

APRIL 24, 1974

The Board of County Commissioners of Manatee County, Florida, met in SPECIAL SESSION in the Court House in Bradenton, Florida, Wednesday, April 24, 1974 at 9:00 A. M.

Present were Commissioners    Ken Burton, Chairman  
                                     Robert C. Hutches, Vice Chairman  
                                     Dan P. McClure  
                                     L. H. Fortson, Jr.  
                                     Kenneth D. Dierks  
Also present were                Henry E. Bourne, Deputy Clerk  
                                     Paul Logan, Acting County Attorney

The meeting was called to order by Chairman Burton.

#### BELCHER OIL COMPANY DRI (REFERENDUM)

Mr. Dierks made a statement to the effect that he voted in favor of the referendum on the question of Belcher Oil Company DRI, in the meeting of April 23, 1974, upon condition that the people and the communities who were appealing this would withdraw from that appeal; that inasmuch as this condition was not honored he wanted to change his vote to "NO" and that this be reflected in the record.

#### ZONING

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

R-675 ALEX & FLORENCE HANUSHEK; LAURA E. REINACHER - POSTPONED  
Request for change of zoning from District R-1A & R-1C to P.U.D. for construction of villas, cluster homes and town-houses on 172.84+/- acres located south of Bayshore Drive on Horseshoe Loop Road (24th Ave. Dr. W.) Terra Ceia Island. (256 housing units on 87.26 acres.) Committee report was read. The Planning Commission recommended denial.

Mr. Fischer brought to the attention of the Board a letter from the developer to the effect that every effort has been made to develop a workable compatible planned unit development for Lots 58, 62 and 63 on Terra Ceia Island; that study had been completed on the access road to the proposed P.U.D. and they are in agreement that certain road improvements should be made and they are willing to fund these improvements in the amount of \$70,000.00

William C. Grimes, attorney representing the developers and the owners of this property, said the residents of the community of Terra Ceia appeared before the Planning Commission and voiced their objections to the plan as presented; that the developers, land planner and designer were present and they do not desire to create a development on this property that is not in keeping with the desires of the residents of this community, and they want to develop it in accordance with what the people in the area want. He said he had been authorized to make request to the Board that this matter be taken off the agenda until the next meeting (zoning) in three months and that they be given an opportunity to meet with these people, revise the complete concept, and attempt to make it in accordance with the desires of the community.

Motion was made by Mr. McClure that the request of Mr. Grimes be granted. Motion was seconded by Mr. Dierks and carried unanimously.

The Chairman stated for the benefit of those present that this item (R-675) would be going back before the Planning Commission, then to this Board on July 31, 1974. (Would be re-advertised)

Mr. Fischer said the latest date the Planning Commission can act on the petition would be June 5th.

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Mrs. Mason Parker, spokeswoman for the Terra Ceia residents, stated for the record that the people in the community were opposed to other than single family residences on the west side of the Island.

R-674 PERREAULT; YODER; NEFF; DISTRICT T-2 DENIED  
(Helen Cohen, Trustee; Saul Paster, attorney and agent).  
Request to change the zoning from District A to District T-2 for a Family Mobile Home Park on 183.45 acres located on 39th St. E. (Tuttle Ave.) and 85th Ave. E. (Sunset Blvd) and Tallevast Road (bordering these roads).  
The Committee report was read. The Planning Commission recommended denial.

Saul Paster, attorney for the petitioner, made an extensive presentation of the plans for developing the Family-style Park, the changes made in the plan after presentation to the Planning Commission in attempting to overcome the objections at the hearing concerning theft of citrus from groves in the area and encroachment of spray on the property, drainage problems, density (lowered from seven to five per acre), traffic that would be generated, etc. He outlined commitments that would be made by the developer to take care of the traffic flow, including payment for a traffic light at U.W. 301 and Tallevast Road; pointed out that this type of development desirable because county does not have to maintain water lines, sewer lines, roads, etc., that the owner is responsible for street lights and garbage pickup.

Bob Brown, planner, exhibited diagrammatic land use plan and the ranch-style mobilehome units designed for this family-oriented park. Petitions and letters in favor of the development under R-674 were submitted for the record.

