

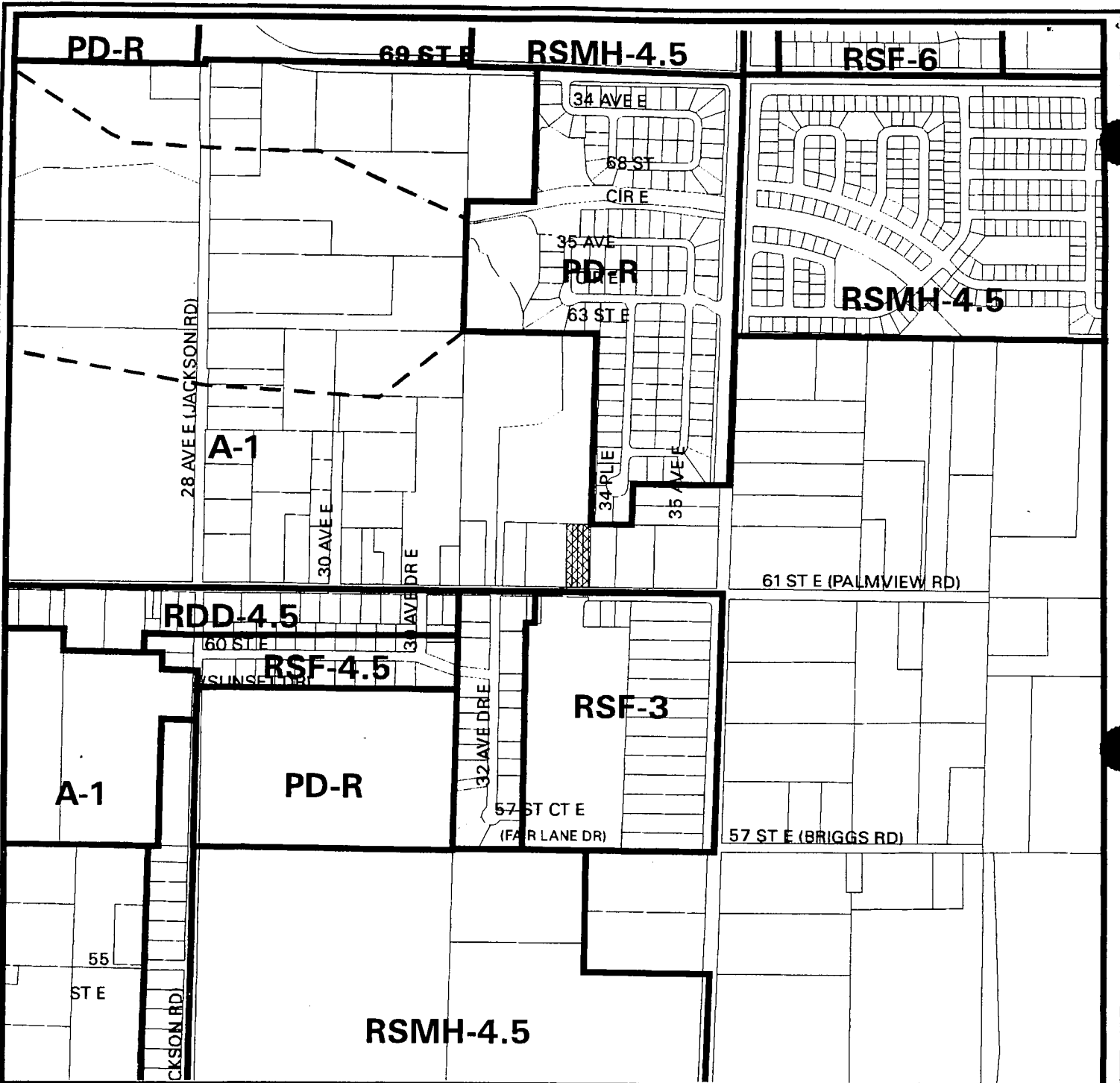
Z-01-20 - ADAMS REZONE

Request: Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-3 (Residential Single-Family, 3 dwelling units per acre); and providing an effective date. Located at 3315 61st Street East, Palmetto (± 0.72 acres).

