

Mrs. Bott motioned for approval of the final plan for The Landmark Planned Unit Development. Mr. Hooper seconded the motion. Motion carried unanimously.

Richard Gillett requested to forward The Landmark Planned Unit Development to the Board of County Commissioners meeting of November 27, 1979.

Mr. Hooper motioned to forward The Landmark Planned Unit Development to the Board of County Commissioners meeting of November 27, 1979. Mr. Bartle seconded the motion. Motion carried unanimously.

Z-116                    COUNTY COMMISSION INITIATED  
                              ZONING ORDINANCE AMENDMENT  
                              Charles C. Carrington, AICP, Agent

REQUEST: Amend Section VI, Paragraph 27, Major Thoroughfare Plan to read as follows:

Striking and deleting therefrom in its entirety Sugarhouse Creek Road from its intersection with Elwood Park Road (38th Avenue East) to its intersection with 26th Street East.

Bruce Siciliano: Sugarhouse Creek Road is a proposed minor collector street with a 66 foot right of way. This proposed roadway is located in a swampy and/or very low area and thus its construction would be quite expensive.

Mrs. Bott motioned for approval of Z-116. Mr. Hoffman seconded the motion. Motion carried unanimously.

Mr. Hooper motioned to meet at 9 a.m. starting January 2, 1980. Mr. Bartle seconded the motion. Motion carried unanimously.

MEETING ADJOURNED at 11:35

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

December 5, 1979

The Planning Commission met in regular session on December 5, 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 Bot; Jim Garrison; and Seymore Sailes.

Mr. Bartle motioned for approval of the minutes of November 7, 1979. Mrs. Bott seconded the motion. Motion carried unanimously.

Mr. Garrison motioned for approval of the minutes of November 21, 1979. Mr. Hoffman seconded the motion. Motion carried unanimously.

PETITIONS AWAITING DECISION:

R-1025                    OTTO J. SEMROW & THOMAS J. WIGDAHL  
                              Thomas M. Gallen, Agent  
                              Location: 1327.28' W of Erie Rd. & U.S. Hwy 301  
                              Area: 40± acres  
                              Zoned: -A-

REQUEST: To change the present zoning from -A- (General Agricultural) district to T-1 (Mobile Home Park) district.

Committee report presented by Mr. Hooper. Mr. Hooper motioned for deferral of R-1025. Mr. Sailes seconded the motion. Motion carried unanimously.

R-1026      LAWRENCE R. DUCKWORTH  
 Lawrence R. Duckworth, Agent  
 Location: Arlye Rd., Manatee County. (457' E of Canal Rd.)  
 Area: 2± Acres  
 Zoned: R-1A

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

Committee report presented by Mr. Hooper. Mr. Hooper motioned for approval of R-1026 as per committee report. Mr. Hoffman seconded the motion. Motion carried with a 6 to 1 vote in favor of R-1026.

DEFERRED 11/21/79:

SE-1274      MARGARET SCRIPPS BUZZELLI  
 SE To BE granted To: Margaret Scripps Buzzelli  
 Location: SE of Myakka City, S of S.R. 70  
 Area: 42.8 acres  
 Zoned: -A-

REQUEST: Special Exception to permit a Group Treatment Home in an -A- (General Agricultural) district for up to forty (40) patients for a permanent period of time with one (1) year to complete 25% of construction.

Martin Jacobs presented location map.

Tom McCollum, Director of Planning for Zoller & Najjar Engineering, Inc., Agent, Frank Smith, Architect for the project, were all present for questions. Mr. Smith presented a slide presentation on the subject property. Ron Larson, also from Zoller & Najjar Engineering, also present for questions. Dr. John Morrill, Environmentalist from the University of South Florida, present along with William Poage, Director of the future facility.

Mr. Garrison: What is the nature of the treatment?

Mr. Poage: We are going to provide a place to get away from it and a means to revive one's life for person's suffering from chemical dependency and especially a person suffering from a chemical dependency on alcohol. The treatment is planned to include a heavy involvement of the family's of these patients. It's our belief that alcohol is a family illness and must so be treated.

Mr. Bartle: What is the character of your staff?

Mr. Poage: We anticipate at this time having six professional level persons, Masters of Doctoral level and an additional four persons who may or may not have a Masters Degree, these will be people who have had experience with alcoholism and now recovered, who will serve as house managers.

Mr. Sailes: What affect will this have on the State level?

Mr. Poage: I have spoken with Don Heathy, the Director of Manatee Community Mental Health Services. There is a letter, which I believe he has written to Mr. Fortson, in which he states that this will in no way overlap with their services, because we expect to be serving the middle to upper middle social economic class, which is not currently using this facility.

Mr. Garrison: How may employees do you anticipate to employ?

Mr. Poage: We anticipate 16.

Mr. Bartle: On a 24 hour basis?

