

- M I N U T E S -

MANATEE COUNTY PLANNING COMMISSION
COUNTY COURTHOUSE

May 16, 1979

The Planning Commission met in regular session on May 16, 1979, at 9:30 A.M. in Commission Chambers in the Manatee County Courthouse. Chairman, Fay Firkins, called the meeting to order leading in the Pledge of Allegiance.

Mr. Gordon Bartle, Secretary, called the roll of the members. Those in attendance were: Chairman, Fay Firkins; Vice-Chairman, Robert Hoffman; Secretary, Gordon Bartle; Ann Bott; George Hooper.

Approval of Minutes of April 18, 1979; motion for approval by Mr. Hoffman. Motion seconded by Mrs. Bott. Motion carried unanimously.

Approval of Minutes of May 2, 1979, deferred until June 6, 1979.

PETITIONS AWAITING DECISION:

SE-1214 SCHOOL BOARD OF MANATEE COUNTY, FLORIDA

Thomas W. Stewart, Agent

Location: W. of dead end of 15th Ave NW & S
of 80th St. NW

Area: 10 acres

Zoned: R-1B

Proposed Use: A Public School

REQUEST: Special Exception to permit a public school in a R-1B (One Family Dwelling) district for a permanent period of time with a requested time waiver of five years.

Committee report presented by Mr. Hoffman. Mr. Hoffman motioned for approval as per the committee report. Motion seconded by Mr. Bartle. Vote: 4 - Yes, Mrs. Bott abstained. Motion carried.

SE-1216 DAVID T. DEMAREST

Sam Kamberis, Agent

Location: E of Lockwood Ridge Rd. & S
of Tournament Blvd.

Area: 4.76 acres

Zoned: -A-

Proposed Use: Greek Orthodox Church

REQUEST: Special Exception to permit a church in an -A- (General Agricultural) district for an indefinite period of time.

Committee report presented by Mr. Hoffman. Mr. Hoffman motioned for approval as per the committee report. Motion seconded by Mr. Bartle. Motion carried unanimously.

5/16/79

DEFERRED FROM 5/2/79:

R-977 W. T. PARSLEY, TRUSTEE
John Mastry, Agent
 Location: W of Erie Rd and 2 miles N
 of U.S. 301
 Area: 140.00 acres
 Zoned: -A-

REQUEST: To change the present zoning from -A- (General Agricultural) district to R-1B (One Family Dwelling) district.

Committee report presented by Mr. Hooper. Mr. Hooper motioned for approval as per the committee report. Motion seconded by Mrs. Bott. Motion carried unanimously.

R-979 CATALINA ENTERPRISES, INC.
Eric Robertson, Agent
 Location: 9th Avenue N.W. & 87th Street NW
 Area: 26.57 acres
 Zoned: -A-

REQUEST: To change the present zoning from -A- (General Agricultural) district to R-1B (One Family Dwelling) district.

Bruce Siciliano explained that this item was not ready for presentation. The Planning staff recommended deferral.

Mr. Hooper motioned to defer R-979 until June 6, 1979. Motion seconded by Mrs. Bott. Motion carried unanimously.

DEFERRED FROM 2/21/79:

SE-1194 NEWMAN, MORTON & SACHS
Agent: Dewey A. Dye, Jr.
 Location: W of 34th St, S of Cortez Rd
 Area: 720 acre
 Zoned: A, R-1AA, R-3, C and P.U.D.
 Proposed Use: Continuation of on-going farming operation.

REQUEST: Special Exception to permit a continuation of on-going farming operation on property zoned for other uses. The Special Exception is requested only for the portions which are zoned R-1AA (One and Two Family Dwelling) district and R-3 (Multiple Family Residential and Resort) district for five years.

AND

SE-1218 NEWMAN, MORTON & SACHS
Agent: Dewey E. Dye, Jr.
 Location: W of 34th St., S of Cortez Rd.
 Area: 465 acres
 Zoned: R-1A, R-3, R-1AA
 Proposed Use: Farming operations

REQUEST: Special Exception to permit a continuation of on-going farming operation on property zoned for other uses. The Special Exception is requested only for the portions of the property which are zoned R-1AA (One and Two Family Dwellings) district, R-1A (One Family Dwelling) district and R-3 (Multiple Family Residential and Resort) district for five years.

Bruce Siciliano stated there were no slides on this petition. Due to the size of property involved it would not have been feasible to photograph said property. However, the staff did make a site inspection of the subject property to confirm that it is currently in agricultural use.

