

MANATEE COUNTY PLANNING COMMISSION
COUNTY COURT HOUSE
AUGUST 17, 1977

The Planning Commission met in regular session on August 17, 1977 at 9:30 A.M. in Commission Chambers in the Manatee County Court House with Chairman Firkins presiding.

The meeting was open with the Pledge of Allegiance to the Flag.

The roll was called by Secretary Gordon Bartle. Members present were Mrs. Bott, Messrs. Firkins, Hoffman, Bartle, Hayden and Sailes. Mr. Hooper was not present.

PETITIONS AWAITING DECISION:

R-833 THOMAS HOWZE

Committee Report recommending approval was presented by Mr. Sailes. Motion was made by Mr. Sailes, seconded by Mr. Hayden, for approval of R-833.

A discussion followed with Mr. Firkins stating that he was opposed to spot zoning for commercial use and that the long range map shows the area as residential.

Mrs. Bott stated that in her opinion we had adequate shopping areas at this time.

Mr. West advised that several zoning changes have occurred on 26th Street although the Comprehensive Plan has indicated residential.

Mr. Firkins asked for denial of R-833.

Motion by Mr. Sailes was brought to vote, the vote being three to three and the motion for approval failed to carry.

Motion was made by Mr. Hayden, seconded by Mrs. Bott for denial. The vote was four to two.

MOTION CARRIED

R-836 MOUNT TABOR MISSIONARY BAPTIST CHURCH, Dr. Clifford B. Ward, Agt.

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

Proposed Use: Duplexes

Location: S/S of 76th Avenue Drive East approximately 160 ft. E. of 16th St. Ct. East, Tallevast

Area: 0.46

There was no Committee Report at this time as the route of access should first be resolved. Mr. Sailes moved, seconded by Mrs. Bott to defer action on R-836.

(MOTION CARRIED UNANIMOUSLY)

R-838 PLANNING COMMISSION INITIATED - Glen Cove Heights

Request: To change the present zoning from A- (General Agricultural) district to R-1AB (One Family Dwelling) district or to such other district as determined to be more appropriate.

Proposed Use: Single Family Residential

Location: N/S (4600 & 4700 Block of SR 70

Area: 11.46 acres

Committee Report recommending approval was read by Mr. Sailes. Mr. Sailes moved, seconded by Mrs. Bott, for approval of R-838.

(MOTION CARRIED UNANIMOUSLY)

R-844 PLANNING COMMISSION INITIATED - Central Gardens

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

Proposed Use: Single family residential

Location: Bordered on the north by 51st Ave. East, on the south by SR 70 and on the east by 33rd Street East.

Area: 28.28+ acres

Committee Report recommending approval was read by Mr. Sailes. Motion was made

by Mr. Sailes, seconded by Mrs. Bott for approval of R-844.

(MOTION CARRIED UNANIMOUSLY)

R-845 JAMES L. ROMAN, ET UX

Request: To change the present zoning from -A- (General Agriculture) to R-1A (One Family Dwelling) district or to such other district as determined to be more appropriate.

Proposed Use: Single Family Dwelling

Location: Located approximately 1 mile north of Ellenton on the east side of SR 683 (Ellenton Gillette Road)

Area: 1.45 acre

The Committee Report was presented by Mr. Sailes. Mr. Sailes moved, seconded by Mr. Bott for approval of R-845. A discussion followed, Mr. Bartle stating that this would constitute spot zoning. Mr. West advised that it did constitute spot zoning and the first in the area. However, it was his opinion the surrounding area should be zoned residential. Mr. Hayden advised that the area consists of more residential than agricultural.

(MOTION CARRIED UNANIMOUSLY)

R-846 GEORGE P. HELMER, ET AL - Ralph Nelson & Dan Zoller, Agents

Request: To change the present zoning from -A- (General Agriculture) to T-3 (Travel Trailer Park) district or to such other district as determined to be more appropriate, & Plan Review

Location: NW of old US 41 (Bayshore Road) and south of Frog Creek

Area: 36.7 ± acres

Mr. Sailes presented Committee Report recommending approval of R-846. Motion was made by Mr. Sailes, seconded by Mr. Hoffman, for approval.

