

OCTOBER 30, 1974

SPECIAL MEETING

The Board of County Commissioners of Manatee County, Florida, met in SPECIAL SESSION in the Court House in Bradenton, Florida, Wednesday, October 30, 1974 at 9:10 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 Richard A. Hampton, County Attorney

The meeting was called to order by Chairman Burton.

ZONING

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

R-683 COUNTY COMMISSION INITIATED A-District Postponed

Request rezone from District T (Mobilehome Park to A-General Agricultural District 503 acres m/1 located approx. 1000 ft. east of 57th St. E. (Morgan Johnson Road) and 1350 ft. north of S.R. 64, bordered on the north by the Manatee River.

The Planning Commission recommended approval for reasons outlined in the committee report: land elevation; property going to be split by planned Interstate highway; land being used as pasture and taxed accordance to use and not zoning; present zoning not appropriate and no plans for development under current zoning.

George Morn said the owner, Walter Clark, could not attend the meeting and requested that R-683 be postponed until he could be present. The Chairman stated that if there were no objections this item would be postponed until the following Tuesday. There were no objections.

SE-713 ABRAHAM KAWA WITHDRAWN

Request for special exception to permit 37.65 acres m/1 to be used for production of tomato/vegetable crops and necessary related activities; property located 4708 17th St. W. (Sneads Island Road) Palmetto.

The Planning Commission recommended denial.

Dale L. Price, attorney for the petitioner, submitted a letter withdrawing petition SE-713.

R-695 MILO L. PIKE & PAUL E. SWENSON; PR APPROVED

Request (Fred A. Bucciarelli, agent) to rezone .21 acres located 4616 26th Street W., Bradenton from District R1-AA to District PR (Professional) District for permitted uses. The Planning Commission recommended denial. (No committee report). The Planning Director referred to schematic plan of 26th Street, with original zoning Residential and the trend toward professional and commercial from Bradenton City limits to the Cortez Road. He said there was opposition at the public hearing.

No one appeared in opposition to the granting of the petition before the Board. After study of the map and discussion concerning the trend toward commercial and professional uses along four-lane and arterial highways (26th Street, Manatee Avenue, etc.), Mr. McClure moved for approval of R-695 and adoption of resolution rezoning the property to PR-Professional. Motion was seconded by Mr. Hutches and carried unanimously.

R-700 ROY F. BADEN C-1 DISTRICT APPROVED

Request rezone from District R-1AA (One and Two-family dwellings) to District C-1 (Commercial) District .21 acre located 3707 26th Street W., for the sale of figurines, plaques, greenware and what-nots to be sold inside premises. The Planning Commission recommended denial.

In view of comments in connection with R-695 and the fact that this request is on property just down the street, and the type of use this will be put to, Mr. Hutches moved that R-700 be approved and that the resolution rezoning to C-1 be adopted. (Property bordered on the south by a street, it would not be placing it in the middle of a block where access would be no problem.) Motion was seconded by Mr. McClure and carried unanimously. Mr. Roy Baden was present and stated that there will be no on-street parking.

R-696 JAMES FREED ET UX R-3 DISTRICT POSTPONED

Request to rezone .33 acre from District R-1A (One family dwelling) to R-3 (Multiple family residential & Resort) for two additional apartments on property located 1024 39th Ave. E., Ellenton.

The Planning Commission recommended denial.

Mrs. Margaret Freed explained that they bought the property in 1972 with intention of converting the garage into an apartment and the broker did not advise that this would not be allowed; that there were three apartments in the house; that the property had been cleaned up and painted; that there were rental properties adjoining, also duplex.

Jerry West, planner, pointed out that the three existing apartments were non-conforming, but the zoning violation was that the garage had been converted into an apartment (with no building permit). There were objections to the request at the public hearing held by the Planning Commission.

Upon recommendation by Mr. McClure, the Chairman stated that if there were no objections R-696 would be postponed until the following Tuesday, pending further investigation. There were no objections.

R-697 HARRISON BELLAMY ET UX; R-2 APPROVED

Request for rezoning of .27 acre from District C-2 to District R-1 on property located 1817 2nd Ave. E., Palmetto. The Planning Commission recommended approval.

