

P.C. 08/08/02

PDC-02-03(Z)(P) - JOHN GRANT

Request: (1) 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 PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow a 2,800 sq. ft. Retail Convenience Store, 3,200 sq. ft. of canopies and eight (8) gas pumps; and providing an effective date. Located at the northwest corner of SR 64 and South Duette Road, at 2915 South Duette Road (±10.257 acres).

App Received: 01/14/02

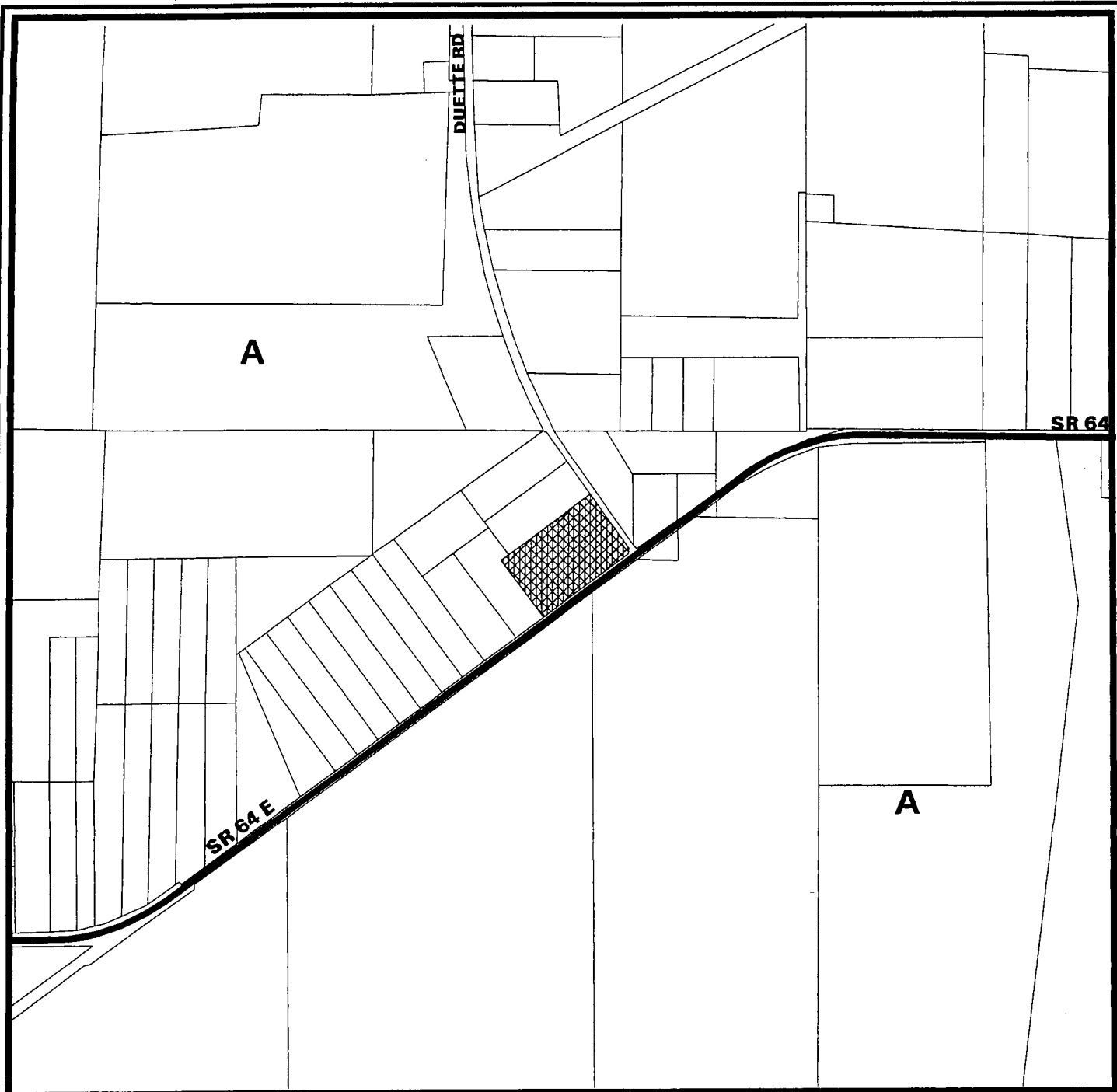
D.R.C.: 01/25/02

P.C.: 08/08/02

B.O.C.C.: 08/27/02

RECOMMENDED MOTION:


Based upon the staff report, evidence presented, and 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, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDC-02-03(Z)(P); and APPROVAL of the Preliminary Site Plan with Stipulations #1 through #16, as recommended by staff.




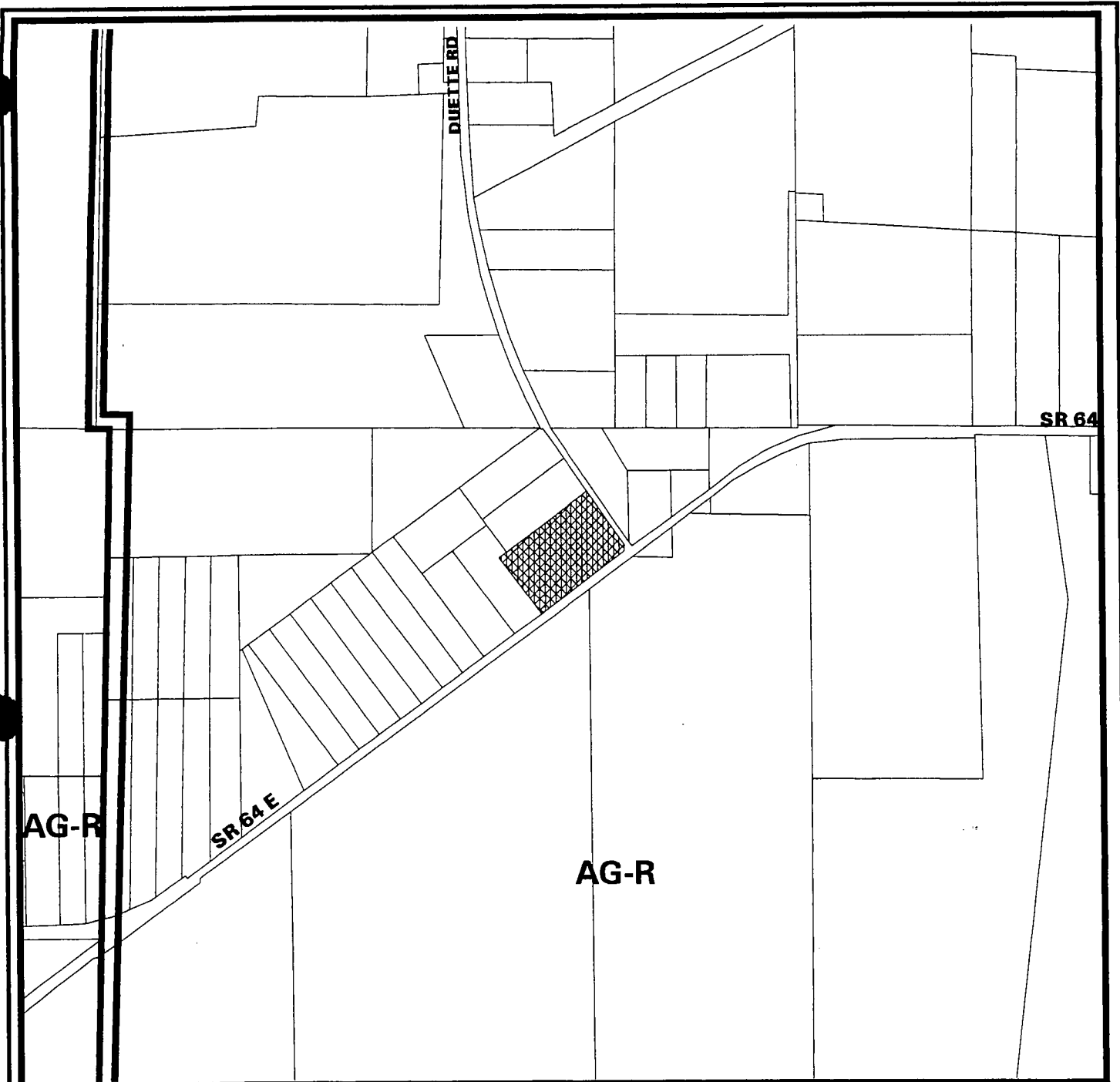
Project Number: PDC-02-03(Z)(P)
Proposed Use: N/A
Proposed Zoning: PDC
Existing Zoning: A
Existing FLUC: AG-R
Flood Zone: X
Floodway: NO
Acreage: 10.26
Drainage Basin: MYAKKA
Commissioner: Amy Stein
Map Prepared: February 20, 2002
Requested By: JOHN GRANT
Section: 2 Township: 35 Range: 22

