

Z-01-17 - YNR DEVELOPMENT CORPORATION

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-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).

App Received: 09/28/01

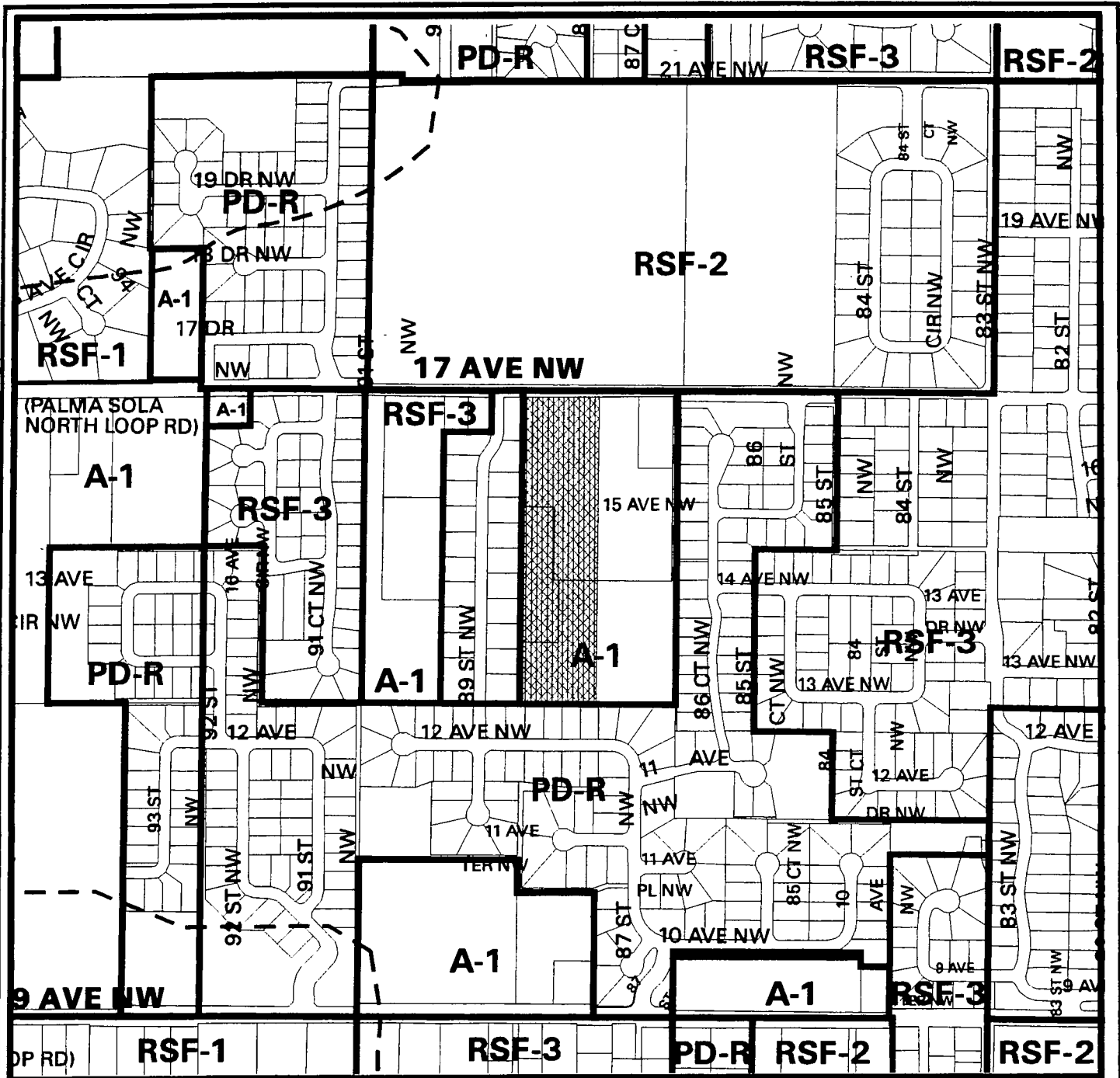
D.R.C.: 10/05/01

P.C.: 04/11/02

B.O.C.C.: 04/23/02


RECOMMENDED MOTION:

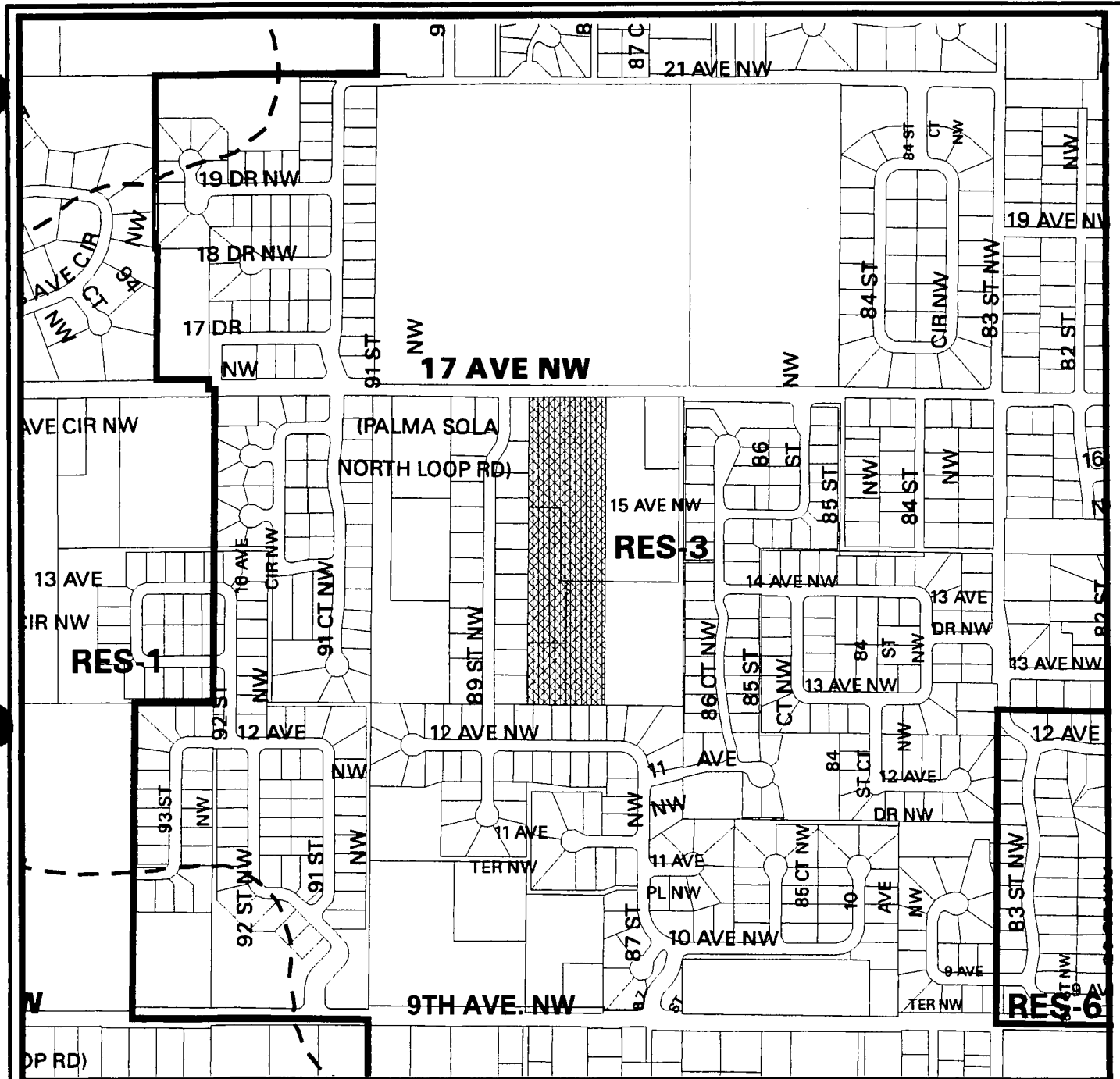
Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-01-17, as recommended by staff.



Project Number: Z-01-17
Proposed Use: N/A
Proposed Zoning: RSF-2
Existing Zoning: A-1
Existing FLUC: RES-3
Flood Zone: X
Floodway: NO
Acreage: 9.87
Drainage Basin: SARASOTA BAY
Commissioner: Jane Von Hahmann
Map Prepared: October 01, 2001
Requested By: JOE AND JILL ROCKLEIN
Section: 24 Township: 34 Range: 16

Tax I.D.: 730951010
 730951006

**Manatee County
 Zoning
 Staff Report Map**
1 inch = 570'
Overlays:
ST, AI, HA, WR, RV: NONE
Watershed: NONE
Coastal Hazard: Not Available
 **Coastal
 High Hazard
 Line**



Project Number: Z-01-17
Proposed Use: N/A
Proposed FLUC: N/A
Existing Zoning: A-1
Existing FLUC: RES-3
Flood Zone: X
Floodway: NO
Acreage: 9.87
Drainage Basin: SARASOTA BAY
Commissioner: Jane Von Hahmann
Map Prepared: February 20, 2002
Requested By: JOE AND JILL ROCKLEIN
Section: 24 Township: 34 Range: 16

Tax I.D.: 730951006
 730951010

**Manatee County
 Future Land Use
 Staff Report Map**
 1 inch = 570'

Overlays:
 ST, AI, HA, WR, RV: NONE
Watershed: NONE
Coastal Hazard: NO



 Coastal High Hazard Line

CASE SUMMARY

CASE NO.: Z-01-17
APPLICANT: YNR Development Corporation
REQUEST: Rezone from A-1 to RSF-2
STAFF
RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for a rezone from A-1 (Suburban Agriculture) to RSF-2 (Residential Single Family - 2 Dwelling Units per Gross Acre). The site is located on the south side of 17th Avenue N.W., approximately 90 feet east of 89th Street N.W. at 8725 and 8733 17th Avenue N.W.
- To the NORTH across 17th Avenue N.W. is vacant property zoned RSF-2.
- To the SOUTH are single-family homes zoned PDR (Planned Development Residential).
- To the EAST is a single-family home zoned A-1.
- To the WEST is property zoned RSF-3 developed with single-family homes.