Among those speaking in favor of approval of R-674 were

Fred Beatty, president of Franklin Homes  
Jim Roland  
Norman Dixon Ned King

Among those speaking in opposition to approval of R-674 were

George Laposky, representing Oneco Community Association and Braden River Association (presented petitions);  
Raymond Skinner, Midway Groves  
Lloyd Troyers  
Guy Pascal  
Harry Robinson, president of Tallevast Community Association  
James Gordon  
Bill Montgomery Harold Hayworth  
John Blaser Mrs. G. T. Bray  
Lloyd Bradley

Letters acknowledged from Bill Mixon (Mixon Fruit Farms), Tom Williams (Wild Hare Ranch), Ben Overstreet (Oneco-Tallevast Fire Control District - narrow road presents hazardous delay and inadequate fire protection)

Mr. Dierks commended the petitioner for building very fine facilities (Windmill Villages), etc., and the concept presented in connection with this zoning request; that he was favorable to T-2 zoning, but such a development in this area would present problems - drainage, traffic, ect. He moved that R-674 for rezone to T-2 be denied. Motion was seconded by Mr. McClure, who concurred that it was one of the finest presentations on a mobilehome park and would like to encourage development of a similar one in a more desirable location, compatible with surrounding area where it would not be so violently opposed. Motion to deny R-674 carried unanimously.

RECESS

After a short recess, the meeting was reconvened.

R-661 TAMPA WEST SHORE, INC. P.U.D. POSTPONED

(Palma Sola Bay Development; V. W. Kaklis, agent)

Request to change zoning from District Commercial and Residential to P.U.D. for multi-family housing on 60 acres located north of Manatee Ave. W., between Palma Sola Bay and Perico Bayou, Bradenton. (508 housing units)

The Committee report was read (item deferred from January 30, 1974). The Planning Commission recommended denial.

V. W. Kaklis requested that this item be held in abeyance until the Comprehensive Plan is completed. (Under present zoning can be developed commercial on the front and single-family on the back.)

Mr. Fischer pointed out the developer is asking for P.U.D. on sixty acres, of which twenty acres is water and forty acres below mean high water; if developed according to present zoning can build 248 units, but there is need for a work session to clarify "gross acre", and cannot see that the Comprehensive Plan would approve building on swampland.

The Chairman stated that if there were no objections a work session would be held the following Monday to develop a policy as to acreage and heights (buildings) and the matter would be again considered at the next regular meeting. (Mr. Kaklis to submit request in writing.) There were no objections.

R-669 SUTTON & TURNER PROFIT SHARING TRUST; DENIED R-3

Request to change zoning from District R-1A and R-1B to District R-3 for apartments (84 housing units) to be constructed on 7.0 acres located 1350 ft. south of 10th St. W., and 350 ft. west of 32nd Ave. W., Palmetto.

The Planning Commission recommended denial.

Motion was made by Mr. McClure that R-669 be DENIED. Motion was seconded by Mr. Hutches and carried unanimously. (All surrounding property owners opposed to rezoning to R-3).

R-670 WILLIAM C. GRIMES DISTRICT C-1 APPROVED

Request to change present zoning from Districts M-1, <sup>C-1</sup> ~~T-1~~ and T-1 to District C-1, for uses permitted in C-1, <sup>72.77</sup> ~~72.77~~ acres located northwest corner of U.S. 301 and 1st Street, Bradenton.

The Planning Commission recommended approval.

William Grimes, attorney and Dick Greco, referred to the location as the DeBartola/Hood property, proposing businesses along the front (grocery, etc) and apartments (16 to acre) in back. Upon question, Mr. Greco said it was his experience (Mayor of Tampa) there were problems with achieving overhead crossovers, but he would look into this possibility and that DeBartola Corporation was willing to work with the county on traffic and other problems.

Motion was made by Mr. Hutches that R-670 for rezone to District C-1 be approved. Motion was seconded by Mr. Dierks and carried unanimously.

R-671 C. M. HENSON, JR. DISTRICT M-2 APPROVED

Request to change presenting zoning from District A to District M-2, for uses specified in M-2 District, 29.67 acres along the north side of Saunders Road, east side of abandoned ACL Railroad, Bradenton.

