

P.C. 04/11/02

Z-01-23 - PETER AND KIM VOLE

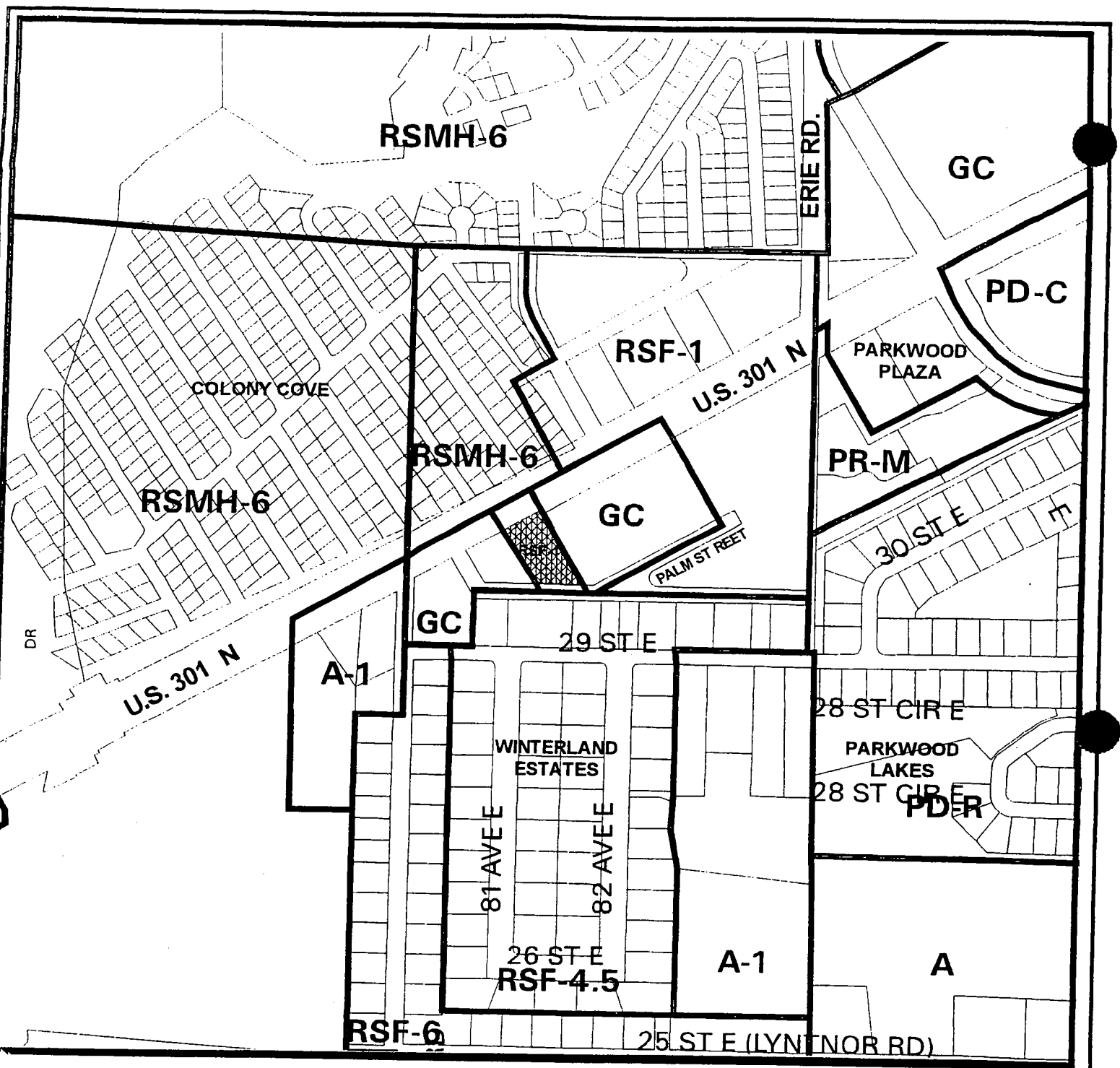
Request: Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-1 (Residential Single Family, one dwelling unit per acre) to GC (General Commercial); and providing an effective date. Located at 8155 US 301 North (±.91 acres).

<u>App Received:</u>	12/06/01	<u>D.R.C.:</u>	12/21/01
<u>P.C.:</u>	04/11/02	<u>B.O.C.C.:</u>	04/23/02

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-01-23, as recommended by staff.

