

- M I N U T E S -

MANATEE COUNTY PLANNING COMMISSION
COUNTY COURTHOUSE
October 17, 1979

The Planning Commission met in regular session on October 17, 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; George Hooper; Ann Bott; and Jim Garrison.

PETITIONS AWAITING DECISION:

SE-1259 CREATIVE GROWERS, INC.
Dale L. Price, Agent
Location: 7911 - 9th Avenue NW
Area: 9± Acres
Zoned: R-1C

REQUEST: Special Exception to permit Plant nurseries and related activities including growing of nursery plants, wholesaling of plants grown on premises and landscaping services for a permanent period of time.

Mr. Firkins: I have a letter regarding SE-1259, Creative Growers, Inc., addressed to Mr. Carrington, from Dale Price, Agent, it says I have been instructed by my client, Creative Growers, Inc., to formally withdraw the petition for a Special Exception.

Mr. Bartle motioned to accept the letter of withdrawal of SE-1259. Mr. Hooper seconded the motion. Motion carried unanimously.

Mr. Firkins: All petitions approved or denied today, will be heard by the Board of County Commissioners on November 8, 1979.

DEFERRED (10/3/79):

77-S-40(F) WOODS AT CONQUISTADOR, UNIT II
Provident Realty, Inc., Developer
Zoller & Najjar Engineering, Inc., Agent
Unit Type: 19 Single Family Lots
Location: S of Woods at Conquistador, Unit I and W of and adjacent to 34th Street West
Area: 8.402 acres
Zoned: R-3

REQUEST: Final Plat approval of a Single Family Subdivision.

Bill Swan: Subject subdivision meets all requirements of final plat review. This is the second of three (3) phases of Woods of Conquistador Subdivision. Petitioner is posting a security in the amount of 16,000.00 to cover the cost of completing necessary improvements. The amount of security has been approved by the Highway Department. All other departments have no objections to the proposed plat, except for the Highway Department. Planning Staff recommends approval of the final plat of Woods at Conquistador subject to the format of the security being approved by the County Attorney.

Mr. Bartle motioned for approval of the final plat of Woods at Conquistador, Unit II. Mr. Hooper seconded the motion. Motion carried unanimously.

Tom McCollum, Director of Planning, Zoller & Najjar Engineering, Inc., requested that this subdivision be heard on October 25, 1979.

Mr. Firkins: Is that possible?

Mr. Swan: In this case it is a clean request and it shouldn't be any problem.

Mr. Hooper motioned to forward Woods at Conquistador, Unit II, to the Board of County Commissioners on October 25, 1979. Mr. Garrison seconded the motion. Motion carried unanimously.

NEW BUSINESS:

R-1015 PAUL G. & RUTHELMA CLUM
 R. E. Nelson, Agent
 Location: 4630 5th St. W.
 Area: .37 acre
 Zoned: R-1AA

REQUEST: To change the present zoning from R-1AA (One and Two Family Dwellings) district to PR (Professional) district.

Marty Jacobs presented slides and location map.

R. E. Nelson, Agent, present for questions. He explained conceptual site plans for future development of the subject property. He further explained that they have been working closely with the Highway Dept.

Mr. Bartle: This R-1AA just to the north of yours this is non-conforming commercial use now?

Mr. Carrington: The only commercial west of the 5th St. W. is north of the little creek. If you look at your planimetric you will see the commercial. There are some non-conforming uses in there, the nursery and the beauty shop.

Mr. Bartle: Is this in connection with the Comprehensive plans as far as land use?

Mr. Carrington: There are no changes to my knowledge for land use in the Comprehensive plan. I don't believe that any changes were made. The philosophy in the plan was not changes if in fact problem areas were identified.

Mr. Nelson explained that they had talked with Bruce Hossfield and he said he didn't have any problems.

Mr. Nelson further indicated that him and Mr. Clum went from door to door in the neighborhood explaining their proposal. He further explained that the neighbors had no objections.

Mr. Firkins: Where is the non-conforming?

Mr. Nelson explained that a good portion of R-1AA is consumed by three different items. A beauty shop, plant nursery, and a septic tank manufacturer.

