

February 2, 1977

ELECTION OF OFFICERS RESULTED IN THE FOLLOWING:

Fay Firkins.....Chairman
Robert Hoffman.....Vice Chairman
Gordon Bartle.....Secretary

Mr. Firkins appointed the following committees:

SPECIAL EXCEPTION AND NON-CONFORMING

Robert Hoffman.....Chairman
Gordon Bartle
Ann Bott

REZONE COMMITTEE

George Hooper.....Chairman
Sam Hayden
Seymour Sailes

Meeting adjourned at 10:15 A.M.

Manatee County Planning Commission

ATTEST:

1977 FEBRUARY
Fay Firkins, Chairman

Gordon Bartle, Secretary

MANATEE COUNTY PLANNING COMMISSION
COUNTY COURT HOUSE
February 16, 1977

The Manatee County Planning Commission met in regular session on Wednesday, February 16, 1977, in the County Commission Chambers at the County Court House. Chairman, Fay Firkins, called the meeting to order at 9:30 leading in the Pledge of Allegiance to the Flag.

Mr. Firkins introduced Mr. Charles Carrington, the new Director of Planning and Development. The Secretary, Gordon Bartle, called the roll of members. Those present were: Chairman, Fay Firkins; Vice Chairman, Robert Hoffman; Secretary, Gordon Bartle; Sam Hayden; Mrs. Ann Bott; Mr. George Hooper; and Mr. Seymour Sailes.

The Chairman called for the approval of the February 2, 1977 minutes. Mr. Hoffman moved for approval of the minutes as submitted, seconded by Mr. Bartle.

(MOTION CARRIED UNANIMOUSLY)

PETITIONS AWAITING DECISION:

SE-986

WILLIAM A. MORSE, ET UX

Request: Real Estate office as home occupation

Location: 2404 52nd Ave. Dr. W., Bradenton, (Garrot Sub)

Area: 0.32 acre Zoned: R-1AA

Mr. Hoffman read the committee report recommending approval of the petition for a period of five (5) years, and may be extended an additional five (5) years by the Planning Director provided the area has not changed substantially, and moved for approval of SE-986 by adoption of the committee report. Mr. Bartle seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

February 16, 1977

PUBLIC HEARING TO CONSIDER:

R-810 JOHN P. KARAMAN - Earl Baden, Jr., Agent
Request: To change the present zoning from -A-
(Agricultural) to C-1 (Commercial) district or to
such other district as determined to be more
appropriate.
Proposed Use: Convenience Store
Location: 9604 US 301 N Ellenton, Fla.
Area: 1.6 ± acres

Earl Baden, Jr. presented the petition. He said the area was too small for any appropriate agricultural use, and not practical for residential use, as the property is on the main highway. He also made reference to a well on the property which he said surrounding property owners had used for many years.

Mr. E.M. Walters, Rt. 1 Box 52, Parrish, spoke in favor of the petition. He said he had property in the area which he also hoped to rezone in the future.

Mrs. Edith W. Eaton, Valley Dale Subdivision, spoke in opposition saying there were enough convenience stores in the area and that she spoke for her neighbors, who wanted the area to remain agricultural. She presented a petition with 15 signatures opposing the rezone.

A letter from Jack Moorhead, dated February 15, 1977, was read into the record. Mr. Moorhead was in favor of the petition, and is the owner of a 235 acre subdivision adjacent to the petitioner's property.

A letter from the Highway Department was read into the record. Mr. Carrington advised that a petition to rezone the property had been denied in 1973. He said the Planning Staff recommended referring the petition to Committee.

There was further discussion concerning the use of the well, located on Mr. Karaman's property, and its use by some of the residents opposing the petition. Mr. Karaman intimated that he would cut off the supply of water from his well if the petition is denied.

The Public Hearing was closed. Mr. Hayden moved to refer R-810 to Committee, seconded by Mr. Bartle.

(MOTION CARRIED UNANIMOUSLY)

R-811 REEDER FARMS, INC. - Dewey Dye, Jr., Agent
Request: To change the present zoning from -A-
(Agricultural) to M-2 (Heavy Industrial) district
or to such other district as determined to be
more appropriate.
Proposed Use: Expansion of existing Borden, Inc.
facility
Location: Approx. 1 mi E of US 41 and approx. 3/4 mi
S of the Hillsborough County Line
Area: 160 ± acres

Mr. Dye, Mr. Richard Hampton, Attorney, and Mr. Donald DuBois, representative of Borden, Inc. presented the petition, explaining the need to expand the area presently being used for the gypsum pond. They felt the requested zoning would be consistent with the Future Land Use Plan.

February 16, 1977

A letter from Mr. Roy Amerson, Terra Ceia, dated February 7, 1977 was read into the record. Mr. Amerson opposed the petition because of the effect of fluoride emissions on plant life in the surrounding areas.

