

P.C. 10/10/02

PLAN AMENDMENT PA-02-14/ORDINANCE NO. 02-14
LEFMARK/BVT BRADENTON ASSOCIATES

Lefmark/BVT Bradenton Associates Amendment to the Future Land Use Map of the Future land Use Element of the Manatee County Comprehensive Plan

Request: Approval of an Ordinance of the County of Manatee, Florida, amending Manatee County Ordinance 89-01, as amended, (The 2020 Manatee County Comprehensive Plan); providing for a Small Scale Amendment to the Future Land Use Map from RES-16 (Residential -16 dwelling units/gross acres) to R/O/R (Retail/Office/Residential) for certain land located at 1435, 1439, 1501, 1505, 1509, 1521, 1525, 1527, 1601, 1605 and 1611 38th Avenue West, consisting of ±2.54 acres; providing for severability; and providing for an effective date.

P.C.: 10/10/02

B.O.C.C.:

10/22/02

App. Rec.: 06/24/02

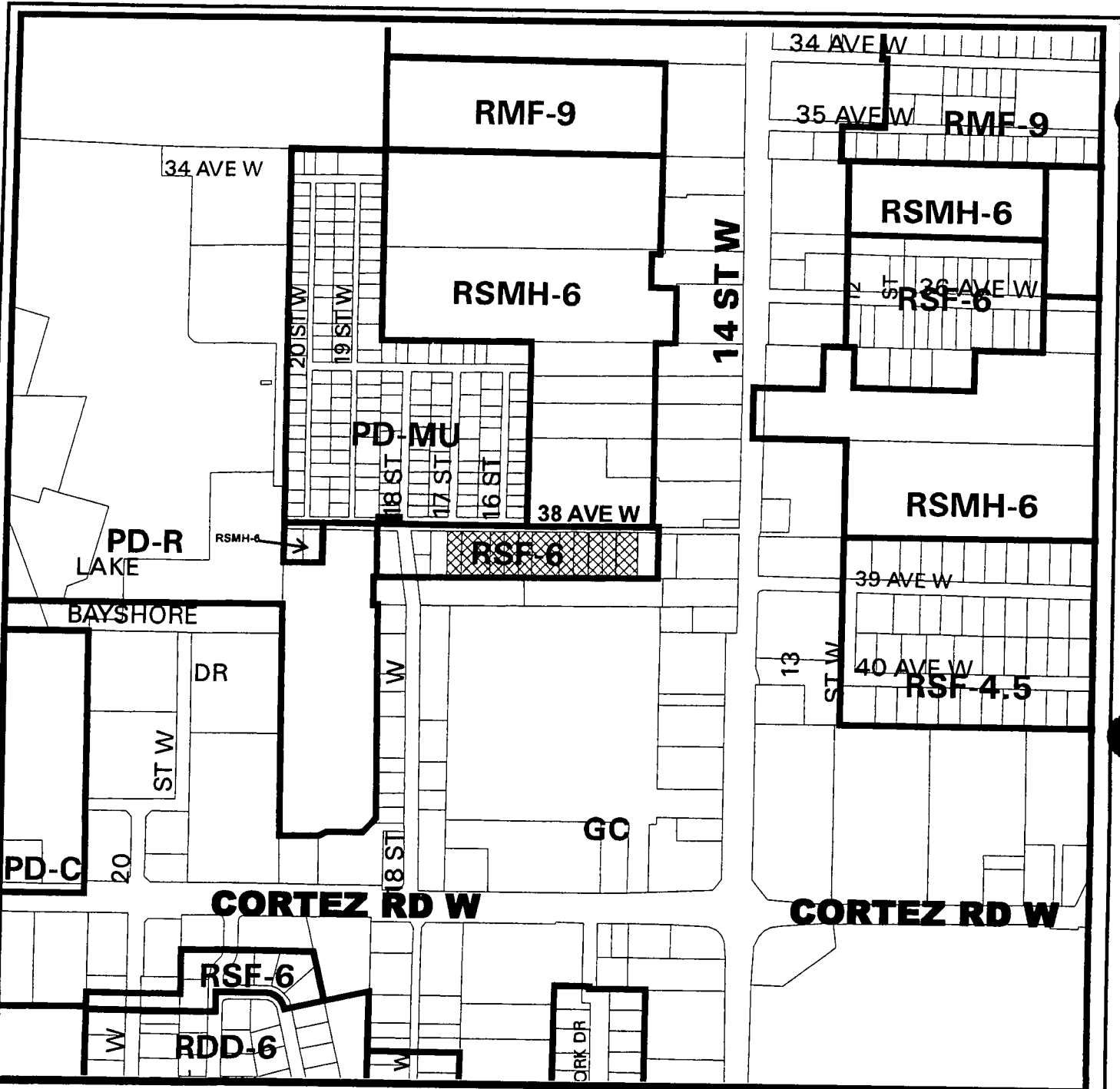
Type of Amendment:

FLU Map

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the provisions of Chapter 163, Florida Statutes, Chapter 9J-5, Florida Administrative Code, and The 2020 Manatee County Comprehensive Plan, I move to recommend ADOPTION of Plan Amendment PA-02-14/Ordinance No. 02-14.