Mr. Fortson moved for approval of R-697 and adoption of a Resolution rezoning the property to District R-1. Motion was seconded by Mr. Hutches and carried unanimously.

R-698 IDA S. THORNTON; C-1A DISTRICT APPROVED

Request for rezone 1.54 acres, located south of Bradenton-Arcadia Road, east of Carlton Avenue, Myakka City, from A-Agricultural District to C-1A (Highway Business District). The Planning Commission recommended approval.

Mr. Hutches moved for approval of R-698 and adoption of a Resolution rezoning the property to District C-1A (Highway Business District). Motion was seconded by Mr. Fortson and carried unanimously.

R-699 A. K. and SHEILA LEACH PR-DISTRICT APPROVED

Request to rezone .16 acre, located 420 45th St. W. (Fernway Drive), Bradenton, from District R-1A to District C (Neighborhood commercial district) for a real estate office. The Planning Commission recommended denial for District C, and recommended that present zoning R-1A be changed to PR-Professional.

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Mr. McClure moved for approval of PR-Professional zoning on property described in R-699 and for adoption of the appropriate Resolution. Motion was seconded by Mr. Hutches and carried unanimously.

R-701 BAYSHORE GARDENS HOME OWNERS ASSOCIATION; R-1AB APPROVED
(Arthur Fischer, agent) - Request rezone approximately 1400 lots from R-1AA (One and two family dwellings) to R-1AB (One family dwellings).

The Planning Commission recommended approval.

The Planning Director explained that the property owners obtained petitions to have this action initiated to change the zoning and that the legal advertisement included certain areas which had been deleted from the recommendation.

Mr. Fortson moved for approval of R-701 and adoption of a Resolution rezoning the property to R-1AB. Motion was seconded by Mr. Dierks and carried unanimously.

R-703 LEONA LeGRANDE PR DISTRICT POSTPONED
Request for rezone of .258 acre from District R-1A (One family dwellings) to PR-(Professional) District for a Real Estate Office. The property is located at 2316 29th Avenue W., Bradenton.

The Planning Commission recommended denial.

Mrs. Leona LeGrande explained that she wants to operate the office out of her home and keep her license, but not as collective group as in the past; that she owns the most valuable property in the neighborhood (area mostly duplexes) so there was no question of downgrading valuations; that there would be no advertising on the grounds and the amount of traffic would be negligible.

Upon request by Mr. Dierks that action be deferred to give Board members an opportunity to view the property, the Chairman stated that R-703 would be postponed for one week. There were no objections.

R-704 FOREMAN; KEITH; ROBERTS; THEIS; C-1 ADOPTED
(Ms Audrey Foreman, agent) - Request rezone .37 acre from District A (Agriculture) to C-1 (Commercial District) for a convenience store east of U.S. 301, south of 81st Street E., Parrish area.

The Planning Commission recommended approval.

Motion was made by Mr. Hutches to approve R-704 and adopt a Resolution rezoning the property to C-1 District. Motion was seconded by Mr. Dierks and carried unanimously.

SE-732 GOSPEL CRUSADE, INC. POSTPONED
(George Aspinall, agent) - Request to grant a special exception to amend (SE-342) on revised plans, including additional travel trailer spaces on 71.60 acres located on the north side of Upper Manatee River Road, bounded on the north by Manatee River and lying approximately 228 ft. west of SE corner of Section 16.

The Planning Commission recommended approval of Site Plan of Christian Retreat dated 9/17/74 as the Revised Site Plan for Special Exception 342; that letter from Tom Redmond, of the Gospel Crusade, Inc., dated 9/25/74, be adopted as part of the site plan showing intent of Gospel Crusade, Inc., for the development of the remainder of the site; approve twenty-five travel trailer sites with condition that provisos of the Health and Highway Departments are met.

Mr. Fischer explained that this revision was submitted at the request of the Planning Commission; that that there was no change in the intent of the basic development as approved but there had been changing of physical placement of the buildings.

This item was deferred until later during the meeting when petitioners would be represented.

SE-734 GENERAL TELEPHONE COMPANY OF FLORIDA APPROVED

Request for special exception to permit a telephone switching center (necessary to provide telephone service to surrounding area) on 2.67 acres located 2508 75th Street W. The Planning Commission recommended approval.