Mr. Poage: Yes. Different shifts for 24 hours a day.

Mr. Garrison: How many patients?

Mr. Poage: We anticipate 20 initially.

Mr. Garrison: What do you project to see?

Mr. Poage: A maximum of 40 patients, at which time I anticipate the staff would increase significantly.

Mrs. Bott: What about medical care?

Mr. Poage: We will have a registered nurse on the campus. We plan to take care of our medical problems with a consultant physician who will be on call 24 hours a day.

Mr. Garrison: Why did you choose this location?

Mr. Poage: It looks like a healing place to us.

Mr. Smith: Mrs. Buzelli has been looking around for a place with the retreat character and the natural setting. After looking at a lot of sites we all agreed that this one had the kind of character we were looking for.

Mr. Hoffman: Are you planning on having the part surrounded by water fenced in?

Mr. Smith: We weren't planning to fence the property.

OPPOSITION: Caleb Grimes, Attorney, representing Mr. H. H. Morgan, adjoining land owner in the area. He explained that he did not understand from reading the ordinance how this could be legal. He further inquired about the new law that would permit such a facility in this area.

Mr. Carrington: Remember the recent amendment we had to the zoning ordinance dealing with congregate living facilities and all the related activities. A copy of which is available to you at the Planning & Development Dept. It was adopted in formal session by the Board of County Commissioners.

Mr. Grimes: What does it allow? I mean what provision allows this facility?

Mr. Jacobs: The amendments of the zoning ordinance makes a residential treatment facility legal in an agricultural zone with a Special Exception.

Mr. Grimes further indicated that this type of development is totally incompatible with this area. He further explained that the Commissioners should be aware that this proposed development is commercial out in an agricultural area. He finally refuted the inappropriate location of the facility and the flooding problems in the area.

OPPOSITION: Richard Vorce, Box 105, M.J. Road, adjoining property owner, spoke in opposition. He explained that the people in Myakka City all feel that this is totally incompatible with surrounding property usage. He further explained that the Church and Civic Organization in Myakka City have also registered their opposition to the future development of the subject property. He finally inquired about an attempt to locate the proposed facility some place else.

PETITION: 15 names in opposition.

OPPOSITION: Robert Pitt, 3607 - 18th Ave. West, spoke in opposition, because of the pollution problems a sewage plant failure would cause to the Myakka River.

OPPOSITION: Sally Vorce, Box 105, M.J. Road, spoke in opposition because of the flooding in the area.

CORRESPONDENCE: Letter in favor of SE-1274, students from the University of South Florida, who will be interning at the proposed facility.

Martin Jacobs reiterated Departmental comments.

Bruce Siciliano further reiterated Departmental comments in detail.

Mr. Firkins: What is the condition of M.J. Road?

Mr. Gostkowski: M.J. road is a fairly good shell road. It is graded periodically on our regular maintenance schedule. We concur with the statements that Mr. Siciliano made. During the presentation the architect commented as to the R/W and easement here. That is a Power Company easement, it is not a R/W. The improvements within this property will not be County maintained, they will be private. They will be getting no County assistance. Also the engineer of record is aware of the flooding situation. Our request is to get them to give us a grading and drainage plan to demonstrate that they can adequately handle the flooding.

Mr. Firkins: Where would the water go?

Mr. Gostkowski: During periods of flooding, they will have water on their grounds. They could provide pipes underneath the road to prevent washouts. That's their responsibility.

REBUTTAL: Tom McCollum explained that they are willing to discuss the fears of the residents of Myakka City to alleviate some of the fears they might have in the development of the proposed treatment facility. He further explained that it is not a hospital or clinic. Ron Larson of Zoller & Najjar Engineering, Inc., also explained the conceptual plans for the sewage treatment plant. He further explained the flooding situation of the subject property, and how it could be controlled.

Mr. Hoffman: It would be zero discharge during dry season, but what about when that area is flooded?

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Mr. Larson: The plant will be located well out of any flood zone. The effluent would be highly treated and go into the ground.

Mr. Firkins: If they were not treating in this facility, they could build without a Special Exception, couldn't they?

Mr. Siciliano: They could build single family dwelling units on one acre tracts and create a subdivision, but the residential care facilities would fall under the Special Exception bracket.

Public Hearing closed on SE-1274.

Mrs. Bott motioned to refer SE-1274 to committee. Mr. Hoffman seconded the motion. Motion carried unanimously.

SUBDIVISIONS:

79-S-42(P) PALMA SOLA WOODS SUBDIVISION  
Donald R. Dietch, Developer  
Civil Engineering Consultants, Inc., Agent  
Unit Type: 13 single family lots  
Area: 4.4 Acres  
Zoned: R-1B

REQUEST: Preliminary Plan approval of a single family subdivision.