PC20021010DOC004

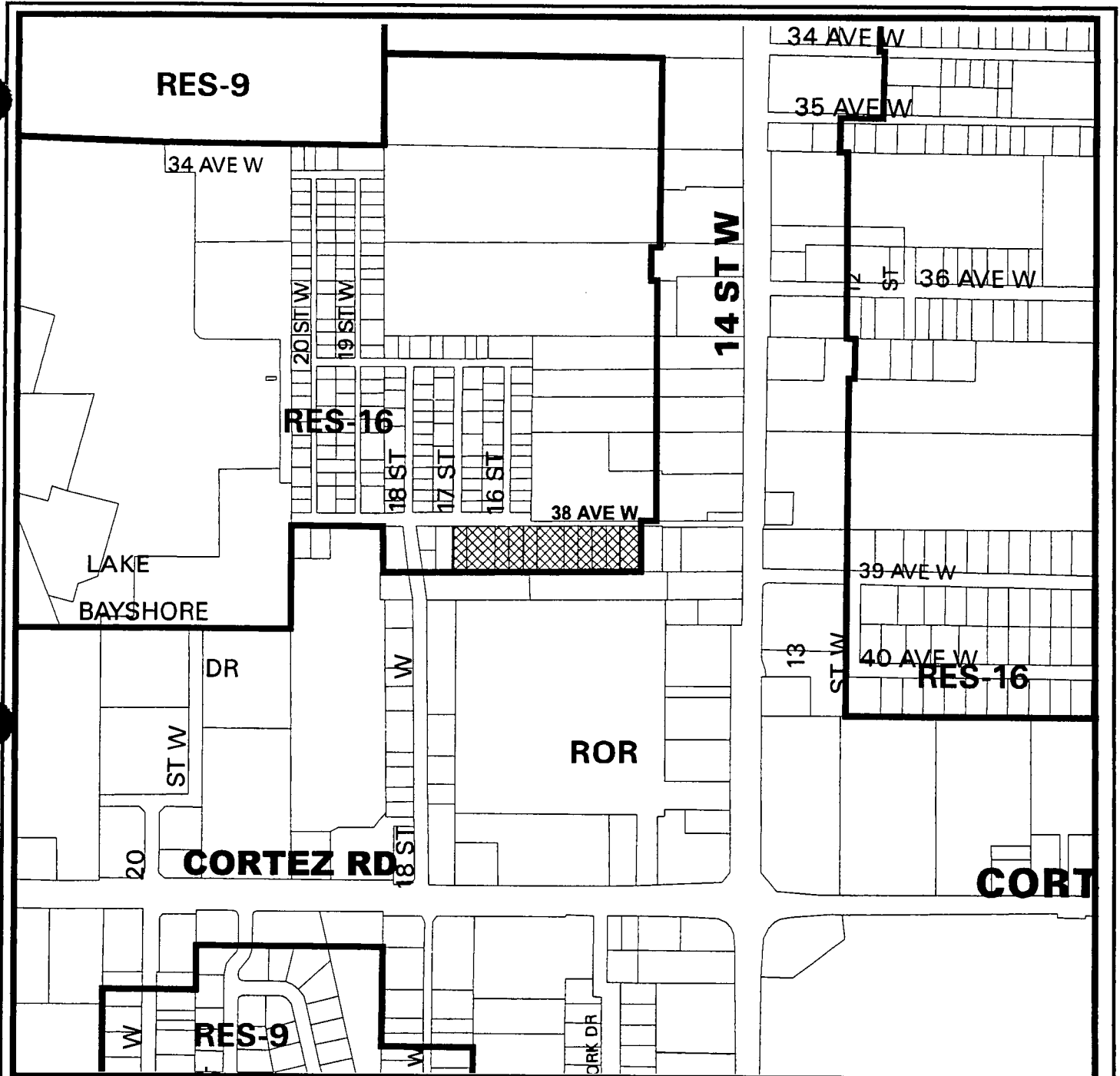


Project Number: PA-02-14	Tax I.D.: 489710000
Proposed Use: N/A	489720000
Proposed Zoning: N/A	489730000
Existing Zoning: RSF-6	489760005
Existing FLUC: RES-16	489750000
Flood Zone: X	489740000
Floodway: NO	489780000
Acreage: 2.54	489780001
Drainage Basin: CEDAR HAMMOCK	489810000
Commissioner: Amy Stein	489820000
Map Prepared: July 02, 2002	489800000
Requested By: LEFMARK/BVT BRADENTON ASSOCIATES	
Section: 2 Township: 35 Range: 17	



**Manatee County
Zoning
Staff Report Map**
1 inch = 480'

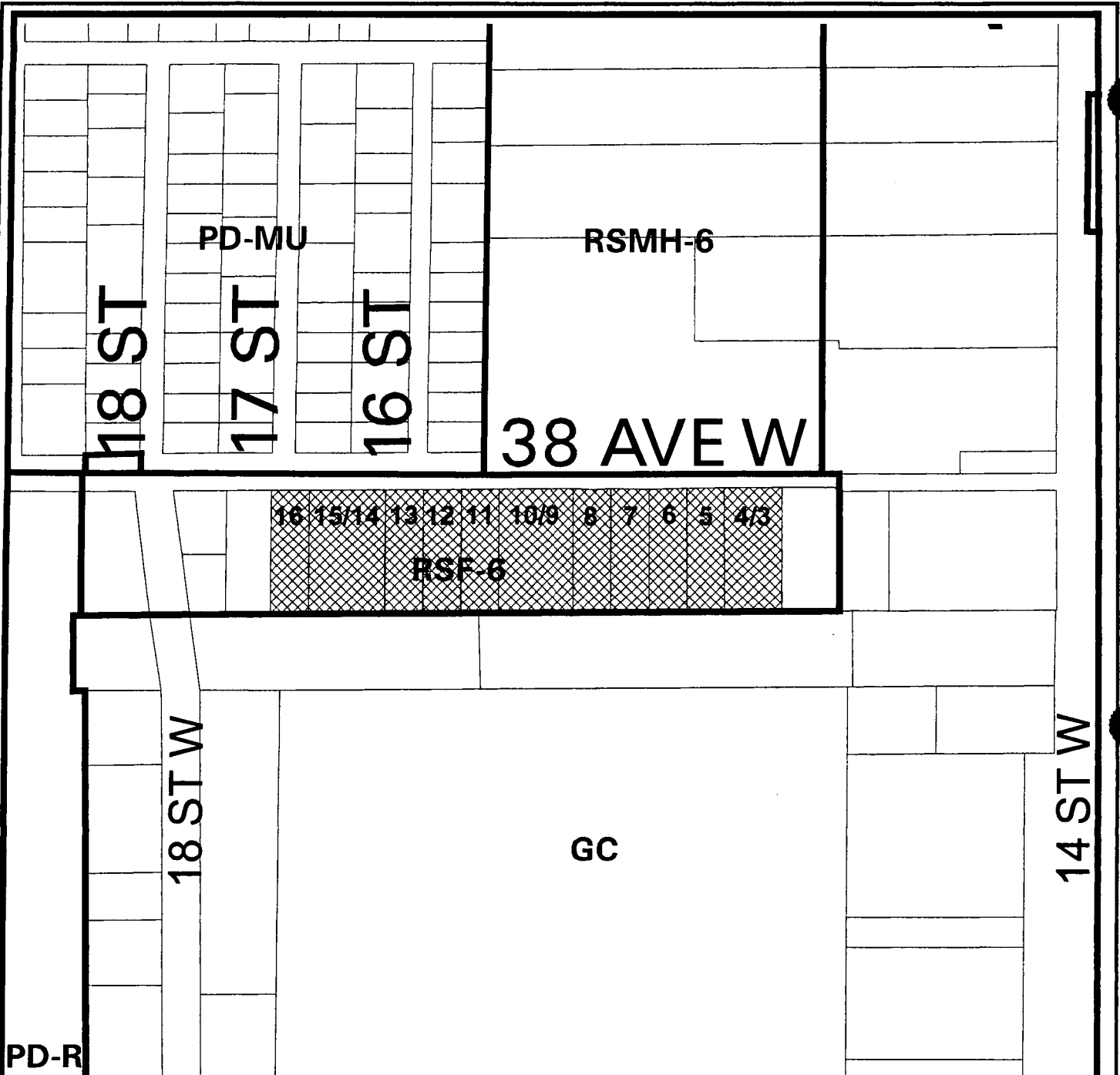
Overlays:
ST, AI, HA, WR, RV: NONE
Watershed: NONE
Coastal Hazard: Not Available

Coastal High Hazard Line



Project Number: PA-02-14	Tax I.D.: 489710000
Proposed Use: N/A	489720000
Proposed FLUC: ROR	489730000
Existing Zoning: RSF-6	489760005
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Section: 2 Township: 35 Range: 17	


**Manatee County
Future Land Use
Staff Report Map**
1 inch = 480'
 Overlays:
 ST,AI,HA,WR,RV: NONE
 Watershed: NONE
 Coastal Hazard: NO
 Coastal High Hazard Line



Project Number: PA-02-14

Proposed Use: N/A

Proposed Zoning: N/A

Existing Zoning: RSF-6

Existing FLUC: RES-16

Flood Zone: X

Floodway: NO

Acreage: 2.54

Drainage Basin: CEDAR HAMMOCK

Commissioner: Amy Stein

Map Prepared: August 20, 2002

Requested By: LEFMARK/BVT BRADENTON ASSOCIATES

Section: 2 **Township:** 35 **Range:** 17

Tax I.D.: 489800000 489810005

489710000

489720000

489730000

489740000

489750000

489760005

489780000

489780001

489820000

**Manatee County
Zoning
Staff Report Map**

1 inch = 180'

Overlays:

