

MANATEE COUNTY HISTORIC PRESERVATION BOARD FOR RECORD
CERTIFICATE OF APPROPRIATENESS R. B. SHORE
HPB/COA-03-06

2003 OCT 10 AM 8:09

PROJECT NAME: PATRICIA BANYAS
LOCATION: 4518 119TH STREET WEST, CORTEZ

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on September 29, 2003, and reviewed the request for the above-named project.

The Board found the demolition of a 450 square foot storage shed to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow the demolition of a 450 square foot storage shed is APPROVED, subject to the following stipulation.

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.

APPROVED THIS 29TH DAY OF SEPTEMBER, 2003.

HISTORIC PRESERVATION BOARD
MANATEE COUNTY, FLORIDA

BY: *Allen Garner*
Chairman

ATTEST:

R. B. Shore
Clerk of the Circuit Court

Susan T. Gause
Deputy Clerk

HPB/COA-03-06

HISTORIC PRESERVATION BOARD

DATE: 9/29/03

**STAFF REPORT FOR FILE NO. HPBCOA - 03 - 06
BUILDING PERMIT APPLICATION # N/A**

REQUEST: Approval of the demolition of a 450 square foot storage shed.

BP Application # N/A
Property Owner: Patricia Banyas

PROPERTY INFORMATION: Location: 4518 119th Street West,
Cortez, Florida

Zoning: LM/HA/CH
Future Land Use Category: IL

YEAR BUILT: Post 1965

FLORIDA MASTER SITE FILE: No

NATIONAL REGISTER: No

RECOMMENDED MOTION:

After consideration of comments made and evidence presented during the consideration of this matter, the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to demolish the 450 square foot storage unit located at 4518 119th Street West in Cortez, Florida with stipulation #1.

1. Any historical or archaeological resources discovered during demolition activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.

DISCUSSION:

General Criteria for Granting Certificates of Appropriateness

In approving or denying applications for Certificates of Appropriateness for alterations, new

construction, demolition, or relocation, the Historic Preservation Board shall use the following general guidelines:

- (1) The effect of the proposed work on the Historical and Archaeological Overlay District or historic landmark upon which such work is to be done;
- (2) The relationship between such work and other structures in the Historical and Archaeological Overlay District or on the historic landmark;
- (3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the historic landmark or Historical and Archaeological Overlay District will be affected;
- (4) Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property;
- (5) Whether the plans may be reasonably carried out by the applicant.

Guidelines for Demolitions

No Certificate of Appropriateness for demolitions shall be issued by the Historic Preservation Board until one or more of the following criteria have been met:

- (1) The applicant has demonstrated that no other feasible alternative to demolition can be found.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The applicant was cited by Manatee County Code Enforcement for illegally operating a boat storage business on the property (Code Enforcement #CC2002120370). To rectify this situation, the applicant has submitted a plan requesting an Administrative Permit (AP-03-46) to allow the current use.

County staff is recommending approval for a 32 foot wide shell driveway. This width is required to allow for greater turning radius of boats, recreational vehicles, trailers and emergency vehicles. In order to widen the driveway entrance and fulfill county requirements for an entranceway, the applicant is requesting demolition of the storage shed.

- (2) That the portion of the structure being demolished has no historic value.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

According to county aerials, the storage unit was built between 1965 and 1973. The Secretary of the Interior standards for historic preservation deems any structure over 50 years old as eligible for historic designation. Because this storage unit is between the 30 and 38 years old, it is not eligible for historic designation by the state and is not a contributing historic structure in Cortez Village.

- (3) The applicant has demonstrated a substantial economic hardship in that the property in the historic district cannot be put to reasonable beneficial use without the approval of the demolition application.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

To accomodate the proposed use use of the property for outside storage requires an entranceway. The applicant has proposed a width of 32 feet.

- (4) In the case of an income-producing building, the applicant must demonstrate that he cannot obtain a reasonable return of economic investment from his existing structure.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

Without the appropriate access to the property, the administrative approval application will be denied or modified which will void approval for the applied use as a outdoor storage property.

- (5) The Historic Preservation Board has determined that the property no longer contributes to the historic district or no longer has significance as a historical and archaeological landmark. The Historic Preservation Board must also determine that the applicant did not cause or allow a change in the historic character of the structure by alterations, improvements or neglect. Demolition by neglect is a violation of this section.