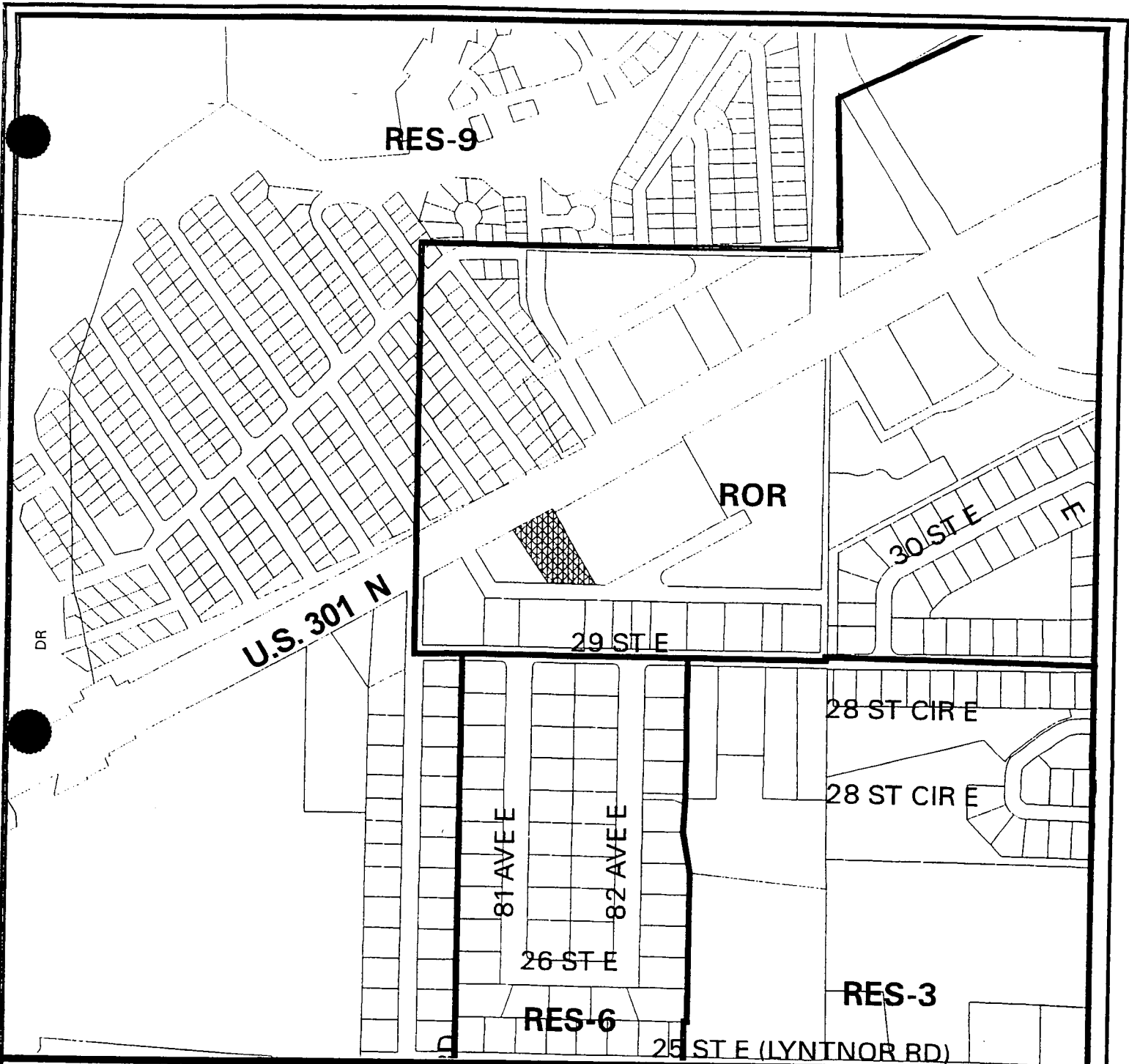
PC20020411DOC006



Project Number: Z-01-23
Proposed Use: N/A
Proposed Zoning: GC
Existing Zoning: RSF-1
Existing FLUC: ROR
Flood Zone: X
Floodway: NO
Acreage: 0.91
Drainage Basin: MIDDLE MANATEE R
Commissioner: Amy Stein
Map Prepared: February 19, 2002
Requested By: PETER AND KIM VOLE
Section: 11 Township: 34 Range: 18

Tax I.D.: 85090000

**Manatee County
 Zoning
 Staff Report Map**
 1 inch = 430'
 Overlays:
 ST, AI, HA, WR, RV: NONE
 Watershed: NONE
 Coastal Hazard: Not Available
 Coastal High Hazard Line



Project Number: Z-01-23

Tax I.D.: 85090000

Proposed Use: N/A

Proposed FLUC: GC

Existing Zoning: RSF-1

Existing FLUC: ROR

Flood Zone: X

Floodway: NO

Acreage: 0.91

Drainage Basin: MIDDLE MANATEE R

Commissioner: Amy Stein

Prepared: February 19, 2002

Requested By: PETER AND KIM VOLE

Section: 11 **Township:** 34 **Range:** 18



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

1 inch = 430'

Overlays:

ST, AI, HA, WR, RV: NONE

Watershed: NONE

Coastal Hazard: NO



**Coastal
High Hazard
Line**

CASE SUMMARY

CASE NO.: Z-01-23
APPLICANT: Peter and Kim Vole
REQUEST: Rezone RSF-1 to GC
STAFF
RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is to rezone ±.91 acres from RSF-1 (Residential Single Family, one dwelling unit per acre) to GC (General Commercial). This site is on the south side of US 301 at 8155 US 301 North .
- To the NORTH, across US 301 N, is Terra Siesta Mobile Home Park zoned RSMH-6 (Residential Single Family Manufactured Home, six dwelling units per acre), Rose Park Subdivision zoned RSF-1 (Residential Single Family, one dwelling unit per acre), and vacant land zoned GC (General Commercial).
- To the SOUTH is a single-family residential subdivision (Winterland Estates) zoned RSF-4.5 (Residential Single Family, 4.5 dwelling units per acre).
- To the EAST are retail uses at the Ellenton Commons Commercial Center zoned GC (General Commercial).
- To the WEST is the Ellenton Animal Hospital and an Amoco Station zoned GC (General Commercial).

SUMMARY: (EB)

The site is currently zoned RSF-1 and contains a one story duplex. The applicant is requesting a rezone from RSF-1 to GC. According to the Comprehensive Plan, the property is located within the ROR (Retail/Office/Residential) Future Land Use Category (FLUC). Given the variety of commercial and residential zoned property in this area, the zoning change is compatible with the surrounding uses and is consistent with the Comprehensive Plan Future Land use Category of ROR.

Staff recommends approval with limited issues.

POSITIVE ASPECTS OF THE APPLICATION

- **GC is consistent with the ROR (Retail/Office/Residential) Future Land Use Category.**
- **This rezone may be considered a logical expansion of GC districts to the north, east, and west of this property.**

NEGATIVE ASPECTS OF APPLICATION

- **RSMH-6 and RSF-1 zoning to the north and RSF-4.5 to the south of this site may pose incompatibility concerns because of residential uses.**

MITIGATING FACTORS

- **Residential property to the north is separated from this site by US 301 N. Residential property to the south is separated from this site by a local street.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Erika Barrett(PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Mike Harrison (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Michael 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 ROR (Retail/Office/Residential) Future Land Use Category of the Comprehensive Plan. The intent of this category is to identify areas which are established for a broad range of commercial, office, or residential uses. Also, to provide for orderly transition from, or redevelopment of, these multiple use areas.

This property is located on the south side of US 301, west of Old Tampa Road, in an area which is experiencing recent growth in residential and commercial development. To the east are retail uses at the Ellenton Commons Commercial Center zoned GC (General Commercial). To the west is the Ellenton Animal Hospital and an Amoco Station zoned GC (General Commercial).

The site is approximately 1,400 feet from the nearest commercial node (intersection of US 301 N and Old Tampa Road), and does not meet commercial locational criteria, as defined by the Comprehensive Plan. It is located between two existing commercial uses, fronts on US 301 North, and does not represent an intrusion into an existing residential neighborhood.

A residential subdivision to the south is zoned RSF-4.5. This residential area presents a compatibility concern, due to its close proximity to the rezone site. However, staff feels that these concerns are mitigated by the fact that the site is separated from the residential area by a local street (Lake Street).

Staff believes GC (General Commercial) zoning can be considered compatible with the surrounding properties. Any proposed development will be limited to a Floor Area Ratio (FAR) of 0.25.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

This area has recently experienced considerable growth in commercial and residential development. The majority of growth in commercial development along U.S. 301 N. has occurred at I-75 and U.S. 301 North, which is approximately two (2) miles southwest of this site, and at the corner of Old Tampa Road and U.S. 301 North, approximately 1,400 feet to the north. A 118,000 sq. ft. commercial shopping center which includes an Albertsons, several outparcels, and a 7-11 Convenience store with gas pumps was approved At the southeast corner of Old Tampa Road and U.S. 301 . At the northeast corner of this intersection, The Board approved a PDR project for approximately 500 residential units.