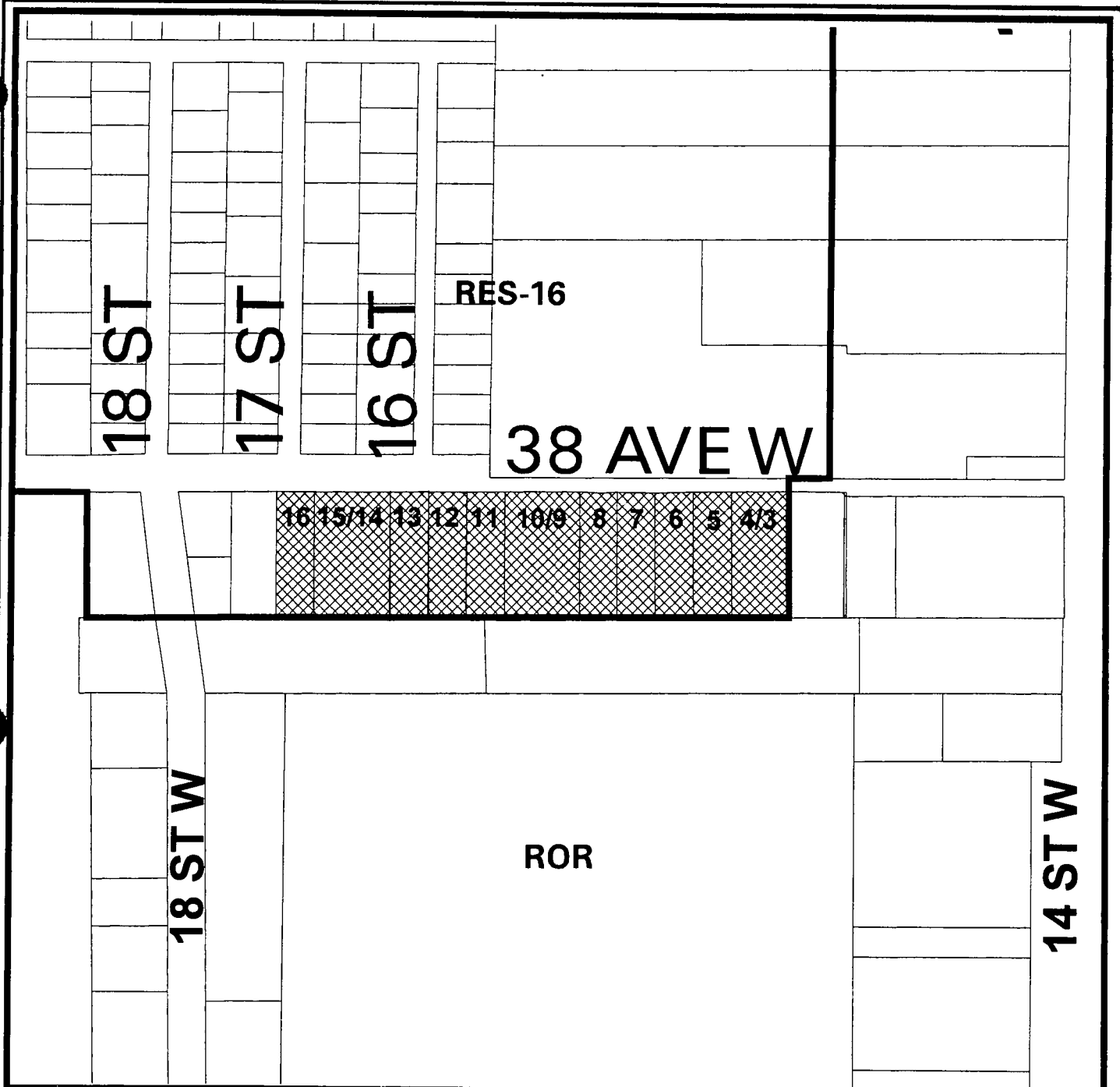
ST, AI, HA, WR, RV: NONE

Watershed: NONE

Coastal Hazard: Not Available



**Coastal
High Hazard
Line**



Project Number: PA-02-14	Tax I.D.: 489800000 489810005
Proposed Use: N/A	489710000
Proposed FLUC: ROR	489720000
Existing Zoning: RSF-6	489730000
Existing FLUC: RES-16	489740000
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Map Prepared: August 20, 2002	
Requested By: LEFMARK/BVT BRADENTON ASSOCIATES	
Section: 2 Township: 35 Range: 17	

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

1 inch = 180'

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

 Coastal High Hazard Line

PLAN AMENDMENT SUMMARY SHEET

NAME: Lefmark/BVT Bradenton Associates Small Scale Amendment to the Future Land Use Map of the Future Land Use Element of the 2020 Manatee County Comprehensive Plan.

APPLICANT: Lefmark/BVT Bradenton Associates, A Florida General Partnership

CASE NO.: PA-02-14 **Type of Amendment:** FLU Map (Map 21)

REQUEST: Approval of a small scale amendment to the Future Land Use Map of the Future Land Use Element of the 2020 Manatee County Comprehensive Plan changing the Future Land Use Category from RES-16 (Residential - 16 dwelling units/gross acres) to R/O/R (Retail/Office/Residential) (2.54± acres).

**STAFF
RECOMMENDS:** Approval

REQUEST, LOCATIONAL INFORMATION AND LAND USE CHARACTERISTICS

- The request is for a small scale map amendment for approximately 2.54± acres to change the future land use category from RES-16 (Residential - 16 dwelling units/gross acre) to R/O/R (Retail/Office/Residential).
- The plan amendment site consists of lots 3 - 16 of the John Gaglianese Subdivision along the south side of 38th Avenue West adjacent to the 1400 block of Business 41 (14th Street West). There are 11 residential dwelling units existing on lots 3-16.
- The applicant, Lefmark/BVT Bradenton Associates, purchased 12 dwelling units (Lots 2 - 16 of the John Gaglianese subdivision). Lot 2 has an existing FLU designation of R/O/R so it is not part of this application request.
- The plan amendment site presents an opportunity to become part of the overall planned commercial center of the K-Mart/Lowe's Shopping Center to the south.
- The existing K-Mart plaza is immediately south of the plan amendment site and is in the R/O/R Retail/Office/Residential future land use classification.
- Residential dwelling units are adjacent to the east, west and north of the site.

- East of Lot 3 is a residential dwelling unit (Lot 2). Rear access of a commercial business, Don Olson Tires, is immediately east of Lot 2. The commercial business has frontage along Business 41 (14th Street West).
- Current access to the plan amendment area is from 38th Avenue West from Business 41 (14th Street West) or 18th Street West via Cortez Road West.
- In compliance with Section 163.3187(1)(c) Florida Statutes, this small scale comprehensive plan amendment of 2002 does not exceed the cumulative maximum annual acreage (80 acres) subject to small scale plan amendments.

To justify a plan amendment, a change in circumstances must be demonstrated. The subdivision was platted in 1952, and since then, the area has developed with more intensive commercial uses, mainly along the BUS 41/14th Street West corridor. Lot 1 has changed from residential to intensive commercial (vehicle/tire repair). Lot 2 and half of Lot 3 has an existing future land use designation of R/O/R (Retail/Office/Residential). The non-residential development along 18th Street West has intensified since the Comprehensive Plan adoption in 1989. Non-residential traffic has increased on both 18th Street West and 38th Avenue West. The existing commercial corridor of Business 41 (14th Street West) and Cortez Road West has developed with intensive commercial uses. This proposed plan amendment area presents an opportunity for logical expansion of existing commercial development, thereby reinforcing an older, existing commercial area within the urban core of Manatee County.