SUMMARY: (MS)

The applicant requests approval of a rezone from A-1 to RSF-2 for a 9.87 acre parcel located in the RES-3 Future Land Use Category. The site is adjacent to RSF-2 zoning to the north therefore, this request can be considered a logical expansion of the RSF-2 district.

The RSF-2 zoning district has a minimum lot size of 15,000 square feet and a minimum lot width of 80'. This is typical of the lot sizes seen in many of the surrounding developments.

Staff recommends Approval with Limited Issues for the rezone to RSF-2.

POSITIVE ASPECTS OF THE APPLICATION

- **The rezone can be considered a logical expansion of the RSF-2 zoning north of this site.**
- **RSF-2 zoning will provide a transition of density between RSF-3 zoning to the west of this site and the A-1 zoning to the east.**
- **The minimum lot size for the RSF-2 zoning is similar to platted lots south and east of the subject site.**
- **The area is rapidly transitioning from a suburban agricultural area to exclusively single-family residential development.**

NEGATIVE ASPECTS OF APPLICATION

- **The subject parcel is adjacent to A-1 zoning which permits agricultural uses that may be incompatible with single-family development.**

MITIGATING FACTORS

- **An additional setback of 35' will be required for any structure in a future subdivision if there is an active agricultural use on the adjacent A-1 property.**
- **The A-1 zoning to the north is already developed with a single-family home, and there is not an active agricultural operation currently occurring on this site.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Misty Servia (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)
Jerome Gostkowski (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 proposed amendment can be found to be compatible with the existing development patterns and the zoning of nearby properties. The land is adjacent to RSF-2 zoning to the north. Therefore, this request is a logical expansion of the RSF-2 zoning district. The trend in this area appears to be away from suburban agriculture and towards an exclusively single-family area. A rezone to RSF-2 can be found to be appropriate for orderly development in this area.

The site is also adjacent to \pm 10 acres zoned A-1. Some uses permitted in the A-1 zoning district may be incompatible with single-family development. This factor may support retaining the existing zoning. However, Section 702.6.7 of the LDC requires a 35' setback (that is in addition to all normally required setbacks) if a single-family lot is adjacent to an active agricultural use. This will be evaluated, and imposed if needed with the Final Plat.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

There has been a change in the conditions in this area since this property was originally zoned A-1. In the last 10 to 15 years, a number of residential subdivisions have been approved in this area, including River's Ridge, Laurel Oak, Hawthorne Park, The Loop, and Mango Park, in addition to many older established residential neighborhoods in this vicinity. This property is one of the few undeveloped sites in an

area predominately developed with single-family developments, therefore the timing of this request appears appropriate given the development trends in the area.

3. IMPACTS TO INFRASTRUCTURE

The proposed rezone should not conflict with existing or planned public improvements. The proposed rezone should also not adversely affect traffic patterns or congestion, or impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, or other public facilities and services are adversely affected.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

The proposed rezone should not adversely affect the health, safety, and welfare of the neighborhood or county as a whole.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

The proposed rezone should not adversely impact any known historic resources or have an adverse environmental impact on the vicinity. A comprehensive environmental review of this parcel cannot be conducted without a site plan, but will be conducted when an application for development approval is requested for this site.

6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

This site is located in the RES-3 Future Land Use Category. Both the A-1 and RSF-2 zoning districts are compatible with the RES-3 Future Land Use Category. However, RSF-2 is more reflective of the development trends in this portion of the county. The rezone can be found to be consistent with all applicable requirements of the Land Development Code.

The proposed rezone must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were given special consideration in preparing this staff report and are important policies to review and consider when 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: 2.1.2.3 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: 2.1.2.5 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

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

Policy: 2.2.1.10 **RES-3:** Establish the Residential-3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.10.1 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 moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.

Policy: 2.2.1.10.2 Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): 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).

Objective: 2.6.1 **Compatibility Through Screening, Buffering, Setbacks, And Other Mitigative Measures:** Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

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

Policy: 2.9.1.1 Minimize the development of residential projects which create isolated neighborhoods.

ATTACHMENTS:

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

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: October 3, 2001

TO: Misty Servia, Planning Department

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

SUBJECT: Rocklein YNR (Rezone), Z-01-17

1. Project site falls in Zone C per FIRM Pane 120153 0169C, revised 7/15/92.
2. There are no floodplain management requirements.

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

DATE: OCTOBER 16, 2001
PROJECT NAME: ROCKLEIN YNR REZONE
Z-01-17
ADDRESS: 8725 & 8733 17TH AVE. NW
PLANNER: MISTY SERVIA (x)6839
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:**

Centralized sanitary sewer is currently available by extension, at developers cost, along 17th Ave.

County water is currently available by extension, at developers cost, along 17th Ave.

