

MANATEE COUNTY PLANNING COMMISSION

October 5, 1965

The Manatee County Planning Commission met in Regular Session on October 5, 1965 at 1:30 P.M. with Mr. Louis P. Lynn, Chairman, presiding.

Members present were Messrs. Lynn, Bailey, Townsend, Hunt, Gregory, Wilkey, Schneider and Wilder.

Mr. Gregory moved, seconded by Mr. Schneider, that the minutes of the September 28, 1965 meeting be approved. APPROVED.

NEW PUBLIC HEARINGS

#SE-126

DR. LOUIS S. EZELL: Request by Buyer-Applicant to allow Special Exception for a Veterinary Clinic in a "C" District, said property consisting of two lots located on the South side of Manatee Avenue West, between 36th St. W. and 37th St. West.

Mr. Bob Sharp, local realtor, representing Dr. Ezell, presented the building plans, and sketch of front elevation for the consideration of the Commission members stating that the building would be 40 by 40 ft. and the plan was to erect the building in the center of the property, which would allow approximately 40 foot clearance or setbacks from the property lines, as well as the Manatee Avenue right-of-way, which would permit ample space for parking. Further, the plan provides for two driveways, one on the East and one on the West. The Clinic will be completely enclosed and will have year round air conditioning. The property was originally 120 by 120 ft. but 3 ft. was acquired by the State off the North side when Manatee Avenue was widened. The plans for the clinic have been patterned from clinics already established in other counties, and every effort will be made to make the building as sound-proof as possible.

Mr. Gregory advised that in approving a Special Exception, the approval of the parking is made subject to final approval by the County Engineer.

Mr. LaMar advised that the plan showed stamp of approval by the County Engineer with relation to parking.

Mr. Sharp further stated that he had personally contacted as many of the surrounding property owners as possible and submitted 14 signatures, representing 11 properties, signifying their approval of this request. Five other property owners voiced their approval by telephone conversation.

He further stated that it is not Dr. Ezell's intention to operate a kennel or breed animals, nor does he intend to board animals. Maximum capacity for treatment of animals would consist of accommodations for thirty-four. In addition to the air conditioning system, the plans call for an exhaust fan for the purpose of airing out the building in the mornings.

Mr. Lynn raised the question as to sound-proofing the building, and if such provision had been incorporated into the building plans.

Mr. Sharp replied that the building would be structurally sound, there would be very few windows and the air conditioning would necessitate the building being closed at all times and a double door had been provided to further eliminate noise. Also, that Dr. Ezell had done considerable re-

search into the type of building being used for this purpose and felt the type of construction he planned to build would take care of this and in no way did he anticipate that noise would create a public nuisance.

Mr. Wilder moved, seconded by Mr. Townsend that the public hearing be closed.

MOTION CARRIED UNANIMOUSLY.

Mr. Bailey moved, Mr. Gregory seconded, that request for Special Exception, #SE-126, petitioned by Dr. Louis S. Ezell, be allowed for a Veterinary Clinic on two lots located on the South side of Manatee Ave. W. between 36th St. W. and 37th St. W., with the provision that consideration be made to the sound-proofing of the building.

Mr. Wilder made a motion, seconded by Mr. Gregory, to amend the motion stating that it is the finding of this Commission that the use will be reasonably compatible with the surrounding uses, that excessive traffic will not be generated on the minor streets, that a parking problem will not be created and the land and buildings be sufficient and adequate to serve the purpose, and that recommendation be made to the Governing Body for approval.

MOTION CARRIED UNANIMOUSLY.

Mr. Bailey moved, Mr. Gregory seconded, that request for Special Exception, #SE-126, petitioned by Dr. Louis S. Ezell, be allowed for a Veterinary Clinic on two lots located on the South side of Manatee Ave. W. between 36th St. W. and 37th St. W., with the provision that consideration be made to the sound-proofing of the building. That it is the finding of this Commission that the use will be reasonably compatible with the surrounding uses, that excessive traffic will not be generated on the minor streets, that a parking problem will not be created and the land and buildings be sufficient and adequate to serve the purpose, and that recommendation be made to the Governing Body for approval.

MOTION CARRIED UNANIMOUSLY.

There was no Committee report, but Mr. Wilkey, Chairman of the Special Exception Committee, stated that he had been unable to visit the site, and therefore, could not make any Committee recommendation.

#R-200

GREEN'S FUEL GAS SERVICE, INC.: Request by owners for re-zone of property from District R-1AA to District M-2 or C-2 for the purpose of erecting an LP Gas Bulk Storage Plant. Property consists of approximately 7 acres and is located on the South side of Whitfield Ave. (69th Ave. E.) approximately 800 ft. East of U.S. 301, abutting West right-of-way of S.A.L. Railroad and extending South approximately 641 ft. to the North property line of Sherman-Stuart Sub.