Bruce Siciliano: The subject subdivision meets all requirements for preliminary plan review. All lots will be served by County water and private septic systems. A fire protection system will be provided at the west end of the cul-de-sac. As required by the Highway Department, plans show the piping of the drainage ditch along the east border of the site adjacent to 75th Street West. However, the applicant is not in agreement with this and will ask the Planning Commission to consider deleting this Highway Department requirement. The non-ingress/egress easement is indicated on plans along the eastern border of Lots 1 and 13 preventing additional curb cuts along 75th Street West. All reviewing departments have no objections to the preliminary plans provided said plans are approved as presented. Planning Staff, therefore, recommends approval of the preliminary plan of Palma Sola Woods Subdivision with a waiver of recreation requirements and a waiver of sidewalk requirements along the cul-de-sac.

Bob Lombardo, representing Civil Engineering Consultants, stated that he is in agreement with the Highway Department's stipulations.

Mr. Hoffman motioned for approval of the preliminary plan of Palma Sola Woods Subdivision with a waiver of sidewalk and recreation requirements. Mr. Bartle seconded the motion. Motion carried unanimously.

79-T-1(F) PALM LAKES ESTATES MOBILE HOME PARK - PHASE III  
Palm Lakes Ltd., Developer  
Unit Type: 20 mobile home lots  
Location: 808 - 53rd Ave. E.  
Area: 2.39± Acres  
Zoned: T-1

REQUEST: Final Plan approval of a mobile home park.

Bruce Siciliano: The subject mobile home park meets all requirements for final plan review. All improvements are in and have been approved by appropriate reviewing officials. The petitioner obtained a waiver of sidewalk requirements at preliminary plan review. Recreation facilities and a fire protection system are available to this phase from the existing park. All reviewing departments have no objection to the final plan. Planning staff recommends approval of the Final Plan of Palm Lakes Estates, Phase III. One comment from the Highway Department is more informative than anything else and that is they recommended the final plan be accepted by the Board with all private streets and drainage provided. The emergency access gate which is on the south end of the property at 9th Street, will have to be installed with the exception of Phase IV.

Fred Fail, Agent for Palm Lakes Estates present for questions. The breakaway gate requested has been built and is ready to be installed as soon as Phase IV goes into effect. We were held up due to illness and highway problems and I would like to request this be heard at the next County Commissioners meeting. One of the Commissioners said it would be possible to do this next Tuesday with your permission.

Mr. Firkins: We've been requested by the County Commissioners that only due hardships should be considered for early hearing by the Board.

Mr. Carrington spoke on the matter of Planning & Development items being heard by the Board of County Commissioners on other than regularly scheduled meeting dates.

Mr. Siciliano: The agenda for December 13th has already been prepared. That would leave the 27th or another odd day.

Mr. Carrington: Has the agenda for the 13th been sent out? If not, I think we could add this item to that agenda. We have to be sure that there is a hardship.

Mr. Hooper motioned for approval of the final plan of Palm Lakes Estates Mobile Home Park - Phase III. Motion seconded by Mr. Bartle. Motion carried unanimously.

LATE ITEM:

79-S-33(P) BLUE BIRD RANCH ESTATES  
Henry Garland, Developer  
Zoller & Najjar Engineering, Inc., Agent  
Unit Type: 79 single family lots  
Location: N of Upper Manatee River Rd. & W. of and adjacent to  
N. Rye Bridge Rd.  
Area: 140± acres  
Zoned: -A-

REQUEST: Reconsideration of a portion of the Preliminary Plan for the proposed Single Family Subdivision.

Tom McCollum, Director of Planning for Zoller & Najjar Engineering, Inc., the agent for the petitioners was present for questions. He explained that Zoller & Najjar Engineering, Inc., and the applicant felt this application should be forwarded to the Board of County Commissioners for action.

A lengthy discussion took place concerning the flood hazard area report and the affect it had on Blue Bird Ranch Estates.

Mr. Bartle: Inquired about who had the legal authority to grant a request for development in a flood hazard area.

Mr. Carrington explained that the Planning Commission should question the Board of County Commissioners about this matter.

A lengthy discussion took place concerning the authorization of such a request, and who makes the decision.

Mrs. Bott motioned to question the Board of County Commissioners on this matter. Mr. Hoffman seconded the motion. Motion carried unanimously.

Mr. Carrington made comments and suggestions to the Planning Commission for the New Year coming up. He further announced that the Planning & Development Dept. will do what it can to help expedite their recommendation to the Board of County Commissioners.

MEETING ADJOURNED AT 11:41.

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

December 12, 1979

The Planning Commission met in special session on December 12, 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; Jim Garrison; and Seymour Sailes.

Mr. Carrington: Explained that a draft copy of the proposed Subdivision Regulations had been sent to the Planning Commission for their information and also explained how staff had been working to update the regulations. Introduced Bob Rile of Comprehensive Planning Division.