

6  
June 1, 1977

Mrs. Mary Jennings, representing the Ellenton Civic Association, advised the Commissioners that their organization was concerned about the large number of mobilehome parks and proposed parks in the Ellenton area. She asked that no further approval of mobilehome parks be given until a thorough study has been made.

Mr. West said the recent petitions for rezones to mobilehome park districts had been held in abeyance until a statistical report could be prepared. He said the report would be ready for the next Rezone Committee meeting.

Meeting adjourned at 10:35 A.M.

Manatee County Planning Commission

Fay Firkins, Chairman

ATTEST:

Gordon Bartle, Secretary

MANATEE COUNTY PLANNING COMMISSION

COUNTY COURT HOUSE

JUNE 15, 1977

The Manatee County Planning Commission met in regular session on Wednesday, June 15, 1977, in the County Commission Chambers at the County Court House. Chairman, Fay Firkins, called the meeting to order at 9:30 A.M. leading in the Pledge of Allegiance to the Flag.

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. Seymore Sailes.

The Chairman called for approval of the June 1, 1977, minutes. Mr. Bartle moved for approval as submitted, seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

PETITIONS AWAITING DECISION:

P.U.D. 2(F) PALMA SOLA VILLAGE - Dennis Silver, Agent

Request: Final Plat approval of a Planned Unit Development

Unit Type: 30 single family lots & 216 multi-family units

Location: South of 5th Ave. N.W. & approx. 1/4 mi east of 75th St. N.W.

Area: 27.5 acres Zoned: P.U.D.

The petition was deferred until July 6, 1977.

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SE-1016 A. G. WIMPY, ET AL - Harold W. Whitcomb, Agent  
Request: Special Exception to permit earth moving operations,  
earth work master plan approval, and earth work and  
reclamation operation approval.  
Location: County Line Road (N. side) 3000 ft. East of  
SR 301, 2500 ft. W. of Tuttle Avenue  
Area: 67.50 ± acres Zoned: -A-

The petition was deferred until July 6, 1977.

SE-1020 WILLIAM & MARY HAMSTRA - C. A. Loice, Agent  
Request: Special Exception to permit childrens day care  
nursery  
Location: 3825 26th Street West, Bradenton  
Area: 0.25 acre Zoned: R-1AA

Mr. Hoffman read the committee report recommending denial of the petition  
and moved for denial of SE-1020 by adoption of the committee report.  
Mrs. Bott seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

SE-1021 ANNIE MAY DIXON ROBERTS - Rebecca Roundtree, Agent  
Request: Special Exception to permit sale of beer & wine  
for consumption on premises  
Location: 925 72nd St. Ct. East, Rubonia  
Area: 0.05 acre Zoned: R & C-2

Mr. Hoffman read the committee report recommending approval, and moved  
to approve SE-1021 by adoption of the committee report. Mr. Bartle  
seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

SE-1022 RICK PARTIN, ET UX  
Request: Mobilehome as dwelling  
Location: W/side of Highland Rd., approx. 1½ mi E of US 301  
Area: 4.5 ± acres Zoned: -A-

Mr. Hoffman read the committee report recommending approval for a  
period of three (3) years and may be extended for an additional two (2)  
year period by the Planning Director provided the area has not changed  
substantially. Mr. Hoffman moved for approval of SE-1022 by adoption  
of the committee report, seconded by Mr. Bartle.

Mr. Hooper voted against the motion, all others voted in favor.

(MOTION CARRIED)

R-826 JOHN H. LORANG, ET UX  
Request: To change the present zoning from R-1AB (One Family  
Dwelling) district to T-3 (Travel Trailer Park) district or to  
such other district as determined to be more appropriate.  
Proposed Use: Travel Trailer Park  
Location: 1120 53rd Avenue East, Oneco  
Area: 10 acres

Mr. Hooper read the committee report recommending approval of R-826  
and moved for approval by adoption of the committee report. Mr. Sailes  
seconded the motion.

Mrs. Bott voted against the motion, all others voted in favor.