Staff believes the timing of this request is appropriate based on the existing conditions in the area and the ROR FLUC. The site is contiguous to GC zoning both to the east and west. It appears that this property may be considered an appropriate commercial infill site.

3. IMPACTS TO INFRASTRUCTURE

This request will not have an adverse effect on any existing or planned public improvements. Based on the Future Land Use Category of ROR, connection to centralized sanitary sewer is mandatory, and currently available by extension at Developer's cost, to an existing 16" forcemain located on the north side of U.S. 301 N.

County water is currently available by extension, at developer's cost, to an existing 8" water line located along US 301 N.

Currently, U.S. 301 (between Erie Road and SR 62) is deficient and operating below the adopted level of service "D". The applicant would be required to provide a traffic study at the time of development which would identify measures required to mitigate any traffic impacts associated with the development. Additional on-site and/or off-site improvements may be required as the property is developed.

A "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification" has been submitted. The Applicant is advised that when seeking further development approvals for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance. The applicant has been advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

As designated on the Manatee County Right-of-Way Needs Map in this location, US 301 requires a right-of-way of 200' (100' half-width right-of-way) with the existing half width adjacent to this proposed development of 75 feet.

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

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

The change in zoning should have no adverse effect on the health, safety, and welfare of this area, other than those issues identified elsewhere in this report.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

The proposed rezone to GC will have no impact upon environmental and historic resources. If any historic areas do exist on this property, these impacts will be addressed with the application for development. Any environmental impacts will also be addressed with the development application. No known historic features of significance exist on this site nor is this an area of high sensitivity for archaeological resources.

6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

Staff believes that the proposed GC (General Commercial) zoning conforms with the ROR Future Land Use Category of the Comprehensive Plan. Any development application will be reviewed in detail for conformance with all applicable provisions of the LDC.

The following policies were considered in preparing this staff report and are important policies to review and consider in evaluating the proposal:

Policy 2.1.1.4 Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

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 2.1.2.7 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, (See also policies under Objs.2.6.1-2.6.3).

Policy 2.2.1.17.1 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 and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple

use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, which may be integrated with residential uses.

Policy 2.2.1.17.2 Range of Potential uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5)

Small, medium and (where otherwise permitted) large retail, wholesale or office commercial uses which function in the market place as neighborhood, community or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy: 2.2.1.17.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre

For new development -
9 dwelling units per acre

Maximum Net Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan -
20 dwelling units per acre

For new development -
16 dwelling units per acre

Maximum Floor Area Ratio:
0.35

Policy: 2.2.1.17.4 Other Information:

- (a) All mixed and multiple-use projects shall 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 either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.

- (c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- (d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- (e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- (f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
- (g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
 - No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.
 - No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/Residential designation except as provided below:
 - Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there

are no additional impacts to adjoining properties and all special approval criteria are met.

- If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.

Implementation Mechanism(s):

- (a) Planning Department review of proposed commercial development which does not meet commercial locational criteria, for compliance with this policy.

Policy 2.10.3.2 which requires that all small and medium commercial uses be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Policy 2.10.4.1. Limit the location of all new commercial development to well-defined nodes, or compact groupings, to:

- provide a reasonable compromise of predictable, yet flexible, commercial locations for all residents and business interests in Manatee County.
- increase safety and maintain the vehicular capacity of public roads by discouraging linear "strip" commercial development and the multiple access points which are likely to accompany such linear commercial development.
- facilitate compliance with the commercial project access criteria contained in Objective 2.10.3.

- maximize the accessibility and viability of commercial development by using location and grouping to maximize the number of trips to the commercial site.
- establish conveniently located commercial uses for residents of Manatee County.

Policy 2.10.4.2 Prohibit the consideration of any development order establishing the potential for commercial development, where the proposed project site is inconsistent with locational criteria. Consistency shall be determined through the application of the commercial location review process described in the operative provisions contained in this Element. Permitted exceptions to these requirements are limited to:

- existing commercial uses that are legally permitted, and that are in place at time of comprehensive plan adoption. However, where such uses are nonconforming to other development regulations, nothing in this policy shall render those uses conforming to the subject regulations.
- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.
- locations designated as Retail/Office/Residential or Low Intensity Office (OL) or Mixed Use (MU) which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.
- establishments providing nursing services as described in Chapter 464, F.S.
- sale of agricultural produce at roadside stands.
- small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.
- agricultural service establishments (e.g. farm equipment sales and service).
- low intensity commercial recreational facilities (e.g., driving range).

- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.
 - appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.
 - commercial uses located within Port Manatee.
 - Small commercial (professional) office uses not exceeding 3,000 square feet in gross floor area within the Res-6, Res-9, RES-12, and Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, 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 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).
 - commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 24 of the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
 - Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16) and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).
- (a) Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
 - (b) DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics, have commercial uses located internal to neighborhoods and whose main neighborhood access is located on

No exception to commercial locational criteria provided for under this policy shall be used as a precedent for establishing other commercial development inconsistent with this Comprehensive Plan.

Nothing in this policy shall require the issuance of a development order solely on the basis of compliance with commercial locational criteria. Compliance with other commercial development standards contained in Policy 2.10.4.3 below, and with all other goals, objectives, and policies of this Comprehensive Plan is also required for issuance of a development order approving commercial uses. In particular, compliance with the policies of Objectives 2.6.1 and 2.6.2 is mandatory for approval of any commercial use within a residential designation.

Policy 2.10.4.3 Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards:

- (1) Any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.
- (2) Any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.
- (3) no proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.
- (4) Commercial nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least one-half mile apart, as measured between the center of two nodes. However, where two commercial nodes have been established by the development of commercial uses prior to plan adoption, and are spaced less than the minimum required

one-half mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one mile apart. Neotraditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses internal to neighborhoods shall be exempt from this requirement.

Land Use Operative Provision E (1) Any small projects, or small commercial components of larger projects, shall be located within a commercial node at the intersection of at least two roadways functionally classified, at the time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. In defining a node, the point of intersection of rights-of-way (as used below) may be determined by Manatee County to be based on a relocated or widened functionally classified roadway where such relocation or widening has not yet been effected, but where preliminary design has established the location of future right of way related to the relocation/widening. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when completely located within either the Ag/R, IL, or IH categories on the Future Land Use Map, as generally extending a maximum of 800 feet along the frontage of the functionally-classified roadways which define the commercial node. The 800 feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.