<u>App Received:</u>	11/28/01	<u>D.R.C.:</u>	12/14/01
<u>P.C.:</u>	03/14/02	<u>B.O.C.C.:</u>	03/26/02

RECOMMENDED MOTION:

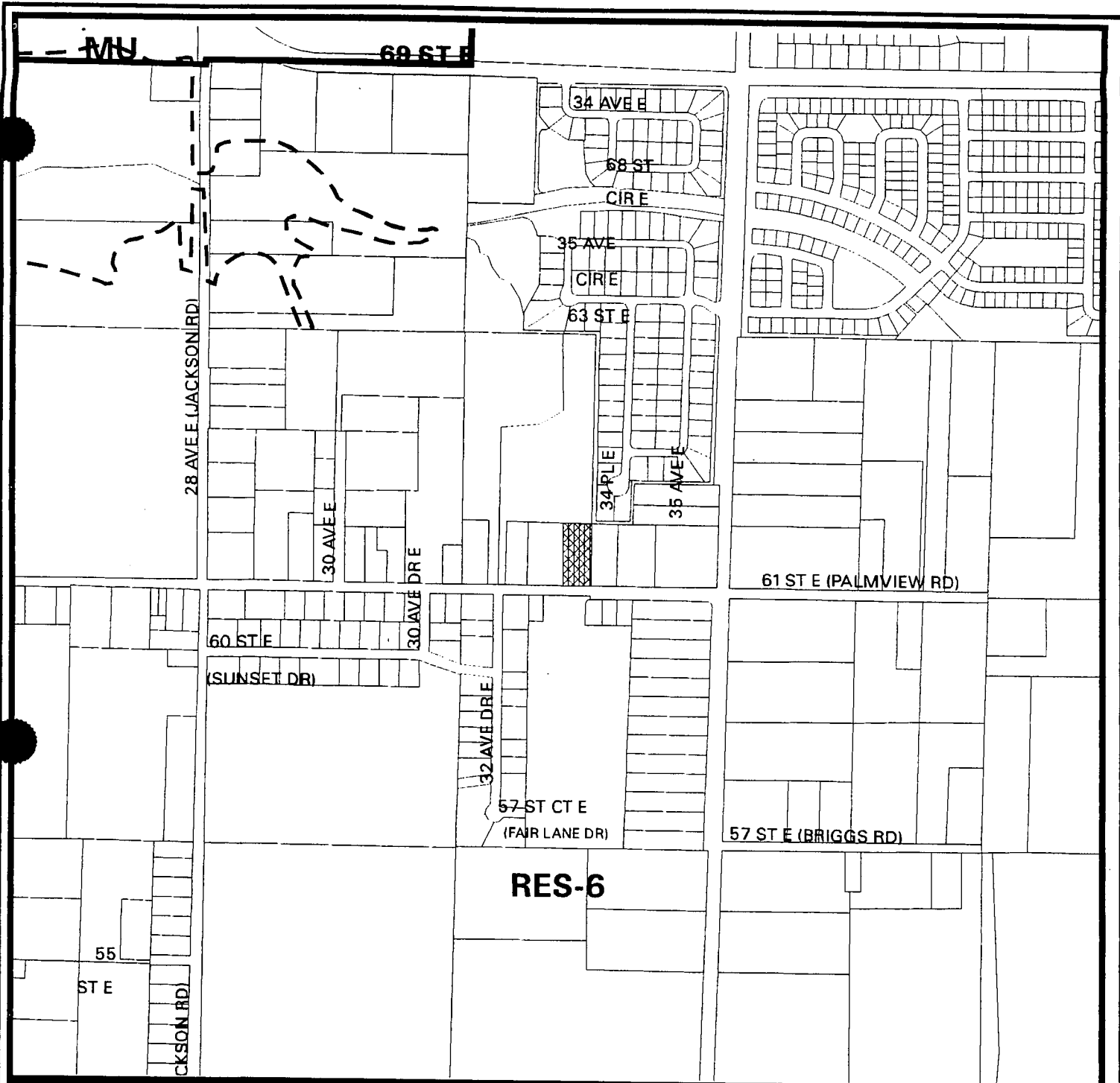
Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-01-20, as recommended by staff.