APPLIED: No

MEETS GUIDELINE: N/A

COMMENTS:

As stated above, this storage unit is between the 30 and 38 years old, which does not fulfill the eligibility requirements for historic designation by the state. This structure is not a contributing historic structure in Cortez Village.

- (6) The Historic Preservation Board determines that the demolition of the property is required by a

Community Redevelopment Plan or the Comprehensive Plan.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

The Historic Preservation Board may defer taking action on a request for demolition to:


- a. Contact interested individuals and organizations for assistance in seeking an alternative to demolition; or
- b. Allow an applicant to supply additional information as requested by the Historic Preservation Board which may include, but is not limited to, evidence showing that plans for a new building on the site will be implemented.

Attachments:

1. BP Application # COA-00-00
2. Supplementary Information for Applications for Historic Preservation Certificates of Appropriateness



Michael Wood/MCG
09/24/2003 08:31 AM

To Carol.Clarke@co.manatee.fl.us
cc Tammy_Vrana@URSCorp.com, Leon Kotecki/MCG@MCG
bcc
Subject Re: Parrish 

Carol

Talked to Tammy yesterday.

She is preparing a newsletter type notice. Probably a one or two page bi-fold or tri-fold that will explain what is going on and the meeting times, places and where to provide comment if not making it to the meetings.

Florrie is requesting labels for all property owners in the area. We should have enough of the newsletter content early next week to seek mass mailing approval.

Tammy is also writing a short article for the Parrish News that will go to Ben tomorrow and that will hit the highlights of what is going to happen and when. She is to have that to me to today for review.

The Parrish Newspaper will go out the first part of October and then the mailed notices will go 7 - 10 days before meeting.

Michael
Carol.Clarke@co.manatee.fl.us



Carol.Clarke@co.manatee.fl.us
09/24/2003 08:07 AM

To Michael.wood@co.manatee.fl.us
cc
Subject Parrish

Commissioner Stein asked for a Board Workshop on Parrish Overlay. I told her about meetings we have set - she suggested maybe a Board workshop between the two.

I'm not sure we will be able to logistically do that - but more on that later.

For now - how are we notifying people of kick-off meeting and has that been done yet?

Carol B. Clarke, AICP
Manatee County Planning Director
941-749-3070

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Check in Date: June 26, 2003

Number: _____

File Number: AP-03-46

File Name: Banyas Boat Yard

This application shall be used for all land development
rezone or comprehensive plan amendment request.

Please attach appropriate standards or supplementary information, as applicable.

PLANNING
JUL 2003
DEPARTMENT

TYPE OF APPROVAL DESIRED: Administrative Permit

LIST CASE NUMBERS OF PREVIOUS APPROVALS: Code Enforcement # CC2002120370

A. Property Information

1. Legal Description: See Attached
2. D. P. Number(s): 76722110159
3. Section: 3 Township: 35S Range: 16E
4. Subdivision Name (if Platted): _____
5. Lot: _____ 6. Block: _____
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
4518 119th Street West
Cortez
8. Present Zoning Classification: LM/HA/CH
9. (If Rezone) Proposed Zoning Classification: not applicable
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: not applicable
11. Future Land Use Category: IL
12. Flood Zone Category: A13 & V17 Map/Panel Numbers: 120153 0308C Rev 7/15/92
13. Property Size (to the nearest tenth of acre or sq. ft.): 0.7 ac
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): _____
Commercial
Residential
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: Residential c. East: Right of Way
b. South: Commercial d. West: Commercial
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
RV and Boat Storage

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: Patricias Banyas
 Address: c/o John Banyas, P.O. Box 579, Cortez, FL 34215
 Zip: 34215 Telephone: 761 7471 Fax: _____
 Internet Address: _____

2. Name of Property Owner: _____
 Address: _____
 Zip: _____ Telephone: _____ Fax: _____
 Internet Address: _____

3. Name of Agent: Banks Engineering, Inc.
 Contact Person: James G. Schotsch, P.E.
 Address: 1144 Tallevast Road, Sarasota, Florida
 Zip: 34243 Telephone: 941 360 1618 Fax: 941 360 6918
 Internet Address: jschotsch@banksengr.com

4. Name of Engineer: Banks Engineering, Inc.
 Contact Person: James G. Schotsch, P.E.
 Address: 1144 Tallevast Road, Sarasota, Florida
 Zip: 34243 Telephone: 941 360 1618 Fax: 941 360 6918
 Internet Address: _____

5. Name of Architect: _____
 Contact Person: _____
 Address: _____
 Zip: _____ Telephone: _____ Fax: _____
 Internet Address: _____


5. Name of Landscape Architect: _____
 Contact Person: _____
 Address: _____
 Zip: _____ Telephone: _____ Fax: _____
 Internet Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.