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
(Mark G Mayer, Wayne Roberts, Sia Mollanazar)



MEMORANDUM

DATE: October 22, 2001

TO: Misty Servia, Principal Planner
Planning Department

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

SUBJECT: Development Review Comments
Rocklein YNR Z-01-17

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

- This proposal is a request to rezone 9.9 acres 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 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 PLANNING DEPARTMENT
GROWTH MANAGEMENT SECTION
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS
(941) 749-3070

DATE: OCTOBER 22, 2001

PROJECT NAME: ROCKLEIN YNR REZONE
Z-01-17
REZONE FROM A-1 TO RSF-3

ADDRESS: 8725 & 8733 17TH AVE. NW, SCT

PLANNER: MISTY SERVIA (x)6839
ENGINEER: AL WALLACE (X)6858
TRANSPORTATION
ENGINEER: HUSHAM AL-KAISY (x)6863
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, 17th Ave NW (between 75th St W and 99th St W) 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 17th Ave NW, the generalized tables reflect a pm peak hour base/existing count of 255 trips with 59 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, 17th Ave NW 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 30 feet.

Depending on the proposed impact, up to 12' 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-01-17
Public Works and Transportation Concurrency Group
(Mark Mayer, Wayne Roberts, Sia Mollanazar)

ZONING DISCLOSURE AFFIDAVIT

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 CONTACT 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.

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 of another country.

NAME, ADDRESS, AND OFFICE

PERCENTAGE STOCK, INTEREST OR OWNERSHIP

<u>ROLAND YAGER, PRESIDENT</u>	<u>33 1/4</u>
<u>5711 OAKWOOD BRAD</u>	
<u>WAYNE YAGER, V. PRESIDENT</u>	<u>33 1/3</u>
<u>2343 JENNIFER LN</u>	
<u>JOSEPH E. ROCKLEIN, III, TRAS./SEC</u>	<u>33 1/3</u>
<u>2110 7TH ST. CTR. W. BUDWENTEN</u>	

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

Signature: *Roland Yager*
 (Applicant): ROLAND YAGER

STATE OF FLORIDA
 COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10/01 by _____
 date name of person acknowledging
 who is personally known to me or who has produced _____ as
 (type of identification)
 as identification.

L. Diane Benson
 Signature of Person Taking Acknowledgement

 Name

 Title or Rank

 Serial Number, if any



My Commission Expires: _____
 Commission No.: _____

**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:

**PDP1/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 PDP1 (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)(XG) 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 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

Americans With Disabilities: The Board of County 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 Dralus 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
Published: March 29, 2002

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Zoning 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:

PDP1/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 PDP1 (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).

23 - PETER AND MOLE

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, mini-warehouses, etc.

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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).

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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

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).

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.

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 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
3/29/01

BRADENTON HERALD

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

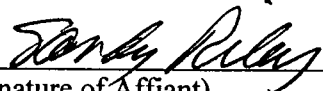
RECEIVED APR 03

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

DIANE S. BACRO
Notary Public - State of Florida
My Commission Expires Aug 15, 2003
Commission # CC01000000



SEAL & Notary Public
Personally Known OR Produced Identification
Type of Identification Produced _____

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 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, mini-warehouses, 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).

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

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- 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).

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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:

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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.

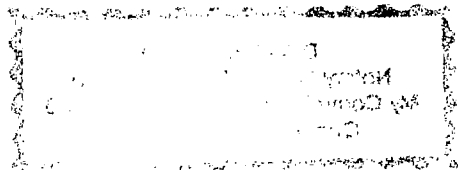
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planning.agenda@co.manatee.fl.us
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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
3/29/01



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

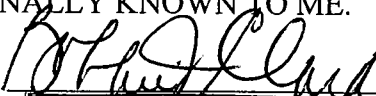
IN THE COURT, WAS PUBLISHED IN MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

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

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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 JOHN BENSON
____, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the AGENT FOR OWNER (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Z-01-17 - YNR Development Corp., 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 0 feet from the front property line on the 22 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 25 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.

[Signature]
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on April 5th 2002 (date) by John
Benson (name of affiant). He/she is personally known to me or has produced FL DR License (type of identification) as identification and who did take an oath.

SEAL

[Signature]
Signature of Person Taking Acknowledgment

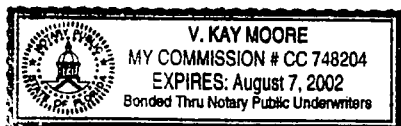
V Kay Moore
Type Name

Notary Public
Title or Rank

CC 748204 Comm. No.
Serial Number, if any

My Commission Expires:

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 7309500002	9000 17TH AVE NW	BALL HORTICULTURAL COMPANY	622 TOWN RD		WEST CHICAGO IL 60185		
2 7309510069	8733 17TH AVE NW	ROCKLEIN, JOSEPH E III	2140 72ND STREET CIR W		BRADENTON FL 34209		
3 7309510109	8805 17TH AVE NW	YNR DEVELOPMENT CORP	800 S OSPREY AVE		SARASOTA FL 34236		
4 7309510209	8915 17TH AVE NW	THOMAS, STEPHEN L	8915 17TH AVE NW		BRADENTON FL 34209		
5 7309510357	8835 17TH AVE NW	SMITH, WILLIAM G	9911 SPOONBILL RD		BRADENTON FL 34209		
6 7309510407	1511 89TH ST NW	FRENCH, CAROL A	1511 89TH ST NW		BRADENTON FL 34209		
7 7309510456	1507 89TH ST NW	FRENCH, JOEL K	1507 89TH STREET NW		BRADENTON FL 34209		
8 7309510506	1503 89TH ST NW	KERANEN, JAMES A	1503 89TH ST NW		BRADENTON FL 34209		
9 7309510555	1411 89TH ST NW	J3	1411 89TH ST NW		BRADENTON FL 34209		
10 7309510605	1407 89TH ST NW	SCHEDENECK, FRED W	1407 89TH ST NW		BRADENTON FL 34209		
11 7309510654	1403 89TH ST NW	DOMINICK, CHARLES A	1403 89TH ST NW		BRADENTON FL 34209		
12 7309510704	1315 89TH ST NW	PELLIEN, CARROLL WAYNE	1315 89TH ST NW		BRADENTON FL 34209		
13 7309510753	1311 89TH ST NW	RANICH, ROBERT R	1311 89TH ST NW		BRADENTON FL 34209		
14 7309510803	1307 89TH ST NW	STCLAIR, ROBERT L	1307 89TH ST NW		BRADENTON FL 34209		
15 7309510852	1303 89TH ST NW	PERSSON, TOMMY I	1303 89TH ST NW		BRADENTON FL 34209		
16 7309510902	1304 89TH ST NW	JERMYN, WILLIAM G	1304 89TH ST NW		BRADENTON FL 34209		
17 7309510951	1308 89TH ST NW	BROWN, LOUIS B	1308 89TH ST NW		BRADENTON FL 34209		
18 7309511009	1312 89TH ST NW	RANDIS, CAROLE	1312 89TH ST NW		BRADENTON FL 34209		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
19 7309511058	1404 89TH ST NW	FIDELER, CRAIG C	1404 89TH ST NW		BRADENTON FL 34209		
20 7309511108	1408 89TH ST NW	FERRIER, LARRY W	1408 89TH ST NW		BRADENTON FL 34209		
21 7309511157	1412 89TH ST NW	BARNES, ROBERT V	1412 89TH ST NW		BRADENTON FL 34209		
22 7309511207	1504 89TH ST NW	BURNETTE, LARRY R	1504 89TH ST NW		BRADENTON FL 34209		
23 7309511256	1508 89TH ST NW	YOUNG, MICHAEL G	1508 89TH ST NW		BRADENTON FL 34209		
24 7309511306	1512 89TH ST NW	SMITH, WILLIAM G	9911 SPOONBILL RD		BRADENTON FL 34209		
25 7309511355	1604 89TH ST NW	CLYBURN, THOMAS W	1604 89TH ST NW		BRADENTON FL 34209		
26 7309520000	9003 17TH AVE NW	BARNHILL, VIRGINIA R	9003 17TH AVE NW		BRADENTON FL 34209		
27 7309530009	8660 17TH AVE NW	BALL, G CARL	P O BOX 335		WEST CHICAGO IL 60186 0335		
28 7317902158	1103 87TH ST NW	CHITTENDEN, JON C	1103 87TH ST NW		BRADENTON FL 34209		
29 7317902208	1107 87TH ST NW	BLAIR, DAVID T	1107 87TH ST NW		BRADENTON FL 34209		
30 7317902257	8713 12TH AVE NW	ALBANESE, ANTONIO	8713 12TH AVE NW		BRADENTON FL 34209		
31 7317902307	8717 12TH AVE NW	MURRELL, FREDERICK	8717 12TH AVE NW		BRADENTON FL 34209		
32 7317902356	8721 12TH AVE NW	SPEROUNES, MICHAEL S	8721 12TH AVE NW		BRADENTON FL 34209		
33 7317902406	8725 12TH AVE NW	WILLIAMSON, KEN JR	8725 12TH AVE NW		BRADENTON FL 34209		
34 7317902455	8809 12TH AVE NW	PARTYKA, CARL B	8809 12TH AVE NW		BRADENTON FL 34209		
35 7317902505	8813 12TH AVE NW	SCHROEDER, HENRY E	8813 12TH AVE NW		BRADENTON FL 34209		
36 7317902554	8817 12TH AVE NW	SEEGER, GEORGE E	8817 12TH AVENUE NW		BRADENTON FL 34209		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
37 7317902604	8821 12TH AVE NW	ALDERSON, DAVID M	8821 12TH AVENUE NW		BRADENTON FL 34209		
38 7317902653	8825 12TH AVE NW	AMBROGI, EDMOND A CO-TR	8825 12TH AVE NW		BRADENTON FL 34209		
39 7317902703	8829 12TH AVE NW	GILCHRIST, TIMOTHY A	8829 12TH AVENUE NW		BRADENTON FL 34209		
40 7317902752	8903 12TH AVE NW	GAUDIOSO, LARRY A	8903 12TH AVENUE NW		BRADENTON FL 34209		
41 7317902802	8907 12TH AVE NW	HETHERINGTON, HOLLY	8907 12TH AVE NW		BRADENTON FL 34209		
42 7317902851	8911 12TH AVE NW	MONDO, DANIEL J	8911 12TH AVE NW		BRADENTON FL 34209		
43 7317902901	8915 12TH AVE NW	SIMONS, STEVEN G	8915 12TH AVENUE NW		BRADENTON FL 34209		
44 7317903107	8916 12TH AVE NW	MASSELLA, PAT	8916 12TH AVE NW		BRADENTON FL 34209		
45 7317903156	8912 12TH AVE NW	PEIRCE, SHARON A	8912 12TH AVE NW		BRADENTON FL 34209		
