

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

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/WP-E/ST (Suburban Agriculture, 1 dwelling unit per acre/Watershed Protection-Evers/Special Treatment Overlay Districts) and PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection-Evers/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).

<u>App Received:</u>	06/08/01	<u>D.R.C.</u>	07/06/01
<u>P.C.:</u>	08/08/02, 09/12/02	<u>B.O.C.C.:</u>	08/27/02, 09/24/02

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, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDC-01-05(Z) with 1 Stipulation, as recommended by staff.

PLANNING COMMISSION ACTION:

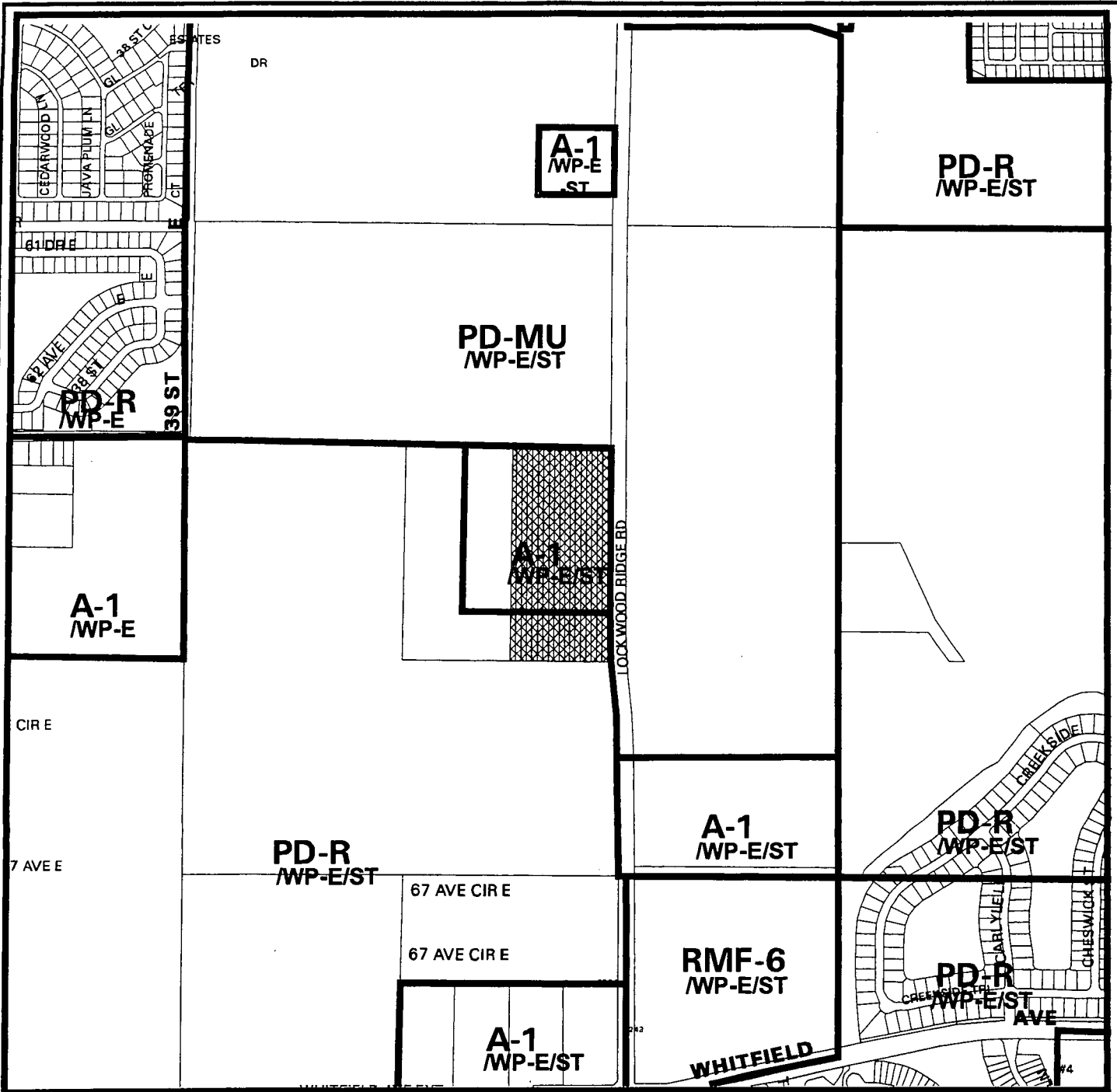
On August 8, 2002, by a vote of 4 - 1 (Ms. Sheppard voting nay on the Consent Agenda stating that more planning for the future is needed), the Planning Commission CONTINUED the public hearing for PDC-01-05(Z) to September 12, 2002.