Dewey Dye, Agent: Presented this petition and gave brief explanation of the history of the farming operations on this property. Bill Welch of the Manatee Fruit Company and Richard McMillan currently have leases to use this property for the existing farming operations. This request is to continue the same use for five more years.

Mr. Firkins asked how long this land had been in Agricultural use.

Mr. Dye: Since 1954.

Public hearing closed. Mr. Hoffman motioned for approval of SE-1194 motion seconded by Mrs. Bott. Motion carried unanimously.

5/14/79

SE-1215 BEN HILL GRIFFIN, INC.
William B. Kipp, Agent
Location: S of Moccasin Wallow Rd &
E. of proposed I-75
Area: 690 acres
Zoned: -A-
Proposed Use: A borrow pit

REQUEST: Special Exception to permit a borrow pit operation in an
-A- (General Agricultural) district for five years.

Bruce Siciliano explained there are no slides for this petition. The Master Plan has been revised and the applicant's plan to do a presentation to explain the entire project.

Mr. Bartle asked the Planning staff if the stipulations outlined by the Planning Department had been discussed with the applicant.

Bruce Siciliano stated the applicant would address these items in his presentation.

Mr. William Kipp, Agent: gave lengthy presentation of this petition explaining the proposed borrow pit operations in detail.

Carlos Ugarte, Engineer: Present for questions.

Mr. Bartle asked if they had received correspondence from the Department of Environmental Resources yet?

Mr. Kipp stated that the D.E.R. has indicated this was not in their jurisdiction.

Mr. Firkins asked if all trucking would be done on the subject property.

Mr. Kipp stated that it would. Further commented that they would cooperate with the Health Department on any inspection program they desire.

Mr. Randle stated a program had not been set up yet. The Health Department's concern was with water quality leaving the property and what they have submitted with their revised plans satisfies us.

Mr. Bartle: Has the question regarding inspection by a qualified Florida Engineer regarding compliance with the reclamation procedures been addressed?

Bruce Siciliano: The ordinance requires inspection on an annual basis. It might either need to be waived or we might need to determine a shorter interim - say, a 6 months interval.

Mr. Bartle asked if this was satisfactory to Mr. Kipp.

Mr. Kipp stated it was. It is a 750 day working contract. We feel that except for the grassing, the reclamation procedure will follow right along with the operation. I think that 90% of the pit area will be done within 6-8 months. We expect to be done in three years - reclamation and all. We are agreeable to keeping the county advised on what is happening out there. Stated that the bond would be ready in time for the County Commission meeting.

Mr. Bartle asked for comment from the Planning Department regarding the bonding procedure.

Bruce Siciliano explained they could act on the request and include in their motion that approval be subject to the approval of the bond prior to going to the County Commission.

Mr. Kipp stated they have tried to assure that this property remains lucrative and the land owners are planning to see that the contractors operate they way they should so that the property can be used attractively in the future.

Mr. Bartle asked if the Planning staff stipulations had been discussed with the applicant and whether he understood these stipulations.

Mr. Kipp stated they had a letter outlining these stipulations and agree to comply with these stipulations.

Mr. Carrington stated that these stipulations should be read into the record.

Bruce Siciliano explained that the time frame for the inspection program would need to be worked out at a later date.

Mr. Carrington stated it should be worked out before Board (County Commission) action.

Mr. Kipp stated he was in agreement to this requirement.

Bruce Siciliano read the Planning Department comments and reiterated the Planning staff stipulations.

CORRESPONDENCE: John E. Reilly, Attorney-In-Fact, Hyde Insurance Associates, Inc., 1 Oak Plaza, Suite 301, Asheville, N.C. confirming that the St. Paul Fire & Marine Insurance Co. will write the Restoration Bonds on the borrow pits that Phillips & Jordan, Inc. will be disturbing relative to their work on the subject project.

CORRESPONDENCE: dated May 4, 1979, Manatee River Soil and Water Conservation District.

Public hearing closed. Mr. Bartle motioned for approval with the Planning staff stipulations and provided that determination of the satisfactory nature of the bond arrangements is confirmed by the County Attorney before being heard by the Board of County Commissioners. Motion seconded by Mr. Hoffman. Motion carried unanimously.