A letter from the Highway Department addressing their requirements was read into the record.

There was discussion as to whether gypsum ponds are a major source of fluoride. Mr. Randle, Manatee County Health Department, contending that they are.

Mr. Hampton advised that there would be no increase in production, but that a larger area was needed to accommodate the material.

The Public Hearing was closed. Mr. Bartle moved to refer R-811 to Committee, seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

R-812 COLONY MOBILEHOME COMMUNITIES, INC. - Robt. Boylston,
Ralph Nelson, Agents
Request: To change the present zoning from T-1
(Mobilehome Park) to C (Neighborhood Commercial)
district or to such other district as determined to
be more appropriate.
Proposed Use: Commercial shopping and professional
facilities
Location: 7400 U.S. Highway 301 North, Ellenton, Fla.
Area: 4.04 acres

Mr. Boylston and Mr. Nelson presented the petition using visual aids to show the proposed use of the land in relation to the other phases of the development. They said the primary purpose is to provide shopping and professional services to the residents of the mobilehome parks under the management of Colony Management Corp.

A letter from Evelyn Mixon, Ellenton, dated February 8, 1977, opposing the petition was read into the record. Mrs. Mixon objected because of increased competition for her grocery store.

Departmental provisos were noted. Mr. Carrington advised that the Planning Staff recommended the petition be referred to Committee.

The Public Hearing was closed. Mr. Hoffman moved to refer R-812 to Committee, seconded by Mr. Hooper.

(MOTION CARRIED UNANIMOUSLY)

R-813 KENNETH W. & HELEN B. ALTMAN
Request: To change the present zoning from R-3
(Multiple family residential and resort) district to
C-1 (Commercial) district or to such other district
as determined to be more appropriate.
Proposed Use: Nursery & Garden Center retail sales
(existing)
Location: 5420 15th Street East, Bradenton, Fla.
Area: 3.67 acres

Tom Stewart, Attorney, presented the petition. He explained that the present business is operating as a non-conforming use, and that the owner intends to construct a new building for sales and display purposes, which would require the rezoning of the property.

February 16, 1977

A letter from the Highway Department was read into the record. Mr. Carrington advised that the Planning Staff had no objections, but he felt there may be some question regarding access.

The Public Hearing was closed. Mr. Hooper moved to refer R-813 to Committee, seconded by Mr. Bartle.

(MOTION CARRIED UNANIMOUSLY)

R-814 JOHN C. & MARGARET ALBRITTON - Robert J. Lombardo, Agent
Request: To change the present zoning from R-1AA
(One and two family dwellings) to C-1 (Commercial)
district or to such other district as determined
to be more appropriate
Proposed Use: Professional offices and Realty
Area: 2.42 acres
Location: W/S Business US 41, ¼ mi N of 17th Ave.,
Palmetto

Mr. Lombardo presented the petition, explaining that Conservation Consultants, Inc. planned to build an office which would consist of laboratories, space for computer facilities and other functions necessary to their business. He said the company would employ approximately 40 persons. Bill Hamilton, Vice President, Conservation Consultants, was also present.

Mrs. Richard Lisch, 2000 8th Avenue West, Palmetto, asked for more information regarding the petition but said she had no objection to the proposed use.

A letter from Ruby DeLesline, 805 21st Street, Palmetto, dated February 7, 1977, stated she had no objection to a professional or office building.

The Public Hearing was closed. Mr. Hoffman moved to refer R-814 to Committee, seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

SE-987 JERROLD & ELIZABETH CAMP
(SE-875) Request: Expansion of SE-875 for day nursery
Location: 5411 38th Avenue West
Area: 0.17 acre Zoned: R-1AB

Mr. Camp presented the petition. He explained he would be using his house for the care of very young children while the older children were cared for in the facilities on the adjoining lot. He said he intended to extend the circular drive to include both properties and would then have space for 6 to 8 cars which would eliminate the need for cars stopping in the street.

He submitted a petition containing 32 signatures favoring the petition; and read letters from Marjorie Whitfield, dated February 14, 1977 and Jack R. Dietrich, dated February 16, 1977 also favoring the petition.

Mr. Walter Sternenber, 30th Avenue West, Cape Vista, Bradenton, spoke in opposition. He said he would not object to the day care center to serve the residents of Cape Vista, but did not like the idea of children being brought in from other areas of the community.

A letter dated February 14, 1977 from Emerson D. Pelton, Director Cape Vista Civic Association, objecting to the petition was read into the record.

February 16, 1977

The Public Hearing was closed. Mrs. Bott moved to refer SE-987 to Committee, seconded by Mr. Bartle.