Tax I.D.: 5360140

Manatee County
Zoning
Staff Report Map
1 inch = 1030'
Overlays:
ST, AI, HA, WR, RV: NONE
Watershed: NONE
Coastal Hazard: Not Available



 Coastal High Hazard Line



Project Number: PDC-02-03(Z)(P)

Tax I.D.: 5360140

Proposed Use: N/A

Proposed FLUC: PDC

Existing Zoning: A

Existing FLUC: AG-R

Flood Zone: X

Floodway: NO

Acreage: 10.26

Drainage Basin: MYAKKA

Commissioner: Amy Stein

Map Prepared: February 20, 2002

Requested By: JOHN GRANT

Section: 2 **Township:** 35 **Range:** 22



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

1 inch = 1030'

Overlays:

ST, AI, HA, WR, RV: NONE

Watershed: NONE

Coastal Hazard: NO



**Coastal
High Hazard
Line**

CASE SUMMARY

CASE NO.: PDC-02-03(Z)(P)
APPLICANT: John Grant
REQUEST: Approval of a rezone from A to PDC with a Preliminary Site Plan for a 2,800 sq. ft Convenience Store with gas pumps.

STAFF
RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for a rezone from A (General Agricultural, 5 dwelling units per acre) to PDC (Planned Development Commercial) with approval of a Preliminary Site Plan to allow a 2,800 sq. ft Convenience Store with eight (8) gas pumps, under 3,200 sq. ft. of canopy. The site is on the northwest corner of SR 64 and South Duette Road.
- To the NORTH is a single-family residence and grazing/pasture land zoned A.
- To the SOUTH is SR 64. Across SR 64 is grazing/pasture land zoned A.
- To the EAST is Duette Road. Across Duette Road are a few single-family homes and vacant land zoned A.
- To the WEST are several manufactured homes on parcels zoned A.

SUMMARY: (EB)

The applicant requests a rezone from A to PDC with approval of a Preliminary Site Plan to allow a 2,800 sq. ft Convenience Store with gas pumps and 3,200 sq. ft. of canopies. The property is located in the Ag-R (Agricultural/Rural) Future Land Use Category. Uses potentially allowed within the AG/R Future Land Use Category include farms, ranches, agricultural service establishments, residential uses, small retail and office commercial uses, mining, mining-related uses, electrical generation facilities, and low intensity recreational facilities.

This site meets commercial locational criteria, but special approval (rezone to planned development) is required because the proposed commercial use exceeds 3,000 sq. ft. The applicant initially requested a rezone to GC. Staff was unable to

support that request and suggested the applicant rezone to PDC. The applicant amended the request to a rezone to PDC, with a Preliminary Site Plan for the convenience store and gas pumps.

The request is generally compatible with the surrounding development. While there are some compatibility concerns with adjacent residential properties, this location is identified as a commercial node.

The site is not within any Overlay District nor in an environmental or archaeologically sensitive area.

POSITIVE ASPECTS OF THE APPLICATION

- **The development will provide neighborhood commercial services to the surrounding rural community. This may reduce automobile trips to larger commercial centers.**

NEGATIVE ASPECTS OF APPLICATION

- **The proposed commercial development may present compatibility issues and adverse aesthetic impacts (noise and light) to nearby residential uses.**
- **The timing of the proposed rezone and site plan may not be appropriate due to limited residential density.**
- **Limited services are available in this area - no central potable water or sanitary sewer.**

MITIGATING FACTORS

- **Staff recommends stipulations requiring additional design, sign, screening, and lighting requirements, making for a more aesthetically attractive and compatible development to nearby residential uses.**

STIPULATIONS:

1. The building and gas pump canopy shall be limited to a maximum height of twenty (20) feet.
2. The gasoline pumps, tank, vent, pump island, and pump island canopy shall be setback 30 feet from any property line. Vacuum areas accessory to the convenience store with gas pumps shall be at least 50' from the east property line.
3. The development shall incorporate Florida rural architecture. Design elements shall be reviewed by staff at Final Site Plan approval.
4. There shall be no overnight parking of trucks or trailers. The Developer shall install signs at the entrances to the loading areas indicating this restriction.
5. There shall be no lighting on the fascia of any canopy on this site, including backlit-signs, or backlighting of the fascia.
6. Prior to Final Site Plan approval, the design and shielding of on-site lighting shall comply with Section 709.2.2 In addition, all lighting, including both pole mounted, canopy mounted, and wall mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-off fixtures. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.
7. All lighting underneath canopies and all pole mounted lights shall be amber.
8. All roof-mounted H.V.A.C. equipment, loading areas, dumpsters, and other utility equipment, shall be screened from view from State Road 64, Duette Road, and adjacent properties with screening materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with Section 715 of the L.D.C.
9. One freestanding pole sign shall be allowed along S.R. 64 for the entire site. Additional signs shall be limited to ground signs.
10. Signs for the development shall be uniform with the architectural design. Poles shall utilize materials consistent with finish building materials to conceal support structure (e.g. poles) between 20 and 100% of sign width with a maximum sign height of ten (10) feet. Ground signs shall be limited to 40 square feet for the development. Design elements shall be reviewed by Staff at Final Site Plan approval. Only signs approved with the final site plan may be permitted for this project.

11. **All underground petroleum storage tanks shall be consistent with Chapter 62-762 FAC, and include double-walled tanks with interstitial monitoring, double-walled integral piping, dispenser sumps, submersible pump sumps, automatic tank gauging, in-line leak detectors with automatic shutoff, sump sensors, and dispenser tilt sensors.**
12. **No outdoor storage of materials shall occur on this site.**
13. **No motor vehicle repair shall occur on this site**
14. **No outdoor speakers shall be utilized at this development, except those which may be required at the gasoline pumps by the Fire Marshall.**
15. **No burn permits will be issued until Final Site Plans/Construction Plans are approved.**
16. **Prior to Final Site Plan approval, a completed application for Fugitive Particulate Abatement must be submitted to the Environmental Management Department.**

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 surrounded by property zoned General Agricultural, with single-family to the east, across Duette Road. The property to the north, and to the south, across State Road 64, is also vacant. There are manufactured homes on parcels zoned A to the west.

The PDC zoning will increase the intensity of the allowable uses to include commercial uses and may present compatibility issues such as visual, aesthetic, and noise-related impacts to nearby residential uses. Staff recommends stipulations to address design standards, signs, noise, screening, outdoor storage, lighting, and motor vehicle repair.

Although this project is surrounded by agricultural zoning, the trend in the outlying areas has been to create 5-acre lot splits, fronting on existing roadways, which are exempt from the subdivision plat process. This has created a greater demand for convenience retail in this area. The available locations to establish convenience retail in the outlying agricultural areas are very limited.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The timing of the proposed rezone from A to PDC appears to be appropriate. PDC zoning is an appropriate category for development of this site, particularly as it is located along an arterial road and at a commercial node as defined by the Comprehensive Plan.

This site is a little over 1 mile from the county line shared with Hardee County. Although this project is surrounded by agricultural zoning, the trend in the outlying areas has been to create 5-acre lot splits, fronting on existing roadways, which are exempt from the subdivision plat process. This has created a greater demand for convenience retail in this area. The available locations to establish convenience retail in the outlying agricultural areas are very limited.