BOARD OF COUNTY COMMISSION ACTION:

On August 27, 2002, by a vote of 6 - 0, the Board of County Commissioners CONTINUED the public hearing for PDC-01-05(Z) to September 24, 2002.

PUBLIC COMMENT/CORRESPONDENCE:

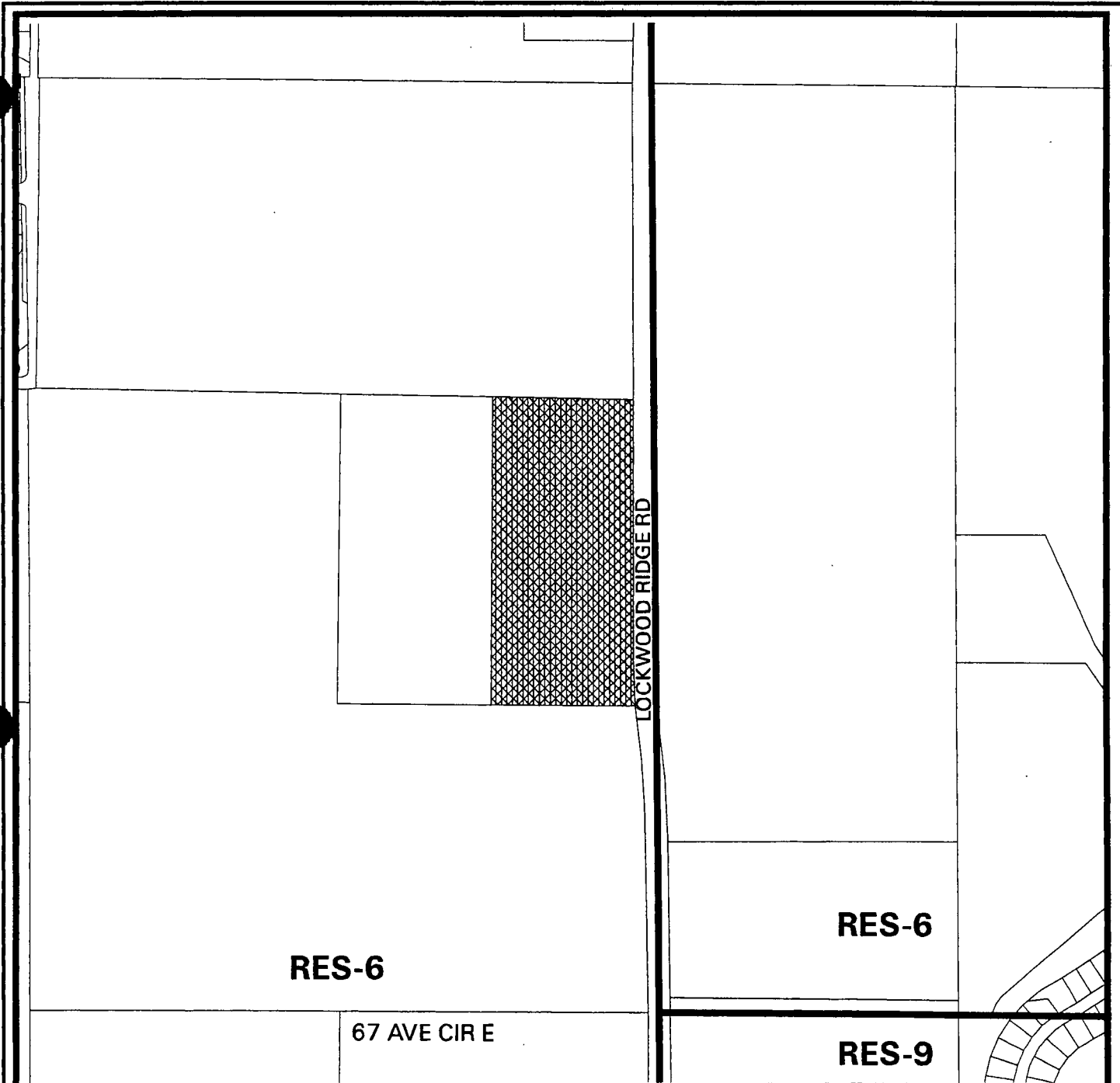
There was no public comment and no correspondence was entered into the record for this case at the August 8, 2002 Planning Commission and August 24, 2002 public hearings.