Land Use Operative Provision E (5) Permitted Exceptions To Limits On Maximum Frontage For A Commercial Node For Small Or Medium Commercial Uses.

- (a) **75% Rule: Proposed Commercial Project Partially Exceeding Maximum Frontage:** If a proposed commercial project exceeds, in part, the maximum frontage limiting a commercial node (i.e., 800 feet or 1000 feet for small and medium commercial projects, respectively), compliance with commercial locational criteria shall be established only if the portion of the commercial project's frontage along either (or both) functionally-classified roadways defining the proposed commercial node is at least 75% of the proposed commercial project's total frontage.
- (b) **In-fill Small or Medium Commercial Developments:** Approval of a development order permitting a proposed commercial use may also be considered where the Board of County Commissioners finds that the proposed use, though located outside a commercial node as defined in Sections (1) and (2) above, and although not permitted for consideration under the 75% rule described in subsection (1) above, is an "Appropriate Infill Commercial Project."

The site does not meet commercial locational criteria and does not qualify for exception under the 75 percent rule. However, it may be considered an

**Appropriate Infill Commercial Project under Land Use Operative Provision
E(5)(b).**

ATTACHMENTS:

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

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

DATE: JANUARY 7, 2002

PROJECT NAME: PETER & KIM VOLE
Z-01-23
REZONE FROM RSF-1 TO GC

ADDRESS: 8155 US HWY 301 N, NCT

PLANNER: ERIKA BARRETT (x) 6836
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.

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.

At this time, U.S. 301 (between Erie Road and SR 62) is deficient and is operating below the adopted level of service "D".

Applicant is advised that studies (solid waste, waste water and/or traffic) may be required as the property is developed.

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

- III. General Information

A "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification" has been received. 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.

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, US 301 requires a right-of-way of 200 feet (100' half-width right-of-way) with the existing half width adjacent to this proposed development of 75 feet.

Depending on the proposed impact, 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-01-23
Public Works and Transportation Concurrency Group
(Linda Petersen, Wayne Roberts, Sia Mollanazar)

NORTH RIVER FIRE DISTRICT

1225 14th AVENUE WEST PALMETTO, FLORIDA 34221

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

GC600

December 26, 2001

Ms. Erika Barrett, Planner
Manatee County Planning & Zoning
P.O. Box 1000
Bradenton, FL 34206

Re: Z-01-23
Peter & Kim Vole
8155 U.S. Hwy. 301 North
Ellenton

Dear Ms. Barrett:

I have reviewed the captioned and have no objections to the rezone application.

If you have questions, please call

Very truly yours,

Darrell L. Riker
Darrell L. Riker
Fire Marshal

DLR/jo

Cc: George F. Young, Inc., Agent

- Protecting the Communities of -

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

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: December 21, 2001

TO: Erika Barrett, Planning Department

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

SUBJECT: Peter & Kim Vole, Z-01-23
(Rezone from A-1 to GC w/o plan)

1. Project site falls in Zone X per FIRM Panel 120153 0215C, revised 7/15/92.
2. There are no floodplain management requirements.

DRC REVIEW COMMENTS

DATE: December 21, 2001

PROJECT NAME: PETER & KIM VOLE

PLANNING NUMBER: Z-01-23

PLANNER: Barrett REVIEW ENGINEER: Harrison

COMMENTS:

Distribution

No comments at this time.

Petersen

No water or sewer shown. No comments at this time.

Earlhey / Andruzzi

Change to commercial status is acceptable; however, per Ordinance 85-11 and LDC Section 728, commercial garbage service must be added.

Lilly

No comment.

Archer

No comment.



MEMORANDUM

DATE: January 3, 2002

TO: Erika Barrett, Planner
Planning Department

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

SUBJECT: **Development Review Comments**
Peter & Kim Vole Z-01-23

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

- This proposal is a request to rezone 0.91 acres from RSF-1 to GC.
- 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 all development proposals are 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.
- Additional comments will be provided upon review of subsequent site plan submittals.

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

WCO:hs

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

DATE: 01-08-02

PROJECT NO: Z-01-23

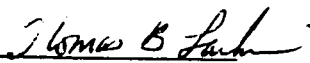
PROJECT NAME: Peter & Kim Vole

- ___ 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)

ZONING DISCLOSURE AFFIDAVIT

File Number Z-01-23

File Name Peter & Kim Volo

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 owned 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 ()

PETER & KIM VOLE

100%

8155 N. U.S. 301 NORTH COUNTY NTC

PARRISH, FL 34219

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

Signature: *Peter Volo*

(Applicant): PETER Volo

STATE OF FLORIDA
COUNTY OF manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 3RD day of Dec., 2000,
by Peter Volo, who is personally known to me or who has produced

personally known as identification.
(type of identification)

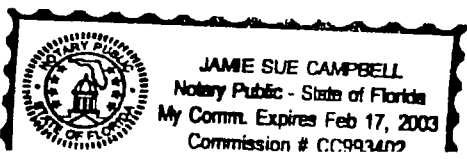
Jamie Sue Campbell
Notary Signature

Commission Expires: 2-17-03

Jamie Sue Campbell
Print or type name of Notary

Commission No.: 00993402

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, April 11, 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:

**PDPI/PDI-01-03(Z) - CRESCENT MOON
ENTERPRISES**

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 PDI (Planned Development Public Interest) and PDI (Planned Development Industrial); and providing an effective date. Located at the southeast corner of Buckeye Road and Bud Rhoden Road (239 acres).

Z-01-23 - PETER AND KIM VOLE

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 RSF-1 (Residential Single Family, one dwelling unit per acre) to GC (General Commercial); and providing an effective date. Located at 8155 US 301 North (.91 acres).

IF APPROVED, General Commercial zoning allows a variety of commercial uses such as retail sales, restaurants, vehicle sales and repair, service stations, miniwarehouses, etc.

Z-01-17 - YNR DEVELOPMENT CORPORATION

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-2 (Residential Single-Family, 2 dwelling units per acre); and providing an effective date. Located on the south side of 17th Avenue N.W., approximately 90' east of 89th Street Northwest at 8725 and 8733 17th Avenue N.W. (9.87 acres).

IF APPROVED, the applicant may develop with single-family lots at 2 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses.

Z-01-21 - VOGEL REZONE

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, one dwelling unit per acre) to RSF-3 (Residential Single-Family, three dwelling units per acre); and providing an effective date. Located at 4619 37th Street East, Bradenton (1.54 acres).