3. IMPACTS TO INFRASTRUCTURE

The proposed rezoning will not conflict with existing or planned public improvements. The proposed rezoning will not adversely affect traffic patterns or congestion. Duette Road is classified as a Minor Collector - Rural. State Road 64 is classified as a Principal Arterial. The proposed change will not adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected. The development will utilize a well for potable water and a septic system. Solid waste pick-up will be provided by the County. The applicant is advised that studies (solid waste, waste water, traffic) and additional on-site or off-site improvements may be required as the property is further developed.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

The proposed rezoning does not have any foreseen adverse impacts to the general health, safety, or welfare of the area. The proposed change will not adversely affect the health, safety, and welfare of the county as a whole.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

The proposed rezoning will not adversely impact historic resources. There are no known historic resources on this site. The site is approximately 10 acres, and is now vacant pasture land.

The change in zoning should not have an adverse environmental impact on the vicinity or on the County as a whole. Any development on site will have to comply with wetland and historical resource policies of the Comprehensive Plan.

6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

The Comprehensive Plan designates the site Ag/R.

The proposed rezone must be in strict compliance with the Manatee County Land Development Code and Comprehensive Plan. The following policies were reviewed in preparing this staff report and are important policies to review and consider in evaluating the proposed development:

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

Policy 2.1.2.7 requires that all proposed development be reviewed for compatibility and appropriate timing. This analysis shall include:

1. consideration of existing development patterns,
2. types of land uses,
3. transition between land uses,
4. density and intensity of land uses,
5. Natural features,
6. approved development in the area,
7. availability of adequate roadways,
8. adequate centralized water and sewer facilities,
9. other necessary infrastructure and services,
10. limiting urban sprawl
11. (See also policies under Objs. 2.6.1 - 2.6.3)

The applicant will be required to submit a traffic analysis in order to meet Concurrency requirements for traffic. The impacts to the roadway network will be assessed and mitigated with subsequent approvals with this project. Although this project is surrounded by agricultural zoning, the trend in the outlying areas has been to create 5-acre lot splits, fronting on existing roadways, which are exempt from the subdivision plat process. This has created a greater demand for convenience retail in this area. The available locations to establish convenience retail in the outlying agricultural areas are very limited.

Policy: 2.2.1.8 Ag/R: Establish the Agricultural/Rural Future Land Use Category as follows:

Policy: 2.2.1.8.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term Agricultural or Rural Residential character, such areas primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the TSD, Land Use Element for location of the FDAB.

Policy: 2.2.1.8.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5, and Obj. 9.2.4): Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker

housing, rural residential uses, small retail and office commercial uses, mining, mining-related uses, electrical generation facilities, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses (see also Objectives 4.2.1, 2.10.3 and 2.10.4).

Policy: 2.2.1.8.3 Range of Potential Density/Intensity:

**Maximum Gross Residential Density:
0.2 dwelling units per acre**

**Maximum Net Residential Density:
1 dwelling unit per acre (except within WO and CSVA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5)**

**Maximum Floor Area Ratio:
0.23**

Policy: 2.2.1.8.4 Other Information:

- (a) Mining-related uses, agro-industrial uses, and agricultural service establishments are exempt from the requirement for 0.23 maximum Floor Area Ratio, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.
- (b) All mixed, multiple use and rural recreational use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.

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

- use of undisturbed or undeveloped and landscaped buffers;
- use of increased size and opacity of screening;
- increased setbacks
- innovative site design;
- appropriate building design;
- limits on duration/operation of uses;
- noise attenuation techniques; and
- limits on density and/or intensity.

Policy 2.10.3.2 requires that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher.

This site takes access from Duette Road, which is classified as a Minor Collector - Rural.

Policy 2.10.4.1 limits the location of all new commercial development to well-defined nodes, or compact groupings, to: maximize the accessibility and viability of commercial development by using location and grouping to maximize the number of trips to the commercial use, and to establish conveniently located commercial uses for residents of Manatee County.

Policy 5.2.2.11 discourages the disruption of neighborhood functions from external traffic.

Policy 5.3.1.5 Generally limit the locations of projects which achieve any increased density and intensity reserved for projects accomplished under the special approval process to sites which have direct access to roadways shown on the Existing Roadway Functional Classification Map (Map 5A) as collector or higher.

Implementation Mechanism:

- (a) Manatee County Planning Department review of projects for compliance with this policy.**

Policy 5.3.1.6 ensures that land uses and project designs are consistent with the proper functioning of the FDOT State highway system.

DETAILED STAFF REVIEW OF THE PRELIMINARY DEVELOPMENT PLAN STANDARDS:

1. SITE DESIGN

The Preliminary Site Plan is for a 2,800 sq. ft Convenience Store with eight (8) gas pumps under 3,200 sq. ft. of canopies on a 10-acre site. Six (6) gas pumps are under a 2,790 sq. ft. canopy. A separate diesel station with two (2) gas pumps is under a 500 sq. ft. canopy. The site is accessed by two driveways off Duette Road. The diesel fueling station for tractor trailers is located to the north of the convenience store, with a large circular drive, which provides the tractor trailers with

area to maneuver and four (4) separate tractor trailer parking spaces. Staff is concerned with the possibility of overnight parking and recommends a stipulation prohibiting any overnight parking on this site.

The convenience store faces toward the corner of Duette Road and State Road 64, in the southeast corner of the site. There are twelve (12) parking spaces adjacent to the building, including two (2) handicapped spaces. A 1.5 acre stormwater pond, which also provides for irrigation and fire protection, is in the northwest corner of the site. Between the stormwater pond and the driveways for the convenience store are four (4) drainfields and a large septic tank which will serve this site. Staff recommends several design-oriented stipulations which address architectural features, building height, lighting, and signage.

Landscaped roadway buffers are provided along the entire frontages on both Duette Road and S.R. 64. Within the site, all vehicle use areas are provided with appropriate adjacent landscaping. The north and west property line provide landscaping meeting the screening standards in Section 715 of the LDC. Sidewalks are shown along both frontages.

2. COMPATIBILITY

This site is located at the intersection of two functionally classified roadways. The surrounding property and a good majority of the general area is currently used for agricultural purposes. The applicant proposes a 0.014 Floor Area Ratio (F.A.R.). Staff believes that this small scale development will serve the needs of the adjacent community, while remaining compatible with the surrounding agricultural land uses. Staff recommends stipulations limiting the building and canopy height to a maximum of 20 feet, limiting the type of lighting, and specifying the architectural style, to ensure compatibility with the area.

This site is not in a County designated Entranceway.

3. PUBLIC UTILITIES/FACILITIES

As designated on the Manatee County Right-of-Way Needs Map in this location, Duette Road requires a right-of-way of 100 feet (50' half-width right-of-way) with the existing half width adjacent to this proposed development of 23 - 28 feet. Depending on the proposed impact, up to 27' of additional right-of-way may be required at time of site plan approval.

As designated on the Manatee County Right-of-Way Needs map in this location, S.R. 64 requires a right of way of 120 feet (60' half-width right-of-way) with the existing half-width adjacent to this proposed development of varying widths.

Depending on the proposed impact, up to 60' of right-of-way may be required at the time of site plan approval. As this is a state Road (S.R. 64), applicant is advised that additional right-of-way may be required for future roadway improvements.

The site will be served by private well and septic tank.

4. PRESERVATION/CONSERVATION

The site is relatively flat and contains some trees mainly on the west side of the property. The site plan does not indicate any natural or historic features, or any on-site wetlands.

5. CONCURRENCY

At this time, S.R. 64 (between C.R. 675 and Hardee County) has adequate capacity and is operating at or above the adopted level of service "C". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at the time of actual development. Pursuant to the "Concurrency Transportation Link Sheet" for this segment of SR 64, the generalized tables reflect a p.m. peak hour base/existing count of 440 trips with 195 trips currently reserved. To maintain the required Level of Service Standard of "C", the total existing and reserved trips cannot exceed 820 p.m. peak hour trips.

At this time, Duette Road (between S.R. 62 and S.R. 64) has adequate capacity and is operating at or above the adopted level of service "C". Pursuant to the "Concurrency Transportation Link Sheet" for this segment of Duette Road, the generalized tables reflect a p.m. peak hour base/existing count of 71 trips with 0 trips currently reserved. To maintain the required Level of Service Standard of "C", the total existing and reserved trips cannot exceed 820 p.m. peak hour trips.