06/25/03
(Signature of Property Owner or Agent)

D. Pre-Application Conference

The purpose of these meetings is to discuss the proposed development and to become familiar with Code requirements and approval procedures.

Pre-Application conferences with representative from Community Planning, Growth Management and the Plan Implementation Divisions of the Planning Department shall be required for the following types of development applications:

Special Permits
Private Streets
Rezones to Planned Development
Preliminary Plats (Major Subdivision)
Final Plats (without Preliminary Plat Approval)

Section 902.2.3 proof of ownership/option to purchase subject property. All other development applications shall be optional, unless a pre-application conference is required for concurrency purpose by the Growth Management Division.

If the proposed development takes access on a State Highway, a Pre-Application Conference is suggested with the Florida Department of Transportation (FDOT). In addition, the local fire district for the proposed project should be contacted.

E. Completeness Review

This review shall determine whether the application is complete and in conformance with the land uses, density and intensity allowed by the Future Land Use Category. If application is deemed incomplete, the applicant shall be given a **Notice of Deficiency** which shall specify all additional information required for completeness and all modifications necessary for conformance. No further action shall be taken on the application until all required information is submitted. The application is automatically void if deficiencies have not been remedied within thirty (30) days. Applicant shall be notified when application is determined to be complete.

A determination of completeness shall not constitute a determination of compliance with the requirements of the Land Development Code or Comprehensive Plan.

F. Development Review Committee

After the application is deemed to be complete, it is reviewed by the Development Review Committee (DRC). Comments will be available from the DRC members at the Zoning Counter on the date provided on the completeness verification letter. It is the applicant's responsibility to address the concerns of the DRC members individually. If the applicant believes a formal DRC meeting is needed to address interdepartmental concerns, a request to the case planner should be made relaying those concerns and requesting a hearing date. The Planning Department will then provide the applicant with a DRC date and time.

G. Public Hearings

If the CODE requires a Public Hearing, the **tentative date(s) will be provided on the Advertising Procedures Form**. You will be notified by a staff member of the Planning Department when advertising materials are ready to be picked up and the deadline(s) for their completion. The following materials will be provided by this Department.

- a. Notification sign(s) to be posted on the property
- b. Notification letter to adjacent property owners
- c. Affidavit of Notice

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution are available for review at the Citizens Action Center on the first floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida, and is available for purchase from the County Administrator's Office at cost.

H. Notice of Applicant

Approval of this request is not an approval to begin construction. Prior to any construction, other review processes including Level-of-Service Certification, construction drawing approval, subdivision platting, planned development plans, and/or preliminary and final site plans may also be required for review and approval. Each must be approved prior to applying for and receiving building permits. Each of these review processes also has a separate fee. However, regardless of the size and complexity of your project, impact fees and building permits are the final step in all new construction. Certification by the Engineer, Architect, and Landscape Architect of Record for the project, may be required prior to the issuance of a Certificate of Occupancy. The Certificate of Occupancy is the last step before the project may be occupied.

Fees required for this application do **NOT** include additional permits and associated construction fees.

Deviations from the approved plan or failure to comply with any requirements as imposed by the Board of County Commissioners or their designee during the approval process shall constitute a violation of Ordinance 90.01.

Any Zoning Atlas Amendment Application may be withdrawn at any time by the property owner(s) or his agent by giving **WRITTEN** notice to the Planning Director.

I. Comprehensive Plan

The Comprehensive Plan may require additional information and fees not presently identified. If additional items and fees are required, you will be informed at the earliest possible time.