NEW BUSINESS:

R-982 FRANK PENDRY
Agent: George T. Smith
Location: 312 53rd Avenue West
Area: 3.63 acres
Zoned: R-1AB

REQUEST: To change the present zoning from R-1AB (One Family Dwelling) district to C (Neighborhood Commercial) district.

Slides and location map presented by Bruce Siciliano.

George T. Smith, Agent, 4105 18th Ave. W.: stated they had adequate road frontage and the property is large enough to provide buffering between the residents to the east and south.

Mr. Hoffman: How many stores do you plan to have?

Mr. Smith: 15,000 sq. ft. for six stores.

Mr. Bartle: What type of stores?

Mr. Smith: Something that would cater to the neighbors; i.e., drug store, dry cleaners, florist, etc.

OPPOSITION: Richard W. Carter, 101A Gulf Drive North, Bradenton Beach: representing certain unnamed persons who live in the neighborhood opposed to this application.

OPPOSITION: Virginia Merrick, 5320 53rd Street Court NW.

Bruce Siciliano read Planning staff recommendations and stated that development of the property will be subject to Ordinance 79-4.

REBUTTAL: Mr. Smith noted the rezone is to -C- not C-1 and in previous conversation with Mr. Carter it was his understanding that he wanted assurance there was not going to be a beauty shop in the shopping center.

Mr. Bartle motioned to refer R-982 to committee. Motion seconded by Mrs. Bott. Motion carried unanimously.

5/16/79

R-983 CECELIA BEDELL
Agent: K. Frank Konkel
Location: 3424 26th Street West
Area: 0.28 acres
Zoned: R-1AB

REQUEST: To change the present zoning from R-1AB (One Family Dwelling) district to PR (Professional) district.

Slides and location map presented by Bruce Siciliano.

Herb Shuart acting on behalf of Frank Konkel who was called out of town unexpectedly. Present for questions.

Mr. Firkins asked if there was vacant property beside the house.

Mr. Shuart: Yes.

Mr. Bartle asked what the nature of the occupation was?

Mr. Shuart: We do not know at this point in time. Probably a lawyer or real estate office.

PETITION: 15 signatures in favor.

FOR: Frank Cochran, asked for clarification of the planemetric. Also, wanted to know how they planned to use part of the property for parking explaining that the property extends into the Wagner subdivision. There is a deed restriction that prohibits professional use on that property. Also, will a fence have to be built there to prevent use of that piece of property for a parking lot?

Bruce Siciliano explained that site plans were not submitted with this application. According to Mr. Konkel there are not deed restrictions on this particular piece of property in Pine Park Subdivision. As far as how they will lay it out, if there are deed restrictions on the property to the north, that will have to be worked out at the site plan approval stage. Reiterated Planning staff comments explaining that the inaccuracy on the zoning map was because on a previous rezoning a small portion of the property was not included in the legal description and it appears to be R-1AA. Our official maps show it as R-1AB. This can be corrected if this application is approved.

Public hearing closed. Mr. Bartle motioned to approve R-983. Motion died for lack of a second. Mr. Hoffman motioned to refer R-983 to committee. Motion seconded by Mrs. Bott. Motion carried unanimously.

Mr. Carrington reiterated for the record that the property is drawn correctly on the planemetric and was advertised correctly. Also, there are no deed restrictions to our knowledge that preclude the professional use.

R-984 ALFRED OLSON
Agent: Jerry N. Zoller
Location: 6302 Manatee Avenue West
Area: 1.7 acre
Zoned: C

REQUEST: To change the present zoning from C (Neighborhood Commercial) district to C-1A (Highway Business) district.

Slides and location map presented by Bruce Siciliano.

Jerry Zoller: presented this petition as agent for the owner. Explained that they want to add an additional eight units for the motel complex.

Ralph Campbell, Business Manager for Nick Bollettieri Tennis Academy explained that they have purchased the motel to be used as a dormitory to house children for nine months attending the academy. Explained the operation of the academy.

Mr. Hooper: What is the age group in attendance?

Mr. Campbell: From 12-18. The majority will probably be 14-17 years old. There will be full-time counselors in the motel to take care of the children.

Mr. Hoffman: How many children do you plan to house?

Mr. Campbell: 40-50 children.

Mr. Hoffman: Where are they going to play tennis?

Mr. Campbell explained they also own Depalmer-Bolletteiri Tennis Club on 75th and Mr. Bolletteiri is the head tennis pro at the Colony Beach Club so the instruction and play will be divided between these two facilities.