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

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

6. CONSISTENCY WITH COMPREHENSIVE PLAN

This site is located in the Ag/R (Agriculture/Rural) Future Land Use Category of the Comprehensive Plan. The site meets Commercial Locational Criteria. The proposed Floor Area Ratio (F.A.R.) is 0.014.

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

Policy: 2.2.1.8 Ag/R: Establish the Agricultural/Rural Future Land Use Category as follows:

The proposed PDC zoning is consistent with the AG/R Future Land Use category.

Policy: 2.2.1.8.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term Agricultural or Rural Residential character, such areas primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the TSD, Land Use Element for location of the FDAB.

Policy: 2.2.1.8.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5, and Obj. 9.2.4): Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker housing, rural residential uses, small retail and office commercial uses, mining, mining-related uses, electrical generation facilities, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses (see also Objectives 4.2.1, 2.10.3 and 2.10.4).

Various commercial uses may be permitted in PDC zoning district with Board approval of a General or Preliminary Site Plan after a public hearing, followed by administrative review of a Final Site Plan.

Policy: 2.2.1.8.3 Range of Potential Density/Intensity:

**Maximum Gross Residential Density:
0.2 dwelling units per acre**

**Maximum Net Residential Density:
1 dwelling unit per acre (except within WO and CSVA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5)**

**Maximum Floor Area Ratio:
0.23**

The proposed Floor Area Ratio (F.A.R.) is 0.014.

Policy: 2.2.1.8.4 Other Information:

- (a) **Mining-related uses, agro-industrial uses, and agricultural service establishments are exempt from the requirement for 0.23 maximum Floor Area Ratio, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.**
- (b) **All mixed, multiple use and rural recreational use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.**

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

- **use of undisturbed or undeveloped and landscaped buffers;**
- **use of increased size and opacity of screening;**
- **increased setbacks**
- **innovative site design;**
- **appropriate building design;**
- **limits on duration/operation of uses;**
- **noise attenuation techniques; and**
- **limits on density and/or intensity.**

Policy 2.10.3.2 requires that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher.

This site takes access from Duette Road, which is classified as a Minor Collector - Rural.

Policy 2.10.4.1 limits the location of all new commercial development to well-defined nodes, or compact groupings, to: maximize the accessibility and viability of commercial development by using location and grouping to maximize the number of trips to the commercial use, and to establish conveniently located commercial uses for residents of Manatee County.

This proposed development is located directly on the northwest corner of the intersection of Duette Road and S.R. 64, which meets the requirements to be defined as a commercial node.

ATTACHMENTS:

1. DRC Comments
2. Zoning Disclosure Affidavit
3. Copy of Newspaper Advertising

(ERIKA)

MANATEE COUNTY PLANNING DEPARTMENT ENGINEERING DRC COMMENTS

(941) 749-3070; Fax-749-3071

FLUC AG/R, ZONING A, FLOOD ZONE X, LOCATION 1/4 CORNER OF S.R. 64 + DUETTE RD

PROPOSAL JOHN GRANT DRC No. PDC 02-03 (2) (P)

PREPARED BY: Michael J. Harrison, DATE: 02/09/02

MIKE HARRISON-EXT. 6853

WATER:

CP 9.5
LDC 722.1.8.2

*BLIC TREATMENT FACILITY
& BE REQ'D BY H.R.S./E.M.D.*

- _____ "waterline exists within _____ ROW
- Water meter sizing calcs signed/sealed by AIA/PE. Show meter and backflow at ROW lines.
- Potable well permitted thru the Environmental Mgmt. Dept. Contact Scott Riddle at 742-5980. *4" WELL MAY BE OVER SIZED FOR POTABLE USE.*
- Backflow preventor required/not required.
- Construction plan processing for waterline extension required. (See Below Directions)
- Participation for oversizing to be reviewed by Mark Mayer at extension 5039.

SEWER:

CP 9.1
LDC 722.1.8.1
LDC 722.1.8.12
*LDC 722.1.8.1.3
CP 9.2.2.1
CP 9.2.2.2
*CP 9.2.1.2

- _____ "Forcemain exists within _____ ROW. Connection shall be via pump station and forcemain.
- Gravity sewer is available within _____ ROW. Show connection to existing sewer service on plan.
- Gravity sewer extension & construction plan processing required. (See Below Directions)
- Sewer Service Connection to existing main/manhole required. Show on plan w/n coordinate w/Bayshore Office at 755-1853.
- Sewer connection not mandatory. Permit thru HRS. Contact Tom Larkin at 748-0747 extension 1415.
- Participation for oversizing to be reviewed by Mark Mayer at extension 5039.
- Connection required if in wastewater collection area, unless exempted by Ord. 89-0 (1000 G.P.D.)
- Sewer Connection required for new commercial and residential structures located in WO-E when located within 1 mile of sanitary sewer.
- Prohibit septic tanks in WO-E except for single family units
- If the 2 above cannot be met, special approval by Board of County Commissioner required.*

SOLID WASTE

LDC 728
CP 9.3

*LOCATE TO PROVIDE 10'
BUILDING CLEARANCE.*

- Can service required. Show 5' x 8' concrete slab with 3' high opaque fence with gate o plans.
- Dumpster service required. Show 10' x 10' inside dimension w/6' high opaque fence an gates. Placement is to be accessible by a 40' truck w/minimal backing, not in front yard not within 10' of property lines nor buildings. If placed within 10' of building, show sprinkler head mounted on outside wall above dumpster.
- Food service for the above required.
- LDC 737, entranceway criteria for siting and screening.

FIRE PROTECTION:

CP 9.6.1.4
LDC 722.1.8.4
LDC 730

*FLOW/STORAGE CAPACITY
BE INDICATED W/IN CALL'S +
APPROVED BY FIRE DISTRICT PRIOR
F.S.P. APPROVAL.*

- Fire Marshal written approval indicating type of protection required.
- 2000 GPM from hydrant(s) required. Show FH, flow data obtained from fire marshal, ar distance to front door. Maximum distance is 400'; or Fireline required with 1000 GPM flow rate from hydrant within 50' of fire department connection. Show flow w/backflow at RO on plan and provide calculation by P.E. to support 1000 GPM.
- If non-residential building is less than 10,000 square feet, with fire marshal approval required fire protection is 1 gallon/10 s.f. but not less than 750 GPM and hydrant m within 400'. Show FH, flow data obtained from fire marshal, calculation of required flow and distance to front door on plan.
- Construction plan processing for waterline extension required. (See below direction)
- Coordinate w / Customer Service for fire hydrant / fire line stub installation by Cour forces. Call 748-4501, extension 3212.

Initial MLK
Date 02/09/02

IRIGATION:

LDC 722.1.8.3
CP 9.1.5.4

- Contact Kathy Zuckerman at 792-8811, extension 5212 for availability of Effluent Reuse. Where available, mandatory connection required. This does not apply in WO-EWO-M overlays.
- Design & use wet Stormwater facility Show source on plan. ✓/CONNECTION.

SIDEWALKS:

LDC 722.1.4

S APPROVE THROUGH THE EARLY PROCESS. H/C RAMPS PED. CROSSINGS REQ'D AT L INTERSECTIONS.

- 5' wide required on all roads north and west side and both sides of all thoroughfares.
- Sidewalk required on all property lines abutting the street for development within 1 waking mile of any elementary or middle school, in PR, NC, GC, HC, LM, HM zoning districts, in non-residential planned development districts, or within a 1500 foot radius of a transit stop.
- Exemptions are for local road where sidewalks do not exist within 1000 feet to properties zoned A, A-1, LM, HM, or EX, or if project abuts a ROW scheduled for CIP.
- Extend sidewalks to existing sidewalks located within 1000 feet.