SUMMARY:

POSITIVE ASPECTS OF THE APPLICATION

- encourages non-residential development that is anticipated to be compatible with existing development on the K-Mart site and adjacent commercial businesses along Business 41 (14th Street West).
- encourages a logical pattern of development of an area through infill to form a contiguous development pattern.
- encourages the potential redevelopment of an existing older shopping center.
- site is located within a well-defined commercial area. Commercial businesses are located along both sides of Business 41 (14th Street West).
- the designation of R/O/R (Retail-Office-Residential) is a consistent future land use category for the existing site as R/O/R is immediately adjacent to the south and east.

NEGATIVE ASPECTS OF THE APPLICATION

- could bring non-residential impacts to a greater number of adjacent neighborhood residents along 38th Avenue West .
- the orientation of approximately 15 residential dwelling units, located on the north side of 38th Avenue West, is such that the units might face the back side of a large commercial building.
- R/O/R designation allows for more intensive land uses (regional commercial uses - vs - neighborhood serving)

MITIGATING FACTORS

- the relatively small size of the proposed R/O/R parcels would not have a significant impact on the overall neighborhood.
- this plan amendment offers an opportunity for consolidation of a fragmented commercial development into a planned commercial center.
- proposed future development of the site will be required to comply with the Manatee County Land Development Code which has provisions to provide screening and buffers concerning land uses established on the plan amendment site.
- the depth of the area designated R/O/R does not extend north past 38th Avenue West which already has three parcels designated R/O/R.

PLAN AMENDMENT DETAILED REVIEW

LAND PLANNING ANALYSIS:

1. General Information

This small scale map amendment is located on the south side of 38th Avenue West, lots 3 - 16 of the John Gaglianese Subdivision, adjacent to the 1400 block of Business 41 (14th Street West). The site consists of approximately 2.54 acres.

2. Site and Vicinity Characteristics

The land within the small scale plan amendment site consists of 11 residential dwelling units. The units have been purchased by the applicant Lefmark/BVT Bradenton Associates.

The applicant has concurrently submitted a preliminary site plan [PDC-00-10(Z)(P)] for a Lowe's Home Improvement Store within the existing K-Mart plaza. The K-Mart plaza is immediately to the south of the proposed plan amendment site. The preliminary site plan for the K-Mart/Lowe's Shopping Center identifies K-Mart remaining as is, the removal of several commercial businesses fronting Business 41 (14th Street West), the incorporation of Don Olson Tires into the site plan and 161,673+/- square feet for the new home improvement retailer.

The applicant proposes that the plan amendment acreage (lot 3-16) as well as lot 2 is necessary for site development requirements such as storm water drainage, set backs, and landscaping for the redevelopment of the entire commercial plaza area..

3. Existing Future Land Use Designations and Zoning

	FLUC	ZONING	Existing Use
Site	RES-16	RSF-6	residential dwelling units
North	RES-16	RSMH-6 and PD-MU	residential dwelling units
South	R/O/R	GC	vacant parcels
East	R/O/R	GC	lot 2 - residential dwelling unit
West	RES-16	RSF-6	residential dwelling units

4. Surrounding Land Use

- Site: The site includes lots 3 to 16 of the John Gaglianese Subdivision, consisting of 11 existing residential dwelling units located on the south side of 38th Avenue West.
- North: North of the site, along the north side of 38th Avenue West, is a mixture of single family and mobile home dwelling units.
- East: East of Lot 3 is a residential dwelling unit (Lot 2). Immediately east of lot 2 is the rear access of a commercial business, Don Olson Tires. This commercial business has frontage along Business 41 (14th Street West).
- West: West of lot 16 are two additional residential units ending at 18th Street West.

5. Development History

The John Gaglianese Subdivision, Lots 1 - 20, Plat Book 8, Pg 49, was platted in December 1952.

1980 Land Development Code Zoning Designation

Lot 1 of the John Gaglianese Subdivision - C1

Lots 2 - 20 of the John Gaglianese Subdivision - RI

1990 Land Development Code zoning designation

Lot 1 of the John Gaglianese Subdivision - GC

Lots 2 - 20 of the John Gaglianese Subdivision - RSF-6

1989 Comprehensive Plan Future Land Use designation

Lot 1 of the John Gaglianese Subdivision - R/O/R

Lot 2 & east 25' of Lot 3 - R/O/R

Lot 3 - 20 of the John Gaglianese Subdivision - RES-16

6. Existing & Proposed Public Facilities

Roadway Classification/LOS Capacity:

Business 41 (14th Street West) from Cortez Road West to 26th Avenue West is a 4-lane divided arterial.

Based on FDOT generalized transportation tables, this section of Business 41, from Cortez Road West to 26th Avenue West, is operating at or above the adopted level of service standard "D" at this time.

Utilities:

A 6" waterline and gravity sanitary sewer are located along 38th Avenue West and serve the existing residential units.

Potable Water

Source: Lake Manatee plus well fields
Permitted Plant Capacity: 50.68 MGD
Daily Average Flow: 42.78 MGD
Capacity Reserved: 6.25 MGD
Capacity Available to Serve: 1.53 MGD

Transit:

A major bus transfer station is located at Cortez Plaza at the southeast intersection of US 41 and Cortez Road West. Transit services for many of the routes are available at this transfer point.

Parks:

This site is located within Parks District "A". This district currently has 16 local parks and, based on population projections, has an adequate inventory through the year 2020.

7. Soils and Topography

The site has one soil type (1983 Soil Survey of Manatee County):

Type 50 Wabasso Variant fine sand - nearly level, poorly drained soil in areas of flatwoods in the western part of the county.

8. Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation

Federal Emergency Management Agency community map 120153, panel 0329 indicates that the plan amendment site has a Flood Zone X ascribed to it. This zone is applied to areas determined to be outside the 500 year flood plain.

The Sea, Lake, and Overland Surges from Hurricanes Map shows the plan amendment site being above the Category 5 storm tide area. The plan amendment site is located outside the Coastal Evacuation Area (defined as the evacuation zone for a Category 1 hurricane), and outside of the Coastal Planning Area (defined as those areas which lie within the hurricane evacuation areas A, B, and C) as shown in the adopted Manatee County Comprehensive Plan.

9. Beach Accessibility Evaluation

The site is located inland, therefore beach access considerations are not applicable.

10. Historic Resources

The site predictive study (1992) by Piper Archaeological/Janus Research shows no sites or areas of archaeological potential identified on the site. The Florida Master Site File does not list any historic sites on the plan amendment site.

11. Habitat for Endangered, Threatened, or Special Concern Species

The potential for habitat for endangered, threatened, or special concern species as well as other species appear very low as the plan amendment site is completely built out with residential units. The areas adjacent to the site are built out as well with residential units and commercial development providing little potential for habitat.

12. Other Natural Resources

The proposed change in future land use designation is not expected to alter or improve the level of protection for any species within the area since the adjacent areas are developed with active commercial uses. There are no other natural resources on the site.

13. Urban Sprawl Analysis/Relationship to Population Projections

The site is located within the 1990 Urban Core Area of Manatee County that is nearly completely built out with urban uses.

The current future land use designation of RES-16 allows for residential development of 16 dwelling units per acre. The proposed future land use

designation of R/O/R (Retail-Office-Residential) allows for commercial, office and residential units with a potential for 9 residential dwelling units per acre.

Since residential dwelling units are existing on the site, it is unlikely the applicant will replace the existing units with new residential units. However, if the applicant did propose new residential development, the R/O/R residential potential is less than the existing RES-16 future land use designation so there would be an actual decrease in the number of residential units.