46 7317903206	8908 12TH AVE NW	DEAN, LORI FISCHER	8908 12TH AVE NW		BRADENTON FL 34209		
47 7317903255	8904 12TH AVE NW	ISIMINGER, GEORGE F	8904 12TH AVE NW		BRADENTON FL 34209		
48 7317903305	1210 89TH ST NW	HASARA, LAWRENCE C	8825 12TH AVE NW		BRADENTON FL 34209		
49 7317903354	1214 89TH ST NW	MAY, SHARON L	1214 89TH ST NW		BRADENTON FL 34209		
50 7317903503	1217 89TH ST NW	SCHROETER, THOMAS ANTHONY	1217 89TH ST NW		BRADENTON FL 34209		
51 7317903552	1213 89TH ST NW	GRANT, ROBERT B JR	1213 89TH ST NW		BRADENTON FL 34209		
52 7317903602	1209 89TH ST NW	PETRILLO, THOMAS G	1209 89TH ST NW		BRADENTON FL 34209		
53 7317903651	1205 89TH ST NW	POTTER, STEPHEN E	1205 89TH ST NW		BRADENTON FL 34209		
54 7317903701	8826 12TH AVE NW	ETON ESTATES LIMITED	P O BOX 49348		SARASOTA FL 34230 6348		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCOOE
55 7317903750	8822 12TH AVE NW	CHERRY, JOSEPH R	8822 12TH AVE NW		BRADENTON FL 34209		
56 7317903800	8818 12TH AVE NW	THOMPSON, RUENA H	8818 12TH AVE NW		BRADENTON FL 34209		
57 7317903859	8814 12TH AVE NW	CAVIS, NICHOLAS DEAN	7304 19TH AVE NW		BRADENTON FL 34209 9521		
58 7317903909	8810 12TH AVE NW	NASEWICZ, STANLEY J	8810 12TH AVE NW		BRADENTON FL 34209		
59 7317903958	1114 87TH ST NW	OTTO, RUSSELL M	1114 87TH ST NW		BRADENTON FL 34209		
60 7317904006	1110 87TH ST NW	JEHLE, ALLEN EMMETT	8 LEISURE LANE		HOUSTON TX 77024 5123		
61 7317904055	1106 87TH ST NW	EGLI, BEAT	1106 87TH ST NW		BRADENTON FL 34209		
62 7317904105	1102 87TH ST NW	NEUHAUSER, JON R	1102 87TH ST NW		BRADENTON FL 34209		
63 7317904154	8809 11TH AVE TER NW	MATTINA, CATHERINE M	8809 11TH AVENUE TER NW		BRADENTON FL 34209		
64 7317904204	8811 11TH AVE TER NW	PULLEN, JAMES H	8811 11TH AVENUE TER NW		BRADENTON FL 34209		
65 7317904253	8817 11TH AVE TER NW	HALL, DOUGLAS W	8817 11TH AVENUE TER NW		BRADENTON FL 34209		
66 7317904550	NO ASSIGNED ADDRESS	AZALEA PARK COMMUNITY ASSN INC	P O BOX 14312		BRADENTON FL 34280 4312		
67 7321701309	8720 11TH AVE NW	GALLEN, THOMAS M	8720 11TH AVE NW		BRADENTON FL 34209		
68 7321701359	8619 11TH AVE NW	BONANNO, JOHN D	8619 11TH AVE NW		BRADENTON FL 34209		
69 7321701409	8615 11TH AVE NW	MARGULIES, MARTIN	8615 11TH AVE NW		BRADENTON FL 34209		
70 7321701459	1108 86TH CT NW	STEINER, RONALD A	200 CHURCH AVE		INDIANA PA 15701		
71 7321701509	1112 86TH CT NW	NEAL COMMUNITIES OF SOUTHWEST	3711 CORTEZ RD W		BRADENTON FL 34210		
72 7321701559	1206 86TH CT NW	PONTO, RICKY N	1206 86TH CT NW		BRADENTON FL 34209		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
73 7321701609	1210 86TH CT NW	PIVEC, SHARON E	1210 86TH CT NW		BRADENTON FL 34209		
74 7321701659	1214 86TH CT NW	HICKS, DOUGLAS	1214 86TH COURT NW		BRADENTON FL 34209		
75 7321701709	1302 86TH CT NW	DUDDY, BRIAN J	1302 86TH CT NW		BRADENTON FL 34209		
76 7321701759	1306 86TH CT NW	MONTAGNA, RONALD P	1306 86TH CT NW		BRADENTON FL 34209		
77 7321701809	1310 86TH CT NW	HIMES, ALLEN M JR	1310 86TH CT NW		BRADENTON FL 34209		
78 7321701859	1404 86TH CT NW	DECRISTOFARO, TONY H	10212 KINGFISHER RD E		BRADENTON FL 34209		
79 7321701909	1408 86TH CT NW	MEENA, JAMES M	1408 86TH CT NW		BRADENTON FL 34209		
80 7321701959	1414 86TH CT NW	MATTE, TIMOTHY J	1414 86TH CT NW		BRADENTON FL 34209		
81 7321702009	1418 86TH CT NW	DISTEFANO, FRANK J	1418 86TH CT NW		BRADENTON FL 34209		
82 7321702059	1504 86TH CT NW	SCHULZ, MANFRED O	RUETLISTRASSE 52	CH-8308 ILLNAU		SWITZERLAND	
83 7321702109	1508 86TH CT NW	GARDNER, GRAHAM	1508 86 COURT N W		BRADENTON FL 34209		
84 7321702159	1602 86TH CT NW	FORINASH, RODNEY B	1602 86TH CT NW		BRADENTON FL 34209		
85 7321702209	1606 86TH CT NW	MALLIARAS, NICHOLAS G	1606 86TH CT NW		BRADENTON FL 34209		
86 7321702259	1610 86TH CT NW	NEAL COMMUNITIES OF SOUTHWEST	3711 CORTEZ RD W		BRADENTON FL 34210		
87 7321702809	NO ASSIGNED ADDRESS	NEAL COMMUNITIES OF SOUTHWEST	3711 CORTEZ RD W		BRADENTON FL 34210		
88 7322200059	8717 17TH AVE NW	MOON, STEWART J	8717 17TH AVE NW		BRADENTON FL 34209		
89 7322200109	8715 17TH AVE NW	MOON, STEWART J	8717 17TH AVE NW		BRADENTON FL 34209		
90 7322210050	8709 17TH AVE NW	PEARSON, JACK F	7316 MANATEE AVE W STE 114		BRADENTON FL 34209		

