

MANATEE COUNTY PLANNING COMMISSION

FEBRUARY 6, 1974

MEETING CALLED TO ORDER - Chairman Louis Driggers residing for the
Regular Meeting of the Manatee County
Planning Commission.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL

MEMBERS PRESENT WERE:

Messrs. Louis E. Driggers, Chairman
Robert H. Hoffman, Secretary
Gordon Bartle
Maurice Goodnight
Sam Hayden

ALSO PRESENT WERE:

Mr. Arthur Fischer, Director Planning Dept.
Mr. Jerry West, Chief, Current Plans Div.

APPROVAL OF MINUTES: Motion was made by Mr. Goodnight to approve
the December 19, 1973 minutes, seconded by
Mr. Hayden.

MOTION CARRIED UNANIMOUSLY

ELECTION OF OFFICERS (Planning Commission)

Chapter No. 30 of the County Code was read by Mr. Fischer.

Motion was made by Mr. Goodnight that the acting officers
be retained for the ensuing year, seconded by Mr. Bartle.

They are as follows:

Messrs. Louis E. Driggers, Chairman
Fay Firkins, Vice Chairman
Robert H. Hoffman, Secretary

Committee Chairman are:

Mr. Fay Firkins, Rezone Chairman
Mr. Robert H. Hoffman, Special Exception
Chairman

MOTION CARRIED UNANIMOUSLY

CONSIDER BY-LAWS

Amend - Article 3 - Paragraph 1.

Motion was made by Mr. Goodnight that the Planning Commission
hold Public Hearings at all of said meetings with the
exception of the second meeting in January; second meeting
in April; second meeting in July; and the second meeting
in October. These meetings immediately precedes the County
Commission Public Hearing Meetings.

Mr. Hoffman seconded the motion.

MOTION CARRIED UNANIMOUSLY

Amend - Article IV - Paragraph 2.

Motion was made by Mr. Goodnight that the wording "(may
be referred to the proper committee) instead of the word
(shall)".

Mr. Hoffman seconded the motion.

MOTION CARRIED UNANIMOUSLY

Motion was made by Mr. Goodnight to approve the Planning Commission Rules of Procedure with the exception of the amended changes.

Mr. Hayden seconded the motion.

MOTION CARRIED UNANIMOUSLY

R-669 SUTTON & TURNER PROFIT SHARING TRUST

REQUEST: To change the present zoning of property named in petition from District R-1A and R-1B to District R-3.

PROPOSED USE: APARTMENTS

AREA: CONSISTS OF 7.0 ACRES

PETITIONERS PROPOSING: 84 HOUSING UNITS

REZONE COMMITTEE RECOMMENDED: DENIAL

Rezone Committee Report was read by Mr. Bartle.

Motion was made by Mr. Bartle to deny the petition, seconded by Mr. Hayden.

Discussion followed: Chairman Driggers read departmental letters from:

Mr. Sidney Wilkinson - letter dated 2/4/74
Engineering Dept. - stamped approval of Outline dated 2/4/74
Mayor J. Gordon Alderman, City of Palmetto, letter dated 2/5/74

Request to repeat the reading of the paragraphs in the Committee Report:

Mr. Bartle read as follows:

1. There is only one road into the property which has only a 40 Ft. dedicated right of way. The shell road is not adequate for the volume of traffic which will be generated by this development.
2. The area has developed according to the existing zoning and the single family zoning is as valid and applicable today as it was when the R-1A and R-1B Zoning was established.
3. The granting of the petition is not compatible with the present or future development of the surrounding neighborhood.

Road Variance: Mr. West said that normally a minimum standard road right of way is 50 Ft. but at this time he did not know that arrangements the Engineering Department had proposed.

Vote: (see said motion above.)

MOTION CARRIED UNANIMOUSLY

S-151-(P) WEST LAKE SUBDIVISION

REQUEST: To approve Preliminary Plans for West Lake Subdivision

PROPOSED USE: SINGLE FAMILY LOTS

PROPERTY LOCATION: On the South East Corner of 75th Street West, and 15th Avenue North West, Bradenton, Florida

AREA: 15.1 ACRES

PETITIONER PROPOSING: 34 LOTS

Mr. West read a letter from Mr. Baird regarding the 42 Ft. right of way. The letter stated that the Preliminary Plans complies with the minimum requirements for a project of this type, with the exception of complying with the Major Thoroughfare Plan along 75th Street West. The required right of way along 75th Street is (50) Ft. from the center line of the street.

Motion: was made by Mr. Hoffman recommending approval to the Governing Body, this was seconded by Mr. Hayden.

MOTION CARRIED UNANIMOUSLY

T-1-79(F) ELLENTON MOBILE HOME PARK - Unit 2

REQUEST: To approve Final Plans for Ellenton Mobile Home Park, Unit 2.

PROPOSED USE: MOBILE HOME PARK (Rental)

PROPERTY LOCATION: On the North Side of U.S. Hwy. 301,
and East of Victory Road, Ellenton,
Florida

AREA: 9.8 ACRES

PETITIONER PROPOSING: 42 SPACES

Mr. West said that all departmental letters have been received and that the Provisos have been met. The Planning Department recommends approval of the Final Plans.

Motion was made by Mr. Bartle that T-1-79-Final Plan be recommended to the Governing Body for approval, seconded by Mr. Hayden.

MOTION CARRIED UNANIMOUSLY

NEW ZONING ORDINANCE FOR MANATEE COUNTY:

The old document is a '64' version that makes it (10) ten years old and the basic planning studies made on the Comprehensive Plan are designed to clean-up the wording, without making radical changes, on the present Ordinance and Subdivision Regulations, Mr. Fischer said. He said there is a tremendous job ahead that calls for up to six work sessions with the Planning Commission and up to four Public Hearings.

Following the completion of these plans, the County Planning Department should gather information and publish a land use map, he said.

Mr. Fischer stated that the County Attorney, Richard Hampton, had mentioned that the next Zoning Ordinance would be based on the authority of the County and not any specific State enabling legislation. Mr. Fischer encouraged the Planning Commission to voice their recommendations as soon as possible to the Governing Body in order that we get on with the business of documentation.

Mr. Goodnight brought up the question that there was not a definition regarding a subdivision?

The State Enabling Legislation - Chapter 30 of the County Code was read by Mr. Fischer.

Discussion followed: Regarding subdivisions and lots.

A copy of a letter to Dr. George F. Sowers, Professor at Georgia Tech. and Law Engineer Consultant, was introduced for members to review. Mr. Fischer said the consultant was expected to come on Thursday, February 7, 1974 to discuss with Planning Commission Members and the County Commissioners "the mining ordinance," and to help prepare recommended changes. Among other things, to get instructions for dam construction.

Belcher Oil Company Hearings: Was announced for Public Hearing for Wednesday, February 20, 1974, beginning at 9:30 a.m. at the County Court House.

Amend Section VI, Paragraph 26: A copy was given for review to each Planning Commission Member.

Meeting Adjourned: Mr. Hayden motioned that the meeting adjourn, seconded by Mr. Hoffman.

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MANATEE COUNTY PLANNING COMMISSION

By Louis E. Driggers
Louis E. Driggers, Chairman

Attest:

Robert H. Hoffman
Robert H. Hoffman, Secretary