Existing Future Land Use

RES-16 x 2.54+/- acres = 40 dwelling units

Proposed Future Land Use

R/O/R (9 du/acre) x 2.54+/- acres = 22 dwelling units

14. Ability to Meet Housing Needs

New residential development is highly unlikely under the proposed future land use category of R/O/R (retail/office/residential) as residential units currently exist on the site. The removal of these residential units will negatively impact the meeting of housing needs within the community, however, the residences were purchased from the owners thus providing the owners financial resources to purchase residences elsewhere within the community or beyond. A sufficient volume of residences for sale, having a broad range of values, currently exists within Manatee County to meet the needs of owners to be relocated.

15. Consistency of the Proposed Amendment with the Comprehensive Plan

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives, and appears to be consistent with the following cited policies of the Comprehensive Plan.

Policy 2.1.1.2 Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

This proposed plan amendment site is located in an area currently developed with commercial/retail uses.

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.

This proposed plan amendment site will allow for planned non-residential development, after removal of the residences within the plan amendment site and consolidation with the vacant areas, within the developed commercial/retail parcel.

Policy 2.6.5.2 Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses.

This proposed plan amendment allows for mixing of uses.

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

This proposed plan amendment allows for the consolidation of fragmented commercial development to be incorporated into a planned commercial center.

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

This proposed plan amendment will allow for the redevelopment of a fragmented strip commercial center into a unified planned commercial center at a well defined commercial node. It is anticipated that numerous access points will be eliminated, pedestrian systems will be improved and the safety and vehicular capacity of adjacent roads will be increased.

Policy 5.3.1.1 Generally limit the location of land uses which serve as central destinations, or major trip attractors, to points of convergence (intersections) on the roadway network, or to areas characterized by and containing major points of convergence of roadways.

This proposed plan amendment is located within a well-defined commercial node at the intersection of two major

arterials (Cortez Road West and Business 41/14th Street West).

Policy 5.3.1.4

Limit the use of the ROR and MU future land use categories on vacant land to locations which are adjacent to roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as arterial or higher or are adjacent to lands already designated the same ROR or MU future land use category which are adjacent to roadways shown as arterial or higher. Nothing in this policy shall prohibit compliance with Policy 2.4.5.2.

This proposed plan amendment is located at the northern border of a well-defined commercial node located at the intersection of two major arterials (Cortez Road West and Business 41/14th Street West).

ATTACHMENTS:

1. Consistency with Florida Statutes and Rules
2. Comprehensive Plan Policies
3. Development Review Committee Comments

ATTACHMENT #1

CONSISTENCY OF THE LOCAL COMPREHENSIVE
PLAN AMENDMENT WITH FLORIDA STATUTES AND RULES

PA-02-14 (LEFMARK/BVT Bradenton Associates)

The proposed amendment is consistent with
Florida Statutes 163 Part II and Rule 9J-5

163.3184 Process for adoption of comprehensive plan or plan amendment states "in compliance" means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191 and 163.3245.

163.3177 Required and optional elements of comprehensive plan; studies and surveys

This plan amendment request maintains the structure of the Comprehensive Plan.

163.3178 Coastal Management

This plan amendment is not within the Coastal Storm Vulnerability Area, Coastal Evacuation Area, or Coastal Planning Area as defined within The 2020 Manatee County Comprehensive Plan.

163.3180 Concurrency

This plan amendment will be required to meet the concurrency provisions of The 2020 Manatee County Comprehensive Plan. Preliminary review of the impacts of the change in future land use category indicated the proposed R/O/R future land use category is more intensive than the existing RES-16 future land use category.

163.3191 Evaluation and appraisal of comprehensive plan

This plan amendment request is consistent with Manatee County's last evaluation and appraisal of its comprehensive Plan. The change has been reviewed against changes in state, regional, and local policies on planning and growth management and changing conditions and trends.

163.3245 Optional sector plans

There are no sector plans established at this time.

All State goals and policies taken from Chapter 187.201, Florida Statutes.

The proposed amendment is consistent with the following goals and policies of the State Comprehensive Plan:

Chapter 187.201 (16) (a)

Chapter 187.201 (20) (9)

ATTACHMENT #4

COMPREHENSIVE GOALS, OBJECTIVES, AND POLICIES

Policy 2.1.1.2 Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

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.

Implementation Mechanism(s):

(a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.

(b) Designation of nonresidential categories on the Future Land Use Map to permit compatible nonresidential development on vacant areas within and, where appropriate, adjacent to existing nonresidential development.

Policy 2.2.1.15 **RES-16:** Establish the Residential-16 Dwelling Units/Acre future land use category as follows:

Policy 2.2.1.15.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

Policy 2.2.1.15.2 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,

low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.15.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre

Maximum Net Residential Density:
20 dwelling units per acre

Maximum Floor Area Ratio:
0.25 (0.35 for mini-warehouse uses only)

Policy 2.2.1.15.4 Other Information:

- (a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.
- (b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.
- (c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- (d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.
- (e) Small commercial (professional) office uses not exceeding 3,000 square feet in gross floor

area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

Policy 2.2.1.17 **R/O/R:** Establish the Retail/Office/Residential future land use category as follows:

Policy 2.2.1.17.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, which may be integrated with residential uses.

Policy 2.2.1.17.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Small, medium and (where otherwise permitted) large retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy 2.2.1.17.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:

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

For new development -
9 dwelling units per acre

Maximum Net Residential Density:

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

For new development -
16 dwelling units per acre

Maximum Floor Area Ratio:
0.35

Policy 2.2.1.17.4 Other Information:

- (a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- (b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- (c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- (d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- (e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element;

development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

- (f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
- (g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
 - No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.
 - No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/Residential designation except as provided below:
 - Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.
 - If a legally established light industrial use ceases operation for over six months with no action to re-

establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy 2.6.5.2 Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses.

Implementation Mechanism(s):

- (a) Consideration of limited nonresidential land uses within residential designations pursuant to policy in this Element.
- (b) Consideration of commercial and residential uses within the ROR designation pursuant to policy in this Element.
- (c) Consideration of industrial, commercial and residential uses within the MU designation pursuant to policies in this Element.
- (d) Consideration of all residential dwelling unit, or combinations thereof, within all future land use categories, where consistent with other policies in this Element.

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

Implementation Mechanism:

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

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

Implementation Mechanism:

- (a) Planning Department review of proposed commercial development for compliance with this policy.

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

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

Policy 5.3.1.1 Generally limit the location of land uses which serve as central destinations, or major trip attractors, to points of convergence (intersections) on the roadway network, or to areas characterized by and containing major points of convergence of roadways.

Implementation Mechanism(s):

- (a) Implementation of Objectives 2.10.2 and 2.10.3.
- (b) Review by the Manatee County Planning Department, of proposed trip attractors for compliance with this policy.

Policy 5.3.1.4

Limit the use of the ROR and MU future land use categories on vacant land to locations which are adjacent to roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as arterial or higher or are adjacent to lands already designated the same ROR or MU future land use category which are adjacent to roadways shown as arterial or higher. Nothing in this policy shall prohibit compliance with Policy 2.4.5.2.



CEDAR HAMMOCK FIRE RESCUE

5200 26th Street West, Bradenton, FL 34207

(941)751-7090 Fax (941)751-7095

TRANSMITTAL #02154

DATE: July 2, 2002

TO: Manatee County Building
Department

RE: Permit Application #PA-02-14/ORD-02-14 Project Name: Gaglianese Subdivision
Lots 2-16

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

This department has reviewed the above referenced plans under the 2002 Edition of the Florida Fire Prevention Code and Cedar Hammock Fire Rescue Ordinance 02-01.