IN FAVOR: Reverend Barr, Redeemer Lutheran Church (abuts this property). Asked the Planning Department how many units they will be permitted to build?

Mr. Carrington explained that they are within the perimeter of the ordinance requirements for density. Commented that they would not be permitted to park the bus on this property with this zoning. It could be driven up to the site for pick-up and delivery but could not remain parked on the property.

Mr. Zoller confirmed that they will have a total of 21 units.

Bruce Siciliano: The proposed addition will be subject to Ordinance 79-4. Mr. Zoller has indicated they will use septic tanks for the new units.

Mr. Zoller stated that there are already three septic tanks in the ground that are not being used.

Public hearing closed. Mr. Hooper motioned for approval of R-984. Motion seconded by Mrs. Bott. Motion carried unanimously.

R-985 HARBOR VENTURES

Agent: Neal Communities, Inc.

Location: 34th St. & El Conquistador Pkwy

Area: 46.1+ acre

Zoned: R-3 & R-1A

REQUEST: To change the present zoning from R-3 (Multiple Family Residential and Resort) district and R-1A (One Family Dwelling) district to P.U.D. (Planned Unit Development).

Slides and location map presented by Bruce Siciliano.

Bill Swan further explained the proposed development of this property in relation to the P.U.D. request.

Frank Buskirk gave slide presentation showing existing Neal Communities and how they try to preserve the natural landscaping of the area. They plan a mirror image of what has already been developed at Wild Oak Bay.

Mr. Bartle asked about the sewage problem.

Mr. Buskirk explained they are working with Bud Randle's office and realize that prior to final plan approval it will have to be solved.

Public hearing closed on R-985. Mr. Hoffman motioned to approve R-985. Motion seconded by Mr. Bartle. Motion carried unanimously.

P.U.D.#13

WILD OAK BAY

Location: 34th St. & El Conquistador Pkwy

Area: 46.1 acres

Zoned: R-3 & R-1A

REQUEST: Preliminary plan approval of a Planned Unit Development.

Bill Swan commented that they have indicated they will provide a package treatment plant, perhaps off-site. However, at this point in time, the location has not been determined. Reiterated Highway Department comments. The Planning staff recommends approval subject to the petitioner obtaining approval of a viable waste water collection system that meets the requirements of the Manatee County Utilities System and the Manatee County Health Department.

Mr. Hoffman: How many units will there be?

Mr. Buskirk: 303 units.

Public hearing closed. Mr. Hoffman motioned for approval of P.U.D. #13. Motion seconded by Mr. Bartle. Motion carried unanimously.

SE-1217 RONNIE CONNER

Agent: Marvin Lee Steward

Location: On the S side of Singletary Rd & S of Myakka City

Area: 6.552 acres

Zoned: -A-

Proposed Use: A Mobilehome

REQUEST: Special Exception to permit a mobilehome in an -A- (General Agricultural) district for five years plus an additional five years to be granted at the administrative discretion of the Planning Director.

Slides and location map presented by Bruce Siciliano.

Marvin Lee Steward stated he would like this approved for five years with an additional five year period to be granted at the administrative discretion of the Planning Director so that he can live here until such time as he is able to build a house on the subject property.

Bruce Siciliano read Planning Department comments.

Public hearing closed. Mr. Hoffman motioned for approval of SE-1217. Motion seconded by Mr. Hooper. Motion carried unanimously.

SE-1219 BRADENTON COUNTRY CLUB

Location: 4646-9th Avenue West

Area: 89.8+ acres

Zoned: R-1C

Proposed Use: Golf course and related facilities

REQUEST: Special Exception to permit an existing golf course and all related facilities i.e., clubhouse, swimming pool, tennis courts, maintenance building, parking, and pro shop/cart shop in an R-1C (One Family Dwelling) district for an indefinite period of time.

Slides and location map presented by Bruce Siciliano.

Mr. Hampton briefly explained that there will not be any major changes. This request is just to permit an addition to the existing pro shop and cart shop.

Public hearing closed. Mrs. Bott motioned for approval. Motion seconded by Mr. Hoffman. Motion carried unanimously.

SE-1220 W. F. RHODES & EVELYN RHODES
 Location: 5812 18th Avenue East
 Area: 4.13 acres
 Zoned: -A-
 Proposed Use: A feed store

REQUEST: Special Exception to permit a Feed Store, an agriculturally related business in an -A- (General Agricultural) district for five years plus an additional five years to be granted at the administrative discretion of the Planning Director.