ACCESS:

LDC-711, 712, 713

SHOW ALL REQ'D VISIBILITY ANGLES ON THE PLANS R L.P.C. SECTION 713

- FDOT written response required.
- Driveway(s) to be constructed to County standards, setback from intersection per LDC 711.4.1, setback from property line per LDC 711.4.4, 25' radius or 3' x 8' flares for the returns, and 24' minimum /36' maximum widths.
- Agriculturally zoned or greater than 5 acres type projects may have more than 2 drives if a superior design and safety alternative is proposed and approved by the Planning Director.
- Smooth - dustless surface such as asphalt or concrete required. (NOTE ON PLAN)
- FDOT #57 rock, washed shell or crushed granite with Geoweb containment grid acceptable as driveway on private property. P.E. cert. Is needed to confirm permeability.
- Show proposed elevations for swale drive, or culvert, culvert sizing calculations, locations, distance from property line and intersection, and note that construction is per Manatee County standards.

MANAGEMENT:

CP 9.4
LDC 717

ALL CALCULATIONS TO BE SUBMITTED @ FSP STAGE. ALL TO DISCUSS PRIOR TO FINAL DESIGN SUBMITTAL.

SHOW ALL CONVEYANCE CAPABILITIES ON THE PLANS.

CULVERT, R.C.P., CATCH BASINS AND SURFACE SWALES @ PROPERTY LINES.

- Watershed/OFW standards apply. Water quality computations shall show an additional 50% more treatment.
- Open system = Positive outfall to be demonstrated with use of 25 year/24 hour, zone 6 (per SWFWMD), first 1/2 "treatment, Qpost = Qpre balancing. Stormwater design by Professional Engineer. Show all computations for project size, Qpre, Q-Post narrative, treatment volume and elevation, stage/storage, 6" freeboard, underdrain, discharge geometric, 12" between pond bottom and SHWL for dry retention, DHWL, NWL, 6' depth of normal pool (for wet detention) and SCS/soil test results.
- Closed system = No positive outfall. To be demonstrated with use of 100 year/24 hr., 12" of freeboard, Zone 6 (per SWFWMD). Stormwater design by Professional Engineer. Show emergency pop off, design, location and outfall.
- Qpost shall be reduced by 50% due to known flooding.
- Provide copy of SWFWMD application.
- Show on plan cut and fill balancing calculations by PE as required in "A" floodzones.
- Discharges to tidally influenced water body. No attenuation required, only water quality of first 3/4".

CONSTRUCTION

PLAN REVIEW: N/A
LDC 722.2

PERMIT SCHEDULE

REQ'D @ FSP STAGE

- Submit to Mike Harrison, of this office 4 sets of engineering plans, permits, calculations & construction drawing review fee. (see fee schedule below)
- 60 day review period maximum between submittal and sign-off of site plan.
- Submit with application an \$85.00 Private zoning Inspection Fee (PZI) for each phase of construction requiring Certificate of Occupancy release. Note that each phase shall stand alone for engineering, planning, zoning, and landscape features.
- Construction drawing review fee (CD) shall be submitted with Construction Plans. The amount shall be \$370.00 & 12.50 unit/ and/or \$1.85/each 500 square feet of non-residential building area over 10,000 SF.
- Fireline only construction drawing review fee (CD) shall be submitted with construction plans. The amount shall be \$110.00.

Initial MLKDate 02/09/02ISCELLANEOUS

Manatee County Design Standards for water, wastewater, reclaim, and stormwater available for purchase either in book or Autocad format. Contact Sallie Vanostenbridge at 792-8811, extension 5020.



CERTIFICATION (signed and sealed) FOR CO RELEASE shall be submitted to MIKE HARRISON of this office once the project is 100% complete AND meets substantial compliance with the approved plans. This certification shall INCLUDE ALL SITE PLAN REQUIREMENTS INCLUDING BUT NOT LIMITED TO ROW DEDICATIONS, EASEMENTS AND REQUIRED IMPROVEMENTS. A FINAL INSPECTION WITHIN 48 HOURS will occur. If approved, notification to Inspection Coordination will be made. If inspection proves inadequate, a Deficiency Notice will be posted on the building permit noting same. CERTIFICATIONS listing outstanding construction or substantial deviations are considered STATUS/PROGRESS reports. For TCO requests, the replacement trees (if required), safe ingress/egress for the general public, and the site's improvements shall be in place and functioning.

@ FSP FINAL INSP. →

① LOCATE THE PROPOSED SIGN OUTSIDE 30' VISIBILITY TRIANGLE OR DEMONSTRATE COMPLIANCE w/L.D.C. SECTION 713.

NOTE: IT IS STRONGLY SUGGESTED THAT THE ENGINEER OF RECORD SCHEDULE A MEETING WITH ME TO DISCUSS DESIGN REQUIREMENTS PRIOR TO FINAL SITE PLAN (F.S.P.) SUBMITTAL.

DRC REVIEW COMMENTS

DATE: January 25, 2002

PROJECT NAME: JOHN GRANT - RETAIL CONVENIENCE FACILITY WITH
GAS PUMPS - S.R. 64 & DUETTE ROAD

PLANNING NUMBER: PDC-02-03 (Z) (P)

PLANNER: Barrett REVIEW ENGINEER: Harrison

COMMENTS:

Distribution

Private - well.

Petersen

County potable water and sanitary sewer service are not available for this site.

Earlthey / Andruzzi

Proposed location for dumpster enclosure is within ten feet of structure thus requiring a fire sprinkler above enclosure. See LDC, Section 728 for specific requirements.

Lilly

A final site plan will require a boundary survey.

Archer

No comment.

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

DATE: FEBRUARY 11, 2002

PROJECT NAME: JOHN GRANT
PDC-02-03(Z)(P)
2,800 SQ FT CONVENIENCE STORE W/GAS PUMPS AND CANOPY AREA

ADDRESS: 2915 DUETTE RD, SCT

PLANNER: ERIKA BARRETT (x) 6836

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](FYI: THE ENGINEER ON THIS CASE IS MIKE HARRISON)

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.

The "Deferral and Acknowledgement of Eventual Requirement for Concurrency Certification" that was received is not complete. Please submit a complete Deferral. 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, SR 64 (between CR 675 and Hardee County) has adequate capacity and is operating at or above the adopted level of service "C". 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 SR 64, the generalized tables reflect a pm peak hour base/existing count of 440 trips with 195 trips currently reserved. To maintain the required Level of Service Standard of "C", the total existing and reserved trips cannot exceed 820 pm peak hour trips.

At this time, Duette Road (between SR 62 and SR 64) has adequate capacity and is operating at or above the adopted level of service "C". 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 Duette Road, the generalized tables reflect a pm peak hour base/existing count of 71 trips with 0 trips currently reserved. To maintain the required Level of Service Standard of "C", the total existing and reserved trips cannot exceed 820 pm peak hour trips.

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

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, Duette Road requires a right-of-way of 100 feet (50' half-width right-of-way) with the existing half width adjacent to this proposed development of 23-28 feet.

Depending on the proposed impact, up to 27' of additional right-of-way may be required at time of site plan approval.

As designated on the Manatee County Right-of-Way Needs Map in this location, SR 64 requires a right-of-way of 120 feet (60' half-width right-of-way) with the existing half width adjacent to this proposed development of varying widths.

Depending on the proposed impact, up to 60' of right-of-way may be required at time of site plan approval.

As this is a state road (SR 64), applicant is advised that additional right-of-way may be required for future roadway improvements. Please contact the Land Acquisition Division of Florida Department of Transportation at (800) 292-3368 for additional information.

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

cc: Concurrency File #PDC-02-03(Z)(P)
Public Works and Transportation Concurrency Group
(Linda Petersen, Wayne Roberts, Sia Mollanazar)

East Manatee Fire Rescue

8800 State Road 70 East, Bradenton, FL 34202

Phone: (941) 751-5611 • Fax: (941) 751-5910

E-mail: eastmanateefire@aol.com

February 7, 2002

PLANNING
FEB 19 2002

~~NOTACCEPTABLE~~

ACCEPTED AS
SUBMITTED

ACCEPTED BUT
WITH CONDITIONS

Manatee County Planning Department
P. O. Box 1000
Bradenton, FL 34206

RE: Application/Permit # PDC 02-03(Z)(P)
Store
SR 64 & Duette Road

ATTN: Erika Barrett:

The plan referenced above was reviewed as a Rezone as applicable under the Manatee County Land Development Code and *Ordinance 9802* Fire Prevention Code of the Braden River Fire Control and Rescue District and all fire protection and building codes referenced therein.