CORRESPONDENCE: Lillian Holland, 511 Orlando Ave., Bradenton. Letter in favor of R-1015.

CORRESPONDENCE: Mrs. J. O'Neal, 4705 5th St. W., Apt. 302. Letter in favor of R-1015.

CORRESPONDENCE: Mr. Tom Gallen, contiguous property owner, was in favor of R-1015.

CORRESPONDENCE: Mr. Eugene C. Donnelly, Attorney, in favor of R-1015.

PETITION: 10 names in favor of R-1015.

CORRESPONDENCE: Letter in opposition, from Ms. Dorothea Girolamo, 116 Pinehurst Avenue, New York, New York, because of the instability of residential zones.

CORRESPONDENCE: Mr. & Mrs. Ignac Tavacar, Rd. 9 Mullen Road Meadville, Penn. Letter in opposition, because they don't want to see any change in the present residential community.

Marty Jacobs reiterated Planning Dept. comments and Hwy. Dept. comments.

Public hearing closed.

Mr. Bartle motioned for approval of R-1015. Mr. Garrison seconded the motion. Motion carried unanimously.

SE-1260

JULIUS BLAINE & ANGELENE NORTH

Julius B. North, Agent

Location: Rye Road, 1½ Mi N of Water Line Rd.

Area: 6± acres

Zoned: -A-

REQUEST: Special Exception to permit a mobile home as a residence in an -A- (General Agricultural) district for a period of five (5) years plus five (5) additional years may be granted at the discretion of the Planning Director.

Marty Jacobs presented slides and location map.

Julius B. North, Agent, present for questions.

A lengthy discussion took place concerning heavy rains and flooding in that area.

CORRESPONDENCE: Mrs. Hazel W. Overstreet, Rt. 2, Box 183 C, Bradenton, letter in favor of SE-1260.

Marty Jacobs reiterated Manatee County Utilities System comments.

Mr. Garrison: Mr. Carrington what would be the reason for postponing this when it's really not involved with the river itself.

Mr. Carrington: There are two conditions below the reservoir. One condition deals with the flood plain, periodic flooding we get from rains we had in October. In respect to that concern out side of the fact that this area is somewhat low and it does flood not necessarily from Rye River, but from the fact that the area is somewhat low and percolation is not too good. It is not particularly affected from that angle. The other concern is of HRS through Bud Randle, in case of a catastrophe, a dam failure, those areas below the reservoir would be severely impacted and it is their request that we keep development to a minimum down stream from the reservoir so that DER will not come to us and say you have allowed development to occur below the reservoir thereby you've increased the risk therefore you must lower the level of the reservoir.

Mrs. Bott: Charles, how long can we defer this application?

Mr. Carrington: As far as I know, indefinitely.

Mr. Firkins: Mr. North will this hurt you if we put this off?

Mr. North: Yes, sir. I'm renting now.

Public hearing closed.

Mr. Bartle motioned for deferral of SE-1260 until we here the results from the Flood Plain Study. Mrs. Bott seconded the motion. Motion carried unanimously.

SE-1261

TERRY & SUSAN GRUNDY

Jerry Neff, Agent

Location: Approx. 450' E of 9th St. E., and S of & adjacent to 63rd Ave. E.

Area: 4± acres

Zoned: R-1B

REQUEST: Special Exception to permit a church and related activities in an R-1B (One Family Dwelling) district for a permanent period of time with three (3) years to complete 25% of construction.

Marty Jacobs presented slides and location maps.

Jerry Neff, Agent, present for questions.

Mr. Bartle: Has this matter of the Highway Dept. been discussed?

Mr. Neff: Yes, sir. We discussed that matter.

Marty Jacobs reiterated Highway Dept. comments and Planning Dept. comments.

Public Hearing closed.

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Mr. Bartle motioned for approval of SE-1261 with the understanding that the Planning Dept. recommendations be adhered to and give them 3 years to complete 25% of construction. Mr. Garrison seconded the motion. Motion carried unanimously.