Project Number: Z-01-20
Proposed Use: N/A
Proposed Zoning: RSF-3
Existing Zoning: A-1
Existing FLUC: RES-6
Flood Zone: X
Floodway: NO
Acreage: 31,350 SQ. FT. (REZONE PARCEL)
Drainage Basin: MCMULLEN CREEK
Commissioner: Gwen Brown
Map Prepared: January 03, 2002
Requested By: EDWARD ADAMS/ADAMS REZONE
Section: 32 Township: 33 Range: 18

Tax I.D.: 71480000 (PART OF)

**Manatee County
 Zoning
 Staff Report Map**
 1 inch = 690'
 Overlays:
 ST, AI, HA, WR, RV: NONE
 Watershed: NONE
 Coastal Hazard: Not Available
 Coastal High Hazard Line



Project Number: Z-01-20

Tax I.D.: 71480000

Proposed Use: N/A

Proposed FLUC: N/A

Existing Zoning: A-1

Existing FLUC: RES-6

Flood Zone: X

Floodway: NO

Acreage: 31,350 SQ. FT. (REZONE PARCEL)

Drainage Basin: MCMULLEN CREEK

Commissioner: Gwen Brown

Map Prepared: January 03, 2002

Requested By: EDWARD ADAMS/ADAMS REZONE

Section: 32 **Township:** 33 **Range:** 18



**Manatee County
Future Land Use
Staff Report Map**

1 inch = 690'

Overlays:

ST, AI, HA, WR, RV: NONE

Watershed: NONE

Coastal Hazard: NO



**Coastal
High Hazard
Line**

CASE SUMMARY

CASE NO.: Z-01-20

APPLICANT: Adams Rezone

REQUEST: Rezone ±0.72 acres from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to RSF-3 (Residential single-family/3 dwelling units per acre).

STAFF

RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The subject site is the east 95 feet of a 2.5 acre parcel located at 3315 - 61st Street East, in Palmetto. The balance of the parcel contains one single-family residence with one outbuilding.
- To the NORTH is vacant land zoned A-1 (Suburban Agriculture), and the Arbor Creek Subdivision (single-family lots zoned PDR) at the northeast corner of the site.
- To the EAST is a single-family residence on land zoned A-1 (Suburban Agriculture) .
- To the SOUTH, across 61st Street East (Palm View Road), is Palm View Gardens Subdivision zoned RSF-3.
- To the WEST is a single-family residence and pastureland zoned A-1 (the balance of the parent parcel). Further WEST is land zoned A-1 with a residence and various outbuildings.

SUMMARY: (DR)

A rezone to RSF-3 is consistent with the Comprehensive Plan Future Land Use Category of RES-6 (Residential, 6 d.u./gross acre). There is a potential for only one single-family lot that meets the RSF-3 district area & dimension requirements once the site is rezoned.

Staff recommends approval with limited issues.

POSITIVE ASPECTS OF THE APPLICATION

- **RSF-3 zoning is consistent with the RES-6 (Residential-6 Dwelling Units/Gross Acre) Future Land Use Category.**
- **This rezone may be considered a logical expansion of the RSF-3 district to the south, albeit across Palm View Road.**

NEGATIVE ASPECTS OF THE APPLICATION

- **A-1 zoning to the north, east, and west may pose incompatibility concerns because of agricultural uses.**
- ✓ ● **This request is only for a portion of the parent parcel. It appears the requested rezone is to facilitate a lot split for one additional home.**
- **The applicant may reconfigure this split so that both resulting lots meet A-1 dimensional requirements, thus eliminating the need for a rezone.**

MITIGATING FACTORS

- **The properties to the east and west already have established single-family homes, precluding any intensive agricultural activities from occurring on those lots.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Dorothy Rainey (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Michel Tenney (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Environmental Resource Impacts

DETAILED STAFF REVIEW OF THE FACTORS FOR CONSIDERATION OF REZONING PURSUANT TO SECTION 504 OF THE LAND DEVELOPMENT CODE

1. COMPATIBILITY

The site is located in the RES-6 (Residential, 6 d.u./gross acre) Future Land Use Category of the Comprehensive Plan. The intent of this category is to identify areas which are established for a range of residential and residential support uses. The rezone to RSF-3 is consistent with the intent of the RES-6 Future Land Use Category.

This property is southwest of the Arbor Creek subdivision, which is zoned PDR and developed at a density of 2.48 dwelling units per acre. Directly north of this site is vacant land zoned A-1. To the south is Palm View Gardens, zoned RSF-3 (Residential, 3 d.u./gross acre). To the east and west are single-family residences on A-1 zoned property. The RSF-3 district should be compatible with the surrounding zoning districts, as the density is similar to that of the properties to the north and south. The request can also be considered to be a logical expansion of the RSF-3 zoning district located across 61st Street East to the south.

√ Should this rezone be approved, the site will be limited to one single-family residence because the minimum frontage required in the RSF-3 district is 75 feet and the width of the frontage of the subject site is 95 feet.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

Palm View Gardens Subdivision was platted in January 1960. The Arbor Creek subdivision to the northeast was platted in August 2001. There are a variety of zoning districts in the immediate area ranging from RDD-4.5 (Residential Duplex, 4.5 d.u./acre) to A-1. The general trend is for property to be rezoned from A-1 to PDR.