The following comments and requirements are contingent for permit approval and Certificate of Occupancy by the Cedar Hammock Fire Control District.

1. This department has no objections to the above referenced document.

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.


George M. Ellington,
Fire Inspector

GME/nje

c: Manatee County Planning, Permitting and Inspections, Attn: Planning, Fourth Floor, P.O. Box 1000,
Bradenton, FL 34206
BVT Development Corporation, 12000 Biscayne Blvd., Suite 803, Miami, FL 33181
Wilson Miller, Inc., Betsy Benac, 6900 Professional Parkway East, Suite 100, Sarasota, FL 34240

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

DATE: JULY 20, 2002
PROJECT NAME: JOHN GAGLIANESE SUBDIVISION LOTS 2-16
ADDRESS: PA-02-14 ORD. 02-14
38TH AVE. WEST
PLANNER: KATHLEEN THOMPSON (x)6841
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.**
NOTE: Any "Final Site Plan" review for recreational areas, parks etc. must be submitted to the Manatee County Zoning Department (Mike Harrison x6853) for acceptance, and shall not be considered as part of this review.

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



MEMORANDUM

DATE: July 23, 2002

TO: Kathleen Thompson, Planner
Planning Department

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

SUBJECT: Development Review Comments
John Gaglianese Subdivision, Lots 2-16 PA-02-14/Ord. 02-14

The Environmental Management Department has reviewed the above referenced proposed Plan Amendment, and offers the following comments:

- This proposal is a request to change the Future Land Use Category of 2.84 acres from RES-9 to ROR.
- No plan has been submitted as part of this request.
- Additional comments will be provided upon review of subsequent site plan submittals.

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

WCO:hs

|||

MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: July 2, 2002

TO: AL WALLACE, ENGINEER II, PLANNING DEPARTMENT

**FROM: THOMAS R. GERSTENBERGER, ENGINEER I, STORMWATER
MANAGEMENT**

SUBJECT: JOHN GAGLIANESE SUBDIVISION (PA-02-14/ORD.02-14)

Stormwater Management has reviewed the Rezone Plans dated 05/29/02 for the subject project and we have no objections at this time.

cc: Sia Mollanazar, P.E., Stormwater Division Manager
John A. Norrie, Stormwater Management Coordinator
Kathleen Thompson, Case Planner
DRC Files

DRC REVIEW COMMENTS

DATE: July 5, 2002

PROJECT NAME: JOHN GAGLIANESE SUBDIVISION

PLANNING NUMBER: PA-02-14/ORD. 02-14

PLANNER: ^{Kathleen} Thompson REVIEW ENGINEER: Wallace

COMMENTS:

Distribution

Not available for comment.

Utility Engineering

All existing water and sewer is shown on the plans.

Solid Waste

No specific plans for solid waste removal. Mandatory service required under Manatee County Ordinance 85-11 and sub. revisions.

Survey

No comment.

Inspections

Need to show on plans all existing and proposed water and sewer lines and services.

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

DATE 8-02-02

PROJECT NO: PA-02-14/Ord. 02-14

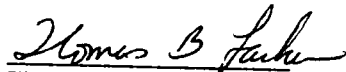
PROJECT NAME: John Gaglianese Subdivision Lots 2-16

- XX 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: Lots 4,5 and 6 indicate septic systems on site. If sewer is available to these residences as defined in Florida statues, and the systems fail, under current septic regulations the Health department cannot issue a septic system repair permit and the residences must connect to the county sewage system.

Signed:


Thomas B. Larkin
Environmental Specialist II

(DRC)

NOTICE OF COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY

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Date: Thursday, October 10, 2002
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

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The Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

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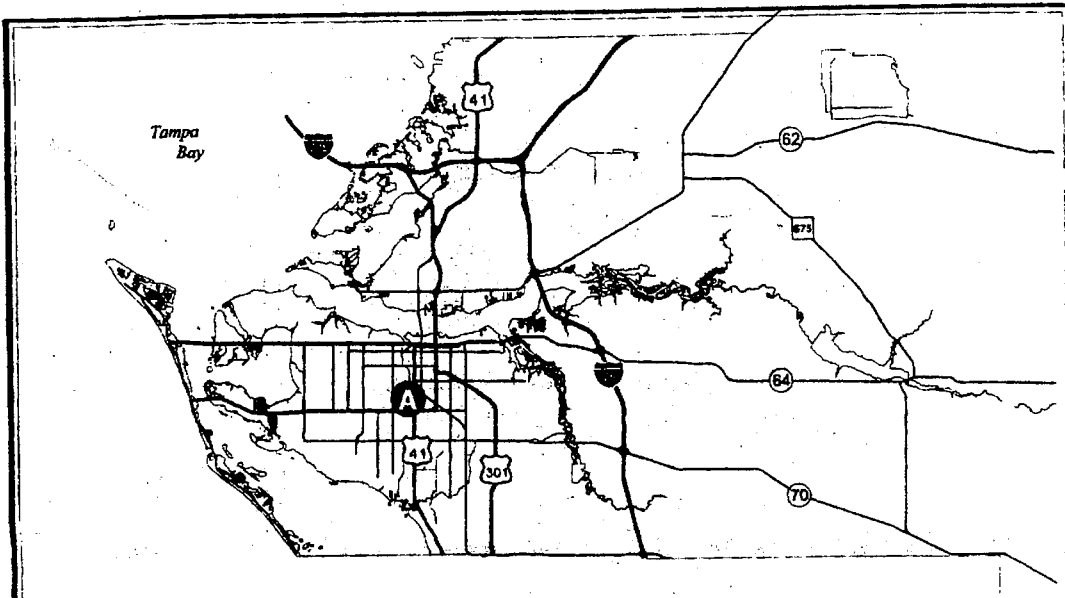
Please Send Comments To: Manatee County Planning Department
Attn: Agenda Coordinator
1112 Manatee Ave. West, Suite 427
Bradenton, FL 34206
planning.agenda@co.manatee.fl.us

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 749-3070, Ext. 6829, between 8:00 AM and 5:00 PM.

Americans with Disabilities: The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission'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 second; FAX 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.



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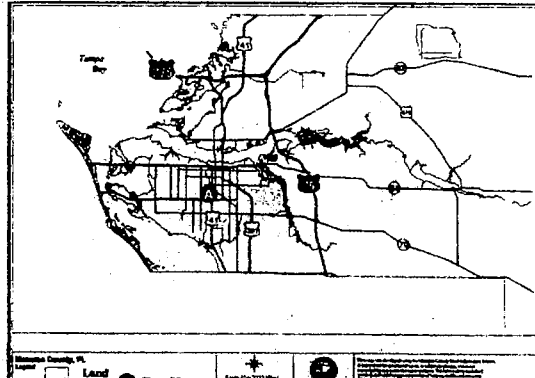
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BRADENTON HERALD
affidavit _____ bill _____

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

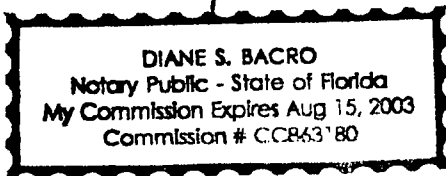
STATE OF FLORIDA
COUNTY OF MANATEE;

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 COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY** in the Court, was published in said newspaper in the issues of, **9/27/02**

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.