SE-1262 AMERSON NURSERIES, INC.
 Jerry N. Zoller, Agent
 Location: S of Moccasin Wallow Rd., & 1320± E of
 Ellenton-Gillette Road
 Area: 156± acres
 Zoned: -A-

REQUEST: Special Exception to permit retail nursery sales in conjunction with the permitted wholesale nursery in an -A- (General Agricultural) district for a permanent period of time.

Marty Jacobs presented slides and location map.

Jerry N. Zoller, Agent, present for questions. He explained that the Special Exception does not include any new building. He further explained the general reason for the request.

A lengthy discussion took place concerning whether or not they need a Special Exception to do what they requested.

Marty Jacobs reiterated Planning Dept. comments.

Mr. Zoller: What does outside storage mean?

Mr. Swan: If you have equipment parked next to the street you would have to buffer it with your landscape buffering.

Public Hearing closed.

Mr. Hooper motioned for approval of SE-1262. Mr. Garrison seconded the motion. Motion carried unanimously.

SE-1263 ARTHUR J. & BEVERLY L. ENSIGN
 Arthur J. Ensign, Agent
 Location: 2213 51st St. E., Oneco
 Area: 4.17± acres
 Zoned: -A-

REQUEST: Special Exception to permit a mobilehome on 4.07± acres of land zoned -A- (General Agricultural) for a residence in conjunction with a grooming kennel and stables for five (5) years plus an additional five (5) years may be granted at the administrative discretion of the Planning Director.

Marty Jacobs presented slides and location map.

Beverly Ensign, Agent, present for questions. She explained that the mobile home that they're interested in is equivalent to any house that any construction company could build.

Mr. Garrison: How many horses do you plan to bring in?

Mrs. Ensign: 8 horses for our own pleasure.

Public Hearing closed.

Mr. Bartle motioned to refer SE-1263 to committee. Mrs. Bott seconded the motion. Motion carried unanimously.

SUBDIVISIONS:

77-S-14(F) FIFTH STREET MANOR SUBDIVISION
 Lawrence Pugh, Developer
 Leo Mills, & Associates, Inc., Agent
 Unit Type: 13 Duplex Lots
 Location: 58th Avenue Drive & 5th Street East
 Area: 4.11 acres
 Zoned: R-1AA

REQUEST: Final Plat Approval of a Duplex Subdivision.

Bill Swan: Subject subdivision meets all requirements of final plat review. All improvements are in and have been approved by the appropriate reviewing officials. All reviewing departments have no objections to the proposed plat and Planning Staff recommends approval of final plat of Fifth Street Manor Subdivision.

Mr. Bartle motioned for approval of Fifth Street Manor Subdivision. Mrs. Bott seconded the motion. Motion carried unanimously.

78-S-26(F) WHITFIELD GROVES SOUTH SUBDIVISION
Fred Davis, Developer
Leo Mills & Associates, Inc., Agent
Unit Type: 17 Single Family Lots
Location: 65th Avenue E & 12th Street Court E
Sec. 24, Type 35S, Rge 17E
Area: 5.2 acres
Zoned: R-1A

REQUEST: Final plat approval of a Single Family Subdivision.

Bill Swan: Subject subdivision meets all requirements of final plat review. Petitioners is posting a cash security in the amount of \$13,000.00 to cover the cost of necessary improvements. Petitioner obtained a waiver of sidewalk and recreational requirements at preliminary plan approval. All reviewing departments have no objections to the proposed plat therefore Planning Staff recommends approval of final plat of Whitfield Groves South Subdivision subject to format of the security being approved by the County Attorney.

Mr. Bartle motioned for approval of Whitfield Groves South Subdivision. Mr. Hooper seconded the motion. Motion carried unanimously.

79-S-34(P) RAILSIDE INDUSTRIAL PARK
E. A. Davidson, Developer
Dale A. Haas, Agent
Unit Type: 21 Industrial Lots
Location: Approx. ½ mile N of 63rd Ave. E., Saunders Rd.
and Approx. 600' E of 15th St. E.
Area: 15 acres
Zoned: M-2

REQUEST: Preliminary plan approval of a industrial Subdivision.