The Planning Commission recommended approval. The Committee report stated the petitioner should make allowances in his development for future demands which may be made for frontage roads along U.S. 301.

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Ralph Nelson, with Roberts & Zoller, said this was for extension of the existing Henson Industrial Park, Phase II.

Motion was made by Mr. Dierks that R-671 for rezone to District M-2 be approved as recommended. Motion was seconded by Mr. Hutches and unanimously carried.

R-672 COAST FEDERAL SAVINGS & LOAN ASSOC. C-1 APPROVED  
Request to change present zoning from District R-3 to C-1 for Savings & Loan Branch office on 1-acre parcel located 265 ft. west of 51st St. W. and on the south side of Cortez Rd. The Planning Commission recommended approval.

Wayne Atwood represented the petitioner. Motion was made by Mr. McClure that R-672 for rezone to District C-1 be approved. Motion was seconded by Mr. Fortson and carried unanimously.

R-673 J. KENNETH & MARGARET L. BROOKS R-1B POSTPONED  
Request to change zoning from District PR (professional) to District R-1B, for a Nursing Home and necessary related uses, on 4 acres located 5604 thru 5620 - 26th Street W. The Planning Commission recommended approval.

SE-687 J. KENNETH & MARGARET L. BROOKS POSTPONED  
Request for Special Exception to permit a Nursing Home on property described in R-673. The Planning Commission recommended approval.

Dale Price, representing the present owner, and Mr. Rosscamp, one of the prospective owners, were present to explain the type facility anticipated if the rezone change and Special Exception are approved.

Mr. Fortson questioned the concept of a nursing home to Manatee Junior College. With reference to 56th Avenue being unpaved, Mr. Rosscamp said he would be willing to participate in any type of improvements recommended by County.

There were no objections to recommendation by Mr. Fortson that action be postponed on R-673 and SE-687 for one week.

R-676 R. E. AND MARGARET WALTZ DISTRICT C-1 DENIED  
Request to change zoning from District R-1AA to District C-1 1.43 m/1 acres located 630 ft. east of 14th St. W. and south of Oneco Road, Bradenton. (Committee report read.) The Planning Commission recommended denial.

Eugene George, representing the petitioner, stated they were unable to obtain economic return under the present zoning.

Motion was made by Mr. Dierks that R-676 be denied as recommended by the Planning Commission. Motion was seconded by Mr. Hutches and carried unanimously.

R-678 FIRST ENVIRONMENTAL SERVICES, INC. R-1B DEFERRED  
(J. Harold Chastain, agent) - Request to change zoning from District R-1C to District R-1B, to change lot size from 15,000 sq. ft. to 10,000 sq. ft. in order they be consistent with surrounding developments, 49.32 m/1 acres located 7504 9th Ave. N.W. (Palma Sola Road) The Planning Commission recommended denial.

John Benson appeared on behalf of the petitioner. There were no objections to recommendation that this item be deferred until later in the meeting.

R-680 W. G. KOEHN, Vice President, Trust Officer, Manatee National Bank; Lane Marshall & Assoc., Inc., Agent.  
Request change of zoning 3415 First Street, Bradenton (18.50 acres) from R-3 (W'ly 603 ft m/1) and R-1AA (E'ly 636 ft m/1) to C-1 (w'ly 603 ft. m/1) and R-3 (E'ly 636.64 ft. for commercial, professional, motel operation and multi-family housing. The Planning Commission recommended approval R-3 to C-1 and denial R-1AA to R-3.

William Grimes, attorney, Don Donaldson and Lane Marshall, Land Planner, were present. Mr. Marshall outlined composite site analysis for the commercial-professional-apartment complex; surrounding zoning pattern; proposed project of two land uses front portion (9 acres), Illustrative Master Site Plan of "The Groves", 123-unit motel complex with restaurant facility; providing frontage road; owner will pay for lining up 34th Street W.; no zoning other than R-3 to allow cluster units and stipulate under Z-77 to develop at no greater density than R-1AA (9.5 acres) if Board will waive ten-acre requirement for P.U.D.