IF APPROVED, the applicant may develop with single-family lots at 3 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses.

PDC-01-07(Z)(P) - HARRY AND BETTY BAKKER

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 A-1 (Suburban Agriculture, 1 dwelling unit per acre), RSF-6 (Residential Single-Family, 6 dwelling units per acre), and GC (General Commercial) to PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow an 89,585 square foot mini-warehouse and 2,400 square feet of accessory office; and providing an effective date. Located on the northwest corner of S.R. 64 and Kay Road (6.1 acres).

Z-01-13 PHIL STEWART

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 (General Agricultural, 5 dwelling units per acre) to RSF-1 (Residential Single-Family, 1 dwelling unit per acre) and providing an effective date. Located on the north side of Upper Manatee River Road at 1064 169th Street N.E. (10.1 acres).

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**PDMU-01-04(Z)(G) HARRISON RANCH L.L.C.,
ET. AL.**

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 A (Agriculture, 1 dwelling unit per 5 acres) to PDMU (Planned Development Mixed Use); and (2) Approval of a General Development Plan to allow:

- A. 1,250 single-family detached units;
- B. 300 single-family attached units;
- C. 38,000 square feet of public use facilities and residential support uses; and providing an effective date.

The project is located on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Ene Road (940.15 acres).

LDA-01-03 - HARRISON RANCH

Approval of a Local Development Agreement to secure development rights and mitigate transportation and infrastructure (water and sewer) impacts for a mixed use development consisting of:

- 1. 1,250 single-family detached units;
- 2. 300 single-family attached units;
- 3. 38,000 square feet of public use facilities and residential support uses.

The project is located on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Erie Road. Present Zoning: A (General Agricultural, 1 dwelling unit per acre) (940.15 acres).

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.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070; e-mail to: planning.agenda@co.manatee.fl.us

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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
Published: March 29, 2002

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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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-2 (Residential Single-Family, 2 dwelling units per acre); and providing an effective date. Located on the south side of 17th Avenue N.W., approximately 90' east of 89th Street Northwest at 8725 and 8733 17th Avenue N.W. (± 9.87 acres).

IF APPROVED, the applicant may develop with single-family lots at 2 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses.

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COPY OF NEWSPAPER ADVERTISING

square foot mini-warehouse and 2,400 square feet of accessory office; and providing an effective date. Located on the northwest corner of S.R. 64 and Kay Road (± 6.1 acres).

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
3/29/01

BRADENTON HERALD

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Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941/748-0411 ext. 7065

RECEIVED APR 03

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

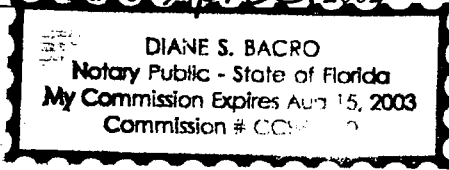
STATE OF FLORIDA
COUNTY OF MANATEE;

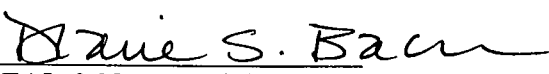
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter **NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY** in the Court, was published in said newspaper in the issues of 3/29,'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
2nd Day of April, 2002




SEAL & Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____

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per acre); and providing an effective date. Located on the south side of 17th Avenue N.W., approximately 90' east of 89th Street Northwest at 8725 and 8733 17th Avenue N.W. (± 9.87 acres).

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HARRISON RANCH
L.L.C., ET AL.**

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 A (Agriculture, 1 dwelling unit per 5 acres) to PDMU (Planned Development Mixed Use); and (2) Approval of a General Development Plan to allow:

- A. 1,250 single-family detached units;
- B. 300 single-family attached units;
- C. 38,000 square feet of public use facilities and residential support uses; and providing an effective date.

The project is located on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Erie Road (±940.15 acres).

LDA-01-03 - HARRISON RANCH

Approval of a Local Development Agreement to secure development rights and mitigate transportation and infrastructure (water and sewer) impacts for a mixed use development consisting of:

- 1. 1,250 single-family detached units;
- 2. 300 single-family attached units;
- 3. 38,000 square feet of public use facilities and residential support uses.

The project is located on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Erie Road. Present Zoning: A (General Agricultural, 1 dwelling unit per acre) (±940.15 acres).

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.

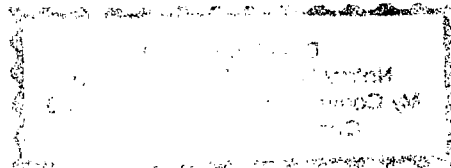
All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and entered into the record.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of Commissioners. Interested parties may examine the Official Zoning Atlas, the application, and related documents, and may obtain assistance regarding these matters from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070; e-mail to: planning.agenda@co.manatee.fl.us

With Disabilities: The Board of Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Rita Dratus at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
3/29/01



SARASOTA HERALD TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE COUNTY GOVERNMENT
ATTN: KIM SPARKS
1112 MANATEE AVENUE W., 4TH FLOOR
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 29, 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 29TH DAY OF MARCH A.D., 2002 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL)

OFFICIAL NOTARY SEAL
BOBBIE J CLARK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC968394
MY COMMISSION EXP. OCT. 11, 2004

NOTARY PUBLIC

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, April 11, 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:

PDPI/PDI-01-03(Z) - CRESCENT MOON ENTERPRISES

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 PDPI (Planned Development Public Interest) and PDI (Planned Development Industrial); and providing an effective date. Located at the southeast corner of Buckeye Road and Bud Rhoden Road (239 acres).

Z-01-23 - PETER AND KIM VOLE

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 RSF-1 (Residential Single Family, one dwelling unit per acre) to GC (General Commercial); and providing an effective date. Located at 8155 US 301 North (.91 acres).

IF APPROVED, General Commercial zoning allows a variety of commercial uses such as retail sales, restaurants, vehicle sales and repair, service stations, miniwarehouses, etc.

Z-01-17 - YNR DEVELOPMENT CORPORATION

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-2 (Residential Single-Family, 2 dwelling units per acre); and providing an effective date. Located on the south side of 17th Avenue N.W., approximately 90' east of 89th Street Northwest at 8725 and 8733 17th Avenue N.W. (9.87 acres).

IF APPROVED, the applicant may develop with single-family lots at 2 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses.

Z-01-21 - VOGEL REZONE

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, one dwelling unit per acre) to RSF-3 (Residential Single-Family, three dwelling units per acre); and providing an effective date. Located at 4619 37th Street East, Bradenton (1.54 acres).

IF APPROVED, the applicant may develop with single-family lots at 3 units per acre. Other residential support uses may be permitted. The current zoning allows for suburban agricultural uses.