The following comments and requirements shall be addressed before final approval by the Braden River Fire Control and Rescue District is given.

- 104. Upon fire department review of referenced prints, the following problems or code violations were noted below and is NOT accepted. Resubmittal required.
- 206. Dumpsters shall not be placed any closer than 10 feet from the eave of the building unless the dumpster is protected by a fire sprinkler.
- 208. Label the height of drive under canopies. Minimum height required is 13.5 feet.
- 212. Because a pressurized, municipal water supply (county hydrant) is not available, a rural water supply system is required. Contact fire department for these requirements.

Fire District review for code compliance shall not be construed as authority to violate, cancel, alter, or set aside any provisions of the adopted codes. Such review shall not prevent the Fire Marshal from thereafter requiring a correction of errors in plans or in construction or of violation of the codes.

Sincerely,

Henry Sheffield
Deputy Fire Marshal

C: Lee Whitehurst, Fire Marshal

Henry Sheffield
Fire Chief

Bob Dodge
Deputy Chief

Lee Whitehurst
Fire Marshal

Station 1
Office
200 SR 70 E.
Bradenton, FL

Station 2
360th St. Ct. E.
Bradenton, FL

Station 3
160 Rye Road E.
Bradenton, FL

Station 4 (future)
36 Town Ctr. Pkwy.
Bradenton, FL

Station 5 (future)
36 SR 70 E.
Myakka City, FL

Station 6
15 Wauchula Rd.
Myakka City, FL



MEMORANDUM

DATE: March 28, 2002

TO: Erika Barrett, Principal Planner
Planning Department

FROM: Joel D. Christian, Environmental Specialist
Environmental Management Department JDC

SUBJECT: Development Review Comments
John Grant Rezone
PDC-02-03(Z)(P)

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

1. **The applicant should include the habitat information required by Section 508.3.3 of the Manatee County Land Development Code (LDC) on the site plan.**
2. **Note 26 refers to Sarasota County requirements. The applicant should revised note 26 to refer to Manatee County requirements. In addition, note 14 should be revised to indicate that the Manatee County Environmental Management Department will be contacted if any wells are discovered during construction activities.**
3. **Section 738.2.3 of the LDC requires that site plans that accompany applications for development approval show the location of all active and inactive wells. All existing wells should be delineated on the site plan, with the well size indicated, or a note should be added to the plan indicating that there are no wells on-site.**

SWFWMD Rule Chapter 40D-3.531 requires the proper abandonment of all unused wells.

A Water Use Permit (WUP) is required for individual/clusters of wells located within the Most Impacted Area (MIA) with a cumulative o.d. of 6" or greater. **If applicable, a copy of all WUPs should be submitted to the EMD Water Well Permitting Program.**

A Water Well Construction Permit must be obtained from the EMD prior to construction of any proposed well(s).

Existing wells shall be kept in a watertight manner and be protected during all construction activities.

4. **Underground/aboveground pollutant storage tank installation/removal must conform to the requirements of Chapters 62-761, Florida Administrative Code.**
5. Prior to development-related land clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees and/or branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. **No burn permits will be issued until Final Site Plans/Construction Plans are approved.**
6. **Prior to Final Site Plan approval, a completed application for Fugitive Particulate Abatement must be submitted to the Environmental Management Department.**

The EMD recommends that a complete and satisfactory response to the above referenced comments be submitted prior to scheduling this project for the public hearings. Review of additional information/revised site plans may take up to 10 working days. If you have any questions or comments, please call me at extension 5980.

JDC:hs

cc: project file

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: March 7, 2002
TO: Erika Barrett, Planning Department
FROM: Sandy Tudor, Construction Tech III, Floodplain Section, Building Department
SUBJECT: John Grant, PDC-02-03(Z)

1. Project site lies in Zone X per FIRM Panel 120153 0450C, revised 7/15/92.
2. There are no floodplain management requirements.

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

DATE 3-6-02

PROJECT NO: PDC-02-03(Z)(P)

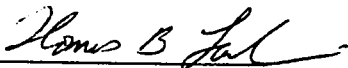
PROJECT NAME: John Grant Site Development Project

- ___ 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.
- XX 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).
- XX 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.
- XX 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.
- XX 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.
- XX 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.
- XX 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.
- XX 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: _____ A permit from the Health departments is required for the water source.

Signed:


Thomas B. Larkin
Environmental Specialist II

(DRC)

PLANNING

SEP 18 2001

DEPARTMENT

ZONING DISCLOSURE

File Date: 9/13/01 File #: Z-01-16

File Name: John Grant

THE ROAD

PLANNING

SEP 17 2001

DEPARTMENT

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

Check if owner () or contract purchaser ()

PERCENTAGE STOCK, INTEREST OR OWNERSHIP

John GRANT / OWNER
45850 SR 64 EAST
ONIA, FLORIDA 33865

100%

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

Signature: John Grant
(Applicant)

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 11th day of September 2001 by John Grant, who is personally known to me or who has produced _____ as identification. (type of identification)

Tina J. Snyder
Notary Signature
Tina J. Snyder
Print or type name of Notary
Notary
Title or Rank

My Commission Expires: 7/18/2004
Commission No.: 955690

Revised 1-26-2000



NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 8, 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:

PDC-01-03(Z)(P) - ROSA FIORELLI /FIORELLI WINERY

(1) 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/WP-M/ST (General Agricultural, 1 dwelling unit per five acres) to PDC/WP-M/ST (Planned Development Commercial) retaining Watershed Protection - Lake Manatee and Special Treatment Overlay Districts; and (2) Approval of a Preliminary Site Plan to allow a 6,000 sq. ft. winery and a 3,400 sq. ft. eating establishment; and providing an effective date. The project is on the west side of C.R. 675, approximately 3/4 of a mile south of S.R. 64 (±10.16 acres).

PDC-02-03(Z)(P) - JOHN GRANT

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The project is on the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The project is on the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

PDR-96-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 1.50 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Harner Road (±351.8 acres). This project is within the Coastal Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District.

PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The project is on the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The project is on the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The parcel is at the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

IF APPROVED, the PDC (Planned Development Commercial) zoning district permits uses such as Retail Sales/Neighborhood Convenience, Motor Vehicle Sales, Banks, Business Services, Hotels, Medical Offices/Clinics, and Dry Cleaners. A new public hearing will be required prior to site plan approval for specific uses on this site.

Z-02-03 - ANGEL QUEST

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-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional-Small Office); and providing an effective date. 2004 53rd Avenue East (±0.44 Acres).

PDR-96-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 1.50 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Harner Road (±351.8 acres). This project is within the Coastal Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District.

IF APPROVED, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

PDR-96-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 1.50 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Harner Road (±351.8 acres). This project is within the Coastal Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District.

IF APPROVED, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

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COPY OF NEWSPAPER ADVERTISING

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
7/26/2002

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, August 8, 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:

PDC-01-03(Z)(P) - ROSA FIORELLI/FIORELLI WINERY

(1) 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/WP-M/ST (General Agricultural, 1 dwelling unit per five acres) to PDC/WP-M/ST (Planned Development Commercial) retaining Watershed Protection - Lake Manatee and Special Treatment Overlay Districts; and (2) Approval of a Preliminary Site Plan to allow a 6,000 sq. ft. winery and a 3,400 sq. ft. eating establishment; and providing an effective date. The project is on the west side of C.R. 675, approximately 3/4 of a mile south of S.R. 64 (±10.16 acres).

PDC-02-03(Z)(P) - JOHN GRANT

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The project is on the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/WP-E/ST (Planned Development Commercial) retaining Watershed Protection - Evers and Special Treatment Overlay Districts; and providing an effective date. The project is on the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

IF APPROVED, the PDC (Planned Development Commercial) zoning district permits uses such as Retail Sales/Neighborhood Convenience, Motor Vehicle Sales, Banks, Business Services, Hotels, Medical Offices/Clinics, and Dry Cleaners. A new public hearing will be required prior to site plan approval for specific uses on this site.

Z-02-03 - ANGEL QUEST

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-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional-Small Office); and providing an effective date. 2004 53rd Avenue East (±0.44 Acres).

