

MANATEE COUNTY PLANNING COMMISSION

September 7, 1965

The Manatee County Planning Commission met in regular session on September 7, 1965 at 1:30 P.M. with Mr. Louis P. Lynn, Chairman, presiding. Members present were Messrs. Lynn, Gregory, Bailey, Chennault, Wilkey and Wilder. Mr. Carroll LaMar was also present.

A motion was made by Mr. Gregory, seconded by Mr. Bailey, that the minutes of the August 3rd meeting be approved. APPROVED.

+PUBLIC HEARINGS+

#SE-120 FLORIDA POWER & LIGHT CO.: Request for a Special Exception to allow a Transformer Station and Distribution Work Base in a District A Zone, to be located on a 16.4 acre parcel on the North side of Experimental Farm Road, 1150 ft. East of U.S.41.

Mr. Walter S. Hardin appeared in the interest of the Florida Power & Light Co. He presented a rough sketch showing the proposed use of the property stating that the Sub-Station would be placed approximately 100 ft. from the E. line of the property. He further stated that this facility is a public service and is necessary to serve the needs of the people in this area.

Mr. Gregory stated that he wished to raise a question as to the setback from the Experimental Farm Road insofar as at some future date this road will require widening, and he felt that a setback on heavy installations should be established.

Mr. Ralph Mulholland, Manager of the local Florida Power & Light Co., also spoke as representative for his company. He assured Mr. Gregory that a setback allowance would be made to take care of any future road expansion and that his company would abide by the requirements recommended and approved by the County Engineer, in fact it will be the same type of installation now established on Whitfield Ave. Mr. Wilder concurred with Mr. Gregory and further stated that it is the obligation of this Board to see that these facilities are located so as not to be a detriment to surrounding property owners nor interfere with future road expansion.

Mr. E. M. Garcia, Rt. 2 Box 126, Palmetto, appeared in opposition. His objection was the unsightly appearance of such an installation opposite his home, plus the fact, that in his opinion, transformers created radio interference. Also, he did not feel that any future road widening should be taken from his property, and he also felt that this installation would decrease the value of his property.

The following committee report from Mr. John Wilkey, Chairman, Special Exception Committee, was read: "The Committee has inspected the site and finds that this is a good location for a transformer station of the Florida Power & Light Co. It complies with all Ordinance requirements for granting a Special Exception and is approved on the condition that no violent objections are given at the public hearing. We, therefore, suggest that the Special Exception be granted and recommended to the County Commission for approval."

Motion was made by Mr. Gregory, seconded by Mr. Bailey that the Public Hearing be closed.

UNANIMOUSLY CARRIED

In view of the findings of this board and since there were no valid objections, and due to the fact that this facility is a necessary public service, Mr. Wilder recommended that this Special Exception be granted.

Motion was made by Mr. Gregory, seconded by Mr. Wilkey, that Special Exception be granted.

UNANIMOUSLY CARRIED

#R-196 COMMISSION INITIATED: Request for a Re-zone from District A - General Agriculture to District M-2 Heavy Industrial on a 500 acre parcel located on the East side of U.S. 41 at the intersection of U.S. 41 and Piney Point Road.

Mr. LaMar advised that all letters of notification to surrounding property owners had been mailed out, and the only reply, which might be considered as an objection, was a letter from Miller & Gallen, Attorneys, representing Mr. and Mrs. E. B. Dole. (It was requested that this letter be made a matter of public record and it has been placed on file in the Planning Department office.)

Mr. Gregory was of the opinion that this letter was not a valid objection.

After discussion, it was the consensus of opinion that the re-zoning of subject property would not be a detriment to Mr. and Mrs. Dole's property and would in no way affect the production of citrus.

Mr. Wilder advised that on April 3, 1962, a Committee report was submitted to the Planning Commission in regard to the Proposed Piney Point Industrial Park. Mr. Robert Kessler requested that the Commission consider the possibility of a large industrial port and industrial complex at Piney Point. It was the feeling of the committee that such a development would have a far-reaching effect on surrounding land use, on the highway network and on the need for the full range of public services. The committee recommended that the Planning Commission go on record as favoring the basic concept of port and industrial facilities in the Piney Point area. He further advised that a Port Authority was being formed, in conjunction with the Committee Of 100, to work toward the development of this port and the surrounding area. Also, that the possibilities of air pollution has been investigated by the Board of Health and it was their finding that the type of construction by the Borden Co. would have very little, if any, pollution.