(MOTION CARRIED)

June 15, 1977

R-827 CURTIS J. HUGHES, ET AL - Thomas Gallen, Agent  
 Request: To change the present zoning from -A- (General Agricultural) to T-1 (Mobilehome Park) district or to such other district as determined to be more appropriate.  
 Proposed Use: Expansion of Terra Siesta Mobilehome Park  
 Location: 3111 80th Ave. E. & N. of US 301, Ellenton  
 Area: 8 acres

Mr. Hooper read the committee report recommending approval of the petition and moved for approval of R-827 by adoption of the committee report. Mr. Hoffman seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

R-820 CURTIS A. & CURTIS S. PETZOLDT - Robt. Boylston, Ralph Nelson, Dan Zoller, Agents  
 Request: To change the present zoning from -A- (General Agriculture) to T-1 (Mobilehome Park) district or to such other district as determined to be more appropriate.  
 (Also plan review)  
 Proposed Use: Mobilehome Park (Royal Estates Mobilehome Park)  
 Location: 9200 US Hwy 301 N., Ellenton, Fl.  
 Area: 55.91 ± acres

Mr. Hooper read the committee report recommending denial of the request, and asked Mr. West to present the recent study the planning staff had been requested to make regarding mobilehome parks and the amount of acreage in Manatee County already zoned for parks but not yet developed.

The report indicated that sufficient land is available to satisfy mobilehome growth for the next 3.7 years, but that there is a time lag of approximately two years between rezoning and development. After the Creekwood development which will be presented on July 6, 1977, there will not be any land presently zoned for mobilehome parks suitable for development.

Mr. Robert Boylston, Attorney, and Ralph Nelson representing the Petzoldt and Moorehead petitions, stressed the fact that their clients had made large expenditures in the preparation of the proposed projects and felt that the committee report, in effect, constituted a temporary moratorium on the development of mobilehome parks in the County. They felt that the report should not apply to those applications which are pending, and implied possible serious legal consequences if the petitions are denied.

Mr. Hayden moved to defer R-820 until July 6th, to allow time for the report to be studied. Mr. Bartle seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

R-821 CURTIS A. & CURTIS S. PETZOLDT  
 Request: To change the present zoning from -A- (General Agriculture) to C-1 (Commercial) district or to such other district as determined to be more appropriate.  
 Proposed Use: Commercial/Professional Shopping Center  
 Location: 9200 U.S. Hwy 301 North, Ellenton, Fl.  
 Area: 20.15 acres ±

Mr. Hooper read the committee report recommending approval of the petition and moved for approval of R-821 by adoption of the committee report. Mr. Sailes seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

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R-825 JACK E. MOORHEAD, ET UX - Ralph Nelson and Dan Zoller, Agents  
Request: To change the present zoning from R-1B (One family dwelling) to T-1 (Mobilehome Park) district or to such other district as determined to be more appropriate.  
Proposed Use: Mobilehome Park with golf course  
Location: In the SE corner between US 301 and Erie Rd. or north of US 301 and east of Erie Rd. between Parrish and Palmetto  
Area: 220.71 acres

Mr. Hoffman moved to defer R-825 until July 6th to allow enough time to consider the current report on mobilehome parks. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

R-828 RAY INGRAM & ASSOC., INC., ET AL - Lloyd Lyday, Agent  
Request: To change the present zoning from R-1A (One Family Dwelling) district to -C- (Neighborhood Commercial) district or to such other district as determined to be more appropriate.  
Location: 5300 Block 4th Avenue West  
Area: 0.82 acres

Mr. Hooper read the committee's report recommending approval to rezone the property to PR rather than -C- as requested, and moved to approve R-828 for professional use rather than neighborhood commercial. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

PUBLIC HEARING TO CONSIDER

SE-1024 NEAL E. & DOROTHY A. SCHULTZ  
Request: Special Exception to permit mobilehome as dwelling  
Location: Approx. 3 mi N. of U.S. 301 on Erie Road  
Area: 5 ± acres Zoned: -A-

There were no objections to the petition. The public hearing was closed. Mr. Hoffman moved for approval of SE-1024 for five (5) years and may be extended by the Planning Director for an additional five (5) years provided the area has not changed substantially. Mr. Bartle seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

SE-1025 BURNEY C. & HELEN M. REED - R. Earl Collins, Attorney, Agent (Peace River Electric Cooperative, Inc.)  
Request: Special Exception to permit a sub-station  
Location: W/S of Ellenton-Gillette Road between Mendoza Road and Experimental Farm Road  
Area: 14.45 acres Zoned: -A-

Mr. Collins and Mr. Joseph Hegwood presented the petition. They explained it would involve the use of equipment and transformers normally associated with power sub-stations. They said the actual construction would only cover about 2 acres, and requested a four (4) year waiver.

Requirements of the Highway Department in regard to extra right-of-way had already been agreed to by the petitioners.