J. Jurisdictional Wetland Areas

Land with water bodies, frequent wetness, swamps, marshes, mangroves, or hydric soils may also fall under the regulatory jurisdiction of state and federal agencies, e.g., the U.S. Army Corps of Engineers, the Florida Department of Environmental Regulation (DER), the Southwest Florida Water Management District (SWFWMD or "swiftmud"), and the Department of Natural Resources (DNR). Applicants should contact SWFWMD or DER for a determination. If your application requires a jurisdictional wetlands survey, final approval of your plan is dependent upon jurisdictional agency acceptance/approval of the jurisdictional wetlands boundary survey and review by the County "Environmental Coordinator".

K. Special Application Requirements for Zoning Atlas Amendments

All applications for zoning atlas amendments shall include public disclosure forms for corporations, trusts and partnerships and disclosure of information regarding contract purchasers and their percentage of interest.

- (1) Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.
- (2) Disclosures shall not be required for County initiated zoning atlas amendments.

Failure to comply with this provision shall result in an incomplete application and such application shall not be processed until the application follows the specifications set forth in Section 502.2.1.

L. Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Bradenton, FL 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 749-3070
Fax Number: (941) 749-3071

MANATEE COUNTY PLANNING DEPARTMENT WEB PAGE:
<http://www.co.manatee.fl.us/planning/index.htm>

08/04/98

Thank You - Rec.# 5347195 - 5347195
 Cas : -
 Bk., /Doc.# -
 06/26/2003 13:19:55
 PSBCC BCC PERMITTING CASH BOOK
 BCC 2441 1,505.00
 CHECK/MONEY
 ORDER
 Total 1,505.00
 Receipt(s) Amount 1,505.00
 Change 0.00

MANATEE COUNTY
 MISCELLANEOUS INVOICE

Page 1 of 1

INVOICE # : 347195 PRINT DATE : 06/26/2003
 INVOICE DATE : 06/26/2003 PRINT TIME : 13:23:50
 OPERATOR : stevea
 COPY # : 1

RECEIVED BY : stevea CASH DRAWER: CASHIER
 CPD. FROM : PATRICIA ANN BANYAS
 F 106.1 :
 F 106.2 :

RES : BANYAS BOAT STORAGE 4510 119TH ST. W.

DATE	AMOUNT	THIS RCPT	BALANCE
	1505.00	1505.00	0.00
TOTAL:	1505.00	1505.00	0.00

MODE OF PAYMENT	AMOUNT	NUMBER
CHECK	1505.00	2441
TOTAL INVOICE :	1505.00	

FSP APPL FEE

Thank You - Rec.# 5347196 - 5347196
 Car # : -
 Bk. # / Doc.# -
 06/26/2003 13:19:25
 PSBCC BCC PERMITTING CASH BOOK
 BCC 2442 85.00
 CHECK/MONEY
 ORDER
 Total 85.00
 Receipt(s) Amount 85.00
 Change 0.00

MANATEE COUNTY
 MISCELLANEOUS INVOICE

Page 1 of 1

INVOICE # : 347196 PRINT DATE : 06/26/2003
 INVOICE DATE : 06/26/2003 PRINT TIME : 13:24:43
 OPERATOR : stevea
 COPY # : 1

RECEIVED BY : stevea CASH DRAWER: CASHIER
 AC'D. FROM : PATRICIA ANN BANYAS
 OF 106.1 :
 OF 106.2 :

NOTES : BANYAS BOAT STORAGE 4518 119TH ST. W.

DE ID	AMOUNT	THIS RCPT	BALANCE
01	85.00	85.00	0.00
TOTALS:	85.00	85.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	85.00	2442
TOTAL INVOICE :	85.00	

PZI FEE

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION
SUPPLEMENTARY INFORMATION
FOR APPLICATIONS
FOR HISTORIC PRESERVATION CERTIFICATES OF APPROPRIATENESS
 (To be filed in conjunction with applications for Preliminary Site Plan, Final Site Plans, Building Permits)

PLANNING
 JUL 02 2003
 DEPARTMENT

Check in Date: June 26, 2003
File Number: AP-03-46
File Name: Banyas Boat Yard

AFF USE ONLY

AE: _____

1. Location of Property

Historic Vista Protection Areas (LDC Section 720)

Desoto National Memorial Park Yes No
 Gamble Plantation State Historical Site Yes No

Historical and Archaeological Overlay District (LDC Section 604.6 These implement Historic Resources Overlay Districts of the Comprehensive Plan 2.2.2.5

Cortez Fishing Village Yes No
 Palma Sola Park Yes No
 Whitfield Estates Yes No
 Terra Ceia Yes No
 Other Yes No

Is the subject property/site a Historic Landmark? Yes No (Note: The answer may be yes whether or not it is located within a Historic Vista Protection Area or a Historic and Archaeological Overlay District).