Under the RES-6 Future Land Use Designation it is likely that the surrounding area will continue to develop with higher density residential uses in the future.

√ If this request for rezone is only to facilitate a lot split, this can be achieved without a rezone.

3. IMPACTS TO INFRASTRUCTURE

This request will not have an adverse effect on any existing or planned public improvements. The rezone will allow only one additional single-family home. Even though sewer service is not available, the impact of one septic system will be minimal.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of Palm View Road, the generalized tables reflect a p.m. peak hour base/existing count of 143 trips with 30 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 1,064 p.m. peak hour trips.

The applicant is required to submit a "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification". Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt the applicant from the requirement for a Certificate of Level of Service Compliance.

As designated on the Manatee County Right-of-Way Needs Map in this location, Palm View Road requires a right-of-way of 84 feet (42' half-width right-of-way) with the existing half width adjacent to this proposed development of 25'.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

Based upon the information available, the general health and safety of the area should not be significantly impacted with the approval of this rezone, except as otherwise described in this report.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

There are no historic structures on the east 95' of the original parcel, as shown on the boundary survey. A rezone from A-1 to RSF-3 should not have an adverse effect on historic resources.

There are no wetlands portrayed or mentioned within the application.

6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

The proposed zoning atlas amendment must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were considered in preparing this staff report and are important policies to review and consider in evaluating the proposal:

The Future Land Use Map designates the site as RES-6.

The proposed RSF-3 zoning is consistent with the RES-6 Future Land Use category.

Policy 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to or are contiguous expansions of existing development if compatible with future areas of development.

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy 2.1.2.6 Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl

Policy 2.2.1.12 RES-6: Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:

Policy 2.2.1.12.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy 2.2.1.12.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, small or medium retail and office commercial uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:

6 dwelling units per acre

Maximum Net Residential Density:

12 dwelling units per acre

(except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

Maximum Floor Area Ratio:

0.23

(0.35 for mini-warehouse uses only)

Policy 2.2.1.12.4 Other Information:

- (a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.**
- (b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.**
- (c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.**
- (d) Small commercial (professional) office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).**

Policy 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers**
- use of increased size and opacity of screening**
- increased setbacks**
- innovative site design (which may include planned development review)**
- appropriate building design**

- **limits on duration/operation of uses**
- **noise attenuation techniques**
- **limits on density and/or intensity [see policy 2.6.1.3]**

Policy 2.6.1.3 Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).

Policy 2.6.2.1 Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Implementation Mechanism(s):

- (a) **Planning Department review of proposed rezones and appropriate site plans submitted for new residential development adjacent to existing agricultural operations or to Ag/R Future Land Use Category for consistency with this policy and with policy 2.6.1.1.**
- (b) **Planning Department review of residential support uses for consistency with policy 2.6.1.1. [See policy 2.13.2.1]**

The request to rezone may be found to be in compliance with the Bulk & Dimensional requirements of Section 602.1.3.3 RSF-3 Residential Single Family District; A minimum lot size of 10,000 square feet, minimum frontage of 75 feet, and minimum setbacks of 25 feet front, 10 feet side, and 20 feet rear.

This request is for a rezone of 31,350 square feet, which, under the new zoning district requirements, limits the proposed RSF-3 district to one residence. Since the parent parcel is a lot of record that has not been split before, one split is allowed without doing a subdivision. The subject site will be required to obtain the appropriate building permit(s).

This request can be found to be consistent with both the Comprehensive Plan and the Land Development Code. The RSF-3 zoning district better conforms with the RES-6 Future Land Use Category of the Comprehensive Plan than the existing A-1 zoning. The requested RSF-3 zoning can be found to be compatible with the adjacent land uses, particularly the subdivisions to the north and south.