The public hearing was closed. Mr. Hoffman moved to approve SE-1025, including the 4 year waiver. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

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SE-1026 RONALD W. & SHIRLEY A. GRIFFON

Request: Special Exception to permit mobilehome as dwelling in conjunction with operation of dog kennel

Location: 10312 36th Avenue East (Ellenton-Gillette Road)

Area: 7.98 acres Zoned: -A-

Mrs. Griffon presented the petition, explaining that it was for a re-application for an expired special exception. There were no objections and the public hearing was closed.

Mr. Hoffman moved to approve SE-1026 for a period of two (2) years and may be extended for an additional two (2) years by the Planning Director provided the area has not changed substantially. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

Rev. Anderson presented the petition and site plan showing the area and ample space for construction and parking. There were no objections. The public hearing was closed.

Mr. Hoffman moved for approval of SE-1027, seconded by Mr. Hooper.

(MOTION CARRIED UNANIMOUSLY)

P.U.D. - 8 AURORA FOUNDATION - Robert Christopher

(R-796) Request: Preliminary plan approval for Planned Unit Development. Gross land area per dwelling unit 0.6%, 168 dwelling units (143 buildings), floor area 160,225 sq. ft., total rooms 970.

Location: 48th St. Ct. E., Bradenton

Area: 32.06 acres Zoned: P.U.D.

Mr. Christopher and Mr. Robert Beadles presented the petition using visual aids to show the topo and architectural design, and explaining that the development is designed for retired ministers.

A letter from the Utilities Department advised that water would be provided at a future date at the developer's expense.

A letter from the Highway Department, requested the petition be deferred until July 6th to allow more time for review of the plans. William Swan reported that the planning staff felt some modifications could be made in the site plans regarding parking and location of the dwelling units. The public hearing was closed.

Mr. Bartle asked if there were any problems that could not be worked out within two weeks. Mr. Thomas and Mr. Swan felt this would be sufficient time to work out any modifications.

Mr. Bartle moved to approve P.U.D. - 8 subject to review by the planning staff and Highway Department. Mr. Hoffman seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

R-831 PALM VIEW PARK - Fanny Morgan Novince, Agent (Various Owners)

Request: To change the present zoning from C-1 (Commercial) and R-1AA (One and Two Family Dwellings) to R-1AB (One Family Dwelling) district, or to such other district as determined to be more appropriate.

Proposed Use: Residential

Location: E/S of U.S. 41 & S of Kersey Road

Area: 5.15 acres ±

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Mrs. Novince presented the petition explaining that the area had developed as single family and that the property owners in the area desired to protect the value of their property by rezoning to R-1AB. A petition containing 13 signatures supported the request.

There were no objections and the public hearing was closed. Mrs. Bott moved for approval of R-831, seconded by Mr. Bartle.

(MOTION CARRIED UNANIMOUSLY)

R-832 BESSIE MAY STONE - Earl Snyder II, Agent  
Request: To change present zoning from -A- (General Agriculture) to M-2 (Heavy Industrial) or to such other district as determined to be more appropriate.  
Proposed Use: Manufacture of septic tanks  
Location: 3207 63rd Avenue East, (Saunders Road)  
Area: 4.61 acres

Mr. Snyder explained the proposed plans to manufacture the septic tanks and explained that the legal description that had been submitted was for the whole block. He said the request was meant to be for the west 169 ft. only.

John Mendenhall, 6212 33rd St. East, objected to the petition and felt it was not a proper use where there were residences on the same block.

Mr. Thomas said the Highway Department had no objection if it involved only the west 169 ft. of the block.

The public hearing was closed. Mr. Hooper moved to refer R-832 to Committee, seconded by Mrs. Bott.

(MOTION CARRIED UNANIMOUSLY)

DEFERRED FROM JUNE 1, 1977:

77-S-11(P&F) COLLEGE PLAZA - Bill Roberts, Inc., Agent  
Request: Preliminary & final plat approval of a commercial sub.  
Unit Type: 5 commercial lots  
Location: Bordered on the north by Cortez Road & on the east by 34th St. West  
Area: 17.03 acres Zoned: C-1

The petition was deferred until July 6, 1977.

NEW BUSINESS:

76-S-7(F) MORGAN JOHNSON ESTATES, UNIT 1 - Bill Roberts Inc., Agent  
Request: Final plat approval of a single family sub.  
Unit Type: 18 single family lots  
Location: Bordered on the west by Morgan Johnson Road and approx. 1½ mi south of S.R. 64  
Area: 52.11 acres Zoned: S-A-

William Swan presented the petition there were no departmental objections. The planning staff recommended approval subject to the posting of a performance bond in the amount of \$40,111.30.

