

MANATEE COUNTY PLANNING COMMISSION

SEPTEMBER 18, 1974

The Manatee County Planning Commission met in regular Session on Wednesday morning, September 18, 1974. Chairman Louis Driggers called the meeting to order at 9:30 a.m. and led everyone present in the Pledge of Allegiance to our Country's Flag.

Mr. Robert Hoffman, Secretary, called the roll; and there were four (4) members present. Those present were Mr. Louis Driggers, Mr. Robert Hoffma, Mr. Gordon Bartle, and Mr. Sam Hayden. Mr. Bud Reasoner arrive late for the meeting, making the total members present five (5).

Mr. Bartle moved that the minutes of the September 4, 1974, meeting be approved as written. Mr. Hoffman seconded the motion.

MOTION CARRIED UNANIMOUSLY.

SE-743 HUBERT RUTLAND - Paul Garcia, Agent

REQUEST: For a Special Exception for Migrant Housing, ten (10) mobile homes as dwellings in conjunction with agricultural use.

PROPERTY LOCATION: Southwest corner of S. R. 675 and Rye Road, Manatee County, FL.

AREA: 466.37 Acres.

No one was present to present the petition. Mr. Art Fischer reported that he, Mr. Jerry West, and Mr. Reasoner had visited the site and found it to be a very undesirable location for housing of any type. Mr. Fischer said that Mr. Garcia was leasing only seven (7) acres and not 466.37 as stated in the petition. Mr. Reasoner voiced his disapproval of the location.

The following seven (7) neighbors were present and voiced their strong opposition to the petition:

1. Sonny Southerland, 4508 - 18th Avenue, West, Bradenton
2. Henry Garland of the Blue Bird Ranch, Rye Road
3. Bill Kipp, P. O. Box 675, Ellenton
4. James W. Parrish, Golf Course Road, Parrish
5. Tom Strickland, 4903 - 26th Avenue, West, Bradenton
6. Mrs. John Smaehil, Rye Bridge area
7. Harold Bowman, Rye Bridge area

Chairman Driggers closed the Public Hearing. Mr. Reasoner moved for DENIAL of the petition. Mr. Hayden seconded the motion.

MOTION CARRIED UNANIMOUSLY.

SE-747 EDMUND BURKE - et ux

REQUEST: A Special Exception for a mobile home in conjunction with agricultural use.

PROPERTY LOCATION: Northwest of U. S. 301 and west of Pine Road in the Parrish area.

AREA: 5 Acres \pm .

Mr. Burke presented his petition, saying that he is not able financially to build a house at this time. He stated that there is a mobile home on each side of him. He said that his income has dropped considerably, as he is a car salesman. Mr. Burke said he does hope to build within the next two (2) years.

Chairman Driggers closed the Public Hearing. Mr. Reasoner moved for approval of the petition for a period of two years and to allow an additional two years extension by the Planning Director. Mr. Hayden seconded the motion.

MOTION CARRIED UNANIMOUSLY.

SE-749 MACREADIE BARR - et ux

REQUEST: A Special Exception for a mobile home in conjunction with agricultural use.

PROPERTY LOCATION: 3/4 mile north of S. R. 70 and 1/4 mile east of Bethany Road, Manatee County, Verna, FL.

AREA: 20 acres \pm .

Mr. Barr presented the petition stating that he and his son own the property together and that his son does plan to build a home. However, due to the financing shortage at the present time, he is not now able to build.

Chairman Driggers closed the Public Hearing. Mr. Reasoner moved for approval of the petition for a period of two (2) years. Mr. Bartle seconded the motion.

MOTION CARRIED UNANIMOUSLY

R-700

ROY F. BADEN

REQUEST: To change the present zoning of the following described property from District R-1AA (One and Two Family Dwellings District) to District C-1 (Commercial District).

PROPOSED USE: For the sale of figurines, plaques, greenware, and what-nots that will be sold inside premises.

PROPERTY LOCATION: 3707 - 26th Street, West, Bradenton, Florida.

AREA: 0.21 Acre.

Mr. Baden presented his petition, stating that his wife would operate the business. He handed the Commission a petition with 28 names of persons not opposed to the rezoning. However, the persons signing the petition did not live next door to the property.