(MOTION CARRIED UNANIMOUSLY)

R-847 JAMES O. & JUELL MIZELL - James and Charlene Light, Agents

(SE-1047) Request: To change the present zoning from -A- (General Agricultural) to R-1A (One Family Dwelling) district or to such other district as determined to be more appropriate.

Proposed Use: Single Family Dwelling

Location: N.W. corner of Arcadia Road & Lebanon Road, north of Gen.

Tel. sub station

Area: 0.51 acre

(SE-1047) JAMES O. & JUELL MIZELL - James & Charlene Light, Agents

(R-847) Request: Special Exception to permit child care day nursery

Location: N.W. corner of Arcadia Road & Lebanon Road north of Gen. Tel. sub station

Area: 0.51 acre Zoned: -A-

Chairman Firkins advised that R-847 and SE-1047 would be considered simultaneously. Committee Report on R-847 was presented by Mr. Sailes, who moved for approval of R-847. Motion seconded by Mrs. Hoffman. Mr. Hoffman presented Committee Report on SE-1047 and moved for approval of SE-1047. Motion seconded by Mrs. Bott.

Under discussion Mr. Carrington stated that he considered the reversion back to the "A" District a good recommendation should the zoning amendment now under consideration become effective e. i. " to permit a child care day nursery in the "A" District under a Special Exception."

R-847 (MOTION CARRIED UNANIMOUSLY)

SE-1047 (MOTION CARRIED UNANIMOUSLY)

SE-1037 HENRY L. THORNTON, ET UX - Virginia Cobb, Agent

Request: Special Exception to permit a childrens nursery and pre school

Location: 1212 43rd Street West in Westwego Park

Area: 0.33 Acre Zoned: R-1A

Mr. Hoffman presented Committee Report and moved for denial of SE-1037. Motion seconded by Mr. Bartle. Mr. Hoffman commented that he was very much impressed with the layout of the property, that it was fantastic, except that the location created a traffic hazard. The motion was brought to vote and carried unanimously for denial of SE-1037.

(MOTION CARRIED UNANIMOUSLY)

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SE-1032 SKYWAY GROVES, INC - Charles K. Burton, Agent
Request: Special Exception to permit a cemetery
Location: Corner of Canal Road & Memphis Rd., Palmetto
Area: 31.11 acres Zoned: -A-

Mr. Hoffman presented Committee Report recommending approval and moved for approval of SE-1032 in compliance with recommendation from the Special Exception Committee. Motion was seconded by Mrs. Bott. Mr. Sailes commented that he was unable to be present at the public hearing. Upon review of the petition he noted that a few minorities were in opposition. That he felt their feelings & their rights should be considered and in view of this he would have to vote against the granting of the petition. Motion brought to vote by Chairman Firkins. Vote 5 to 1, Mr. Sailes voting "Nay". MOTION CARRIED.

PUBLIC HEARINGS TO CONSIDER

SE-1048 MARCO GUELI - Patricia A. Lewis, Agent
Request: Special Exception to permit sale of beer at snack bar at Roma Flea Market
Location: 5715 15th St. E. Bradenton
Area: 4.68 acres Zoned: C-2

Ms. Lewis advised that she was representing the petitioner in his request for special exception to permit the sale of beer at Snack Bar located at Roma Flea Market. There was no opposition. There were no departmental objections. However Herman White of the Highway Department stated that a decellaration lane should be provided. The public hearing was closed.

Mr. Hoffman moved, seconded by Mrs. Bott, to refer the petition to committee for further study.

(MOTION CARRIED UNANIMOUSLY)

SE-1049 JOHN DENESUK - LNC DEVELOPMENT CORP. - James Brooks/Mike Nudd, Agts.
Request: Special Exception to permit consumption of beer and wine on restaurant premeises. (Pizza Inn, Inc.)
Location: 5627 14th St West (US 41) Bradenton
Area: 0.91 acres Zoned: C-1

Kay Haynes advised that she was representing Mr. James Brooks and Mr. Mike Nudd of LNC DEVELOPMENT CORP. requesting sale of beer and wine for consumption on the premises in conjunction with Pizza Inn located at 5627 14th St. W. Also, that there is seating capacity for 124 persons. Mr. Carrington stated there were no departmental objections.