Slides and location map presented by Bruce Siciliano.

Evelyn Rhodes presented this petition explaining that they just want to move their current business to this location. They only operate this business in the evening hours. Both Mr. and Mrs. Rhodes have full time jobs besides this business.

Public hearing closed. Mr. Hooper motioned for approval of SE-1220 for five years plus an additional five years to be granted by the Planning Director. Motion seconded by Mr. Bartle. Motion carried unanimously.

SE-1221 ERNEST E. REESE
 Agent: Harold D. Reese
 Location: W of Zipperer Rd. & approximately
 2850' N of S.R. 64
 Area: 5+ acres
 Zoned: -A-
 Proposed Use: A mobilehome

REQUEST: Special Exception to permit a mobilehome in an -A- (General Agricultural) district as residence in conjunction with a residence on 5 acres with a waiver of Sec. V, -A- (General Agricultural District) Para. 18 (1), (2), & (3) of Manatee County Zoning Ordinance for ten (10) plus ten (10) to be granted at the administrative discretion of the Planning Director.

Slides and location map presented by Bruce Siciliano.

Harold Reese explained that he wants to be allowed to keep this mobilehome here. The old mobilehome there was used for storage and will be removed.

Mrs. Bott: The property is no longer in agricultural use?

Mr. Reese explained that he does have facilities for raising rabbits.

Mr. Hooper asked what the waiver referred to.

Bruce Siciliano explained it would be for a waiver of the minimum lot size requirement. Also, points (2) and (3) refer to the fact that the occupant of the mobilehome should be directly involved in the agricultural activity of the subject property.

Mr. Reese explained that his son, who will occupy the mobilehome seasonally is disabled and can not work.

Public hearing closed. Mr. Hoffman motioned to approve SE-1221 for five years plus an additional five years to be granted by the Planning Director. Motion seconded by Mr. Bartle. Motion carried unanimously.

SUBDIVISIONS: 78-S-41(F) PALMA SOLA PINES II SUBDIVISION
 Unit Type: 30 single family lots
 Location: Palma Sola Blvd. and 25th Ave. W
 Area: 8.8 acres, 30 lots
 Zoned: R-1A

REQUEST: Final plat approval of a single family subdivision.

Bill Swan: The subject subdivision meets all the requirements of final plat review. A security in the amount of \$29,051.83 will be posted to cover the cost of completing the necessary improvements. They obtained a waiver of the recreation requirements at preliminary plan approval. They will provide sidewalks along 25th Avenue West. The Planning staff recommends approval with a waiver of the recreation requirements and provided that the format of the bond is approved prior to going before the County Commission.

Mr. Bartle motioned for approval as recommended. Motion seconded by Mrs. Bott. Motion carried unanimously.

79-S-12(P) PINE HOLLOW SUBDIVISION
Unit Type: 16 duplex lots
Location: NE of and adjacent to 5th St. E
& 61st Ave. E
Area: 4.50 acres
Zoned: R-1AA

REQUEST: Preliminary plat approval of a duplex subdivision.

Bill Swan: This is a preliminary plat approval request for 16 duplex lots. They are proposing to provide sidewalks that tie in to the existing sidewalks in the subdivision to the west that will tie in to a sidewalk running along the east side of 5th Street East that will eventually go down to Daughtrey School. They are requesting a waiver of the sidewalk requirements along the west side of 5th Street East and the cul-de-sac. They are also requesting a waiver of the recreation requirements. The Planning staff recommends approval of the preliminary plan keeping in mind that it is in two phases and phase one meets the requirements of Ordinance 79-4. The second phase will have to be developed later whenever capacity is available.

Mr. Bartle motioned for approval with a waiver of the sidewalk requirements along 5th Street East and the cul-de-sac, also a waiver of the recreation requirements and with the stipulation that Phase 2 not be developed until sewer capacity is available. Motion seconded by Mrs. Bott. Motion carried unanimously.

79-S-16(P) ONECO ORANGE BLOSSOM PARK
Unit Type: 15 duplex lots
Location: 53rd Ave & 20th St. Ct. E
Area: 6.22 acres
Zoned: R-2

REQUEST: Preliminary plat approval of a duplex subdivision.