Project Number: PDC-01-05(Z)
Proposed Use: N/A
Proposed Zoning: PDC/WP-E/ST
Existing Zoning: A-1/WP-E/ST ,PD-R/WP-E/ST
Existing FLUC: RES-6
Flood Zone: X
Floodway: NO
Acreage: 18.67
Drainage Basin: RATTLESNAKE SLOUGH
Commissioner: Jonathan Bruce
Map Prepared: July 29, 2002
Requested By: McCLURE PROPERTIES, LTD.
Section: 21 Township: 35 Range: 18

Tax I.D.: 187921005

Manatee County
Zoning
Staff Report Map
1 inch = 830'
Overlays:
 ST, AI, HA, WR, RV: ST
Watershed: WP-E
Coastal Hazard: Not Available
 Coastal High Hazard Line



Project Number: PDC-01-05(Z)
Proposed Use: N/A
Proposed FLUC: N/A
Existing Zoning: A-1/WP-E/ST, PD-R/WP-E/ST
Existing FLUC: RES-6
Flood Zone: X
Floodway: NO
Acreage: 18.67
Drainage Basin: RATTLESNAKE SLOUGH
Commissioner: Jonathan Bruce
Map Prepared: July 29, 2002
Requested By: MCLURE PROPERTIES, LTD.
Section: 21 Township: 35 Range: 18

Tax I.D.: 187921005



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

1 inch = 580'

Overlays:

ST, AI, HA, WR, RV: ST
Watershed: Evers
Coastal Hazard: NO



**Coastal
High Hazard
Line**

CASE SUMMARY

CASE NO.: PDR-01-13(Z)
APPLICANT: McClure Properties Ltd.
REQUEST: Approval of a Rezone from A-1/WP-E/ST to PDC/WPE/ST without a plan.
STAFF RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- Approval of a rezone from A-1/WP-E/ST and PDR/WP-E/ST to PDC/WP-E/ST. The site is at the southwest corner of Lockwood Ridge Road and the future extension of 63rd Avenue East (Honore Avenue).
- To the NORTH, across the future 63rd Avenue East (Honore Avenue), is an approved mixed-use development of multi- and single-family residences and commercial uses (Villages at Lockwood Ridge) zoned PDMU/WP-E/ST.
- To the SOUTH is vacant land zoned PDR /WP-E/ST with a pending General Development Plan approval for single-family residences [PDR-01-13(Z)(G)].
- To the EAST, across Lockwood Ridge Road, is an approved mixed-use development of single-family residential and commercial uses (Villages at Lockwood Ridge) zoned PDMU/WP-E/ST.
- To the WEST is vacant land zoned A-1 /WP-E/ST and PDR/WP-E/ST with a pending rezoning to PDR/WP-E/ST and a General Development Plan approval for single-family residences [PDR-01-13(Z)(G)].

SUMMARY: (NL)

The request to rezone an 18.67 acre parcel at the southwest corner of Lockwood Ridge Road and the future extension of Honore Avenue/63rd Avenue East from A-1 and PDR to PDC appears to be consistent with the Comprehensive Plan and Land Development Code. The request does not include site plan approval.

The site is designated RES-6 on the Future Land Use maps. A rezone to commercial in this FLUC must comply with commercial locational criteria, pursuant to Land Use Operative Provision E.(2) of the Comprehensive Plan. The site has 618 feet along future Honore Avenue/63rd Avenue East and 1,325 feet along Lockwood Ridge Road. Because the site's frontage along Lockwood Ridge Road exceeds 1,000 feet, Operative Provision E.(5)(a), 75% Rule, was reviewed for compliance when considering this request. This provision details allowable exceptions on maximum frontage criteria for commercial nodes.

Given that the request does not include site plan approval, the primary issues of concern relate to site configuration and timing of the request. Prior to development, a new public hearing for the site plan request will be required, at which time issues relative to compatibility, access, etc. will be addressed.