Mr. Robert Farrington, 3641 - 26th Street, West, stated that he is opposed to the rezoning and believes it will greatly depreciate the value of his home and other homes surrounding the proposed location.

Mr. Baden spoke briefly in rebuttal, stating that if the rezone was granted, he would have no opposition to what his neighbors did or had in their yards. Chairman Driggers closed the Public Hearing.

Mr. Hoffman moved to refer the petition to Committee. Mr. Hayden seconded the motion.

MOTION CARRIED UNANIMOUSLY.

R-703

LEONA LeGRANDE

REQUEST: To change the present zoning of the following described property from District R-1A (One-Family Dwelling District) to PR District (Professional District).

PROPOSED USE: Real Estate Office.

PROPERTY LOCATION: 2316 - 29th Avenue West, Bradenton, FL.

AREA: 0.258 Acre.

Mrs. LeGrande presented the petition saying she would like to operate her real estate business from her home. She said there would be nothing changed in the image or outside appearance of her house. She presented a petition which had been signed by some of her neighbors stating they had no opposition to the real estate office being in Mrs. LeGrande's home. Mrs. LeGrande said that she would be the only realtor working in her home and that she plans to maintain the business as long as she is able to work. She further stated that the house would remain in the family and would not be sold.

Mrs. Betty Hudson, 2829 - 24th Street, West, voiced strong opposition to the rezoning. Mrs. Hudson presented a petition in opposition signed by 11 of the neighbors. Mr. Reasoner asked Mrs. Hudson if she would be opposed to a Special Exception, and she said yes because she believes it would be "a foot in the door".

Mrs. LeGrande spoke briefly in rebuttal. Chairman Driggers closed the Public Hearing.

Mr. Bartle moved to refer the petition to Committee. Mr. Reasoner seconded the motion.

MOTION CARRIED UNANIMOUSLY.

R-704

FOREMAN; KEITH; ROBERTS; THEIS - Audrey Foreman, Agent

REQUEST: To change the present zoning, District A (Agriculture) to District C-1 (Commercial District).

PROPOSED USE: Convenience Store.

PROPERTY LOCATION: East of U. S. 301 and south of 81st Street, East, in the Parrish, FL., Area.

AREA: 0.37 Acre.

Ms. Foreman presented the petition. Mr. Jerry West stated that the new Comprehensive Plan for the county called for the area where this property is located to be zoned C-1. Chairman Driggers closed the Public Hearing.

Mr. Reasoner moved for approval and Mr. Hoffman seconded the motion.

MOTION CARRIED UNANIMOUSLY

PLANNING COMMISSION INITIATED

REQUEST: To adopt a Resolution to initiate a rezone.

PROPOSAL: To determine whether or not the following described property should be changed from the present C-2 Zoning District (Heavy Commercial District) to R-1 (One Family Dwelling District) and C (Neighborhood Commercial District).

PROPERTY LOCATION: East and west side of Second Avenue, East, between 24th Street, and 17th Street, (in what is better known as the Washington Park area) an unincorporated area of Manatee County, Florida.

AREA: 108 lots on 19 Acres.

Mr. Jerry West presented the petition. Mr. Robert Hoffman moved to advertize the petition, and Mr. Sam Hayden seconded the motion.

MOTION CARRIED UNANIMOUSLY

At this time the Commission entered into a long discussion on the manner in which the advertising of Public Hearings is conducted. Mr. Reasoner stated that he had received a letter from a party complaining that due notice is not given on public hearings. Mr. Art Fischer read the regulations set forth that the Planning Department must follow in notifying the public of public hearings. The Commission also discussed the fact that many times a petition come up before the Manatee County Planning Commission for a public hearing, and persons will not bother to come but wait until the petition reaches the Manatee County Commissioners before voicing their approval or disapproval. This has proven in some cases to be too late to do any good.

Chairman Driggers adjourned the meeting at 11:35 a.m.

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MANATEE COUNTY PLANNING COMMISSION

BY:

Louis E. Driggers
CHAIRMAN

ATTEST:

Robert H. Hoffman
SECRETARY