PDC-01-07(Z)(P) - HARRY AND BETTY BAKKER

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 A-1 (Suburban Agriculture, 1 dwelling unit per acre), RSF-6 (Residential Single-Family, 6 dwelling units per acre), and GC (General Commercial) to PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow an 89,585 square foot mini-warehouse and 2,400 square feet of accessory office; and providing an effective date. Located on the northwest corner of S.R. 64 and Kay Road (6.1 acres).

Z-01-13 PHIL STEWART

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 (General Agricultural, 5 dwelling units per acre) to RSF-1 (Residential Single-Family, 1 dwelling unit per acre) and providing an effective date. Located on the north side of Upper Manatee River Road at 1064 169th Street N.E. (10.1 acres).

IF APPROVED, the applicant may develop with single-family lots at 1 unit per acre. Other residential support uses may be permitted. The current zoning allows for general agricultural uses.

**PDMU-01-04(Z)(G) HARRISON RANCH L.L.C.,
ET. AL.**

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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
Published: March 29, 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 Karen Mattson
____, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for the owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Z-01-23 -Peter & Kim Vole, to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **April 11, 2002** and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **April 23, 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 6 feet from the front property line on the 29th day of March, 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 29th day of March, 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.

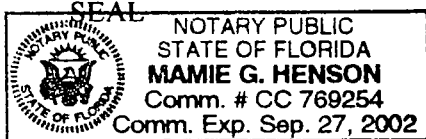
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT

Karen Mattson
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on March 29, 2002 (date) by Karen Mattson (name of affiant). ~~He~~/she is personally known to me or has produced (type of identification) as identification and who did take an oath.

Mamie G. Henson
Signature of Person Taking Acknowledgment



Mamie Henson
Type Name
Notary
Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
1 825931454	3110 IDA DR	MORGAN, ELIZABETH	3110 IDA DR		ELLENTON FL 34222		
2 825931504	3101 IDA DR	KLINGEL, DONALD W	3101 IDA DR		ELLENTON FL 34222		
3 825931553	3103 IDA DR	BRUN, DONALD J	3103 IDA DR		ELLENTON FL 34222		
4 825931603	3105 IDA DR	CONKLIN, DOMINIC E	12046 S ELK RUN DR		TRAVERSE CITY MI 49684		
5 825931652	3107 IDA DR	SAALFRANK, RALPH W	3107 IDA DR		ELLENTON FL 34222		
6 825931702	3109 IDA DR	GOSSELIN, AIME J	PO BOX 384		TEMPLETON MA 01468		
7 825931751	3111 IDA DR	KIMBALL, LAVON D	215 W MULLETT ST 308		PORTAGE WI 53901		
8 825931801	3113 IDA DR	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		
9 825932403	3114 DONNA DR	BALLUFF, ROBERT T	3114 DONNA DRIVE		ELLENTON FL 34222		
10 825932452	3112 DONNA DR	BLISH, SHIRLEY	3112 DONNA DR		ELLENTON FL 34222		
11 825932502	3110 DONNA DR	MANTHEY, ESTHER M	3110 DONNA DR		ELLENTON FL 34222		
12 825932551	3108 DONNA DR	MADDOCK, WILLIAM J	34 CATHERINE ST		LYONS NY 14489		
13 825932601	3106 DONNA DR	GALLANT, JOHN J	3106 DONNA DR		ELLENTON FL 34222		
14 825932650	3104 DONNA DR	KOLLMAN, RICHARD K	3104 DONNA DR		ELLENTON FL 34222		
15 825932700	3102 DONNA DR	OJA, PHYLLIS E	3102 DONNA DR		ELLENTON FL 34222		
16 825932759	3100 DONNA DR	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		
17 825932809	3101 DONNA DR	BROEKER, GORDON	3101 DONNA DR		ELLENTON FL 34222		
18 825932858	3103 DONNA DR	BOUWMAN, CHARLIE	9874 ELIZABETH ST, PO BOX 20 (VAND)	GRAND BEND, ONT		CANADA	NOM 1T0