POSITIVE ASPECTS OF THE APPLICATION

- The proposed rezone is at the intersection of two functionally classified thoroughfares.

NEGATIVE ASPECTS OF APPLICATION

- **The proposed frontage along 63rd Avenue East (Honore Avenue) is only 618 feet, which will restrict the project's future access on roadway.**
- **Future commercial development may include incompatibilities with adjacent future residential development.**
- **One of the required thoroughfare roads (63rd Avenue East (Honore Avenue) is not yet constructed and is not in the current or first year of the County's CIP.**

MITIGATING FACTORS

- **A site plan will require County Commission approval, after public hearings before the Planning Commission and County Commission, prior to development. Building area and access restrictions will be addressed at that time.**
- **Restrictions such as buffering, setbacks, and building design to address compatibility concerns can be imposed by the County Commission with the future site plan for this property.**
- **Staff is stipulating that compliance with the Comprehensive Plan relative to the roadway issue.**

STIPULATION

1. **No approval for a specific land use, density, or intensity is being granted at this time. Land uses, density, and intensity shall be approved, approved with conditions, or denied based on Section 603.4 of the LDC. A General Development or Preliminary Site Plan shall be submitted for review and approval by the Board of County Commissioners to establish any use and to assure compliance with the Comprehensive Plan and Land Use Operative Provision E(2).**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Norm Luppino (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Michel Tenney (PD)	Impacts to Infrastructure (Transportation)
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 request is to rezone 18.67 acres from A-1 and PDR to PDC, retaining the WP-E and ST Overlay Districts. The future extension of Honore Avenue (63rd Avenue East) is classified as an arterial and will be constructed, pursuant to Stipulation 19 of PDMU-00-02(Z)(G), on the north side of this site by the project to the north. Stipulation 19 requires the road to be extended from 39th Street East to Lockwood Ridge Road during the development of the parcel to the north. The completion of this roadway is required in order for the site to be developed with a commercial use in compliance with Land Use Operative Provision E(2) of the Comprehensive Plan.

The nearby area is primarily used for agriculture and single-family residences. Recent approvals and requests include:

- A mixed use project (PDMU-00-02[G][Z]) which includes commercial development directly to the north, across the future extension of Honore Avenue (63rd Avenue East).
- This same PDMU project is also located across Lockwood Ridge Road to the east, which includes 6,000 square feet of commercial space, residential lots, retention area, and a wetland.
- A rezone and General Development Plan for a variety of single-family residential types on the property to the south and west (PDR-01-13[Z][G]-Stonebriar) was approved in July, 2002.

PDC zoning requires site plan approval which can take into consideration the impact of the development trends in the area and be compatible with surround the property.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The timing for development appears appropriate given the recent improvements and approvals in the area. The site has been zoned A-1 since the adoption of the 1990 Land Development Code and PDR since 1991.

The site is between Whitfield Avenue and State Road 70; an area that has remained undeveloped or agricultural because of the lack of access. However, with the recent completion of Lockwood Ridge Road, several new approvals have been granted, and more growth is expected.

A 6.89 acre parcel to the west was rezone from A-1 to PDR in July 2002 (as part of the Stonebriar development). The remaining Stonebriar property to the south and further to the west was rezoned to PDR in 1991 (PDR-91-13). That site plan (which included a golf course and single-family

residences) associated with that rezone subsequently expired. The Stonebriar plan was approved for a variety of single-family residences. The property to the north and east (across Honore Avenue/63rd Avenue East and Lockwood Ridge) was rezoned to PDMU for a mixed use development in 2000 (PDMU-00-02[G][Z]). As part of that development, 63rd Avenue East (Honore Avenue) will be extended east/west from 39th Street East to Lockwood Ridge Road. Another site approximately 1/4 mile south of this request received Preliminary Site Plan approval for a 60 lot subdivision in 2000 (PDR-99-18[P]).

Because this site is located at the intersection of one existing (Lockwood Ridge Road) and one future (63rd Avenue East [Honore Avenue]) functionally classified arterial roadways, across the street on two sites from property approved for commercial development, and in a developing area of the county, this request appears consistent with nearby development trends. The approval for the Manatee Fruit Company to the north requires 63rd Avenue East (Honore Avenue) to be extended from 39th Street East to Lockwood Ridge Road during the development of the parcel to the north. The completion of this roadway is required in order for the site to be developed with a commercial use in compliance with Land Use Operative Provision E(2) of the Comprehensive Plan. Therefore staff recommends stipulation 1 require compliance.