Mr. James H. Willis, Rt. 2, Palmetto, who resides across the Buckeye Road, directly South of subject property, stated that he was not in direct opposition but wished to ask several questions relative to future farm operations on his land, the possibility of air pollution and why just the one tract was being re-zoned at the present time?

Mr. Wilder advised that there was a study of the area now in progress, the idea being to make the uses of land compatible and there will be further change of zoning in the area in the future.

Mrs. Stanlon appeared representing Mrs. McKee, a property owner, who is directly involved. Her property fronts on the highway and is bordered on three sides by the subject property. Mrs. McKee is not in opposition but would like to ascertain just how her property will be affected as to future value and possible sale.

Mr. Harry E. Henderson, property owner, requested clarification relative to drainage. At the present time his property drains through a portion of the subject property. Mr. Benson, County Engineer, was consulted and he is of the opinion that drainage in the area will be improved. He further advised that all changes must meet with the approval of the Engineering Department.

Mr. Wilder moved, seconded by Mr. Bailey that the Public Hearing be closed.

UNANIMOUSLY CARRIED.

Motion was made by Mr. Wilder, seconded by Mr. Gregory, stating that it is the finding of this board that the M-2 use of this land would be a proper use and not a detriment to it's surroundings and that Re-zone Petition #R-196 be approved.

MOTION UNANIMOUSLY CARRIED.

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#SE-121

HUBERT RUTLAND: Request for a Special Exception to allow a private cemetery in a District A Zone on an approximate 6.0 acre parcel located on the SW side of S.R. 675 (Rutland Road) approximately 3 miles North of Sullivan Bridge.

Mr. George Harrison, Attorney, appeared as representative for Mr. Rutland. He advised that the use of the land would be restricted to the Rutland family and possibly some of his employees. He further advised that a trust fund in the amount of \$100,000. had been set up for the perpetual care of the cemetery.

Mr. Wilder stated that our Ordinance provides for a 25 foot setback from the property line.

Mr. LaMar advised that he had letters of approval from both the Health Department and the Engineering Department approving the use of the land as a cemetery.

Mr. John Wilkey, Committee Chairman, advised that his committee had inspected the site and read the following report: "The committee has inspected this site and finds that it is a good location for a private cemetery. It complies with all Ordinance requirements for granting a Special Exception, conditioned upon a favorable report from the Manatee County Health Department.

We, therefore, suggest that the Special Exception be granted and recommended to the County Commission for approval."

It was agreed that a 75 foot setback should be maintained between any interment and Road 675 to allow for future road expansion.

There were no objectors present.

Motion was made by Mr. Gregory, seconded by Mr. Wilder, that the Public Hearing be closed.

UNANIMOUSLY CARRIED.

Motion was made by Mr. Bailey, seconded by Mr. Wilkey, that Special Exception be approved with the stipulation that a 75 foot setback be maintained between any interment and Road 675.

MOTION UNANIMOUSLY CARRIED.

#R-197

SOUTHERN REALTY & UTILITY CORPORATION: Request for a Re-zone from Districts R-1AA, R-2 and R-3 (residential and multiple family residential) to District C-1 Commercial, to allow commercial use of the following properties:

Parcel 1: Located on the East side of 43rd St. Between Weswick Ave. and Cortez Road.

Parcel 2: Located on the West side of Cortez Parkway (37th St.) between Bedford Ave. and Cortez Road.

Parcel 3: Located on the East side of Cortez Parkway (37th St.) between Bedford Ave. and Cortez Road.

All three parcels situated in Windsor Park.

Mr. Walter Woodward of Woodward & Daniel, Attorneys, appeared representing Southern Realty & Utility Corp. His clients are the owners of a large tract of land and subject property is a very small portion of their large holdings. He stated that Cortez Road is presently zoned C-1, C-2 or M-1 all the way to 34th St. and a large portion is zoned C-1 on out to 71st St. and there is a Service Station at the corner of 34th St. and Anderson Manufacturing is only about a half a block away. He also stated there is no market for the property as it is now zoned. Motels have not proven successful in this area and the price would prove prohibitive for use of residential or multiple family dwellings. He is of the opinion that a commercial re-zoning would permit the best use of the property to the land-owners and no great detriment could come to anyone from it.