ATTACHMENTS:

1. Development Review Committee Comments
2. Zoning Disclosure Affidavit
3. Copy of Newspaper Advertising

NORTH RIVER FIRE DISTRICT

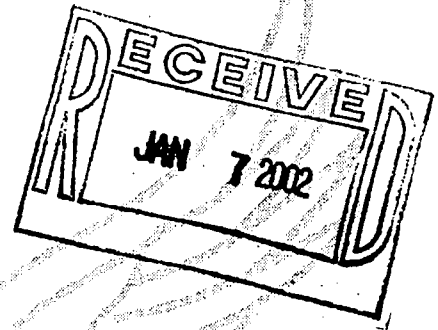
1225 14th AVENUE WEST PALMETTO, FLORIDA 34221

Phone (941) 721-6700 SunCom: 516-4543 Fax: (941) 721-6701

January 3, 2002

Dorothy Rainey
Manatee County Planning and Zoning
P. O. Box 1000
Bradenton, FL 34206

Re: #Z-01-20
3315 61st St. E.
Adams Rezone

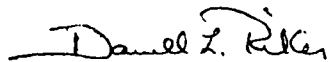


Dear Ms. Rainey:

My office has reviewed the above captioned application and found that we have no objection to its approval.

If you have any questions please give me a call.

Very truly yours,



Darrell L. Riker
Fire Marshal

DLR/jo

- Protecting the Communities of -

Colony Cove, Ellenton, Gillette, Memphis, Palmetto, Palm View, Piney Point, Rubonia, Snead Island & Terra Ceia

MANATEE COUNTY PLANNING DEPARTMENT
GROWTH MANAGEMENT SECTION
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS
(941) 749-3070

DATE: DECEMBER 28, 2001
PROJECT NAME: ADAMS REZONE
Z-01-20
REZONE FROM A-1 TO RSF-3
ADDRESS: 3315 61ST STREET EAST, NCT
PLANNER: DOROTHY RAINEY (x)6851
ENGINEER: AL WALLACE (X)6858 Asst. BROCK AYERS (X) 6828 

[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION
SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

No objection to this proposal.

- II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

No centralized sanitary sewer currently available.
Contact HRS for septic requirements.

County water is currently available along Palm View Road.
Contact Project Management for connection details.

III. General Information

If there are any questions pertaining to the utilities or drainage comments, please contact Al Wallace or Brock Ayers at 749-3070.

cc: Public Works and Transportation
(Linda Petersen, Wayne Roberts, Sia Mollanazar)

MANATEE COUNTY PLANNING DEPARTMENT
GROWTH MANAGEMENT SECTION
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS
(941) 749-3070

DATE: DECEMBER 28, 2001

PROJECT NAME: ADAMS REZONE
Z-01-20
REZONE FROM A-1 TO RSF-3

ADDRESS: 3315 61ST STREET EAST, NCT

PLANNER: DOROTHY RAINEY (x)6851
ENGINEER: AL WALLACE (X)6858
TRANSPORTATION
PLANNER: MICHEL TENNEY (x)6862
CONCURRENCY: MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]

CONCURRENCY/TRANSPORTATION RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

Please submit a "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification". Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance.

- II We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time.

At this time, Palm View Road (between US 41 and Ellenton Gillette Road) has adequate capacity and is operating at or above the adopted level of service "D". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of Palm View Road, the generalized tables reflect a pm peak hour base/existing count of 143 trips with 30 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 1064 pm peak hour trips.

A detailed traffic analysis may be required prior to final site plan approval depending on type and size of development.

Additional on-site and/or off-site improvements may be required as the property is developed.

- III. General Information

All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

RIGHT-OF-WAY RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

N/A

- II We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

N/A

III. **General Information**

As designated on the Manatee County Right-of-Way Needs Map in this location, Palm View Road requires a right-of-way of 84 feet (42' half-width right-of-way) with the existing half width adjacent to this proposed development of 25 feet.

Depending on the proposed impact, up to 17' of additional right-of-way may be required at time of site plan approval.

If there are any questions pertaining to the right-of-way comments, please contact Micki Ryan at 749-3070 extension 6904.

cc: Concurrency File #Z-01-20
Public Works and Transportation Concurrency Group
(Linda Petersen, Wayne Roberts, Sia Mollanazar)

MANATEE COUNTY HEALTH DEPT.
410 6th Ave. E., Bradenton, FL. 34208
ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS

DATE: 12/21/01

PROJECT NO: Z-01-20

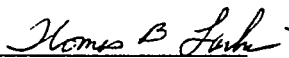
PROJECT NAME: Adams Rezone

- ___ 1. County Water - County Sewer.
- ___ 2. Permit for Water Distribution System is required prior to start of construction.
- ___ 3. Permit for Water Treatment Plant is required prior to start of construction.
- ___ 4. County Water - Private Package Sewage Treatment Plant.
- ___ 5. County Water - Septic Tank.
- ___ 6. Private Well - Septic Tank.
- ___ 7. On-Site Sewage disposal system of adequate size currently being utilized.
- ___ 8. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material (permit required from Manatee County Health Dept. unless permitted by County Public Works).
- ___ 9. Size, type and location of septic system shall be based on site survey, soil log and plan review conducted by this department or a Florida Registered Engineer.
- ___ 10. 75 feet separation between private potable well and septic system.
- ___ 11. 100 feet separation required between limited use public potable well and the septic system.
- ___ 12. 200 feet separation required between public potable well and the septic system.
- ___ 13. Any existing wells to be located, the casing extended above existing grade, marked and capped for future use.
- ___ 14. When lake water is utilized for landscape irrigation, a separate color-coded irrigation system shall be installed & written information stating that "the water is not for human consumption" shall be provided to the residents.
- ___ 15. All wells in the area to be developed/excavated shall be identified by the engineer of record and plugged with neat cement from bottom to top by a Florida Licensed Well Driller prior to development or excavation.
- ___ 16. All requirements of Chapter 64E-11 shall be met prior to approval/licensure as a public food service establishment.
- ___ 17. Any food service, e.g., coffee sales, requires installation of a three-compartment sink and separate hand washing sink.

- ___ 18. Adequate sanitary facilities shall be provided on a business per business basis.
- ___ 19. Adequate sanitary facilities shall be/have been provided for employees/patrons
- ___ 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- ___ 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- ___ 22. Inspection and approval is required from Dept. of Agriculture and Consumer Services, Bureau of Food & Meat Inspection, Lab Complex M-A, 3125 Conner Blvd., Tallahassee, Fl. 32399-1650, Ph: 904-488-3951 or 1-800-435-7352.
- ___ 23. Inspection and approval is required from Dept. of Business & Professional Regulations, Restaurant Program, 4100 Center Pointe Dr., Suite 107, Ft. Myers, Fl. 33916, Ph: 813-278-7355 or 1-800-226-7359.
- ___ 24. A properly sized grease interceptor of not less than 750 gallon capacity shall be located external to the structure.
- ___ 25. Dumpster unit shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer, and equipped with a hose bibb on site.
- ___ 26. Industrial wastes are to be handled in accordance with all Federal, State, and Local Regulations.
- ___ 27. A grease-grit interceptor shall be provided.
- ___ 28. Waste water from car wash shall be handled as specified by Manatee County Environmental Management Department.
- ___ 29. Fuel tanks shall be registered with the Department of Environmental Protection and comply with Chapters 17-761 and 17-762, F.A.C.
- ___ 30. To facilitate handling and maintenance, dumpster shall be placed on concrete pads, the locations to be reviewed by Manatee County Public Works Dept.
- ___ 31. Disposal of biohazardous/biomedical waste shall be in accordance with Chapter 64E-16. Permits are required for each generator in the facility.
- ___ 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- ___ 33. Swimming pools shall meet the standards in Chapter 64E-9.
- ___ 34. All requirements of Chapter 65C-22, F.A.C., shall be met prior to licensure as a Day Care Center.

- 35. Inspection and approval required from Health Care Administration, 7827 N. Dale Mabry, Tampa, FL, prior to licensure, (e.g., nursing homes, ACLF's) 813-975-4255.
- 36. Inspection and approval required from Department of Children & Families, 465 Cortez Rd. West, Bradenton, FL. 34207, Phone number 941-727-6520.
- 37. Aircraft hangers: There will be no mechanical work performed at the location, nor retail sales.
- 38. A hair strainer shall be provided in the sink.
- 39. Water, sewer, and sanitary facilities are not required in electronic switching stations with no permanent or part-time employees.
- 40. Rezone: This acres to be rezoned to . Future use of the property shall conform to all aspects of the Florida Administrative Code with respect to sanitary sewage disposal and water supply.
- XX 41. Additional Comments: No comment.

Signed:


Thomas B. Larkin
Environmental Specialist II

(DRC)

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: December 21, 2001

TO: Dorothy Rainey, Planning Department

FROM: Sandy Tudor, Construction Tech III, Floodplain Section, Building Department

SUBJECT: Adams Rezone, Z-01-20
(Rezone from A-1 to RSF-3)

1. Project site falls in Zone X per FIRM Panels 120153 0183C and 120153 0184C, revised 7/15/92.
2. There are no floodplain management requirements.

DRC REVIEW COMMENTS

DATE: December 14, 2001

PROJECT NAME: ADAMS REZONE

PLANNING NUMBER: Z-01-20

PLANNER: Rainey REVIEW ENGINEER: Wallace

COMMENTS:

Distribution

6" PVC water line north side of Palm View Rd.