Bill Swan: The proposed subdivision meets the requirements of preliminary plan review. The lots are approximately 1/3 acre in size or greater and can be served by septic tanks thereby meeting the requirements of Ordinance 79-4. There are no sidewalks in the area and they are asking for a waiver of the recreation requirements. The Highway Department has made some stipulations regarding drainage easements that will be addressed during construction plan approval.

Mr. Lombardo noted that there is an existing sidewalk on 70th and they will build sidewalks along the east side of the street.

Mr. Bartle: Is the applicant cognizant of the Highway Department stipulations?

Mr. Lombardo: Yes, sir.

Mr. Bartle motioned for approval with a waiver of the sidewalk requirement along the cul-de-sac and a waiver of the recreation requirements and with the Highway Department stipulations as outlined in the staff findings. Motion seconded by Mr. Hoffman. Motion carried unanimously.

1. The purpose of this study is to determine the effect of the use of the computer on the learning of the English language.

2. The study is a quantitative study and the data will be collected from the students of the English language class.

3. The study is a descriptive study and the data will be collected from the students of the English language class.

4. The study is a qualitative study and the data will be collected from the students of the English language class.

1. The first group of people who are interested in the results of the study are the researchers themselves. They want to know how well the study was conducted and whether the results are reliable and valid. They also want to know how the study was funded and whether there were any conflicts of interest.

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion. The number of people aged 65 and over is expected to increase from 250 million to 450 million. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion.

THE UNITED STATES OF AMERICA
DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Department of the Interior.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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1. The Commission has received information that the following persons have been identified as being involved in the activities of the Communist Party, U.S.A., in the State of New York:

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1. The first step in the process of the investigation is to identify the problem. This is done by the investigator who is responsible for the investigation. The investigator will then gather information about the problem and the people involved. This information will be used to determine the cause of the problem and to develop a plan to solve it.

77-T-1/2(F) COLONY LAKES ESTATES MOBILEHOME PARK, PHASE II
Dan Zoller Engineering, Inc., Agent
Unit Type: 143 Mobile Home sites
Location: N and E of Colony Lakes Estates, Phase I,
NE of the intersection of Mendoza Rd. & Victory Rd
Area: 32.95 acres
Zoned: T-1

REQUEST: Final plan approval of a mobilehome park.

Bill Swan: This is a final plan approval for Phase II. All improvements are in and have been approved by the reviewing officials. They are requesting a waiver of the sidewalk requirements because there are no existing sidewalks in Phase I. The recreations area will be along the major road with good access.

Rick Plough: We have revised this plat and asked them to remove the recreation area because they did not want to bond the recreation area at this time. It is my understanding that the recreation area will be included when they develop Phase III. The motion should be for approval of the revised plan without the recreation area.

Bill Swan reaffirmed that the developer would provide a recreation area with Phase III.

Tom McCollom: Phase III is now under construction. The recreation area has been started. We did not know all improvements must be in. We thought the recreation area could be treated the same as a mobile home lot. Rather than deferring action on this we decided to remove the recreation area from this plat and we will include it with Phase III.

Bill Swan: They will have a recreation area so they are not asking for a waiver of that requirement.

Tom McCollom: Right, we will just add that on the plans for Phase III.

Bill Swan: We recommend approval of Phase II less the recreation area which will be submitted with Phase III.

Mrs. Bott motioned to approve Phase II, the revised plan, which eliminates the recreation area - to be provided with construction of Phase III. Motion seconded by Mr. Hooper. Motion carried unanimously.

79-T/3(P) HORSESHOE COVE RECREATIONAL VEHICLE RESORT
Civil Engineering Consultants, Inc., Agent
Unit Type: 505 Travel Trailer sites
Location: SR 70 and Caruso Rd
Area: 60.15 acres
Zoned: T-1

REQUEST: Preliminary plan approval of a Travel Trailer Park.

Bill Swan: You approved the rezone (R-895) for this plan in June, 1978. Site plans indicate a preservation area in the southwest corner with a bridge crossing over an environmentally sensitive area. In the proposed major preserve area, docks are shown which will require D.E.R. approval. The petitioner has requested approval from D.E.R. for the docks and the bridge going over to the nature preserve area. There will be a lodge area. They are planning on 505 travel trailer sites. At the time of rezone several stipulations were agreed to by the developer. One being access shall be shown to the C-1 property to the south. The developer is proposing a pedestrian access to the C-1 property. The Planning staff and the Highway Department are recommending that vehicular access also be provided to the C-1 property. The petitioner has agreed to dedicate additional Right-of-Way along Caruso Road and has agreed to extend the county water line to the property at his cost. They will also make some additional improvements to Caruso Road per the Highway Department stipulations.

