Commission recommended approval for one year, and an extension of one additional year if no complaints are received because of this Day-Care Center.

There were no objections that SE-668 be postponed for one week.

✓ SE-669 FLORIDA POWER & LIGHT COMPANY; SUB-STATION APPROVED  
(Allen Putnam, agent) - Request to permit an Electric Sub-Station on property located on south side of 9th Avenue W., between 38th Street W. and 35th Street W. (Rosedale Manor Subdivision), Bradenton, Florida. (Area consists of Lots 257 through 273, 2.36 acres.)  
The Planning Commission recommended approval subject to the following stipulations: (1) Florida Power & Light Company shall maintain a buffer 50 ft. along 9th Avenue W. and 38 ft. around the remaining sides. The buffer area shall be landscaped



JANUARY 30, 1974 (Cont'd)

to screen the fence and Landscaping Plans shall be approved by the Planning Director prior to obtaining a building permit. (2) Only one driveway will be permitted off 36th Street W. and entered through the fence from the south; an emergency visually screened driveway will be permitted off 35th Street W. (3) No parking will be permitted within the required buffer.

Allen Putnam, agent for the petitioner, was present and agreed to the stipulations.

Motion was made by Mr. Fortson that SE-669 for Florida Power & Light Company be approved, subject to all stipulations outlined and recommended by the Planning Commission. Motion was seconded by Mr. Hutches and carried unanimously.

SE-674 J. O. GUTHRIE CATTLE GRAZING APPROVED

Request for special exception for cattle grazing on 105.88 acres m/1, located 1701 U.S. 301, Palmetto. The Planning Commission recommended approval of the eastern 1770 feet of the property described for cattle grazing, which will leave a buffer for property owners in Sunkist Acres Subdivision so they do not have to contend with odor, flies and noise created by the cattle. (1000 ft. buffer)


Motion was made by Mr. Hutches that SE-674 for J. O. Guthrie be approved for the eastern 1770 feet of the property as recommended by the Planning Commission. Motion was seconded by Mr. Dierks and carried unanimously.

MEETING ADJOURNED

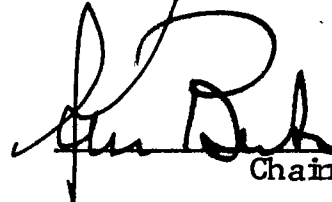
There being no further business, and upon motion, the meeting was declared adjourned.

Attest:

M. T. McInnis, Clerk

  
\_\_\_\_\_  
Deputy Clerk

APPROVED: 18 June 1974

  
\_\_\_\_\_  
Chairman