Sandy Riley
(Signature of Affiant)

Sworn to and subscribed before me this
30th Day of Sept., 2002



Diane S. Bacro
SEAL & Notary Public
Personally Known OR Produced Identification _____
Type of Identification Produced _____

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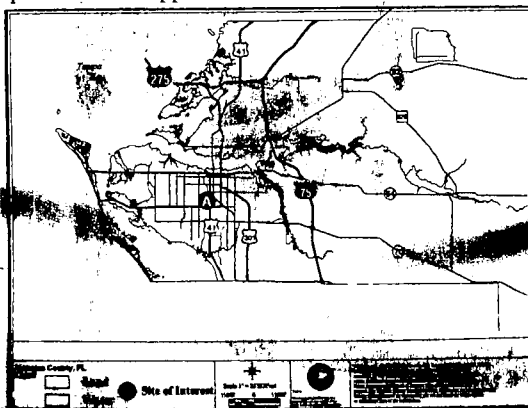
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SARASOTA HERALD TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

MANATEE CO. PLANNING DEPT.
ATTN: KIM SPARKS
1112 MANATEE AVENUE W, 4TH FLOOR
BRADENTON, FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

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

ORDINANCE 02-14

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

SEPTEMBER 27, 2002

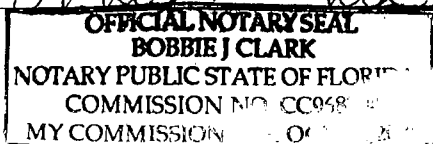
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE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

SIGNED _____

Moya Neville

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27TH DAY OF SEPTEMBER A.D., 2002 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME.

(SEAL)



NOTARY PUBLIC

NOTICE OF COMPREHENSIVE PLAN CHANGES IN UNINCORPORATED MANATEE COUNTY

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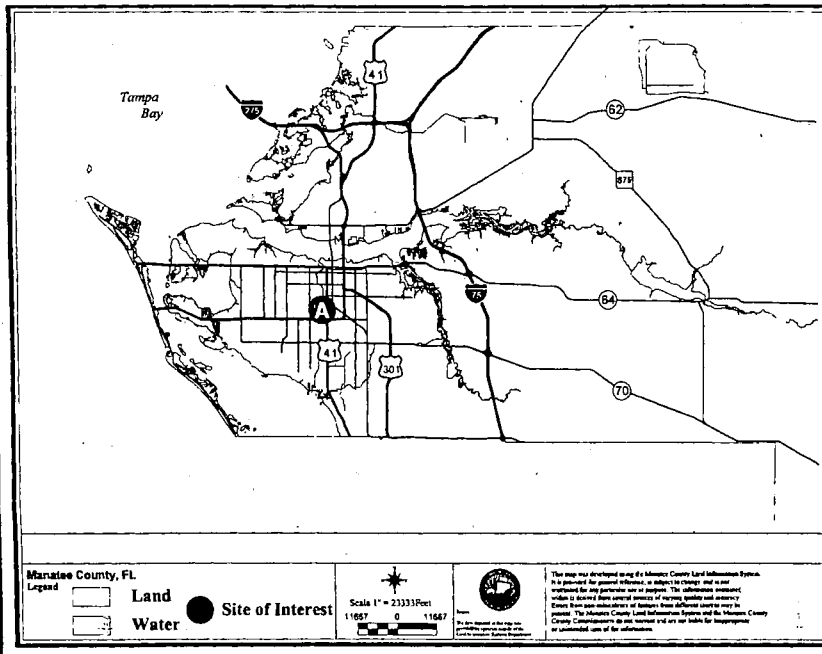
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AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF Florida

COUNTY OF Sarasota

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

1. That he/she is the Agent for Owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for John Gaglianese Subdivision - PA-02-14/Ord. 02-14, to be heard before the Manatee County Planning Commission at a public hearing to be held on October 10, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on October 22, 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 10+/- feet from the front property line on the 25th day of September, 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 September, 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.

Betsy Benac
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on Sept. 30, 2002 (date) by

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

Kim Sparks
Signature of Person Taking Acknowledgment

Kim Sparks
Type Name

Title or Rank

Serial Number, if any



My Commission Expires:

Commission No.:

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 4892000003	3725 14TH ST W	BARRET BRADENTON INC	16 BARRACUDA LANE		KEY LARGO FL 33037
2 4892200058	3715 14TH ST W	BARRET BRADENTON INC	16 BARRACUDA LANE		KEY LARGO FL 33037
3 4894900002	3700 14TH ST W	WHITE, JOSIEL	3700 14TH ST W		BRADENTON FL 34205
4 4895100008	3706 14TH ST W	WHITE, JOSIEL	3700 14TH ST W		BRADENTON FL 34205
5 4895300004	3710 14TH ST W	MANATEE DEVELOPMENT INC	P O BOX 10965		BRADENTON FL 34262 0965
6 4895700005	3720 14TH ST W	PORTFOLIO SEVEN OF FLORIDA	31200 NORTHWESTERN HWY		FARMINGTON HILLS MI 48334
7 4895900001	3808 14TH ST W	STEPHENSON, JAMES F JR	P O BPX 1660		PALMETTO FL 34220 1660
8 4896100007	3908 14TH ST W	LEFMARK BVT BRADENTON ASSOCIATES	2601 SOUTH BAYSHORE DRIVE SUITE 300-A		MIAMI FL 33133
9 4896300003	3808 18TH ST W	SMELSER, JOHN L	6904 93RD STREET CIR E		BRADENTON FL 34202
10 4896310051	3809 18TH ST W	LEFMARK BVT BRADENTON ASSOC	2601 S BAYSHORE DRIVE 300A		MIAMI FL 33133
11 4896310101	NO ASSIGNED ADDRESS	LEFMARK BVT BRADENTON ASSOC	2601 S BAYSHORE DRIVE 300A		MIAMI FL 33133
12 4896500008	3910 14TH ST W	LEFMARK BVT BRADENTON ASSOC	2601 SOUTH BAYSHORE DRIVE STE 300-A		MIAMI FL 33133
13 4896510007	NO ASSIGNED ADDRESS	LEFMARK BVT BRADENTON ASSOC	2601 SOUTH BAYSHORE DRIVE STE300-A		MIAMI FL 33133
14 4896900000	1421 38TH AVE W	STEPHENSON, JAMES F JR	P O BPX 1660		PALMETTO FL 34220 1660
15 4897000008	1431 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
16 4897100006	1435 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339

9419076510 P.02

WILSONMILLER

SEP-30-2002 16:26

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
17 4897200004	1439 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
18 4897300002	1501 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
19 4897400000	1505 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
20 4897500007	1509 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
21 4897600054	1521 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
22 4897800001	1525 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
23 4897800019	1627 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
24 4898000007	1601 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
25 4898100006	1606 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
26 4898200003	1611 38TH AVE W	LEFMARK BVT BRADENTON ASSOCIATES	3350 RIVERWOOD PKWY 1500		ATLANTA GA 30339
27 4898300001	1709 38TH AVE W	PERMAN, LARRY DELYLE	1709 38TH AVE W		BRADENTON FL 34205
28 4898400009	1716 38TH AVE W	WAKELAND, ROBIN L	4818 3RD AVE NW		BRADENTON FL 34209 1912
29 4898410057	3805 18TH ST W	HUNTER, DENISE CONEY	3805 18TH STREET WEST		BRADENTON FL 34205
30 4898500006	1801 38TH AVE W	CABRERA, PEDRO LUIS	339 BERNARD AVE		SARASOTA FL 34243