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
19 825932908	3105 DONNA DR	LOZO, JOSEPH J	4100 HIGH ST		ECORSE MI 48229		
20 825932957	3107 DONNA DR	HOLL, RICHARD M	3712 BELVO RD		MIAMISBURG OH 45342		
21 825933005	3109 DONNA DR	MEYER, MARY M	3142 CLEAR LAKE RD		KOUNTZE TX 77625 6792		
22 825933054	3111 DONNA DR	ROUSE, LEONARD C	3111 DONNA DR		ELLENTON FL 34222		
23 825933104	3113 DONNA DR	ENGEL, ROBERT S	3113 DONNA DR		ELLENTON FL 34222		
24 825933559	3112 DOROTHY PL	EENIGENBURG, GARETH J	3112 DOROTHY PLACE		ELLENTON FL 34222		
25 825933609	3110 DOROTHY PL	YEPSEN, MILDRED D	3110 DOROTHY PL		ELLENTON FL 34222		
26 825933658	3108 DOROTHY PL	CHRISTIE, PEGGY A	3108 DOROTHY PLACE		ELLENTON FL 34222		
27 825933708	3106 DOROTHY PL	WELCH, CAROL A	3106 DOROTHY PLACE		ELLENTON FL 34222		
28 825933757	3104 DOROTHY PL	MORRISON, E JUNE	3104 DOROTHY PL		ELLENTON FL 34222		
29 825933807	3102 DOROTHY PL	MCPAHAN, LEONARD L	9629 BUCKINGHAM		ALLEN PARK MI 48101		
30 825933856	3100 DOROTHY PL	ECKERT, TONY H	3100 DOROTHY PLACE		ELLENTON FL 34222		
31 825933906	3101 DOROTHY PL	TOMOSER, JACK C	3101 DOROTHY PLACE		ELLENTON FL 34222		
32 825933955	3103 DOROTHY PL	KERSTEN, JOHANNES	3103 DOROTHY PL		ELLENTON FL 34222		
33 825934003	3105 DOROTHY PL	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		
34 825934052	3107 DOROTHY PL	LECLERCQ, WILLIAM	3107 DOROTHY PLACE		ELLENTON FL 34222		
35 825934102	3109 DOROTHY PL	GRACE, ERNEST M	5000 N LUCE RD		ALMA MI 48801		
36 825934151	3111 DOROTHY PL	FLAUGH, CHARLES	3111 DOROTHY PL		ELLENTON FL 34222		
37 825934201	3113 DOROTHY PL	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
38 825934557	3110 DARNEA LN	WIGGERS, JOSEPHINE	6917 ADAMS STREET		ZEELAND MI 49464		
39 825934607	3108 DARNEA LN	HERTZBERG, JEFFREY	5020 14TH ST W		BRADENTON FL 34207		
40 825934656	3106 DARNEA LN	CIESLAK, GEORGE	29842 PIERRE DR		NOVI MI 48377 2248		
41 825934706	3104 DARNEA LN	MORSE, ROBERT E	3104 DARNEA LN		ELLENTON FL 34222		
42 825934755	3102 DARNEA LN	OATES, MICHAEL	3102 DARNEA LN		ELLENTON FL 34222		
43 825934805	3100 DARNEA LN	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		
44 825934854	3101 DARNEA LN	OATES, KINDRA LEA	3102 DARNEA LN		ELLENTON FL 34222		
45 825934904	3103 DARNEA LN	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		
46 825934953	3105 DARNEA LN	SNOEYINK, CALVIN G	5864 LEISURE SOUTH DR		GRAND RAPIDS MI 49548 6856		
47 825935000	3107 DARNEA LN	HUMBAUGH, LEE ETTE	19330 TAYLOR LAKE RD		HOLLY MI 48442		
48 825935059	3109 DARNEA LN	SWITZER, ROBERT E	7856 SH108 34		WAUSEON OH 43567		
49 825935109	3111 DARNEA LN	JONES, JOHN A	3111 DARNEA LN		ELLENTON FL 34222		
50 825935455	3110 CRYSTAL LN	MACKENZIE, EUGENE N	3110 CRYSTAL LANE		ELLENTON FL 34222		
51 825935505	3108 CRYSTAL LN	TERRA SIESTA CO-OP INC	3502 PATRICIA PL		ELLENTON FL 34222		
52 825935554	3106 CRYSTAL LN	COLLINS, WILLIAM H	3106 CRYSTAL LN		ELLENTON FL 34222		
53 825935604	3104 CRYSTAL LN	GLANDER, EMMA	3104 CRYSTAL LANE		ELLENTON FL 34222		
54 825935653	3102 CRYSTAL LN	WARD, DONALD B	3102 CRYSTAL LN		ELLENTON FL 34222		
55 825935703	3100 CRYSTAL LN	HARTUNG, CLAUDIA	11819 69TH ST E		PARRISH FL 34219 8632		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
56 825935752	3101 CRYSTAL LN	GREEN, JOHN H	1952 KIRBY ROAD	BOX 573	LESLIE MI 49251 0573		
57 825935802	3103 CRYSTAL LN	WAGGONER, DAVID C	3103 CRYSTAL LN		ELLENTON FL 34222		
58 825935851	3105 CRYSTAL LN	VOHRINGER, ERNEST	3105 CRYSTAL LANE		ELLENTON FL 34222		
59 825935901	3107 CRYSTAL LN	RUSSELLO, MICHAEL L	3107 CRYSTAL LANE		ELLENTON FL 34222		
60 825935950	3109 CRYSTAL LN	KORDTS, HOLGER	644 ROOSEVELT DR BOX 20039			CANADA	K7P 2T6
61 825936008	3111 CRYSTAL LN	HODGKINSON, GEORGE	3111 CRYSTAL LANE		ELLENTON FL 34222		
62 825936305	3106 CYNTHIA PL	OWENS, EDWARD F	3106 CYNTHIA PLACE		ELLENTON FL 34222		
63 825936354	3104 CYNTHIA PL	FORSYTH, STANLEY L	181 SMITH HILL RD		BINGHAMTON NY 13905 1111		
64 825936404	3102 CYNTHIA PL	WILLIAMS, MARY SUE	3102 CYNTHIA PL		ELLENTON FL 34222		
65 825936453	3100 CYNTHIA PL	BENNETT, JANICE J	3303 CAROL DRIVE		ELLENTON FL 34222		
66 825936503	3101 CYNTHIA PL	SMYTH, DAVID W	3101 CYNTHIA PL		ELLENTON FL 34222		
67 825936552	3103 CYNTHIA PL	VANNOORD, HENRY F	456 W CENTRAL AVE		ZEELAND MI 49464		
68 825936602	3105 CYNTHIA PL	HILL, ROBERT A	3105 CYNTHIA PL		ELLENTON FL 34222		
69 825937105	3100 BESSIE LN	HULETTE, HOMER A	3103 BESSIE LANE		ELLENTON FL 34222		
70 826300006	7901 US 301 N	DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT	570 DELAWARE AVE		BUFFALO NY 14202		
71 826310005	7911 US 301 N	DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT	570 DELAWARE AVE		BUFFALO NY 14202		
72 830700001	7520 US 301 N	EDMONDS, JESSE W	CHATEAU COMMUNITIES INC	6160 S SYRACUSE	GREENWOOD VILLAGE CO 80111		