3. IMPACTS TO INFRASTRUCTURE

The site abuts Lockwood Ridge Road and the future extension of Honore Avenue (63rd Avenue East), which are classified as arterials. Honore Avenue (63rd Avenue East) will be constructed with the development to the north. The future westbound turn lane on Honore Avenue (63rd Avenue East) at Lockwood Ridge Road will likely conflict with a future median opening to serve this site on Honore Avenue (63rd Avenue East). Therefore, the access to the future commercial project on Honore Avenue (63rd Avenue East) will likely be restricted to right-turn in and out only.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

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

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

The site has been in crop production for many years. There are no wetlands or trees on the property.

6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

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

The Comprehensive Plan FLUM designates the site RES-6.

Policy 2.2.1.12.1 Intent of the RES-6 Future Land Use Category: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-density urban, or a clustered low-moderate density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy: 2.2.1.12.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, small or medium retail and office commercial uses, short-term agricultural uses other than special agricultural uses, agriculturally-

compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

Policy: 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Floor Area Ratio: 0.23
(0.35 for mini-warehouse uses only)

Policy: 2.2.1.12.4 Other Information:

- (c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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 2.10.1.2 Promote the development of commercial uses in planned commercial centers, and discourage scattered, incremental commercial development.

Policy 2.10.2.1 Table 2-2 limits potential commercial in RES-6 to medium retail/office uses

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

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

Land Use Operative Provision E

(2) Medium Commercial Projects

Any such projects, or medium commercial components of larger projects, shall be located within a commercial node at the intersection of at least two roadways functionally-classified, at time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when partially or completely located within the Res-1, Res-3, UF-3, Res-6, Res-9, Res-12 and Res-16 categories

on the Future Land Use Map, as generally extending a maximum of 1000 feet along the frontage of the functionally-classified roadways which define the commercial node. The 1000 feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.

Refer to subsection (5) for permitted exceptions to the 1000-foot limit on extent of the node.

(5) **Permitted Exceptions To Limits On Maximum Frontage For A Commercial Node For Small Or Medium Commercial Uses**

- (a) **75% Rule: Proposed Commercial Project Partially Exceeding Maximum Frontage:** If a proposed commercial project exceeds, in part, the maximum frontage limiting a commercial node (i.e., 800 feet or 1000 feet for small and medium commercial projects, respectively), compliance with commercial locational criteria shall be established only if the portion of the commercial project's frontage along either (or both) functionally-classified roadways defining the proposed commercial node is at least 75% of the proposed commercial project's total frontage.

ATTACHMENTS:

1. DRC Comments
2. Copy of Newspaper Advertising



MEMORANDUM

DATE: July 20, 2001

TO: Norm Luppino, Planning Manager
Planning Department

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

SUBJECT: Development Review Comments
McClure Properties PDC-01-05(Z)

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

- This proposal is a request to rezone 18.67 acres from A-1/WP-E/ST & PDR/WP-E/ST to PDC.
- 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

Norm

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

DATE: October 12, 2001

PROJECT NO: PDC-01-05(Z)
PROJECT NAME: McClure Properties


10/12/2001
10/12/2001

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

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

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

Signed:


Thomas B. Larkin
Environmental Specialist II

(DRC)

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

DATE: JULY 23, 2001

PROJECT NAME: McCLURE PROPERTIES REZONE
PDC-01-05(Z)
REZONE WITHOUT A PLAN

ADDRESS: 63RD AVENUE EAST AND PROPOSED LOCKWOOD RIDGE ROAD, SCT

PLANNER: NORM LUPPINO (x)6834

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](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.

N/A

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

At this time, 63rd Avenue East (between US 301 and 39th Street East) 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 63rd Avenue East, the generalized tables reflect a pm peak hour base/existing count of 650 trips with 199 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.

At this time, Lockwood Ridge Road (between Whitfield Avenue E and 56th Avenue Terr E) 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 Lockwood Ridge Road, the generalized tables reflect a pm peak hour base/existing count of 0 trips with 319 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 2880 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**

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

Drainage design intent shall be indicated on the preliminary site plan. Final engineering drainage design must be approved prior to final site plan approval.