(MOTION CARRIED UNANIMOUSLY)

SE-989 C.T. PIPKIN - Joseph & Vera Ganey, Agents
Request: Mobilehome as dwelling
Location: W/S of Lorraine Road, approx. 1 mi S. of S.R. 64
Area: 5 \pm acres Zoned: -A-

Mr. Ganey presented the petition. There were no objections and the Public Hearing was closed.

Mr. Hoffman moved to approve SE-989 for a period of five (5) years and may be extended an additional five (5) years by the Planning Director provided the area has not changed substantially. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

SE-990 HANS WIEDERKEHR, JR. - Edw. Holschuh, Agent
Request: Special Exception to permit retail sale of eggs.
Location: NE corner of 34th Avenue and 45th St. E.
Area: 10 \pm acres Zoned: -A-

Mr. Holschuh presented the petition and clarified the operation of the business.

Mr. Roy Craven, Box 41, Oneca, spoke in opposition; and a letter from Catherine and Russell Mannin, also opposing the petition was read into the record. The opposition centered on the raising of chickens which is a permitted use in the -A- district, and not relevant to the petition.

John Thomas advised that the Highway Department had no objections.

The Public Hearing was closed. Mr. Hoffman moved to refer SE-990 to Committee, seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

SE-988 COLONY MOBILEHOME COMMUNITIES - Ralph Nelson, Agent
Request: Special Exception to permit non-public piers, docks, boat launching areas, country club and restaurant facilities for yacht club and associated facilities.
Location: North of the Manatee River, West of Colony Cove Mobilehome Park, Phase IV and South of Colony Cove Mobilehome Park, Phase I.
Area: (10.0 \pm acres) + (19.0 \pm acres) + 7.3 \pm acres)

Mr. Boylston and Mr. Nelson gave a very comprehensive presentation of the proposed development. It was determined that the size and complexity of the development raised many questions that would need further study. It was agreed to continue the petition until the next regular meeting of the Planning Commission on March 2, 1977. The Public Hearing remains open.

PENDING BUSINESS

77-S-2(P) WHITFIELD ACRES - Howard Horton, Agent
Request: Preliminary Plat approval of a single family sub.
Unit Type: 15 single family lots
Location: Bordered on the north by Whitfield Ave. and approx. 450 ft. east of 9th Street E.
Area: 4.8 \pm acres Zoned: R-1

February 16, 1977

Mr. William Swan advised that the developer had not agreed with certain provisos of the Highway Department and requested the petition be deferred until the next regular meeting of the Planning Commission on March, 2 1977.

The Chairman so ordered.

77-S-4(P) LAKE FOREST ESTATES -- Tornay & Desmarias, Inc., Agents
Request: Preliminary Plat approval of a single family sub
Unit Type: 67 Single family lots
Location: Bordered on the east by 51st Street West and
on the north by 17th Avenue West
Area: 18.96 acres ± Zoned: R-1A

Mr. Jerry West presented the petition. He said there was a drainage problem which will be worked out when the construction plans are submitted, and recommended approval.

Mr. Bartle moved for approval, seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

NEW BUSINESS:

77-T-1/1(P) COLONY COVE MOBILEHOME PARK, PHASES V, VI, & VII - Agt., Dan Zoller
Request: Preliminary plan approval for an expansion
of an existing mobilehome park of 65
Location: Bordered on the North by Colony Cove Phase I
and approximately 1320 ft. south of U.S. 301
Area: 36.3 acres ± Zoned: T-1

The petition was deferred for 2 weeks along with SE-988 COLONY MOBILEHOME COMMUNITIES.

76-S-8(F) SUNNYSIDE MANOR SUBDIVISION - Agent, Carl A. Franch
Request: Final plat approval for a single family
subdivision of 16 lots
Location: Bordered on the East by 15th Street East
and approximately 1000 ft. south of 13th Avenue East
Area: 3.86 acres ± Zoned: R-1

The Planning Staff and Highway Department recommended approval.

Mr. Bartle moved for approval of 76-S-8(F) based on the recommendations of the Planning Staff and Highway Department, seconded by Mr. Hooper.

(MOTION CARRIED UNANIMOUSLY)

Mr. West reported to the Planning Commissioners that the Staff had completed the study of the Washington Gardens area in Palmetto, and recommended all of the R-1AA zoned property in the East ½ of Sec. 12, Twp. 34, Rge. 17, be rezoned to R-1AB.

Mr. Bartle moved to direct the Planning Staff to advertise for a Public Hearing to rezone all of the R-1AA zoned property in the East ½ of Sec 12, Twp. 34, Rge. 17 to R-1AB. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

Meeting adjourned at 11:20

Manatee County Planning Commission

Fay Firkins, Chairman

ATTEST:

Gordon Bartle, Secretary