Ed Mulock, attorney representing the petitioner, explained that this was request to extend the time for completing a special exception as budget cut resulted in delay of plan.

Motion was made by Mr. Fortson to grant request of SE-734 for the General Telephone Company and to adopt a Resolution authorizing an extension for one year. Motion was seconded by Mr. Hutches and carried unanimously.

SE-737 (SE-403) DONALD R. & CANDACE CLARK; M/HOMES APPROVED

Request to permit two mobilehomes for dwellings in conjunction with agricultural use on 3.40 acres located 4303 51st St. E., Oneco.

The Planning Commission recommended approval for two (2) years.

Mr. Dierks moved for the adoption of a Resolution approving SE-737 for Donald R. and Candace Clark for two mobilehomes on the property for a period of two years. Motion was seconded by Mr. Hutches and carried unanimously.

SE-738 CLAIR E. BUTLER ET UX M/HOME APPROVED

Request for permit for mobilehome to be used as dwelling in conjunction with agricultural purposes on 20 acres located 3515 Morgan Johnson Road.

The Planning Commission recommended approval for a period of two years with provision that the Planning Director may grant one additional year if the surrounding area does not have substantial changes.

Mr. Hutches moved for the adoption of a Resolution approving SE-738 for Clair E. Butler et ux for a two year period, with provision for extension for one-year period by the Planning Director if the area has not undergone any substantial changes. Motion was seconded by Mr. Dierks and carried unanimously.

(SE-406)

SE-739/ RUDOLPH & SYLVIA PLEVELL M/HOME APPROVED

Request to permit a mobilehome for a dwelling in conjunction with agricultural uses on 7.5 acres located 3/4 mile south of U.S. 301 on the north side of Old Tampa Road, Parrish.

The Planning Commission recommended approval for two (2) years.

Upon motion by Mr. Hutches, seconded by Mr. Fortson and carried unanimously, Resolution was adopted approving SE-739 for Rudolph and Sylvia Plevell for two years.

SE-741 WALTER ALLEN GILL M/HOME APPROVED

(TU-223) Request for permit mobilehome for dwelling in conjunction with agricultural use on 2 acres m/1 located 5 miles north of Myakka City along south side of Myakka-Wauchula Road.

The Planning Commission recommended approval for two years.

Upon motion by Mr. Hutches, seconded by Mr. McClure and carried unanimously, Resolution was adopted approving SE-741 for Walter Allen Gill for a period of two years.

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SE-742 O. DARRELL BROWN ET UX M/HOME APPROVED
Request for permit for mobilehome for dwelling in conjunction with agricultural use on 20 acres m/1 located approximately 3/4 mile north of SR 70 and 660 ft. east of Bethany Road. The Planning Commission recommended approval for two years.

Mr. Hutches moved for the adoption of a Resolution approving SE-742 for O. Darrell Brown et ux for a period of two years with provision for an additional two years to be granted by the Planning Director if there is no substantial change in the area. Motion was seconded by Mr. McClure and carried unanimously.

SE-743 HUBERT RUTLAND MIGRANT M/HOMES DENIED
(Paul Garcia, agent) - Request for special exception to permit ten (10) mobilehomes for migrant housing in conjunction with agricultural use on 466.37 acres located southwest corner of SR 675 and Rye Road. The Planning Commission recommended denial.

Motion was made by Mr. Dierks that SE-743 for Hubert Rutland be denied as recommended by the Planning Commission. Motion was seconded by Mr. Fortson and carried unanimously.

SE-745 KEITH HAYWOOD M/HOME APPROVED
(Ms. Hazel M. Doyle, agent) - Request to permit a mobilehome for dwelling in conjunction with agricultural use on 20 acres located 3000 ft. east of SR 39 and 3700 ft. south of the Hillsborough-Manatee County lines. The Planning Commission recommended approval for two (2) years and a two-year (2) extension to coordinate with SE-682.

Mr. Hutches moved for the adoption of a Resolution approving SE-745 for Keith Haywood for a period of two years with provision for an additional two years if the area has undergone no substantial change. Motion was seconded by Mr. Fortson and carried unanimously.

