

MANATEE COUNTY PLANNING COMMISSION

OCTOBER 16, 1974

The Regular Session of the Manatee County Planning Commission was called to order at 9:30 a.m. by Chairman Louis Driggers.

Mr. Driggers led everyone present in the Pledge of Allegiance to our Country's Flag.

Mr. Robert Hoffman, Secretary, called the roll of Commission Members; and there were six (6) members present. Those present were Mr. Louis Driggers, Mr. Fay Firkins, Mr. Robert Hoffman, Mr. Maurice 'Bo' Goodnight, Mr. E. S. 'Bud' Reasoner, and Mr. Gordon Bartle.

Mr. Goodnight moved to approve the minutes. Mr. Reasoner seconded the motion.

MOTION CARRIED UNANIMOUSLY.

R-706 NORMAN T. SPONG - George T. Smith, Agent

REQUEST: To grant the following: To change the present zoning (District A) (General Agriculture District) to R-1 (Single Family Dwelling District) and C-1 (Commercial District) or to such other district as determined to be more appropriate.

PROPERTY LOCATION:  $\frac{1}{2}$  mile east of Morgan Johnson Road on the east side of Kay Road and north of S. R. 64, Bradenton, FL.

AREA: 6.03 acres from A to C-1 and 54.31 acres from A to R-1.

Mr. Art Fischer pointed out that there were some problems with some of the County Departments which needed to be worked out; and, therefore, more time was needed by the Planning Staff. Mr. Goodnight stated that he and Mr. McGavic had visited the site and were pleased with the appearance of the homes already there and could see of no reason to object to the R-1 zoning as long as future development continued along the same lines. However, they do not feel that 6 acres are needed for commercial development in this area; but agree that an area 200 feet deep by 435 feet on the frontage would be adequate for commercial use. Mr. Goodnight then moved to table this petition until the first meeting in November. Mr. Reasoner seconded the motion.

MOTION CARRIED UNANIMOUSLY

SE-752 YVONNE V. VOORHEES

REQUEST: To grant a Special Exception to permit a mobile home for her parents, Mr. and Mrs. Loran W. Voorhees, for dwelling, in conjunction with agricultural use.

PROPERTY LOCATION: 2121 - 70th Street, East, Magnolia Manor, Bradenton, FL.

AREA: 0.8 Acre.

Mr. Reasoner read the Committee Report recommending approval for a period of one (1) year and so moved. He reported that the persons who had voiced an objection to this mobile home are not located adjacent to the property and he feels are well buffered from it. Mr. Goodnight seconded the motion. Discussion arose as to whether or not one (1) year would be sufficient time for Ms. Voorhees to build a home considering that this is the last Special Exception for which she may apply. Mr. Reasoner amended his motion to 'a period of two (2) years', and Mr. Goodnight amended his second in like manner.

MOTION CARRIED UNANIMOUSLY

S-161(P) BELAIR ADDITION

REQUEST: Preliminary Subdivision Approval for 16 lots on 3.74 acres.

LOCATION: North side of 2nd Avenue, West, and the east side of 67th Street, West, Bradenton, FL.

Mr. Claude McGavic presented this petition, noting that the Manatee County Utility Department, the Manatee County Health Department, and the Manatee County Highway Department has no objections. However, there are certain provisions set forth by the Health Department and the Highway Department. The Planning Department recommends approval. Mr. Fay Firkins moved for approval of the petition, and Mr. Hoffman seconded the motion.

MOTION CARRIED UNANIMOUSLY

Mr. Goodnight requested that Mr. Fischer inform the Commission members as to which Financial Disclosure Form they must file and at what time it must be filed. Mr. Fischer replied that as he understood the law, unless you have been appointed to the Board since July 1, 1974, you are not required to file until May 15, 1975; and at that time, you must file Form 1.

Mr. Reasoner stated that he was frustrated about just exactly what the duties of the Planning Commission are in light of three (3) things he had heard recently. He said he read in the newspaper that the State Road Department recommends that a bridge to serve Longboat Key be aligned on the mainland with Gaines Avenue in Whitfield Estates. He also read in the newspaper where the County Engineering Department had proposed an east-west thoroughfare and drainage canal. He further had heard Mr. John Marble, of Parks and Recreation, speak to a Kiwanis meeting concerning a proposed project which would allow them \$500,000 to buy land over the next five (5) years. Mr. Reasoner was very concerned that none of these projects had been referred to the Planning Commission for their consideration.

Much discussion was entered into concerning the planning in the area. Mr. Reasoner moved to back or support the local planning and transportation board. Mr. Hoffman seconded the motion.

MOTION CARRIED UNANIMOUSLY.

Mr. Bartle suggested that thought be given to the machinery of the works.

Mr. Reasoner moved to direct the Planning Director to find out from the Department of Transportation just exactly what their plans are for the bridge from Longboat Key and why they propose it to go through one of the necest subdivisions in the area. Mr. Goodnight seconded the motion.

MOTION CARRIED UNANIMOUSLY.

At this time, the representatives from Milo Smith and Associates presented the Future Land-Use Plan for the County which they have been preparing. Joe Bell handed out to the Commission Members excerpts from the Future Land-Use Plan and stated that there had been some changes made since they had last met with the Commission. The revised plan has less low-density residential land. It has been decreased by about 13,000 acres. An increase in the medium-density residential land was requested by the Planning Staff and is reflected as about 3,000 acres in existing and proposed mobile-home parks. There has also been a decrease in the industrial acreage in the northern part of the county. The plan also discourages strip zoning except along U. S. 41. The population for the unincorporated areas is projected to be about 75,000 as of next year. This is estimated to be 61 percent of the county-wide 1975 population of 123,000. Applying the same percentage to the projected, total, county population of 292,000 in the year 2000, the unincorporated population for the year 2000 would be 178,000. However, because the incorporated areas have fewer vacant areas for future development, their growth will have to spill over into the unincorporated areas. At this time, a question and answer period on the Future Land-Use Plan and Map was held.

Mr. Art Fischer was instructed to advertise for the public hearing on the Future Land-Use Plan Map.

The meeting was adjourned by the chairman.

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BY: Louis E. Driggers  
Louis Driggers, Chairman

ATTEST:

Robert H. Hoffman  
Robert H. Hoffman, Secretary