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Mr. Bartle moved to approve 76-S-7(F) subject to a performance bond in the amount of \$40,111.30. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

76-S-14(F) PALMETTO VILLAS - PHASE I - Richard Patterson, Agent  
 Request: Final plat approval of a single family sub.  
 Unit Type: 21 lots (duplex) and 4 lots (single family)  
 Location: Approx. 200 ft. west of Canal Road and approx. 300 ft. south of 29th Street East.  
 Area: 10.82 acres Zoned: R-1AA & R-1AB

The petition was deferred until July 6th.

77-S-15(P) CAYMAN PARK - Ted Boldt, Agent  
 Request: Preliminary plan approval of a single family sub.  
 Unit Type: 67 lots (duplex)  
 Location: Bordered on the north by 57th Ave. E. approx. 1/2 mi west of US 301  
 Area: 17 acres Zoned: R-1AA

Col. John Thomas advised that the Highway Department had not had sufficient time to make a recommendation on this development. He said the sudden explosion of developments along 9th Street East raised serious questions which needed to be resolved before they could make a recommendation. He requested the petition be deferred.

Skip Arnold and Floyd Price, Attorney, representing Cayman Park felt there had been enough time for review. Mr. Price said his client had complied with all County regulations and questioned the authority to defer the petition.

Mr. Bartle moved to defer 77-S-15(P) until July 6, 1977. Mrs. Bott seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

77-S-16(P&F) NESTOR SUBDIVISION - Wilbur Nestor, Agent  
 Request: Preliminary and final plan approval of a single family subdivision  
 Unit Type: 4 single family lots  
 Location: Bordered on the north by Harbor Road (6th Ave. N.W.) and approx. 300 ft. east of 59th St. W.  
 Area: 1.185 acres Zoned: R-1B

Mr. Swan presented the petition. There were no departmental objections, however, some minor revisions in the plans were required. It was determined these changes could be accomplished prior to the County Commission meeting on June 28th.

Mr. Bartle moved to approve 77-S-16(P&F) subject to minor revisions in the plans being accomplished prior to the petition being presented to the County Commissioners. Mr. Hayden seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

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76-S-15(F)      CIMMARON ACRES - Eric Robertson, Agent  
Request: Final plat approval of a single family sub.  
Unit Type: 26 single family lots  
Location: Bordered on the south by 9th Avenue N.W.  
and on the west by 75th Street W.  
Area: 20 acres    Zoned: R-1A

Mr. Swan presented the petition. There were no departmental objections. A bond in the amount of \$3,520 will be required.

Mrs. Bótt moved for approval of 76-S-15(F) subject to the posting of a bond in the amount of \$3,520. Mr. Bartle seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

77-S-17(P&F)      BARTH GROVE SUBDIVISION - Leo Mills & Assoc., Agent  
Requesting: Preliminary & final plan approval of a  
single family subdivision  
Unit Type: 6 single family lots  
Location: Bordered on the south by Tallavast Road and  
on the east by Lynden Lane approx. ¼ mi west of Lock-  
wood Ridge Road  
Area: 9.28 acres    Zoned: -A-

Mr. Swan made the presentation. There were no objections from the departments, however, Col. Thomas advised that the Highway Department did not wish to make a final determination as to whether the record plat makes 42' of R/W available to the County without additional cost and/or action when the road is widened. He requested the County Attorney be asked to review the plat.

Mr. Bartle moved for approval of 77-S-17(P&F) subject to an opinion from the County Attorney that the record plat makes 42 ft. of R/W available to the County without additional cost and/or action when the road is widened. Mr. Hoffman seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

DISCUSSION:

Joyce Toler, 5204 - 32nd St. East, representing property owners in Central Gardens Subdivision, petitioned the Commissioners to initiate a rezone of the subdivision from R-1AA to R-1AB. She said nearly all of the subdivision had developed as single family dwellings and the residents of the area felt it was reasonable to request the change in zoning to prevent the construction of duplexes.

Mr. Bartle moved to instruct the Planning Department to advertise for the rezoning of Central Gardens Subdivision from R-1AA to R-1AB. Mrs. Bott seconded the motion.

(MOTION CARRIED UNANIMOUSLY)

The question of a legal moratorium on mobilehome parks was raised and will be considered at the meeting on July 6th.

Meeting adjourned at 11:40.

MANATEE COUNTY PLANNING COMMISSION

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Fay Firkins, Chairman

ATTEST:

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Gordon Bartle, Secretary