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip	COUNTRY	POSTALCODE
91 7322300000	9005 17TH AVE NW	ACOSTA, JOSE A	P O BOX 14447		BRADENTON FL 34280		
92 7322300059	9009 17TH AVE NW	JONES, NEEDHAM B	9009 17TH AVE NW		BRADENTON FL 34209		
93 7322310009	9009 17TH AVE NW	JONES, NEEDHAM B	9009 17TH AVE NW		BRADENTON FL 34209		

ZONING DISCLOSURE AFFIDAVIT

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.

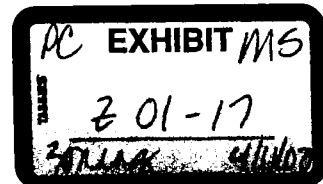
For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure in interest shall be filed.

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 States or another county.

<u>NAME, ADDRESS AND OFFICE</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
<u>YNR Development Corporation</u> <u>800 S. Osprey Avenue</u> <u>Sarasota, Florida 34236</u>	<u>100% owner of the land</u>
<u>Roland Yoder, PRESIDENT</u>	<u>33 1/3%</u>
<u>Joseph E. Rocklein, III SECRETARY, TREAS.</u>	<u>33 1/3%</u>
<u>Wayne Yoder VICE PRESIDENT</u>	<u>33 1/3%</u>

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

Signature: *JE Rocklein III*
TREASURER, SECRETARY
Print Name: JOSEPH E. ROCKLEIN, III



STATE OF
COUNTY OF

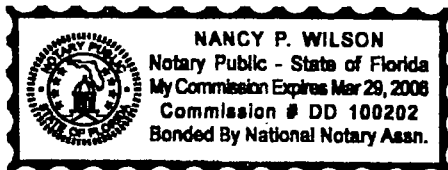
The foregoing instrument was acknowledged before me this 4th day of April
Of 2002, by JOSEPH E. ROCKKENTH, as SECRETARY, on behalf of the
corporation who is personally known to me or who has produced _____ as
identification.

Notary Signature:

Printed Name:

Commission Expires:

Nancy P. Wilson
NANCY P. WILSON
March 29, 2006



BK 1605 PG 5533 FILED AND RECORDED 6/12/01 7:09 AM 2 of 2
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

BK 1680 PG 3582 FILED AND RECORDED 5/11/01 9:53:20 AM 3 of 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

EXHIBIT 'A'

BK 1558 PG 2247 FILED AND RECORDED 04/16/99 3:33PM 3 of 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

Parcel A:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 34 South, Range 16 East, Manatee County, Florida; thence N $89^{\circ}53'30''$ W, along the North line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, 330.45 feet; thence S $00^{\circ}25'12''$ E, 805.24 feet for a Point of Beginning; thence continue S $00^{\circ}25'12''$ E, 528.00 feet; thence S $89^{\circ}59'33''$ W, 165.10 feet; thence N $00^{\circ}25'31''$ W, 528.00 feet; thence N $89^{\circ}59'33''$ E, 165.10 feet to the Point of Beginning. Containing 2.00 acres, more or less. Together with an easement for ingress and egress described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 24, Township 34 South, Range 16 East; thence N $89^{\circ}53'30''$ W, along the North line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, 330.45 feet; thence S $00^{\circ}25'12''$ E, 30.00 feet to a point on the South Right-Of-Way line of 17th Avenue NW (Palma Sola North Loop Road); thence N $89^{\circ}53'30''$ W, along said Right-Of-Way line, 140.22 feet for a Point of Beginning; thence continue N $89^{\circ}53'30''$ W, 50.00 feet; thence S $00^{\circ}25'33''$ E, 775.63 feet; thence N $89^{\circ}59'33''$ E, 50.00 feet; thence N $00^{\circ}25'33''$ W, 775.52 feet to the Point of Beginning.