IF APPROVED, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

PDR-96-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 1.50 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Harner Road (±351.8 acres). This project is within the Coastal Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District.

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

BRADENTON HERALD

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

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

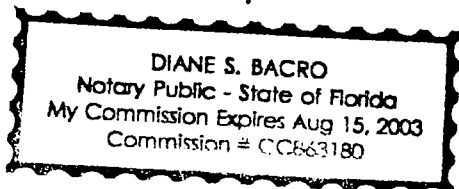
STATE OF FLORIDA
COUNTY OF MANATEE;

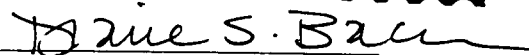
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF ZONING CHANGES** in the Court, was published in said newspaper in the issues of, 7/27,'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
1st Day of August, 2002





SEAL & Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF ZONING CHANGES IN

JUNIINGO MANATEE

On Thursday, August 2, 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:

PDC-01-03(Z)(P) - ROSA FIORELLI / FIORELLI WINERY

(1) 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/WP-M/ST (General Agricultural, 1 dwelling unit per five acres) to PDC/WP-M/ST (Planned Development Commercial) retaining the Watershed Protection, Lake Manatee and Special Treatment Overlay Districts; and (2) Approval of a Preliminary Site Plan to allow a 6,000 sq. ft. winery and a 3,400 sq. ft. eating establishment; and providing an effective date. The project is on the west side of C.R. 675, approximately 3/4 of a mile south of S.R. 64 (±10.18 acres).

PDC-02-03(Z)(P) - JOHN GRANT

(1) 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, 1 dwelling units per 5 acres) to PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow a 2,800 sq. ft. retail convenience store, 3,200 sq. ft. of canopy and eight (8) gas pumps; and providing an effective date. Located at the northwest corner of SR 64 and South Duette Road, at 2915 South Duette Road (±10.26 acres).

PDC-01-05(Z) - MC CLURE PROPERTIES, LTD.

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre) to PDC/W.P.-E/ST (Planned Development Commercial) retaining the Watershed Protection-Evers and Special Treatment Overlay Districts; and providing an effective date. The parcel is at the southwest corner of Lockwood Ridge Road and the future extension of the 63rd Avenue East (Honore Avenue) (±18.67 acres).

IF APPROVED, the PDC (Planned Development Commercial) zoning district permits uses such as: Retail Sales/Neighborhood Convenience, Motor Vehicle Sales, Banks, Business Services, Hotels, Medical Offices/Clinics, and Dry Cleaners. A new public hearing will be required prior to site plan approval for specific uses on this site.

Z-02-03 - ANGEL QUEST

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-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional-Small Office); and providing an effective date. 2004 53rd Avenue East (± 0.44 Acres).

IF APPROVED, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

PDR-06-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION

Approval of a Preliminary Site Plan to allow 493 lots for single-family detached homes at a gross density of 1.50 dwelling units per acre. Manatee River Plantation is immediately south of Mulholland Road, north of the Manatee River and Gamble Creek, and east of Fort Hamer Road (±351.8 acres). This project is within the Coastal

Evacuation Area Overlay District, Coastal Planning Area, and partially within the Coastal High Hazard Overlay District and Coastal Storm Vulnerability Overlay District. 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 con-

sidered 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: planningagenda@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
7/29/2002

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA

COUNTY OF SARASOTA

SARASOTA HERALD TRIBUNE

ATTN: KIM SPARKS
MANATEE COUNTY GOVERNMENT
1112 MANATEE AVE. W. 4TH FLR
BRADENTON FL 34206

REFERENCE: 94051403
7QBC00500 NOTICE OF ZONING CHA

Before the undersigned authority, personally appeared Moya Neville, who on oath says she is the Advertising Director of the Herald-Tribune, a daily newspaper published at Sarasota, in Sarasota County, Florida; that the attached copy of advertisement, was published in said newspaper on the dates listed.

Affiant further says that the said Herald Tribune is a newspaper published at Sarasota, in said Sarasota County, Florida, and that the said newspaper has heretofore been continuously published in said Sarasota County, Florida, each day and has been entered as periodicals matter at the post office in Sarasota, in said Sarasota 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.

PUBLISHED ON: 07/27

TOTAL COST: 137.70
FILED ON: 07/27/02

AD SPACE: 260 LINE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF JULY
MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

OFFICIAL NOTARY SEAL
BOBBIE J CLARK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC96894
MY COMMISSION EXP. OCT. 11, 2004

NOTARY PUBLIC

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, August 8, 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:

PDC-01-03(Z)(P) - ROSA FIORELLI/FIORELLI WINERY
(1) 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/WP-M/ST (General Agricultural, 1 dwelling unit per five acres) to PDC/WP-M/ST (Planned Development Commercial) retaining the Watershed Protection - Lake Manatee and Special Treatment Overlay Districts; and (2) Approval of a Preliminary Site Plan to allow a 6,000 sq. ft. winery, and a 3,400 sq. ft. eating establishment; and providing an effective date. The project is on the west side of C.R. 67E, approximately 3/4 of a mile south of S.R. 64 (\pm 10.16 acres).

PDC-02-03(Z)(P) - JOHN GRANT
(1) 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, 1 dwelling unit per 5 acres) to PDC (Planned Development Commercial); and (2) Approval of a Preliminary Site Plan to allow a 2,800 sq. ft. retail convenience store, 3,200 sq. ft. of canopy and eight (8) gas pumps; and providing an effective date. Located at the northwest corner of SR 64 and South Duetta Road, at 2915 South Duetta Road (\pm 10.28 acres).

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IF APPROVED, the PR-S (Professional-Small) zoning district permits office uses on a small scale to serve residential neighborhoods.

PDR-96-15(P) - MANATEE RIVER LAND PARTNERSHIP/MANATEE RIVER PLANTATION
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Attest: _____, Clerk of the Board of County Commissioners

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

Grant
PLANNING
JUL 25 2002
DEPARTMENT

STATE OF Florida

COUNTY OF Manatee

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

1. That he/she is the Owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for John Grant - PDC-02-03(Z)(P), to be heard before the Manatee County Planning Commission at a public hearing to be held on August 8, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on August 27, 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 25 feet from the front property line on the 24th day of July, 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 24th day of July, 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.

John Grant
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 7/24/02 (date) by John Grant (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