Prior to final site plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow per Section 11.5.1.4 of the Comprehensive Plan.

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, 39th Street East requires a right-of-way of 84 feet (42' half-width right-of-way).

As designated on the Manatee County Right-of-Way Needs Map in this location, Lockwood Ridge Road requires a right-of-way of 120 feet (60' half-width right-of-way).

As designated on the Manatee County Right-of-Way Needs Map in this location, Honore Avenue requires a right-of-way of 120 feet (60' half-width right-of-way).

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

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

cc: **Concurrency File #PDC-01-05(Z)**
Public Works and Transportation Concurrency Group
(Mark Mayer, Wayne Roberts, Sia Mollanazar)


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

DATE: JULY 16, 2001

PROJECT NAME: McCLURE PROPERTIES REZONE
PDC-01-05(Z)
REZONE WITHOUT A PLAN

ADDRESS: 63RD AVENUE EAST AND PROPOSED LOCKWOOD RIDGE ROAD, SCT

PLANNER: NORM LUPPINO (x)6834

TRANSPORTATION
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:

N/A

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: Sia Mollanazar, MCTD - 66th. St. W.
H. Wayne Roberts, MCTD - 6th. Ave. E.
Mark G.Mayer, MCPWD - 66th. St. W.

SOUTHERN MANATEE FIRE & RESCUE DISTRICT
1640 60 Avenue Dr. E., Bradenton, FL 34203-5020 (941)751-7676 Fax (941)751-7694

TRANSMITTAL #4139.Z

PLANNING

DATE: July 10, 2001

APPROVED
 CONDITIONAL APPROVAL AS
SUBMITTED AND NOTED
 INSUFFICIENT DRAWINGS
FOR FULL REVIEW/DENIED
 UNACCEPTABLE SYSTEM DRAWINGS/DENIED

JUL 11
DEPARTMENT

TO: Manatee County Building
Department

RE: Permit Application #: PDC-01-05(Z)

Project Name: Rezone Without Plan
McClure Properties
63 & Lockwood Ridge Rd (Proposed Ext)

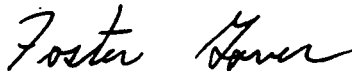
This department has reviewed the above referenced plans under the 1991 Edition of the N.F.P.A. Life Safety Code and related amendments; the Fire Prevention Code of Southern Manatee Fire & Rescue District Ordinance 93-01; the 1991 Standard Building Code, as related to life safety and fire protection; and the State Fire Marshal's Uniform Rules and Standards, as legislated.

The following comments and requirements are contingent for permit approval and Certificate of Occupancy by the Southern Manatee Fire & Rescue District.

* Upon fire department review of referenced prints no noted problems or code violations were found.

Fire department review for code compliance shall not be construed as authority to violate, cancel alter or set aside any provisions of the adopted codes; nor shall such review prevent the Fire Marshal from thereafter requiring a correction of errors in plans, or in construction, or of violation of the codes.

If you have any questions, please contact this department.



Foster Gover
Division Chief

FG/sp

cc: Manatee County Planning, Norm Luppino, Fourth Floor, PO Box 1000, Bradenton, FL 34206
Zoller, Najjar & Shroyer, Inc., Thomas McCollum, 210 5 Av Dr E, PO Box 9448, Bradenton, FL 34206

DRC REVIEW COMMENTS

DATE: July 6, 2001

PROJECT NAME: MCCLURE PROPERTIES

PLANNING NUMBER: PDC-01-05(Z)

PLANNER: Luppino REVIEW ENGINEER: Wallace

COMMENTS:

Mayer

No comment at this time. No plans are attached.

Earlhey / Andruzzi

No comment at this time.

Lilly

No comment.

Archer

No comment.

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: July 5, 2001
TO: Norm Luppino, Planning Department
FROM: Sandy Tudor, Construction Tech III, Floodplain Section, Building Department
SUBJECT: PDC-01-05(Z), McClure Properties

1. Project site falls in Zone X per FIRM panel 120153 0342C, revised 7/15/92.
2. There are no floodplain management requirements.

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, September 12, 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-01-05(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) and PDR/WP-E/ST (Planned Development Residential) to PDC/WP-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) 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-02-01 JOHN REKKAS

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 NC-M (Neighborhood Commercial - Medium) to GC (General Commercial); and providing an effective date. Located at 7700 Cortez Road (± 2.3 Acres).