Parcel B:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 34 South, Range 16 East, Manatee County, Florida; thence N $89^{\circ}53'30''$ W, along the North line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, 660.90 feet; thence S $00^{\circ}25'51''$ E, 1069.91 feet for a Point of Beginning; thence continue S $00^{\circ}25'51''$ E, 264.40 feet; thence N $89^{\circ}59'33''$ E, 165.10 feet; thence N $00^{\circ}25'51''$ W, 264.00 feet; thence S $89^{\circ}59'33''$ W, 165.10 feet to the Point of Beginning. Containing 43585.2 square feet, more or less.

EXHIBIT A

BK 1685 PG 5531 FILED AND RECORDED 6/12/01 11:43:08 AM 2 of 2
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 34 South, Range 16 East, Manatee County, Florida; thence North 89°53'30" West, along the North line of said Northwest 1/4 of Southeast 1/4, 330.45 feet; thence South 00°25'12" East, 30.00 feet to a point on the South right-of-way line of 17th Avenue NW (Palma Sola North Loop Road) for a Point of Beginning; thence continue South 00°25'12" East, 775.24 feet; thence South 89°59'33" West, 330.3 feet; thence North 00°25'51" West, 775.81 feet to the aforementioned South right-of-way line of 17th Avenue NW; thence South 89°53'30" East along said South right-of-way line, 330.45 feet to the Point of Beginning.

LESS AND EXCEPT

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 34 South, Range 16 East, Manatee County, Florida; thence North 89°53'30" West along the North line of said Northwest 1/4 of the Southeast 1/4, 520.67 feet; thence South 00°25'33" East, 30.00 feet to the South right-of-way line of 17th Avenue NW (Palma Sola North Loop Road); thence continue South 00°25'33" East along the West line of a 50 foot ingress and egress easement, 464.73 feet for the Point of Beginning; thence continue South 00°25'33" East, 310.50 feet; thence South 89°59'33" West, 140.15 feet; thence North 00°25'51" West, 310.90 feet; thence North 89°59'33" East, 140.19 feet; to the Point of Beginning.

ZONING DISCLOSURE AFFIDAVIT

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.

For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure in 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 States or another county.

NAME, ADDRESS AND OFFICE

PERCENTAGE STOCK, INTEREST OR OWNERSHIP

Joseph and Jill Rocklein

100%

2140 72nd Street Circle West

Bradenton, Florida 34209

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

Signature: *Joseph E. Rocklein, III*

Print Name: JOSEPH E. ROCKLEIN, III

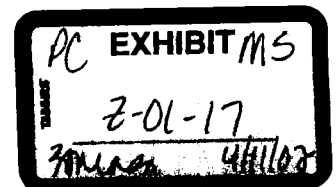


EXHIBIT "A"

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89° 63' 30" W, ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4 520.67 FEET; THENCE S 00° 25' 33" E, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 17TH AVENUE N.W. (PALMA SOLA NORTH LOOP ROAD); THENCE CONTINUE S 00° 25' 33" E, ALONG THE WEST LINE OF A 50 FOOT INGRESS AND EGRESS EASEMENT, 464.73 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00° 25' 33" E, 310.90 FEET; THENCE S 89° 59' 33" W, 140.15 FEET; THENCE N 00° 25' 51" W, 310.90 FEET; THENCE N 89° 59' 33" E, 140.19 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE N 89° 53' 30" W, ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, 330.45 FEET; THENCE S 00° 25' 12" E, 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 17TH AVENUE NW (PALMA SOLA NORTH LOOP ROAD); THENCE N 89° 53' 30" W, ALONG SAID RIGHT-OF-WAY LINE, 140.22 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89° 53' 30" W, 50.00 FEET; THENCE S 00° 25' 33" E, 775.63 FEET; THENCE N 89° 59' 33" E, 50.00 FEET; THENCE N 00° 25' 33" W, 775.52 FEET TO THE POINT OF BEGINNING.

Together with:

The West 1/2 of East 1/2 of NW 1/4 of SE 1/4 of Section 24, Township 34 South, Range 16 East, LESS Road R/W on the North; LESS the North 5.88 Acres as described in Official Records Book 1089, Page 1403; LESS 2.0 more or less, as described in Official Records Book 1186, Page 2580; ALSO LESS, 1.0 acres, more or less, as described in Official Records Book 1253, Page 1182, Public Records of Manatee County, Florida. Public Records of Manatee County, Florida.