Tina J Snyder
Signature of Person Taking Acknowledgment

Tina J Snyder
Type Name

Notary
Title or Rank

#CC955690
Serial Number, if any



My Commission Expires:
7/18/04

Commission No.:
#CC955690

YOUNG, RUTH T
45801 SR 64 E
ONA, FL 33865

PI# 48610859

WOMBLE, V L
WOMBLE, P L
WOMBLE, V C
P O BOX 401
HIGHLAND CITY, FL 33846
PI# 52805009

TAYLOR, MELVIN H
TAYLOR, MARLENE H
2371 SOUTH DUETTE RD
ONA, FL 33865

PI# 53400107

GRANT, ROBERT
GRANT, SHEILA
GRANT, JOHN
45855 STATE ROAD 64 EAST
ONA, FL 33865
PI# 53601259

GRANT, ROBERT
GRANT, SHEILA
GRANT, JOHN
45855 STATE ROAD 64 EAST
ONA, FL 33865
PI# 53601409

WHALEY, ROB ROY
WHALEY, ELIZABETH
45505 SR 64 E
ONA, FL 33865

PI# 52600059

WOMBLE, VIRGIL L
WOMBLE, LORENA G
P O BOX 401
HIGHLAND CITY, FL 33846

PI# 52810009

WHALEY, ROB
WHALEY, ELIZABETH
45505 SR 64 E
ONA, FL 33865

PI# 53410007

GRANT, ROBERT
GRANT, SHEILA
GRANT, JOHN
45855 STATE ROAD 64 EAST
ONA, FL 33865
PI# 53801309

GRANT, ROBERT
GRANT, SHEILA
GRANT, JOHN
45855 STATE ROAD 64 EAST
ONA, FL 33865
PI# 53601459

BALLARD, ANGELA L
2900 S DUETTE RD
ONA, FL 33865

PI# 52500109

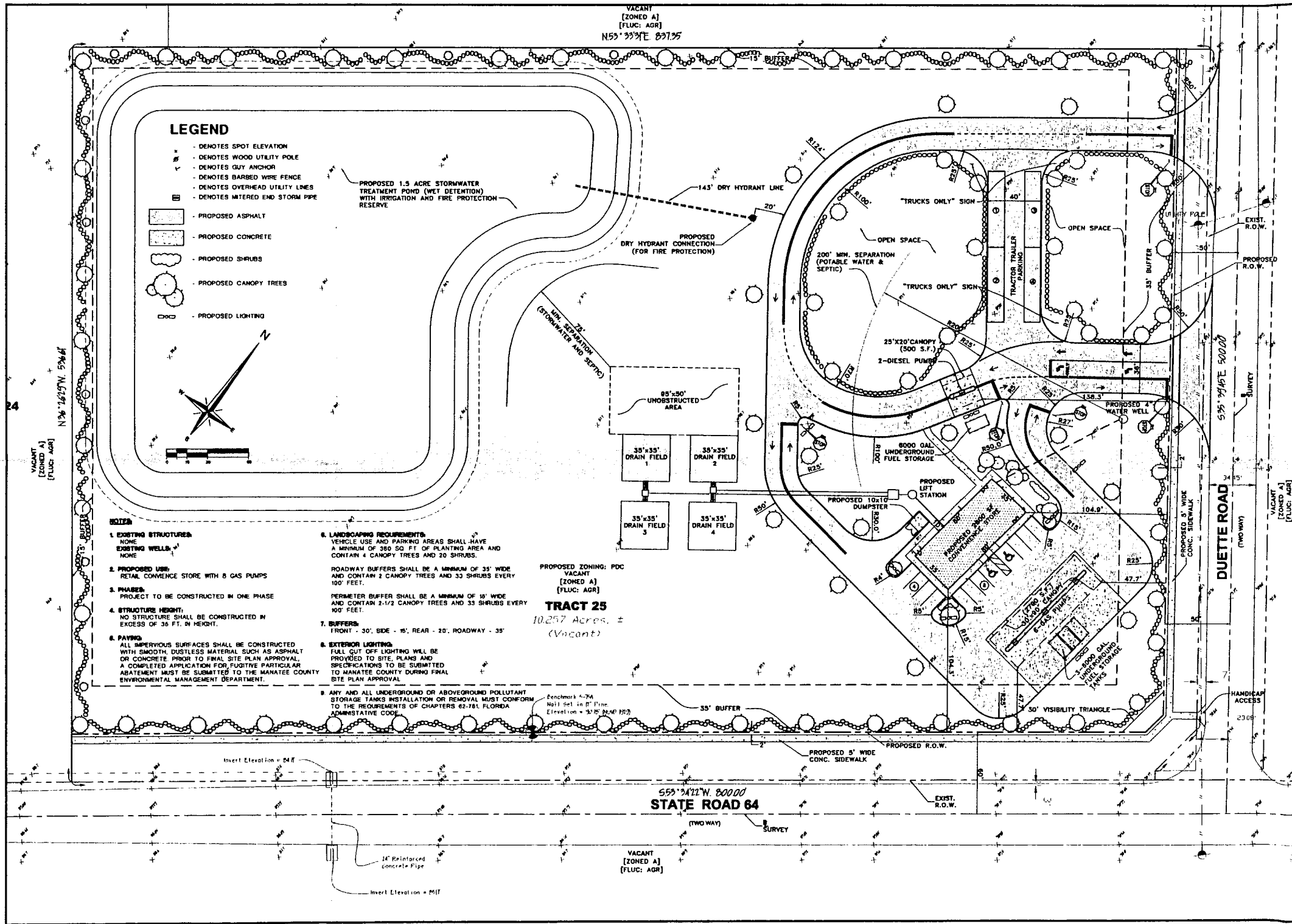
WHALEY, ROB R
WHALEY, ELIZABETH
45505 SR 64 E
ONA, FL 33865

PI# 53400057

GRANT, ROBERT
GRANT, SHEILA
GRANT, JOHN
45855 STATE ROAD 64 EAST
ONA, FL 33865
PI# 53801209

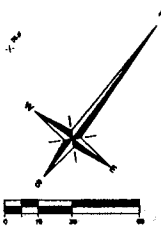
GRANT, ROBERT
GRANT, SHEILA
GRANT, JOHN
45855 STATE ROAD 64 EAST
ONA, FL 33865
PI# 53601358

PI#



LEGEND


- DENOTES SPOT ELEVATION
- DENOTES WOOD UTILITY POLE
- DENOTES GUY ANCHOR
- DENOTES BARBED WIRE FENCE
- DENOTES OVERHEAD UTILITY LINES
- DENOTES MITERED END STORM PIPE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED SHRUBS
- PROPOSED CANOPY TREES
- PROPOSED LIGHTING



NOTES

1. **EXISTING STRUCTURES:**
NONE
EXISTING WELLS:
NONE
2. **PROPOSED USE:**
RETAIL CONVENIENCE STORE WITH 8 GAS PUMPS
3. **PHASES:**
PROJECT TO BE CONSTRUCTED IN ONE PHASE
4. **STRUCTURE HEIGHT:**
NO STRUCTURE SHALL BE CONSTRUCTED IN EXCESS OF 35 FT. IN HEIGHT.
5. **PAVING:**
ALL IMPERVIOUS SURFACES SHALL BE CONSTRUCTED WITH SMOOTH, DUSTLESS MATERIAL SUCH AS ASPHALT OR CONCRETE PRIOR TO FINAL SITE PLAN APPROVAL. A COMPLETED APPLICATION FOR FLIGHTY PARTICULAR ABATEMENT MUST BE SUBMITTED TO THE MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.
6. **LANDSCAPING REQUIREMENTS:**
VEHICLE USE AND PARKING AREAS SHALL HAVE A MINIMUM OF 380 SQ FT OF PLANTING AREA AND CONTAIN 4 CANOPY TREES AND 20 SHRUBS.
ROADWAY BUFFERS SHALL BE A MINIMUM OF 35' WIDE AND CONTAIN 2 CANOPY TREES AND 33 SHRUBS EVERY 100' FEET.
PERIMETER BUFFER SHALL BE A MINIMUM OF 10' WIDE AND CONTAIN 2 1/2 CANOPY TREES AND 33 SHRUBS EVERY 100' FEET.
7. **BUFFERS:**
FRONT - 30', SIDE - 10', REAR - 20', ROADWAY - 35'
8. **EXTERIOR LIGHTING:**
FULL GUY OFF LIGHTING WILL BE PROVIDED TO SITE, PLANS AND SPECIFICATIONS TO BE SUBMITTED TO MANATEE COUNTY DURING FINAL SITE PLAN APPROVAL.
9. **ANY AND ALL UNDERGROUND OR ABOVEGROUND POLLUTANT STORAGE TANKS INSTALLATION OR REMOVAL MUST CONFORM TO THE REQUIREMENTS OF CHAPTERS 62-761 FLORIDA ADMINISTRATIVE CODE**

PROPOSED ZONING: PDC
VACANT
[ZONED A]
[FLUC: AGR]
TRACT 25
10.257 Acres, ±
(Vacant)



Duffreese-Henry
301 North Catherine Road
Sarasota, FL 34236
Tel: 941.554.2200 Fax: 941.554.2222
Email: dh@duffreesehenry.com


PLANNING	
DATE	BY
12/12/00	
REVISIONS	

PRELIMINARY SITE PLAN

SR 64 AND DUETTE ROAD
RETAIL CONVENIENCE STORE

FLORIDA
ONIA (MANATEE COUNTY)

PROJECT NO. 881823.01	FLUM PANEL NO.
PROJECT MANAGER: LES	INDEX DATE:
PROJECT DESIGNER: MPC	FLOOD ZONE:
DRAWN BY: MPC	ELEVATION:
CHECKED BY:	FIELD BOOK:
SCALE: 1"=30'	PAGE:
APPROVED:	DATE: DECEMBER, 2001
CADD FILE NO.:	



LESLEY M. C.
Professional Engineer
No. 12345
State of Florida

SIGNATURE: _____ DATE: _____
SHEET: 2 OF 2
D: 9611922.01