Mr. Robert Blalock, of Knowles, Knowles & Mann, represented the owners stating that his client would like to place office space on the front of the property and the rear would be utilized for storage area for fuel tanks. Further, it had been noted that there was a minimum of residences in the area,

with most of the property in the area being zoned C-1, M-1 and M-2 and he felt this request was in keeping with the surroundings. Also, this would be a main distribution center but he had not been informed as to the number of tanks that would be stored there.

Mr. Townsend expressed an opinion that possibly a less populated area, with less traffic might prove more feasible for this type of operation.

Mr. Bailey stated that thought possibly some other area might be better suited to this heavy type of zoning.

Mr. Blalock further advised that all letters of Notice of Hearing had been mailed, and considering the large number of owners notified, there was no representation at the meeting representing a majority group.

Mr. LaMar read a letter of objection from Mrs. Geraldine Giordan, of 1265 Suponic Ave. (Letter in file)

Mr. Charles Singer, 1273 Suponic Ave., advised that his lot line backs up to the property petitioned for re-zoning and that he would not like to live near a gas storage plant, in fact, he cannot tolerate the odor of gas and would make every effort to move out of the area.

Joan Dunklin, 1268 Suponic Ave., advised that her objections were based on the element of danger and the possibility of an increase in insurance rates. She further stated that she had discussed this with her neighbors but they were unable to be present.

Mr. Fred Lord, 1207 Suponic Ave., advised that he was the father of two children, ages five and six, and he based his objection on the element of danger involved.

Mr. Singer further stated that the Florida Power & Light Co. maintains a Transformer Station in the area and was of the opinion that a spark could set off an explosion as far as 100 feet away.

Mr. Hunt advised that Florida Power installations are spark proof and vapor proof.

Mr. Blalock advised that it was the intention of his client to take every safety precaution to minimize any possibility of danger.

Mr. Schneider moved, seconded by Mr. Gregory, that the public hearing be closed and the matter referred to committee.

MOTION UNANIMOUSLY CARRIED.

Mr. Schneider made a request stating that he would like some information regarding the status of the Comprehensive Plan, particularly with regard to Analysis Districts 1 and 21, which were approved and formally adopted by this Commission.

He requested information regarding Resolution, adopted some months ago, with regard to all planning policies now on record, that these be removed from the file and distributed to all Commission members to review, and where necessary, revise.

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He also inquired as to whether or not any effort is being made toward hiring a Planning Director, and or, new staff personnel, so that the Comprehensive Planning Program in the county can be on the move again.

He further stated that he wished to ask a specific question of the board as to the development of Port Manatee, particularly with regard to Number 1, as to whether the proposed railroad construction, to feed the Port, will definitely be constructed with grade separation from U.S. 41 and Highway 301.

Further, he was concerned about incorporating the planned industrial development, related to Port Manatee, as part of our Transportation Comprehensive Plan, into the County Comprehensive Plan.

Further, he would like to know the status of our Open Space Land Program, specifically with regard to application for matching Federal funds, for the dam, reservoir and park area, which this board worked on and adopted and passed on for action.

He also requested information regarding the status of Resolution adopted by this board regarding Inter-City-County Planning agreements, recommended by this Commission to the County Commission, to be effective as soon as possible, so that comprehensive planning for the entire county could begin.

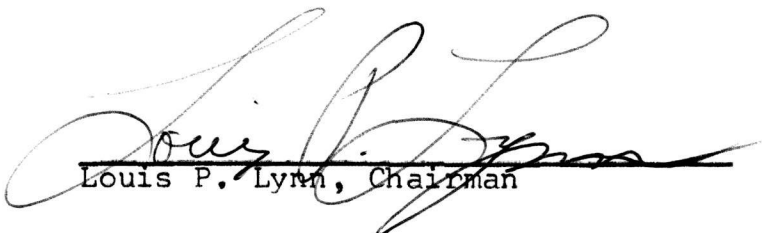
He further stated that he had heard no mention of these things for some time and would like to formally move that this Commission request that the Chairman of this Commission and the Chairman of the Comprehensive Plan Committee prepare a report, with the answers to these questions, insofar as can be ascertained, to be presented at the next meeting. Motion seconded by Mr. Wilder.

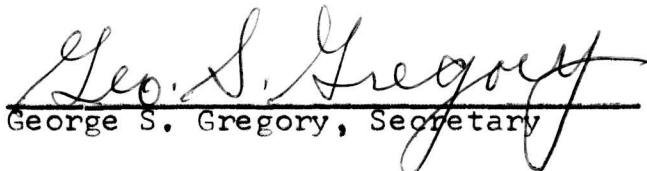
See correction Page 49.

MOTION DENIED.

Meeting adjourned at 3:20 P.M.

MANATEE COUNTY PLANNING COMMISSION


Louis P. Lynn, Chairman


George S. Gregory, Secretary