Petersen

No comment at this time.

Earlhey / Andruzzi

No comment at this time.

Lilly

No comment.

Archer

No comment.



Post-it® Fax Note	7671	Date	12/31/01	# of pages	1
To	Marie Bradshaw		From	[Stamp]	
Co./Dept.			Co.	[Stamp]	
Phone #			Phone #		
Fax #	727-8313		Fax #		

MEMORANDUM

DATE: December 31, 2001

TO: Dorothy Rainey, Planner
Planning Department

FROM: William C. O'Shea, Environmental Manager *WCO*
Environmental Management Department

SUBJECT: Development Review Comments
Adams Rezone Z-01-20

The Environmental Management Department has reviewed the above referenced application for rezone, and offers the following comments:

- This proposal is a request to rezone 31,350 s.f. from A-1 to RSF-3.
- No plan has been submitted as part of this request.
- A comprehensive environmental review of this parcel cannot be conducted, based on the information provided.
- It is also our understanding that the two created lots will be subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code. The applicant should be advised that certain environmental constraints may restrict development activities.

If you have any questions or comments, please call me at extension 5980.

WCO:hs

LOSURE AFFIDAVIT

PLANNING
DEC 04 2001
DEPARTMENT

Date: 11/28/01 File #: Z-01-20
File Name: Adams Rezone

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owner by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

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.

NAME, ADDRESS AND OFFICER

PERCENTAGE
STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ()

Edward William & Sianna Rae Adams
1209 20th Ave W
Palmetto Fl 34221-3523

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: Edward W Adams Jr
(Applicant): _____

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 5th day of Nov 2001 by Edward
William Adams & Sianna Rae Adams who is personally known to me or who has produced LI LIC 9352-176-73-757-0
Adams as identification. LI LIC 9352-239-66-019-0
(type of identification)

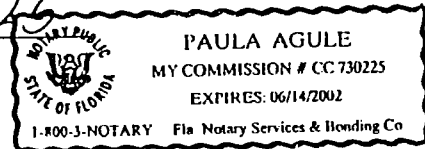
Paula Agule
Notary Signature

PAULA AGULE
Print or type name of Notary

My Commission Expires: 06/14/2002

Commission No.: # CC 730225

NOTARY
Title or Rank



NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY
 NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, March 14, 2002, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDW-01-01(Z/P) - GAGNON/SUNNY SHORES MARINA

Approval of (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RDD-4.5/CH (Residential Duplex, 4.5 dwelling units per acre/Coastal High Hazard Overlay) and RSMH-4.5/CH (Residential Single-Family Manufactured Home, 4.5 dwelling units per acre/Coastal High Hazard Overlay) to PDW/CH (Planned Development Waterfront/Coastal High Hazard Overlay); and (2) a Preliminary Site Plan for the existing uses and structures at Sunny Shores Marina; and providing an effective date. The site is located at 11510 36th Avenue West, north of Cortez Road and south of Palma Sola Bay (±0.47 acres).

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IF APPROVED, the A-1 (Suburban Agriculture, 1 dwelling unit per acre) zoning district permits uses such as single-family homes, Agricultural Uses, Agricultural Research Facilities, tree farms, private stables, family care homes, and health services offices.

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IF APPROVED, the applicant may develop the property with single-family lots at 3 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses. Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department. All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and entered into the record.

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COPY OF NEWSPAPER ADVERTISING

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SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION
 Manatee County Planning Department
 Manatee County, Florida

ning.agenda@co.manatee.fl.us
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 MANATEE COUNTY PLANNING COMMISSION
 Manatee County Planning Department
 Manatee County, Florida
 3/11/2002

BRADENTON HERALD

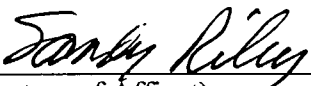
www.bradenton.com
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941/748-0411 ext. 7065

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

STATE OF FLORIDA
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter **NOTICE OF ZONING CHANGES** in the Court, was published in said newspaper in the issues of , **3/1, '02**

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this

5th Day of March 2002

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SARASOTA HERALD TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE COUNTY GOVERNMENT
1112 MANATEE AVENUE W, 4TH FLOOR
ATTN: KIM SPARKS
BRADENTON, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED MOYA NEVILLE, WHO ON OATH SAYS SHE IS THE ADVERTISING DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY, FLORIDA; AND CIRCULATED IN MANATEE COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