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

PDR-01-22(Z)(P) - WILLIAM LINTNER/SPRINGFIELD

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 (Agricultural, 1 dwelling unit per five acres) to PDR (Planned Development Residential), and (2) Approval of a Preliminary Site Plan to allow a 35 lot subdivision for single-family detached homes at a density of 2.94 dwelling units per acre; and providing an effective date. Located on the north side of 25th Street East (Lyntnor Road), immediately south of Parkwood Lakes Subdivision (± 11.94 acres).

PDO-02-09(Z)(P) - UNIVERSITY MEDICAL PARK III, INC.

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 2.66 Acres from A-1 (Suburban Agricultural, 1 dwelling unit per acre) to PDO (Planned Development Office); and (2) Approval of a Preliminary Site Plan to allow 27,411 square feet of Medical Office Space, expansion of the stormwater facilities pond in Phase II, and modification of internal traffic circulation in Phases 1 and 2; and providing an effective date. Located at 2415 University Parkway, at the northeast corner of Shade Avenue and University Parkway, extending north to the future Broadway (±2.66 acre rezoned parcel, ±7.8 acre total site).

PDI-02-12(P) - SPECTRUM UNDERGROUND, INC.

Approval of a Preliminary Site Plan to allow a 4,800 square foot Convenience Store with Gas and Diesel Pumps (9,010 square foot combined canopy), a Carwash (700 sq. ft.), and a

COPY OF NEWSPAPER ADVERTISING

Construction Services Establishment (3,000 square foot office, 6,000 square foot warehouse, and equipment yard). The site is at the southwest corner of US 41 North and 73rd Street East (±9.4 acres).

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 8/30/02

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 Kaycee Ellis at 742-

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, September 12, 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-01-05(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) and PDR/WP-E/ST (Planned Development Residential) to PDC/WP-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-02-01 - JOHN REKKAS

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 NC-M (Neighborhood Commercial - Medium) to GC (General Commercial); and providing an effective date. Located at 7700 Cortez Road (±2.3 Acres).

IF APPROVED, the General Commercial zoning district allows a variety of commercial uses such as retail sales, restaurants, vehicle sales and repair, service station, miniwarehouses, etc., with administrative approval.

PDR-01-22(Z)(P) - WILLIAM LINTNER/SPRINGFIELD

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 (Agricultural, 1 dwelling unit per five acres) to PDR (Planned Development Residential), and (2) Approval of a Preliminary Site Plan to allow a 35 lot subdivision for single-family detached homes at a density of 2.94 dwelling units per acre; and providing an effective date. Located on the north side of 25th Street East (Lyntnor Road), immediately south of Parkwood Lakes Subdivision (± 11.94 acres).

PDO-02-09(Z)(P) - UNIVERSITY MEDICAL PARK III, INC.

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 2.66 Acres from A-1 (Suburban Agricultural, 1 dwelling unit per acre) to PDO (Planned Development Office); and (2) Approval of a Preliminary Site Plan to allow 27,411 square feet of Medical Office Space, expansion of the stormwater facilities pond in Phase II, and modification of internal traffic circulation in Phases 1 and 2; and providing an effective date. Located at 2415 University Parkway, at the northeast corner of Shade Avenue and University Parkway, extending north to the future Broadway (±2.66 acre rezoned parcel, ±7.8 acre total site).

PDI-02-12(P) - SPECTRUM UNDERGROUND, INC.

Approval of a Preliminary Site Plan to allow a 4,800 square foot Convenience Store with Gas and Diesel Pumps (9,010 square foot combined canopy), a Carwash (700 sq. ft.), and a Construction Services Establishment (3,000 square foot office, 6,000 square foot warehouse, and equipment yard). The site is at the southwest corner of US 41 North and 73rd Street East (±9.4 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 in the ADA, should contact Kaycee Ellis 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: August 30, 2002

BRADENTON HERALD

affidavit _____ bill _____

SARASOTA HERALD-TRIBUNE

affidavit _____ bill _____

BRADENTON HERALD

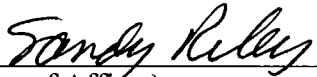
www.bradenton.com
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941/748-0411 ext. 7065

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

STATE OF FLORIDA
COUNTY OF MANATEE;