Parcel Owners In 500 Foot Buffer Around a Parcel

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73 842516353	8502 30TH ST E	BRASFIELD, KENNETH A	8502 30TH ST E		PARRISH FL 34219		
74 842517054	NO ASSIGNED ADDRESS	PETZOLDT, CURTIS S CO-TR	P O BOX 916		BRADENTON FL 34206		
75 842518706	8506 30TH ST E	WALDMANN, FREDERICK A	1824 MEADOW LN		CLEARWATER FL 33764 4642		
76 842518755	8510 30TH ST E	BLOMQUIST, KENNETH	PO BOX 627		INDIAN ROCKS BEACH FL 33785		
77 842518805	8514 30TH ST E	WEDEGIS, HUGH	8514 30TH ST E		PARRISH FL 34219		
78 842518854	8518 30TH ST E	FULLER, JONATHON D	8518 30TH ST EAST		PARRISH FL 34219		
79 842520900	NO ASSIGNED ADDRESS	PETZOLDT, CURTIS S CO-TR	P O BOX 916		BRADENTON FL 34206		
80 842521109	8407 US 301 N	PETZOLDT, CURTIS S	P O BOX 288		ELLENTON FL 34222		
81 842521259	NO ASSIGNED ADDRESS	PETZOLDT, CURTIS S	P O BOX 288		ELLENTON FL 34222		
82 842521309	NO ASSIGNED ADDRESS	PETZOLDT, CURTIS S	P O BOX 288		ELLENTON FL 34222		
83 843500019	8309 29TH ST E	SORENSEN, SCOTT D	PO BOX 5455		SARASOTA FL 34277		
84 843500109	2815 81ST AVE E	GIBSON, CARL H	2815 81ST AVE E		ELLENTON FL 34222		
85 843500182	2811 81ST AVE E	VRABEL, STEVE G	2811 81ST AVE E		ELLENTON FL 34222		
86 843500208	2807 81ST AVE E	DOVELL, ROBERT L	1493 CLARK ROAD		URBANA OH 43078		
87 843500257	2713 81ST AVE E	HARPOLE, THOMAS	2713 81ST AVE E		ELLENTON FL 34222		
88 843500307	2711 81ST AVE E	MCCLELLAN, WESLEY F	2711 81ST AVE E		ELLENTON FL 34222		
89 843500901	2712 81ST AVE E	COURTNEY, MARY DORICS	2712 81ST AVE E		ELLENTON FL 34222		
90 843500950	2716 81ST AVE E	WYMAN, RALPH L	2716 81ST AVE E		ELLENTON FL 34222		
91 843501008	2808 81ST AVE E	BLACKMORE, TODD M	2808 81ST AVE E		ELLENTON FL 34222		
92 843501057	2812 81ST AVE E	WILSON, JIMMY V	2812 81ST AVE E		ELLENTON FL 34222		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
93 843501107	2816 81ST AVE E	OHM, KATHRYN M	2816 81ST AVE		ELLENTON FL 34222		
94 843501156	2815 82ND AVE E	MILLER, JEFFREY PAUL	2815 82ND AVE E		ELLENTON FL 34222		
95 843501206	2811 82ND AVE E	PALMER, WILLIAM R	2811 82ND AVE E		ELLENTON FL 34222		
96 843501255	2807 82ND AVE E	JORDAN, LARRY H JR	2807 82ND AVE E		ELLENTON FL 34222		
97 843501305	2713 82ND AVE E	BROOKS, STEPHANIE D	2713 82ND AVE E		ELLENTON FL 34222		
98 843501354	2711 82ND AVE E	DAILEY, WILLIAM F	2711 82ND AVE E		ELLENTON FL 34222		
99 843502055	2716 82ND AVE E	TISDALE, KERRI JO	2716 82ND AVE E		ELLENTON FL 34222		
100 843502105	2808 82ND AVE E	CLINE, RICHARD T JR	2808 82ND AVE E		ELLENTON FL 34222		
101 843502154	2812 82ND AVE E	GIBBONS, GLENN T	2812 82ND AVE E		ELLENTON FL 34222		
102 843502204	8211 29TH ST E	WATSON, RICHARD L	8211 29TH ST E		ELLENTON FL 34222		
103 843510058	8315 29TH ST E	ABRUZZINO, REBECCA	8315 29TH ST E		ELLENTON FL 34222		
104 843510108	8311 29TH ST E	RAMON, EUSEBIO	8311 29TH ST E		ELLENTON FL 34222		
105 843510157	8307 29TH ST E	DENNEY, RALPH E	8307 29TH ST E		ELLENTON FL 34222		
106 844400002	2818 80TH AVE E	BOSCH, MARION	2818 80TH AVE E		ELLENTON FL 34222		
107 844500009	2812 80TH AVE E	NORTH, THOMAS MICHAEL	2812 WELLON RANCH RD		ELLENTON FL 34222		
108 844600007	2806 80TH AVE E	CARAWAY, DEBRA J	2806 80TH AVE E		ELLENTON FL 34222		
109 844700005	2718 80TH AVE E	GILCHRIST, THOMAS C II	2718 WELLON RNCH RD		ELLENTON FL 34222		
110 844800003	2712 80TH AVE E	WADE, FRANK P	2712 WELLON RANCH RD		ELLENTON FL 34222		

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111 847900059	2711 80TH AVE E	MARTIN, JILL M	1106 28TH AVE W B		PALMETTO FL 34221		
112 848000006	2717 80TH AVE E	MATTHEWS, EUGENE F	2717 80TH AVE E		ELLENTON FL 34222		
113 848100004	2805 80TH AVE E	MILLS, QUENDERLEEN I	P O BOX 502		ELLENTON FL 34222		
114 848200002	2815 80TH AVE E	DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT	570 DELAWARE AVE		BUFFALO NY 14202		
115 848300000	7955 US 301 N	DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT	570 DELAWARE AVE		BUFFALO NY 14202		
116 849500004	8200 US 301 N	DAVIS, RAYMOND P	388 COLONY DRIVE		ELLENTON FL 34222		
117 850000001	8304 US 301 N	ALT, ROSALITA	18059 8TH AVE		CONKLIN MI 49403		
118 850010059	8320 US 301 N	MARIANI, EDWARD A	ONE BEACH DR SE #4		SAINT PETERSBURG FL 33701		
119 850100009	8312 US 301 N	BROWN, LILLIAN T	17874 8TH AVE		CONKLIN MI 49403		
120 850700006	8305 US 301 N	EMMANUEL BAPTIST CURCH	8305 US 301 N		PARRISH FL 34219		
121 850900002	8155 US 301 N	VOLE, PETER	P O BOX 557		ELLENTON FL 34222		
122 850910001	8123 US 301 N	WALSTAD, DANA S DVM PA	8123 US HWY 301 N		PARRISH FL 34219		
123 851100008	8205 US 301 N	CHUNG, SHUENN-SHION	8279 US HWY 301 N		PARRISH FL 34219		
124 851600007	8003 US 301 N	ROGERS FAMILY LIMITED PARTNERSHIP THE	PO BOX 698		SARASOTA FL 34230 0698		
125 851900001	8016 29TH ST E	HIGHTOWER, JOHN RUSSELL	BOX 71		ELLENTON FL 34222		
126 852200005	8112 29TH ST E	HIGHTOWER, JAMES T	8112 29TH ST E		ELLENTON FL 34222		
127 852500107	8120 29TH ST E	VASQUEZ, RAUL	8120 29TH ST E		ELLENTON FL 34222		

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Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
128 852510007	8204 29TH ST E	GALLANT, CHRISTINE	8204 29TH ST E		ELLENTON FL 34222		
129 852510056	8208 29TH ST E	DIAZ, JOSE JUAN	8208 29TH ST E		ELLENTON FL 34222		
130 852510064	8212 29TH ST E	PERALES, ANTONIO JR	8212 29TH ST E		ELLENTON FL 34222		
131 852510106	8220 29TH ST E	PRAUGHT, JOSEPH	8220 29TH ST E		ELLENTON FL 34222		
132 852510155	8308 29TH ST E	GARCIA, AUDREY LEE	3305 POPE RD		BRADENTON FL 34211 9189		
133 852600006	8312 29TH ST E	DAMRON, DOUGLAS M	P O BOX 168		ELLENTON FL 34222		
134 852700004	8320 29TH ST E	RHOADES, ROBERT H	P O BOX 526		ELLENTON FL 34222 0526		