2. Existing Conditions

a. Please describe the character of the building or site in its present condition, include the date structure was built, condition of roof, treatment of windows, ceilings and note whether significant alterations have occurred since the original construction (include black/white photo of existing exterior elevations and appropriate architectural drawings). If parts of the structure were constructed at different times, please indicate when each part was built. Also, please indicate if the current structure has been constructed on a historic foundation. Or, if site is archaeological, include a list of cultures associated with the site and describe the current conditions of the site including any disturbances (Attach separate sheets if necessary)

WOOD FRAME BUILDING ON A CONCRETE PAD, TIN ROOF
CONSTRUCTED FROM SCAVE LUMBER

b. Is the structure, property, or part thereof on the Florida Master File? (Yes/No/Unknown) Unknown ___ If so, please attach a copy of the Florida Master Site File form as recorded at the Florida Department of State, Division of Historical Resources.

c. Is the structure, property, or part thereof eligible for list or listed on the National Register of Historic Places? (Yes/No/Unknown) Unknown ___ If so, please attach a copy of the nomination to the National Register of Historic Places.

3. Proposed Changes

Please describe the change to be made/work to be done. At a minimum, the information must include drawings of the proposed work showing elevations, and information about the building materials and colors to be used. Construction drawings should be submitted if applying for a building permit.

REMOVAL

4. Additional Required Information:

Please describe the historical or archaeological resources located within a 1000 ft. radius of the subject property. (Attach separate sheets if necessary).

CORTEZ VILLAGE

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION
SUPPLEMENTARY INFORMATION
FOR APPLICATIONS

PLANNING
JUL 02 2003

FOR HISTORIC PRESERVATION CERTIFICATES OF APPROPRIATENESS DEPARTMENT
(To be filed in conjunction with applications for Preliminary Site Plan, Final Site Plans, Building Permits)

Check in Date: June 26, 2003
File Number: AP-03-46
File Name: Banyas Boat Yard

STAFF USE ONLY

NAME:

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WOOD FRAME BUILDING ON A CONCRETE PAD, TIN ROOF
CONSTRUCTED FROM SCAVE LUMBER

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REMOVAL

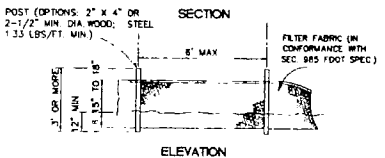
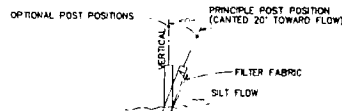
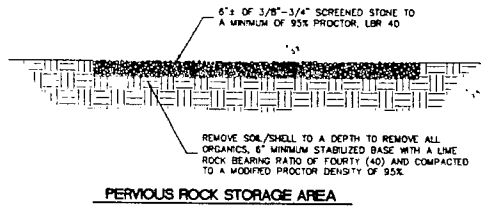
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CORTEZ VILLAGE

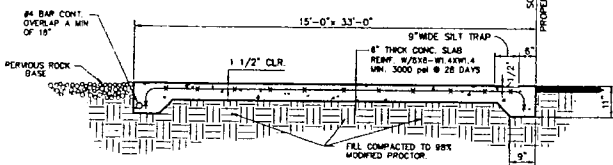
PLANT SYMBOL LEGEND:

CANDY TREES				
175' x 2.5 TREES/100 L.F. = 4.4 TREES				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
	5	LUQUSTRUM LUQUIDUM	WAX PRIVET	10' HT., 4' SPREAD, 2-1/2" CAL.
SHRUB				
175' x 33 SHRUBS/100 L.F. = 58 SHRUBS				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
	58	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	24" x 24", 3 GALL.



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAILED SILT FENCE (L/S).

TYPE 3 SILT FENCE
N.T.S.