Motion was made by Mr. Hutches that the property described in R-680 (1) Rezone from R-3 and R-1AA to C-1 be APPROVED and (2) Rezone to R-3 be referred back to the Planning Commission for restudy. Motion was seconded by Mr. McClure and carried unanimously.

SE-679 THE REV. DANIEL CARRIGAN M/HOME CLASSROOM DEFERRED  
Request to permit use of a mobilehome as classrooms for educational purposes on 16.2 acres located 966 ft. east of 8th Ave. (Old Tampa Road) on 26th St., Palmetto. The Planning Commission recommended approval.

There were no objections to recommendations by Mr. McClure to defer action for one week on SE-679.

SE-680 RAY COTHERN M/HOME APPROVED  
(SE-336) Request to permit a mobilehome as residence in conjunction with agricultural uses on 11.5 acres located north of SR 70 and west of Braden River, north of Sandman Mobile Park, Bradenton. The Planning Commission recommended approval for a period of two years.

Upon motion by Mr. Dierks, seconded by Mr. Hutches, the Board unanimously approved SE-680 for Ray Cothern for a period of two (2) years.

SE-681 ALVIN MEDLEY M/HOME APPROVED  
Request for permit mobilehome as residence in conjunction with agricultural uses on 20 acres located 3½ miles east of Bayshore Road and north side of Buckeye Road, Palmetto. The Planning Commission recommended approval for two years.

Upon motion by Mr. McClure, seconded by Mr. Hutches, the Board unanimously approved SE-681 for Alvin Medley for a period of two (2) years.

SE-688 SAM E. WILLIS M/HOME APPROVED  
Request for permit for mobilehome as residence in conjunction with agricultural uses on 10 acres located north of 114th Street E. and 1225 ft. east of U.S. 41, Palmetto. The Planning Commission recommended approval for a period of two years with provision of another two-year extension by the Planning Director if the character of the area not changed.

Upon motion by Mr. McClure, seconded by Mr. Hutches, SE-688 for

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Sam E. Willis was approved for two years with provision for two years extension by the Planning Director if the character of the area had not undergone substantial change, as recommended by the Planning Commission.

SE-689 SARASOTA RADIO COMPANY M/HOME DENIED

Request to permit a mobilehome as residence in conjunction with agricultural uses on 10 acres located at 2404 13th Ave. E., Bradenton.

The Planning Commission recommended denial.

Upon motion by Mr. Hutches, seconded by Mr. Dierks, the Board unanimously denied SE-689 for Sarasota Radio Company.

SE-690 PERREAULT; LESLIE; SHELDON; GENTRY APPROVED

(Saul Paster, agent) - Request to grant a Special Exception to permit food consumption in vehicle on premises (1.37 acres), 6111 14th Street W., Bradenton.

The Planning Commission recommended approval.

Saul Paster explained that this was to be a "Steak and Shake" curb service establishment.

Motion was made by Mr. Fortson that SE-690 be approved as recommended by the Planning Commission. Motion was seconded by Mr. Dierks and carried unanimously. (Correction: Motion by Mr. Dierks, seconded by Mr. Fortson.)

SE-683 EARL E. BAILEY M/HOME APPROVED

Request for permit for mobilehome as residence for caretaker in conjunction with agricultural uses on 42.12 acres located 1/4 mile north of SR 64 and the east side of a graded road, approximately 1 1/2 miles southeast of Rye Bridge Road, east and west of Zipper Road. (SE-356)

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Dierks, SE-683 for Earl E. Bailey for a period of two (2) years was unanimously approved.

SE-684 LULA M. WALDRET M/HOME APPROVED

Request to permit a mobilehome as residence in conjunction with agricultural uses on 10.96 acres located 1/2 mile east of A.C.L. Railroad along Whitfield Ave. (69th Ave. East)

The Planning Commission recommended approval for two years.

Upon motion by Mr. Dierks, seconded by Mr. Hutches, SE-684 for Lula M. Waldret was unanimously approved for two (2) years.