Mr. Hoffman moved for approval stating that the site is in a business area which provided plenty of parking space. Motion seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

SE-1050 BENJAMIN C. FOOR
Request: Special Exception to permit camera repairs in home
Location: 1304 67 St. N.W.
Area: 0.32 acre Zoned: R-1A

Mr. Foor stated that he would like to do camera repairs in his home. That it would be a pickup delivery service and would not involve people coming and going and would not increase traffic in the area. Also that he had secured signatures of adjacent property owners stating that they had no objection. Mr. Carrington advised that there were no departmental objections. The Chairman declared the public hearing closed.

Mr. Bartle moved, seconded by Mr. Hayden, for approval of SE-1050. MOTION CARRIED.

SE-1051 TELEPROMPTER CORP - Teleprompter Southeast, Inc., Agent
Request: Special Exception to permit replacement of present 100 ft. tower with a 200 ft. tower for antenna reception and radio communications. To construct one 6 meter earth station receiver.
Location: 3301 14 St. West, Bradenton
Area: 1.48 acres Zoned: C-1 and R-3

Mr. Rod Hada stated that they were requesting a 200' tower to afford better antenna

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reception and radio communications and one 6 meter earth station receiver. Mr. Carrington read letter regarding action approved in April of 1976 and advised that Teleprompter did not act within the six months period allowed. Mr. Hada advised that at this time they would like a one year waiver to complete 25% construction. The Chairman declared the public hearing closed.

Motion by Mr. Hoffman to approve SE-1051 granting one year waiver as requested. Motion seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

R-843 KEITH BENDER, ET UX

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: Retail sales of aluminum awnings and windows

Location: 3127 49th St. East, Palmetto

Area: 2.58 acres

Mr. Bender stated that he was requesting zoning change from District A to District C-1 to enable him to sell aluminum awnings and windows. Their operation will not entail increased traffic as their business will be to go out to the site, take measurements and make installations. Previously he was granted a SE for a gas station but was unable to receive the necessary allocation. Mr. Carrington stated there were no departmental objections. The Chairman declared the public hearing closed.

Motion was made by Mr. Hoffman, seconded by Mr. Hayden for approval of R-843.

(MOTION CARRIED UNANIMOUSLY)

R-848 DOROTHY M. WOODSON

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

Location: In the S.W. Corner of 23rd St. E. & US 41, Palmetto

Area: 0.43 acre

Dallas Woodson, Jr. requested zoning change of zoning from District R-1 to District C for the purpose of a fruit and vegetable market.

Mr. Firkins stated that there is commercial zoning across the street.

Mr. Carrington stated that there were no departmental objections.

Herman White of the Engineering Department requested that their letter be read.

Mr. Carrington complied with the request and read the letter which stated that if the petition is granted that applicant will be required to submit a site plan.

Mr. Sailes advised that the area is in the process of changing and felt that it might be wise to refer the matter to committee as the Planning Staff is making a study of the zoning in the area. Mr. Sailes moved that the matter be referred to committee for further study. Motion seconded by Mr. Bartle.

(MOTION CARRIED UNANIMOUSLY)

R-849 PERRY MILLER

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: Motel

Location: 1911 8 Ave W, Palmetto

Area: 4.84 acres

Mr. Miller advised that he was requesting change of zoning to District C-1. That when he purchased the property it was his understanding that half of the property was zoned C-1 and the other half zoned "A". Upon applying for permit to enlarge his home, he found that his home is on a portion of the land which is zoned for agriculture. He further added that his property includes 12 motel units.

Mr. Carrington stated that there were no departmental objections, that he had

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been to the site and anticipated no problem.

The Chairman declared the public hearing closed.