SE-747 (SE-419) EDMUND BURKE ET UX M/HOME APPROVED
Request to permit a mobilehome for dwelling in conjunction with agricultural use on 5 acres m/1 located northwest of U.S. 301 and west of Pine Road in Parrish area. The Planning Commission recommended approval for two years with provision for a two-year extension.

Mr. Hutches moved for the adoption of a Resolution approving SE-747 for Edmund Burke et ux for a period of two years with provision for an additional two-year extension as recommended by the Planning Commission. Motion was seconded by Mr. Fortson and carried unanimously.

SE-748 (SE-550) RONNIE CONNER M/HOME APPROVED
(Johnnie E. Robinson, agent) - Request to permit a mobilehome for dwelling in conjunction with agricultural use on 5.001 acres located south side of Singletary Road, 3/4 mile south of SR 70, Myakka City, Fla. The Planning Commission recommended approval for two years.

Mr. Hutches moved for the adoption of a Resolution approving SE-748 for Ronnie Conner for a period of two years. Motion was seconded by Mr. Dierks and carried unanimously.

SE-749 MACREADIE BARR ET UX M/HOME APPROVED
Request to permit a mobilehome for dwelling in conjunction with agricultural use on 20 acres m/1 located 3/4 mile north of SR 70 and 1/4 mile east of Bethany Road (Verna). The Planning Commission recommended approval for two years.

Mr. Hutches moved for the adoption of a Resolution approving SE-749 for Macreadie Barr et ux for a period of two years with provision of extending for an additional two years if the area has undergone no substantial change. Motion was seconded by Mr. Fortson and carried.

SE-750 (SE-652) C. C. THOMPSON M/HOMES APPROVED

Request to permit two mobilehomes on 8.3 acres located east of Verna Road on the south side of SR 70. One mobilehome is for a dwelling and one for storage for a son who is in military service.

The Planning Commission recommended approval for two years.

Mr. Hutches moved for the adoption of a Resolution approving SE-750 for C. C. Thompson for a period of two (2) years. Motion was seconded by Mr. Fortson and carried unanimously.

SE-751 (SE-545) RAYMOND E. & BETTY J. DOWNING; M/HOME APPROVED

(J. W. Peterson, agent) - Request to permit a mobilehome for dwelling in conjunction with agricultural use on 18 acres located approximately 400 ft. east of 30th St. E. on the north side of 26th Ave. E., Bradenton.

The Planning Commission recommended approval for four years and an extension of four years.

Mr. Hutches moved for the adoption of a Resolution approving SE-751 for Raymond E. and Betty J. Downing for a period of four years with provision for an extension of four additional years. Motion was seconded by Mr. Fortson and carried unanimously.

SE-752 (SE-559) YVONNE V. VOORHEES M/HOME APPROVED

Request to permit a mobilehome for dwelling in conjunction with agricultural use on .8 acre located 2121 - 70th St. Ct. E., Magnolia Manor.

The Planning Commission recommended approval for two years.

Mr. Hutches moved for the adoption of a Resolution approving SE-752 for a period of two years for Yvonne V. Voorhees. Motion was seconded by Mr. Fortson and carried unanimously.

SE-753 E. J. ALBRITTON SALVAGE/JUNK YARD APPROVED

(John Clements, agent) - Request to be granted a special exception to permit operation of a junk and salvage yard on 3.3 acres located northeast corner of 38th Ave. E. and 24th Street, Bradenton.

The Planning Commission recommended approval for three years.

Frank Arpeia, attorney for John Clements, explained that his client had leased the property and bought the salvage from E. J. Albritton and that the lease would expire in three years; that Mr. Clements was not aware of any zoning violation until notice was served by the Zoning Department. As to purchase or acquisition of the property for the proposed Interchange, he said it would make no difference because Mr. Clements is only the lessee and he would not object to qualifying that in no way should compensation paid be increased by virtue of the existing business (even though he has about \$12,000 investment at the present time); will waive any right the lessee might have to damages by virtue of the right of way.

Motion was made by Mr. Dierks that SE-753 approved for a period of two years with provision for extension of one year, with further stipulation that there will be no capital improvements on the property and will have no effect on the appraisal at the time county attempts to acquire right of way for the Interchange. Motion was seconded by Mr. Hutches and carried unanimously.