SE-696 A. B. C. LIQUOR, INC. DEFERRED

Request for permit for Package and Lounge establishment for the sale of alcoholic beverages at 3407 U.S. 301 Blvd. West, Bradenton (4.72 acres).

The Planning Commission recommended approval provided that (1) The access to the property be limited to the existing access at the northern property line and the existing access at the eastern property line. These two access points will be used for a right turn in and a right turn out only. (2) When traffic warrants, as determined by the Manatee County Engineering Department, a left turning lane will be constructed at the cost of the petitioner. The left turning lane will be at the easterly access of the petitioner's property and U.S. 301 Blvd. The turning lane will meet the standards as set by the Department of Transportation and the Manatee County Engineer.

Motion was made by Mr. Hutches that SE-696 be approved as outlined in the recommendations of the Planning Commission. Motion was seconded by Mr. McClure for discussion. After discussion and advice by Mr. Logan (County Attorney) that county could not enforce over \$9000 cost of constructing the left turn land if they are not willing to pay, Mr. McClure withdrew his second to the motion in favor of referring the matter back to the Planning Department, to Mr. Hutches and the County Engineering Department to work out the problem.

The Chairman stated that if there were no objections action on SE-696 would be deferred for one week. There were no objections.

SE-697 GARDNER AND LAWSON M/HOME APPROVED  
Request to permit a mobilehome in conjunction with agriculture on 23.63 m/1 acres, south of Whitfield Ave. (69th Ave. E.) and 1000ft. west of Prospect Road (36th St. E.), Tallavast. The Planning Commission recommended approval for two years.

Upon motion by Mr. Dierks, seconded by Mr. Hutches, SE-697 for Gardner and Lawson was unanimously approved for a period of two years.

SE-693 ERNEST E. AFFOLTER, JR. CHURCH APPROVED  
(Karl Lasseter, realtor) - Request to permit church and church related activities on 4.30 m/1 acres located south of SR 70 and east of 37th St. E., Oneco Area. (Clarence Abbey present) The Planning Commission recommended approval.

Upon motion by Mr. Dierks, seconded by Mr. Hutches, SE-693 was unanimously approved for a church and church related activities.

SE-698 THOMAS AND JUDITH LYNCH; DAY CARE CENTER APPROVED  
Request to permit a Day Care Center in home located 532 Hillcrest Dr., Bradenton (2 lots - 0.51 m/1 acre) The Planning Commission recommended approval for one year with provision for one year extension by the Planning Director if no substantial change in area or no complaints on use.

Mrs. Lynch was present and explained there would be no more than ten children, all of pre-school age, on Monday through Friday, hours 7:00 a.m. to 6:00 or 6:30 p.m.; that area will be fenced as playground; should not affect the neighborhood adversely; presented two letters from neighbors "No objections".

A letter was received from Robert Bender opposing the day care center on the property which adjoins his property.

Motion was made by Mr. Hutches that SE-698 for Thomas and Judith Lynch be approved for a period of one year with provision for one year extension as recommended by the Planning Commission. Motion was seconded by Mr. McClure for discussion. Voting "Aye" were Mr. Hutches, Mr. Dierks and Chairman Burton. Mr. McClure and Mr. Fortson voted "No". Motion carried.

SE-700 PAUL B. AND BEVERLY J. TINDALL M/HOME APPROVED  
Request to permit a mobilehome in conjunction with agricultural uses on 5 acres located on the north side of the access road to Tamiami Farms, approximately 1/2 mile east of Erie Road, Parrish area and 1 1/2 miles north of U.S. 301. The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-700 for Paul B. and Beverly J. Tindall was unanimously approved for a period of two years.

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SE-702 DAVE F. BALLARD (SE-375) M/HOME APPROVED

Request to permit a mobilehome in conjunction with agricultural uses on two parcels (total 10 acres m/1) located in the general area of Upper Manatee River Road, 1000 ft. west of Gates Creek, 1½ miles north of SR 64.

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-702 for Dave F. Ballard was unanimously approved for a period of two (2) years.

SE-703 RONNIE CONNER (SE-502) M/HOME APPROVED

Request to permit a mobilehome in conjunction with agricultural uses on 5.149 acres located south side of Single-tary Road, 6 miles south of SR 70, approximately 1000 ft. west Myakka River. (Lester Yeates, agent)

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-703 for Ronnie Conner was unanimously approved for a period of two (2) years.