NOTICE OF ZONING CHANGES

IN THE COURT, WAS PUBLISHED IN MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

MARCH 1, 2002

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED

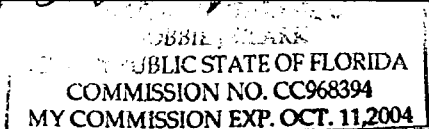
Moya Neville

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1ST DAY OF MARCH A.D., 2002 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL)

Robert Clark

NOTARY PUBLIC



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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida

Published: March 01, 2002

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared MARIE BRADSHAW, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the AGENT (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Z-01-20 - Adams Rezone, to be heard before the Manatee County Planning Commission at a public hearing to be held on March 14., 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on March 26, 2002 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in said application, and said sign was conspicuously posted 5 feet from the front property line on the 28 day of February, 2002.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 28 day of FEBRUARY, 2002, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT

Marie Bradshaw
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on February 28, 2002 (date) by Marie Bradshaw (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

SEAL

Paula Agule
Signature of Person Taking Acknowledgment
PAULA AGULE
Type Name

My Commission Expires:

Commission No.:



Title or Rank

Serial Number, if any

Parcel Owners in 500 ft buffer around parcel

PARID	OWNER	MAILING ADDR1	MAILING ADDR2 (L)	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE
1 687800003	BRADEN, NANCY D	3119 61ST ST E		PALMETTO	FL	34221			
2 687200006	BROUWER, HENDRICUS M	3113 PALMVIEW RD		PALMETTO	FL	34221			
3 710801709	COOPER, DWIGHT L	5917 36TH AVE E		PALMETTO	FL	34221			
4 714210259	DAUGHTRY, HOLLIS G	6115 36TH AVE E		PALMETTO	FL	34221			
5 710801759	DELATORRE, NORMA	3410 61ST ST E		PALMETTO	FL	34221			
6 711200006	DORICS, ROGER L	3204 61ST ST E		PALMETTO	FL	34221			
7 714210101	FENIMORE, DANIEL J	3405 PALMVIEW RD		PALMETTO	FL	34221			
8 710800159	GONZALEZ, ANTONIO ROMAN	3220 61ST ST E		PALMETTO	FL	34221			
9 710801609	GONZALEZ, DANIEL	6007 36TH AVE E		PALMETTO	FL	34221			
10 714600004	HANENKRATT, LOUISE	3219 PALMVIEW RD		PALMETTO	FL	34221			
11 710800209	JERRDAN PROPERTIES INC	PO BOX 4696		SEMINOLE	FL	33775			
12 713400000	LAYHEW, GERALD	5916 32ND AVENUE DR E		PALMETTO	FL	34221			
13 688600006	LINZY, JAMES A	6012 30TH AVENUE DR E		PALMETTO	FL	34221			
14 688700004	LINZY, JAMES A	6012 30TH AVENUE DR E		PALMETTO	FL	34221			
15 710801559	MONTOYA-MACIAS, ZEFERENO	6011 36TH AVE E		PALMETTO	FL	34221			
16 710801659	NOVOA, LUIS M	5921 36TH AVE E		PALMETTO	FL	34221			
17 714210150	VERTON, ROBERT A	2807 PALMVIEW RD		PALMETTO	FL	34221			
18 714210309	POPOVICE, GARY T	6111 36TH AVE E		PALMETTO	FL	34221			
19 691200000	POWERS, JEROME	108 25TH ST W		BRADENTON	FL	34205			
20 714210051	REID, ROBERT R	3407 PALMVIEW RD		PALMETTO	FL	34221			
21 710801809	RUIZ-AGUILERA, ELISEO	3406 61ST ST E		PALMETTO	FL	34221			
22 691000004	STINTON, JOHN	6008 30TH AVENUE DR E		PALMETTO	FL	34221			
23 714310000	STROTT, DOUGLAS H	3200 61ST ST E		PALMETTO	FL	34221			
24 714500006	STROTT, DOUGLAS H	3200 61ST ST E		PALMETTO	FL	34221			
25 710801859	TREVOR INVESTMENTS INC	4040 VERNA BETHANY RD		MYAKKA CITY	FL	34251			
26 711400002	TRIPLETT, WILLARD W	6011 32ND AVENUE DR E		PALMETTO	FL	34221			
27 713510009	VANDERKOOI, JOHN H	6008 32ND AVENUE DR E		PALMETTO	FL	34221			
28 711500058	WEBB, DAVID I	3205 60TH ST E		PALMETTO	FL	34221			