Mr. Lynn asked if the distance from the Church to subject property line had been determined. Mr. Woodward advised that the exact distance had not been determined but that the Church owns 400 feet and it appears the Church is situated on the East

portion of their property.

Mr. Gregory stated that we do not know the future expansion plans of the Church and can't see that it matters just where the present structure is situated.

Mr. Ralph Stratton, owner of property in the center of subject property expressed his approval of the re-zoning. He based his opinion on the fact that the greater portion of the property fronting on Cortez Road is zoned Commercial.

Mr. Richard A. Jordan, local realtor, stated that he would like to substantiate some of the statements made by Mr. Woodward, that the classification of present zoning is not feasible on today's market considering the value at which properties are being sold. He indicated a present market value of \$70. to \$80. per front foot, which makes it prohibitive to buy such land for a residence or multiple dwelling and the zoning should provide for something more lucrative. In his opinion, the best use of the land would require a C-1 zoning.

Mrs. Mary Louise Maynard, 36th St. requested information as to the proposed use of the property under a re-zoning. She was of the opinion that the owners of the property should advise the public of their intentions as to the proposed use.

She was advised that it is her privilege, as well as the privilege of the other property owners in the area, to appear before the Planning Commission, as well as the County Commission to register their approval or disapproval, stating their reasons.

Mr. Gregory moved, seconded by Mr. Chennault, that the Public Hearing be closed.

MOTION CARRIED UNANIMOUSLY.

Mr. Wilder suggested that the overall picture should be studied and felt that more time was necessary in order to arrive at a fair and conclusive decision.

Mr. Gregory was in agreement with Mr. Wilder in that more study should be given to this request. Motion was made by Mr. Gregory, seconded by Mr. Wilkey, that this petition be referred to committee.

MOTION UNANIMOUSLY CARRIED.

+ NEW BUSINESS +

#S-103

ANDRESS SUBDIVISION: Request for approval of final plat. Mr. LaMar advised that the preliminary plat had been approved and that all regulations had been complied with and had been approved by the Planning Staff, the Health Department and the County Engineer. Mr. Gregory moved, seconded by Mr. Wilder that #S-103 be approved with recommendation to the Governing Body for their approval.

MOTION UNANIMOUSLY CARRIED.

#T-1-28

LEISURE LAKE MOBILEHOME VILLAGE: Request for approval of final plat. Mr. LaMar advised that this is an extension of a rental trailer park now in existence and is the final plat of a preliminary already approved. All requirements have been met. Mr. Wilder moved, seconded by Mr. Gregory that request for approval of final plat be approved.

MOTION UNANIMOUSLY CARRIED.

#T-22

PARADISE BAY TRAILER PARK: Request for approval of final plat. Mr. LaMar stated that this is a rental park addition to an existing trailer park. This is an approval of 82 lots. All

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requirements have been complied with an approved by the Health Department, the County Engineer, and the Planning Staff. Moved by Gregory, seconded by Mr. Wilder that approval be granted.

MOTION UNANIMOUSLY CARRIED.

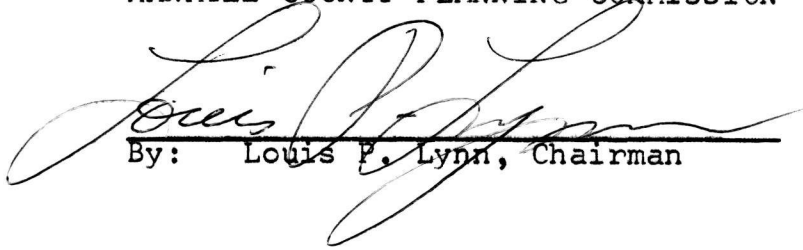
#T-30

VIC'S MOBILEHOME TRAILER PARK: Request for approval of final plat. Mr. LaMar advised that this is a new rental park, originally known as Fairdana. This park has met all requirements by the Health Department, the County Engineer, and the Planning Staff and approval is recommended. Moved by Mr. Wilder, seconded by Mr. Wilkey that approval be granted.

MOTION UNANIMOUSLY CARRIED.

Meeting adjourned at 3:30 P.M.

MANATEE COUNTY PLANNING COMMISSION


By: Louis P. Lynn, Chairman


George S. Gregory, Secretary