SE-682 PETE HAYWOOD (SE-369) M/HOME APPROVED

Request to permit a mobilehome as residence in conjunction with agricultural uses on 20 acres located 3½ miles east of Bayshore Road and north side of Buckeye Road, Palmetto.

The Planning Commission recommended approval for two years with provision for extension of two years at the discretion of the Planning Director if no change in area.

Correction of location: 3000 ft. east of SR 39 (Picnic Road) and 3700 ft. south of Hillsborough-Manatee County Lines.

Upon motion by Mr. Hutches, seconded by Mr. McClure, SE-682 for Pete Haywood was unanimously approved for a two year period with provision for two year extension as recommended by the Planning Commission.

SE-685 CHARLES AND MARY PARTIN M/HOME APPROVED

Request to permit a mobilehome as residence in conjunction with agricultural uses on 15.89 acres located 3300 ft. south of Seaboard Airline Railroad and 3300 ft. west of U.S. 301 and south of Martha Road, Palmetto.

The Planning Commission recommended approval for two years with provision for extension of two years at discretion of the Planning Director if no change in area.

Motion was made by Mr. Hutches that SE-685 for Charles and Mary Partin be approved for two years with provision for extension of an additional two years as recommended by the Planning Commission.

SE-691 JAMES MOORE (SE-376) M/HOME APPROVED

Request to permit a mobilehome as residence in conjunction with agricultural uses on .55 acre located northwest corner of 37th Street E. and 40th Ave. E., Palmetto.

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-691 for James Moore was unanimously approved for a period of two (2) years.

SE-692 HAROLD GARDNER (SE-509) M/HOME APPROVED

Request to permit a mobilehome as residence in conjunction with agricultural uses on 5 acres located 400 ft. east of Erie Road on the north side of an access road, Tamiami Farms, Parrish.

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-692 for Harold Gardner was unanimously approved for a period of two (2) years.



SE-694 NEIL AND JUDY BEASLEY (SE-445) M/HOME APPROVED

Request to permit a mobilehome in conjunction with agricultural uses on 5.2 m/1 acres located 4419 96th Ave. E., Ellenton/Parrish area.

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-694 for Neil and Judy Beasley was unanimously approved for a period of two years.

SE-695 BILL AND DELILAH POWELL (SE-505) M/HOME APPROVED

Request to permit a mobilehome in conjunction with agricultural uses on 15.15 m/1 acres located 2015 81st Street E., Palmetto.

The Planning Commission recommended approval for two years with provision for extension for additional two years by Planning Director if no substantial change in character of area.

Motion was made by Mr. McClure that SE-695 for Bill and Delilah Powell be approved for two years with provision for extension of two years as recommended by the Planning Commission. Motion was seconded by Mr. Hutches and carried unanimously.

SE-699 PETER FARNICK PLANT NURSERY APPROVED

Request to permit a retail Plant Nursery on 3.63 acres located 4716 U.S. 41, Palmetto.

The Planning Commission recommended approval.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-699 for Peter Farnick was unanimously approved.

SE-705 MARION SMITH (SE-499) M/HOME APPROVED

Request to permit a mobilehome in conjunction with agricultural uses on 5 acres located 1½ miles north of U.S. 301, .4 miles east of Erie Road, s/s of easement, Parrish Area.

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, SE-705 for Marion Smith was unanimously approved for a period of two (2) years.

P.U.D.-4(P) FISHERMAN'S COVE, INC. (Mt. Vernon Condominium (R-624) Development) - Gilbert Waters, agent.

Request for Preliminary Development Plan approval under P.U.D. zoning for family dwellings located approximately 90th St., West of Coral Shores, south side of Cortez Road. (439 housing units on 81.4 m/1 gross acreage).

The Planning Commission recommended approval.  
(Presentation follows R-678)

P.U.D. -3(P) JOHN RAYFIELD INVESTMENT COMPANY, INC.