Motion by Mr. Sailes, seconded by Mr. Hayden, for approval of R-849.

(MOTION CARRIED UNANIMOUSLY)

R-850 VICTOR T. LIGHT, ET UX

Request: To change the present zoning from R-1A (One Family Dwelling) to PR (Professional) district or to such other district as determined to be more appropriate.

Proposed Use: As permitted in PR district

Location: 2206 53rd Ave. East

Area: 1.17 acre

Mr. Light advised that he wished to change the zoning of his property from R-1A to PR for use as a real estate office.

Letter was presented from Attorney James M. Wallace, representing Midcentral, Inc. stating that his client was in favor of the zoning change to PR.

There were no departmental objections.

The Chairman declared the public hearing closed.

Mrs. Bott moved, seconded by Mr. Hoffman, to refer the matter to committee in order to study the general area.

(MOTION CARRIED UNANIMOUSLY)

NEW BUSINESS

77-S-23(P) PALMA SOLA PINES - Robert J. Lombardo, Agent

Request: Preliminary plan approval of a single family subdivision

Unit Type: 25 single family lots

Location: Bordered on the west by Palma Sola Loop Road & approx. 1 mile north of Cortez Road

Area: 7.2 acres Zoned: R-1A

Mr. Swan advised that the subdivision consists of 25 single family lots. That the developer plans to deadend the road with a temporary turn-a-round for access to the north. Also, that it meets the requirements of the reviewing departments and the planning staff recommends approval.

Mr. Bartle moved, seconded by Mr. Hoffman, for approval of preliminary plan.

(MOTION CARRIED UNANIMOUSLY)

77-T-3/3(F) FIESTA GROVE - John Benson, Agent

Request: Final plan approval of a travel trailer park

Unit Type: 205 travel trailer sites & 15 tent camp sites

Location: West side of old US 41 just north of Frog Creek Campgrounds

Area: 17.6 acres Zoned T-3

Mr. Swan stated that this item would have to be deferred as it was not ready at this time.

LATE ITEMS

77-S-2(P) WHITFIELD ACRES

Request: Preliminary plan approval of single family sub.

Unit Type: 15 single family lots

Location: Bordered on the north by Whitfield Ave. (69 Ave. E.) and approx. 300 ft. east of 9 St. East.

Area: 4.8 acres Zoned: R-1
division

Mr. Sailes advised that the sub/consists of 15 lots on 4.4 acres, located 300' east of Penn. Ave. Also, water available, sewer 1 yr. Mr. Swan advised that the preliminary plan meets the requirements of the reviewing departments and that the planning staff recommends approval.

Motion was made by Mr. Bartle, seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

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

Mr. Swan advised that the subdivision consists of 21 duplex lots and 4 single family lots. That the plan conforms to all departmental requirements. Also, the bond is acceptable to the County Engineer as to amount but bond form should be reviewed and accepted by the County Attorney. Mr. Swan further advised that the plan has been reviewed by the planning staff and they recommend approval subject to acceptance of bond form by the County Attorney.

Motion was made by Mr. Hayden, seconded by Mr. Bartle, to approve final plat as recommended.

(MOTION CARRIED UNANIMOUSLY)

ZONING TEXT ON AGRICULTURAL DISTRICT REGARDING CHILD CARE CENTERS

Mr. West stated that in connection with the Committee report concerning amending the zoning text in conjunction with child care centers in the "A" District, if approved R-847, James O. & Juell Mizell, would automatically revert to its original zoning classification.

Mr. Carrington stated that the factor being questioned is the wording of the text.

Motion was made by Mr. Bartle, seconded by Mrs. Bott, to advertise public hearing to amend zoning text to permit child care centers in the agricultural zoning district as a Special Exception.

(MOTION CARRIED UNANIMOUSLY)

Mr. Hoffman moved for adjournment. Motion seconded by Mr. Hayden.

(MOTION CARRIED UNANIMOUSLY)

MANATEE COUNTY PLANNING COMMISSION

Fay Firkins, Chairman

ATTEST:

Gordon Bartle, Secretary