Bill Swan asked the applicant if the Highway Department requested they to widen Caruso Road 4-5'?

Mr. Garrot: The Right-of-Way dedication of 9' was requested. That's all that I know about.

Rick Plough: We requested that they widen Caruso Road to 24' from the projects north property line to S.R. 70.

Mr. Garrot: When was that requested? That was not discussed at the original rezone request.

Bill Swan: We are also requesting to have a vehicular access. This basically meets the requirements for preliminary approval of a travel trailer resort. The developer will redesign his entrance way to meet the requirements of the Highway Department in the construction plan stage. All reviewing departments have basically no objection to the proposed plan provided all the reviewing department stipulations are met.

Mr. Lombardo confirmed that they will provide a vehicular access.

Bill Swan: They are asking for a waiver of the sidewalk requirements. They do not have a viable sewage system at this point in time. We have a letter stating they will provide a package treatment plant.

Bob Lombardo: This site is approximately 60 acres. $\frac{9}{2}$ acres is water. Mainland acreage is about 39 acres. Our net density is 13 spaces per acre and your ordinance allows 20. Some of the streets will be one-way. We plan to replace some of the ground cover that we may destroy during construction. Each trailer space will be either shell base or some type hard surface. Regarding sanitary facilities, we had a letter dated June 8, 1978, that indicated sewer service was available at a tie in point 1.3 miles to the west, at Gateway Subdivision. When we started work in July, we designed and submitted D.O.T. permits for that force main. We have just received the permits for the force main. However, in the interim, Ordinance 79-4 has prevented further tie ins. Consequently we have designed a package treatment plant for the site. We would like to state that at the time the county is able to allow us to tie in we will remove the overlay and go back to the original plan. Regarding widening the road - I will let Mr. Garrot address this issue.

Mr. Garrot indicated he felt this new Highway Department request was unfair. We have already provided an additional 9' Right-of-Way with the rezone application. However, this is the only point of disagreement that we have.

Mr. Lombardo: Regarding the vehicular access road, it will be provided but we would like to place a fence there to be locked when the commercial operation ceases for security purposes. Explained the reason for their revisions to the recreation plans. Also, explained the retention plans.

Mr. Bartle: Is the request for a 60' drainage easement acceptable to you?

Mr. Lombardo: I don't see any problem with granting the easements as requested.

Mr. Bartle: Your only objection is to the Highway Department stipulation requiring you to widen Caruso Road to 24' from the project's north property line to S.R. 70.

Mr. Lombardo: Yes, that's correct.

Bill Swan: This is a request for preliminary approval. Initially, it was for 505 lots. However, if the package treatment plant is put in it will reduce the number of lots about 50 spaces. D.E.R. permits be acquired for the docks, bridge, and proposed wood walkways in the nature preserve area. Planning staff recommends approval provided the Highway Department stipulations are met.

Mr. Firkins: Do you feel they should widen Caruso Road before this project goes in there?

Rick Plough: We feel that because of the traffic count that will be added to Caruso Road the developer should contribute to this project and we feel that if they would widen the road then our resurfacing would be our part in this project. As to a time when this should take place, I think this can be worked out along with the phases of construction of this project.

Bob Lombardo requested that they approve the plan for the 505 spaces that they eventually plan to maintain when sewer service is available.

Bill Swan explained that they would need to come back for an amendment to the application at the time they remove the package treatment plant.

Mr. Bartle asked for comment from the Planning staff as to whether all of these stipulations should be covered in a committee report. I feel that this one rather expensive difference of opinion on the widening of Caruso Road to 24' should be resolved prior to sending this to the County Commission.

Mr. Carrington asked Mr. Randle for verification of time involved in connection with the approval of the package treatment plant.

Bud Randle: It takes at least 60-90 days, perhaps, even 120 days. The applicant has addressed the concerns that we had. They have stated that plans for a package treatment plant are forthcoming. Of course, the final plan will have to be approved by D.E.R. and our office before construction is able to begin.

Mr. Carrington: If in fact, the Planning Commission elects to postpone action on this item until D.E.R. comments, that could be 90 days or more. The Highway Department problems could probably be resolved within that time.