(R-662) Request approval of Preliminary Development Plan for multi-family housing on 69.59 acres (616 Housing Units) located west of Lockwood Ridge Road, 800 ft. m/1, north of Tallevast Road.

The Planning Commission recommended approval provided that  
 =petitioner implement controls protect Ward Lake from pollution;  
 =petitioner submit Final Development Plans within one year of approval of preliminary development plan;  
 =petitioner must comply with Preliminary Development Plans as submitted by Pan American Bank of Sarasota;  
 =in order to provide adequate ingress and egress, petitioner to (a) donate right-of-way and easement for Lynden Lane and construct/at their expense within two years from date.  
 (b) donate right of way for north side of Tallevast Road (77th Ave. E.) and construct additional lanes as required in development at their own expense; (c) donate right of way for east side of Lockwood Ridge Road, pay for half the cost

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of design and construction of 4-lane undivided road north from Tallevast Road to end of Horizons r/w, as specified; (d) donate 50-ft. right of way for Lockwood Ridge Road, as specified, and construct west half of 4-lane divided road, pay for design and construction, to be completed within two years from date.

John Medico presented a Regional and Area Location map of the proposed development (Horizons Condominiums) and stated that easement and road requirements had been resolved with the Planning Department and the County Engineer; that there would be no pollutant waters drained into Ward Lake regions; that interior roads will be built to county specifications but no question of commitment by county to maintain because they are not "through" roads.

Motion was made by Mr. Dierks that preliminary plans for P.U.D.-3 JOHN RAYFIELD INVESTMENT COMPANY, INC., be approved. Motion was seconded by Mr. McClure and carried unanimously.

R-678 FIRST ENVIRONMENTAL SERVICES, INC. R-1B DEFERRED  
(See page 494 - Planning Commission recommended denial.)

Mr. Fischer read the committee report recommending denial of R-678, request change of zoning from R-1C to R-1B for change of lot size. Upon question, the County Attorney advised that the county cannot enforce any deed restrictions incorporated as a part of zoning.

There were no objections to request by Mr. Fortson that R-678 be deferred for one week to allow him an opportunity to discuss this request further with John Benson, who appeared on behalf of the developer (project Wimbledon Woods) and the Planning Director.

P.U.D.-4(P) FISHERMAN'S COVE, INC. (Mt. Vernon Condominiums)  
(See page 499 - Planning Commission recommended approval.)

Robert Boylston, attorney for the developer, was present.

Mr. Fischer outlined the stipulations under which Planning Commission recommended approval of P.U.D.-4, as to density, undisturbed area around two existing lakes; statements indicating how the "natural areas" will be protected, statement of floor areas of the Health Center and the Convenience Center, entrance on Cortez Road to be approved by Department of Transportation and Manatee County Highway Department prior to filing of the Final Plan, meet flood elevation requirements; submit "Final Plans" within one year.

Gil Waters stated that they will meet all requirements of Manatee County, the State of Florida and the Federal Government.

Mr. Fortson moved for the adoption of a resolution approving the P.U.D.-4 preliminary plan as recommended by the Planning Commission. Motion was seconded by Mr. Hutches and carried unanimously.

SE-598 KNIGHTS OF COLUMBUS HALL  
The Planning Director recommended extension of time for plans.

Upon motion by Mr. Hutches, seconded by Mr. Fortson, the Board unanimously approved an extension of one year for SE-598, Knights of Columbus Hall.

R-669 SUTTON & TURNER PROFIT SHARING TRUST  
(See page 493 for motion to deny)

There was some question as to whether or not the petitioner on R-669 was notified that hearing would be held on this request this date,

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so Mr. Fischer said he would contact him to see if he wished to present additional testimony, etc.

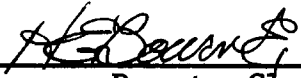
Motion was made by Mr. Hutches that resolutions be adopted approving and adopting rezone petitions R-670, R-671, R-672 and that portion of R-680 rezoned to C-1. Motion was seconded by Mr. Fortson and carried unanimously.

**MEETING ADJOURNED**

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

Attest:

M. T. McInnis, Clerk



Deputy Clerk

APPROVED: 17 December 1974

  
Chairman

*rew*