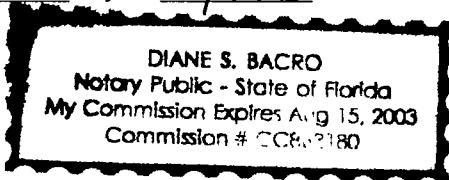
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY** in the Court, was published in said newspaper in the issues of, **8/30,'02**

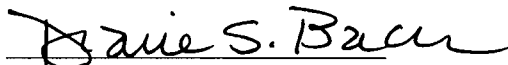
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in 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
4th Day of September 2002





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, **September 12, 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-01-05(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) and PDR/WP-E/ST (Planned Development Residential) to PDC/WP-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-02-01 JOHN REKKAS

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 NC-M (Neighborhood Commercial - Medium) to GC (General Commercial); and providing an effective date. Located at 7700 Cortez Road (± 2.3 Acres).

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

PDR-01-22(7)(P) -

WILLIAM LINTNER/SPRINGFIELD

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 (Agricultural, 1 dwelling unit per five acres) to PDR (Planned Development Residential), and (2) Approval of a Preliminary Site Plan to allow a 35 lot subdivision for single-family detached homes at a density of 2.94 dwelling units per acre; and providing an effective date. Located on the north side of 25th Street East (Lyntrn Road), immediately south of Parkwood Lakes Subdivision (± 11.94 acres).

PDO-02-09(Z)(P) - UNIVERSITY MEDICAL PARK III, INC.

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 2.66 Acres from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDO (Planned Development Office); and (2) Approval of a Preliminary Site Plan to allow 27,411 square feet of Medical Office Space, expansion of the stormwater facilities pond in Phase II, and modification of internal traffic circulation in Phases 1 and 2; and providing an effective date. Located at 2415 University Parkway, at the northeast corner of Shade Avenue and University Parkway, extending north to the future Broadway (±2.66 acre rezoned parcel, ±7.8 acre total site).

PDI-02-12(P) - SPECTRUM UNDERGROUND, INC.

Approval of a Preliminary Site Plan to allow a 4,800 square foot Convenience Store with Gas and Diesel Pumps (9,010 square foot combined canopy), a Carwash (700 sq. ft.), and a Construction Services Establishment (3,000 square foot office, 6,000 square foot warehouse, and equipment yard). The site is at the southwest corner of US 41 North and 73rd Street East (±9.4 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.

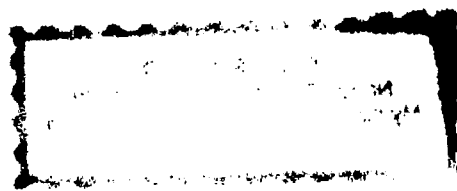
All interested parties are invited to appear at this hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Planning Department will be heard and considered by the Planning Commission and entered into the record.

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, #12 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3790, or visit the website at 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 Kaycee Ellis 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
8/30/02



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 LUCIENNE GAUFILLET, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the AGENT (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for McClure Properties - PDC-01-05(Z), to be heard before the Manatee County Planning Commission at a public hearing to be held on September 12, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on September 24, 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 30th day of AUGUST, 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 30th day of AUGUST, 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.

Lucienne Gauffillet
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on Aug 30, 2002 (date) by _____

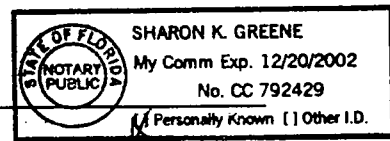
Lucienne Gauffillet (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

Sharon K. Greene
Signature of Person Taking Acknowledgment

SEAL

Type Name

Title or Rank



My Commission Expires:

Serial Number, if any

Commission No.:

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 1878900059	NO ASSIGNED ADDRESS	MANATEE FRUIT CO	BOX 128		PALMETTO FL 34220
2 1879200002	NO ASSIGNED ADDRESS	MCCLURE PROPERTIES LTD	P O BOX 936		PALMETTO FL 34220
3 1879210050	NO ASSIGNED ADDRESS	MCCLURE PROPERTIES LTD	P O BOX 936		PALMETTO FL 34220
4 1879210100	NO ASSIGNED ADDRESS	MCCLURE PROPERTIES LTD	P O BOX 936		PALMETTO FL 34220

(2)