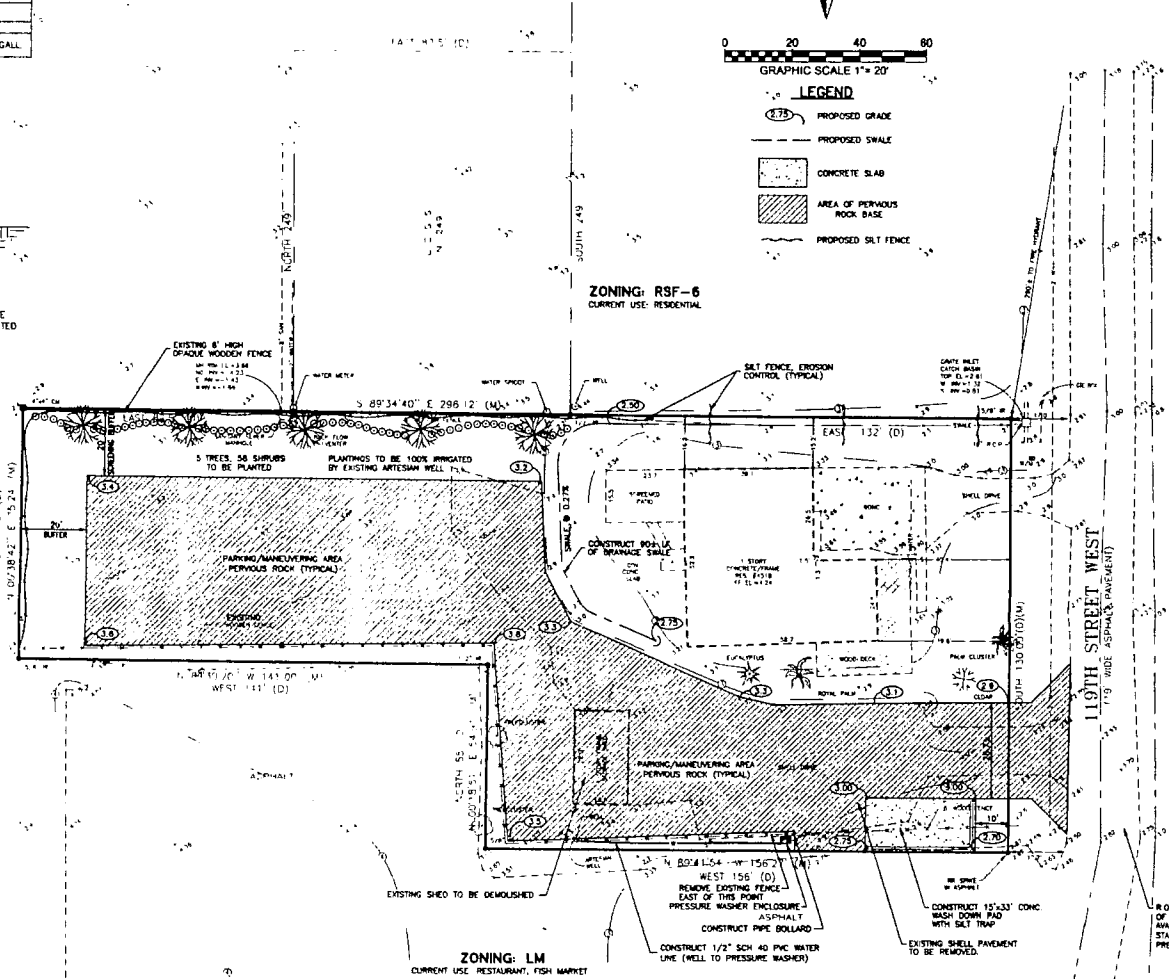


WASH DOWN PAD



LEGEND

- PROPOSED GRADE
- PROPOSED SWALE
- CONCRETE SLAB
- AREA OF PERVIOUS ROCK BASE
- PROPOSED SILT FENCE



EXISTING SITE DATA

- GROSS SITE ACREAGE: 0.718 ACRES
- PROJECT SITE ACREAGE: 0.718 ACRES
- EXISTING LAND USE: RESIDENTIAL HOME WITH BOATYARD STORAGE
- EXISTING ZONING: LM/HA/CH
- FUTURE LAND USE CATEGORY: I
- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'A13' B.F.E. 12 PER F.I.R.M. COMMUNITY PANEL NO. 120153 0308 C DATED 7/15/92.
- THE PROJECT SITE IS LOCATED IN THE CORTEZ VILLAGE HISTORIC DISTRICT.
- THERE IS NO EXOTIC VEGETATION ON THIS SITE.
- THERE ARE NO PUBLIC USE SITES ON SITE.
- THERE IS AN EXISTING NON-POTABLE WATER WELL LOCATED ON SITE.
- BOUNDARY SURVEY PROVIDED BY CLEMENTS SURVEYING, INC. DATED 03-23-00. TOPOGRAPHY AND TREE INFORMATION PROVIDED BY BANKS ENGINEERING, INC. FIELD SURVEY ON 09-23-03.
- THERE IS EXISTING POTABLE WATER AND SANITARY SEWER SERVICE ON SITE PROVIDED BY MOPID.
- THERE ARE NO WETLANDS ON SITE.
- ENTIRE SITE IS BELOW THE 5 FOOT ELEVATION CONTOUR.
- KNOWN EXISTING EASEMENTS ARE DEPICTED ON THE FINAL SITE PLAN.

PROPOSED DEVELOPMENT DATA

PROPOSED USE:	RESIDENTIAL/BOATYARD STORAGE	NET CHANGE
1. LAND USE AREAS (S.F.):	EXISTING	PROPOSED
BUILDINGS (IMPERVIOUS)	2,925	2,470 (-455)
CONCRETE (IMPERVIOUS)	1,313	1,808 (+495)
STONE (IMPERVIOUS)	0	13,636 (+13,636)
SHELL (SEM-IMPERVIOUS)	5,745	352 (-5,393)
WOOD DECK (SEMI-IMPERVIOUS)	532	532
OPEN/LANDSCAPE (PERVIOUS)	20,413	12,130 (-8,283)
PERCENT OF SITE	58%	39%
FLOOR AREA RATIO	9.45%	7.99%
TOTAL EXISTING IMPERVIOUS	10,515	
TOTAL PROPOSED IMPERVIOUS	5,187	