Mr. Lombardo: We have broken up the D.E.R. dredge and fill permits in anticipation of normal red tape. We have not anticipated denial because of the analysis that we have done. We have submitted that part of the dredge and fill permits that concerns the construction of the trailer park so that if they hold up anything on the island it would not destroy the schedule for the construction of the trailer park. We would appreciate it if you would act on this request subject to D.E.R. approval.

Mr. Carrington stated that it may be inappropriate to allow the project to go ahead in view of the fact that the recreation area is a separate application to D.E.R. without recreation areas designated within.

Bill Swan explained that the lodge area, shuffleboard courts, and swimming pool area would meet the recreation requirements.

Mr. Garrot asked if the Highway Department was intending on widening Caruso Road for the length of their property only.

Rick Plough stated for their part, yes. Indicated they intend to resurface the road for some distance but could not say how far at this point in time.

Mr. Garrot submitted that the Highway Department plans to widen that highway because it is a primary highway for the area and they are asking him to pay for it. He reemphasized that this new recommendation has come about within the last two weeks. It was not a stipulation on the original rezone request.

Rick Plough pointed out that stipulations are handled at the time of preliminary plan and construction approval.

Mr. Garrot: They did attach stipulations to the rezone request regarding the right-of-way and we agreed upon that. He stated that he would pay for 2' of that 4' of widening if the man on the opposite side of the road will pay for his 2' and all up and down Caruso Road do likewise because I say that the Highway Department is planning on putting it 24' all the way. That's fair, but don't ask one man to do it all.

Mrs. Bott motioned for approval with a waiver of the sidewalk requirements and with the following stipulations: (1) vehicular access be provided from the subject property to the C-1 property to the south; (2) D.E.R. permits be acquired for the docks, bridge, and proposed wood walkways in the nature preserve area; (3) the developer must widen Caruso Road to 24' from the project's north property line to S.R. 70; (4) a 60' drainage easement shall be provided along both existing sloughs, continuous across the property; (5) as per rezone approval, additional right-of-way will be donated; and (6) the number of travel trailer sites be reduced to 455 in order to provide land for the package treatment plant on the southeast corner of the development.

Motion seconded by Mr. Bartle. 1 vote No. Motion carried.

LATE ITEM:

79-S-11(P) COUNTRY RIVER ESTATES, SECTION II
 Unit Type: 149 single family lots
 Location: E of and adjacent to Country River Estates
 Area: 180+ acres
 Zoned: -A-

REQUEST: Preliminary plat approval of a single family subdivision.

Bill Swan: The proposed subdivision meets all the requirements of preliminary plan review. Each lot is one acre in size or greater and will have a septic tank system meeting the requirements of Ordinance 79-4. This proposed subdivision is an extension to the East of Country River Estates, Unit 1. They are asking for a waiver of the sidewalk and recreation requirements due to the rural nature of the proposed subdivision. The Planning staff recommends approval of the preliminary plan of Country River Estates, Section II, with the stipulations as outlined by the Highway Department and provided that Parcel A be addressed as to access in the construction drawings and with a waiver of the sidewalk and recreation requirements.

Ralph Nelson: We have worked very closely with the Highway Department on this project and we do agree with the stipulations as outlined. The only one we were not aware of #5, regarding pavement width being 24'. As you know, the code calls for 22' of pavement width and that is what we had proposed on this development.

Bill Swan: The Highway Department wants the road widths to match up. It is 24' in Phase I.

Mr. Nelson: Perhaps, if the main road was 24' and the secondary roads were 22' that would be acceptable to the Highway Department.

Rich Plough: There is a possibility of reducing the feeder road widths to 22'. I don't see that there will be any problem resolving this. That can be worked out at the time of construction plan approval.

Mrs. Bott motioned for approval provided that Parcel A be addressed as to access in the construction drawings, with a waiver of the sidewalk and recreation requirements and with the stipulations as outlined by the Highway Department. Motion seconded by Mr. Hooper. Motion carried unanimously.

Mr. Carrington asked the Planning Commissioners to pick an alternate date for the Planning Commission meeting which falls on July 4, 1979, a holiday.

The Commissioners stated July 11, and July 25 would be satisfactory. A ceiling of 18 applications was attached to these meetings in view of the fact that they will be back to back to the County Commission meetings for that month.

The Planning Commission recognized Dave Forkner, Assistant Director of Planning and Development, for his outstanding performance and dedication to Manatee County, who is leaving to go into private practice.

MEETING ADJOURNED AT 12:35 P.M.