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SE-744 H. LEE & FLORRIE SMALLWOOD M/HOME APPROVED

Request permit mobilehome for dwelling in conjunction with agricultural use on 32.814 acres located 2420 97th St. E., Palmetto.

The Planning Commission recommended approval for 5 years with provision for 3 year extension.

Mr. McClure moved for the adoption of a Resolution approving SE-744 for H. Lee and Florrie Smallwood for a period of five (5) years with provision for extension of an additional three (3) years. Motion was seconded by Mr. Hutches and carried unanimously.

SE-746 HARRY E. HENDERSON ET UX M/HOME APPROVED

Request permit mobilehome for dwelling in conjunction with agricultural use on 10 acres located east side of U.S. 41 approximately 1/4 mile south of Piney Point Road, Palmetto.

The Planning Commission recommended approval for two years.

Mr. McClure moved for the adoption of a Resolution approving SE-746 for Harry E. Henderson et ux for a period of two (2) years. Motion was seconded by Mr. Hutches and carried unanimously.

ELECTION BALLOT

Motion was made by Mr. McClure that the official ballot for the November 5, 1974 General Election be approved as submitted by Jerome Davis, Supervisor of Elections. Motion was seconded by Mr. Hutches and carried.

AGRICULTURAL CENTER - BID ON WIRING

Motion was made by Mr. Fortson that low bid for the removal of electrical wiring and rewiring of Agricultural Center buildings, submitted by

SAWDY ELECTRIC

\$4,282.16

be accepted as recommended by Dr. James L. App, County Extension Director. Motion was seconded by Mr. McClure and carried.

SE-690 PERREAULT; LESLIE; SHELDON; GENTRY (EXTENSION)

(Saul Paster, agent) - Request extension of time on permit food consumption in vehicle on premises, 6111 14th St. W. ("Steak and Shake" curb service establishment)

The Planning Commission recommended approval.

Upon motion by Mr. Dierks, seconded by Mr. Fortson and carried unanimously, extension of time limit was approved until May 1975 for SE-690.

JAIL REQUIREMENTS - H.E.W.

Motion was made by Mr. Fortson, seconded by Mr. Hutches and carried unanimously, that the County Attorney be instructed to draft a resolution opposing proposed regulations on operation of county and municipal jails by the Department of Health, Education and Welfare.

RECESS

After a short recess, the meeting was reconvened with all members present.

SE-732 GOSPEL CRUSADE, INC. REVISED PLANS POSTPONED

(Deferred from page 23)

The Planning Director referred to the original plans and allowances under the zoning ordinances at the time the Special Exception was granted Christian Retreat in 1969, which permitted mobilehomes to be used as temporary housing during the months of January, February and March and part of April during the Crusades. He reviewed the

circumstances, which in the opinion of the planning staff, necessitated revised plans depicting actual location of buildings, existing and future structures.

Mr. Hutches pointed out that this had evolved into a year-round mobile-home park rather than mobilehomes for temporary housing during conferences, which had been approved by the Board. He referred to the fact that the surrounding area has been subject to flooding and he expressed concern about comments made by these people during recent flooding conditions and the fact that any additions (request for twenty-five travel trailer sites) would increase problems of evacuation.

Sumner Darling, architect, exhibited artist's drawing of existing buildings and schematic on concept after complete plan has been followed. Upon question, the Board was advised that this would comply with T-3 requirements.

Rev. Dirston explained that originally it was not contemplated to have other than conferences during specified periods but now there was a permanent church (conference hall) and regular services during the entire year.

Tom Redmon, resident manager, outlined the purposes of additional facilities requested under this Special Exception and revised plans.

Mr. Hutches said he would be willing to approve the revised plans as presented with the exception of the twenty-five additional sites for travel trailers.

After discussion, there were no objections to recommendation that action be postponed until the following Tuesday to give Board members an opportunity to view the site and examine the plans more thoroughly.

MEETING ADJOURNED

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

Attest:

M. T. McInnis, Clerk



Deputy Clerk

APPROVED: February 18, 1975



Chairman