NET PROPOSED IMPERVIOUS		-(5,328)

- PROPOSED SINGLE PHASE DEVELOPMENT SCHEDULE:
COMMENCE AUGUST, 2003 - COMPLETE SEPTEMBER, 2003
- POTABLE WATER & SANITARY SEWER SERVICE ARE EXISTING AND PROVIDED BY MOPID
- NO SIGNS ARE EXISTING NOR PROPOSED AT THIS TIME.
- EXTERIOR OVERHEAD LIGHTING IS NOT PROPOSED.
- THE PROPOSED CONSTRUCTION IS WITHIN THE COUNTY CRITERIA FOR AN EXEMPTION FROM REQUIREING A STORMWATER MANAGEMENT PLAN. THE PROPOSED CONSTRUCTION IS WITHIN THE SWFMD criteria for a NOTICED GENERAL ORD.
- NO NEW EASEMENTS ARE PROPOSED.
- THERE ARE NO NEW BUILDINGS, ADDITIONS, OR BUILDING RENOVATIONS PROPOSED AT THIS TIME. NO NEW PLUMBING FIXTURES ARE PROPOSED.
- SOLID WASTE PICK-UP IS BY EXISTING CAN SERVICE.
- IRRIGATION TO BE PROVIDED BY AN EXISTING ARTESIAN WELL.

FINAL SITE PLAN/CONSTRUCTION PLAN

Case Name: **BANYAS BOAT STORAGE**

APPROVED: _____ Date: _____ File Number: _____

Planning Department: _____

Case Planner: _____

Case Engineer: _____

Concurrency: _____

Environmental Management: _____

Manatee Co. Health: _____

Fire District: _____

Owner / Agent: _____

PREPARED FOR:

PATRICIA BANYAS
P.O. BOX 842
CORTEZ, FLORIDA 34215

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
SARASOTA & FORT MYERS & NAPLES
1144 TALLEYVAST ROAD, SUITE 115
SARASOTA, FLORIDA 34235
PHONE: (841) 360-1819 FAX: (841) 360-6918
ENGINEERING LICENSE # EX 6468
SURVEY LICENSE # LB 8890

649571
J.G. Schaefer
7/16/03

FINAL SITE PLAN/CONSTRUCTION PLAN
BANYAS BOAT STORAGE
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
05-10-03	70355-001		JGS	EAH	JGS	1"=20'	1	1	3-35-18



tabbies
HP EXHIBIT 73
HP309A-03-06
Banyas
Photos 9/22/03