Bill Swan: The proposed subdivision meets all requirements of preliminary plan review. Lots will be served by County water and sewer. Petitioner is requesting a waiver of sidewalk and recreational requirements due to the fact there are no existing tie-ins and the nature of the subdivision respectively. This proposal is a logical extension to the north of industrial development. All reviewing departments have no objections to the proposed plan therefore Planning Staff recommends approval of Railside Industrial Park Subdivision.

A lengthy discussion took place concerning the Preliminary Plan requirements.

Mr. Hooper motioned for approval of the Preliminary Plan provided the engineering matters are corrected before final plat approval. Mr. Garrison seconded the motion. Motion carried with a 3-2 vote in favor.

78-S-43(P) PALM-AIRE AT SARASOTA SUBDIVISION UNIT I, SEC. F
FPA Corporation, Developer
Lloyd Hagaman, Jr., Agent
Unit Type: 1 Lot, 144 Multi-Family Development
Location: Bordered on the N by Whitfield Ave. Ext. &
approx. ¼ mi E of Lockwood Ridge Rd.
Area: 36.2 acres
Zoned: R-3

REQUEST: Preliminary Plan approval of a Multi-Family Development.

Bill Swan: The proposed subdivision meets all requirements of preliminary plan approval. Petitioner is requesting a waiver of sidewalk requirements and will have the Recreation Center in the center of the proposed development. All reviewing departments have no objections to the proposed plan. Planning Staff recommends approval of the preliminary plan of Palm-Aire at Sarasota, Unit I, Section F, with a waiver of sidewalk requirements.

Lloyd Hagaman, Jr., Agent, present for questions. He explained the general character of the area. He further expressed his opinion on road maintenance.

Mr. Garrison motioned for approval of Palm-Aire at Sarasota Subdivision, Unit I, Section E, with a waiver of sidewalk requirements. Mr. Hooper seconded the motion. Motion carried unanimously.

MEETING ADJOURNED 11:29 A.M.

MANATEE COUNTY PLANNING COMMISSION

BY

Fay Firkins, Chairman

ATTEST:

Gordon Bartle, Secretary

- M I N U T E S -

MANATEE COUNTY PLANNING COMMISSION
COUNTY COURTHOUSE

November 7, 1979

The Planning Commission met in regular session on November 7, 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.

In the absence of Gordon Bartle, Secretary, Vice-Chairman Robert Hoffman called the roll of the members. Those in attendance were Chairman, Fay Firkins; Vice-Chairman, Robert Hoffman; Ann Bott; George Hooper and Jim Garrison. Absent were Secretary, Gordon Bartle; and Seymore Sailes.

Mrs. Bott motioned for the approval of the minutes of September 19, 1979. Motion was seconded by Mr. Hoffman. Motion carried unanimously.

Mr. Hooper motioned for the approval of the minutes of October 3, 1979. Motion was seconded by Mr. Hoffman. Motion carried unanimously.

PETITIONS AWAITING DECISION:

SE-1263 ARTHUR J. & BEVERLY L. ENSIGN
SE To Be Granted To: Arthur J. & Beverly L. Ensign
Arthur J. Ensign, Agent
Location: 2213 - 52nd St. E., Oneco
Area: 4.07± Acres
Zoned: -A-

REQUEST: Special Exception to permit a mobile home on 4.07± acres of land zone -A- (General Agricultural) district for a residence in conjunction with a grooming kennel and stables for five (5) years plus an additional five (5) years to be granted at the administrative discretion of the Planning Director.

Committee Report presented by Mr. Hoffman. Mr. Hoffman motioned for denial as recommended by the Committee. Motion seconded by Mrs. Bott. Motion carried unanimously.

R-1011 TANGLEWOOD ASSOCIATES
Richard C. Gillett, Agent
Location: 1600 Block 59th St. W.
Area: 18± Acres
Zoned: R-1A & PR

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

AND

P.U.D.#14 TANGLEWOOD LAKES
(See R-1011) Tanglewood Associates, Developer
Richard C. Gillett, Agent
Unit Type: 66 Unit Multi-family Development
Location: 59th St. W.
Area: 18± Acres
Zoned: P.U.D.