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WILSONMILLER

SEP-30-2002 16:29

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
31 4898900008	3790 14TH ST W	LIST, RUSSELL E	6722 PLEASANT HILL ROAD		BRADENTON FL 34203
32 4899200002	1512 38TH AVE W	GLASGOW, L H	1209 44TH AVE E		BRADENTON FL 34203
33 4899300000	3717 16TH ST W	COVEY, GAYLE A	7515 17TH AVE NW		BRADENTON FL 34209
34 4899400008	3713 16TH ST W	BRISTOW, JOHN B	3713 16TH ST W		BRADENTON FL 34205
35 4899500005	3715 16TH ST W	FULK, DONALD R	3715 16TH ST W		BRADENTON FL 34205
36 4899600003	3707 16TH ST W	TERWILLIGER, DONALD A JR	3707 16TH STREET W		BRADENTON FL 34205
37 4899700001	3701 16TH ST W	PARTLO, JUNE E	3701 16TH ST W		BRADENTON FL 34205
38 4899800009	3625 16TH ST W	PARTLO, JUNE E	3701 16TH ST W		BRADENTON FL 34205
39 4899900007	3621 16TH ST W	BUSH, JANIE L	3621 16TH ST W		BRADENTON FL 34205
40 4900000003	3613 16TH ST W	LAWSON, DAN W	2833 22ND ST W		BRADENTON FL 34205
41 4900100001	3609 16TH ST W	WHITE, JOSIE L	3700 14TH ST W		BRADENTON FL 34205
42 4900300007	3722 16TH ST W	CHRISTIAN, EDDIE F	3722 16TH ST W		BRADENTON FL 34205
43 4900400005	3718 16TH ST W	DOYLE, RONALD W	3718 16TH ST W		BRADENTON FL 34205
44 4900500002	3714 16TH ST W	FARNHAM, MICHAEL	3714 16TH ST W		BRADENTON FL 34205
45 4900600000	3706 16TH ST W	HARBOLT, LAWRENCE	PO BOX 14343		BRADENTON FL 34280
46 4900800006	3700 16TH ST W	WRIGHT, MARY A	3700 16TH ST W		BRADENTON FL 34205
47 4900900004	3622 16TH ST W	PALERMO, GLORIA A	3622 16TH ST W		BRADENTON FL 34205
48 4901000002	3616 16TH ST W	LAWSON, DAN W	3616 16TH ST W		BRADENTON FL 34205
49 4901010001	3612 16TH ST W	WHITE, JOSIE L	3700 14TH ST W		BRADENTON FL 34205

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SEP-30-2002 16:31

Parcel Owners in 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
50 4901100000	3608 16TH ST W	SCHAU, CHARLOTTE L	3608 16TH ST W		BRADENTON FL 34205
51 4901300006	3601 17TH ST W	BAURLE, JOSEPH E	3601 17TH ST W		BRADENTON FL 34205
52 4901400004	3619 17TH ST W	MCNULTY, MICHAEL J	219 GOFFRE AVE		WOONSOCKET RI 02895
53 4901500001	3617 17TH ST W	WITHROW, GLEN	3617 17TH ST W		BRADENTON FL 34205
54 4901600009	3701 17TH ST W	WALKUP, THOMAS A	P O BOX 21105		BRADENTON FL 34204
55 4901700007	3705 17TH ST W	BROCK, CANDACE	3705 17TH ST W		BRADENTON FL 34205
56 4901800005	3709 17TH ST W	DAVIS, SANDRA K	3709 17TH ST W		BRADENTON FL 34205
57 4901900003	3713 17TH ST W	WALKUP, THOMAS A	P O BOX 21105		BRADENTON FL 34204
58 4902000001	3715 17TH ST W	CASTEFL, PAUL O	3715 17TH ST W		BRADENTON FL 34205
59 4902010059	1612 38TH AVE W	DURAN, FRANCISCO	1612 38TH AVE WEST		BRADENTON FL 34205
60 4902200007	3722 17TH ST W	ABNEY, TEMPEST S	224 E CROSS ST		ANDERSON IN 46012
61 4902300005	3718 17TH ST W	WALKUP, THOMAS A	P O BOX 21105		BRADENTON FL 34204
62 4902400003	3708 17TH ST W	HOYT, GIOVANNA T	4163 HERON WAY		BRADENTON FL 34205
63 4902500000	3706 17TH ST W	FORD, JACK	3501 10TH ST W		PALMETTO FL 34221
64 4902600008	3626 17TH ST W	AVERY, HARVEY	3626 17TH ST W		BRADENTON FL 34205
65 4902700006	3618 17TH ST W	RILEY, WILLIAM A	3618 17TH ST W		BRADENTON FL 34205
66 4902800004	3614 17TH ST W	GOVEY, BRUCE A	924 7TH AVE E		BRADENTON FL 34208
67 4902900002	3612 17TH ST W	STEWART, MARI	205 28TH STREET CT NW		BRADENTON FL 34205
68 4903110056	3605 18TH ST W	EVANS, MARGARET L	3605 18TH ST W		BRADENTON FL 34205

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SEP-30-2002 16:32

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
69 4903200006	3609 18TH ST W	MADDEN, BARNEY J	5312 46TH STREET CT E		BRADENTON FL 34203
70 4903210104	3615 18TH ST W	JUDAH, JAMES A	3615 18TH ST W		BRADENTON FL 34205
71 4903300004	3617 18TH ST W	MOONEY, SUELLEN	3617 18TH STREET WEST		BRADENTON FL 34205
72 4903500009	3621 18TH ST W	BROOME, JOHN PHILLIPS	3621 18TH ST W		BRADENTON FL 34205
73 4903600056	3705 18TH ST W	PATTERSON, CLARK E	3701 18TH ST W		BRADENTON FL 34205
74 4903600106	3701 18TH ST W	PATTERSON, CLARK E	3701 18TH ST W		BRADENTON FL 34205
75 4903800003	3709 18TH ST W	MATHERNE, ERROL	6607 13TH AVE E		BRADENTON FL 34208
76 4903900001	3713 18TH ST W	RAABE, IRENE	3713 18TH ST W		BRADENTON FL 34205
77 4904000009	3715 18TH ST W	HOPKINS, DORIS E	3715 18TH ST W		BRADENTON FL 34205
78 4904100007	1712 38TH AVE W	DECKER, JOSEPH	1712 38TH AVE W		BRADENTON FL 34205
79 4904400001	3722 18TH ST W	OLIVER, DAVID D	1010 SOUTHERN PINE LN		SARASOTA FL 34243
80 4904500008	3718 18TH ST W	PHINIZY, RUTH H	1128 CLINT LOWE RD		CROSSVILLE TN 38572 3137
81 4904600006	3714 18TH ST W	MCKOWEN, BARBARA M	3714 18TH ST W		BRADENTON FL 34205 9147
82 4904700004	3710 18TH ST W	JONES, THOMAS P	3710 18TH ST W		BRADENTON FL 34205
83 4904800002	3616 18TH ST W	TURGEON, ADELOR J JR	3616 18TH ST W		BRADENTON FL 34205
84 4905010007	3614 18TH ST W	MANCERA, FRANCISCO	3614 18TH ST W		BRADENTON FL 34205
85 4905100006	3610 18TH ST W	WATSON, MARGARET J	3610 18TH ST W		BRADENTON FL 34205
86 4907200002	3940 14TH ST W	PARKER, CORA EST OF	3225 AVIATION AVENUE SUITE 700		COCONUT GROVE FL 33133
87 4907210100	4016 14TH ST W	PARKER, CORA EST OF	P BETTS MC272 1740	406 SARASOTA QU	SARASOTA FL 34236

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SEP-30-2002 16:33

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
88 4907210159	4012 14TH ST W	PARKER, CORA EST OF	406 SARASOTA QUAY		SARASOTA FL 34236
89 4909100002	4001 18TH ST W	DONNOLO, PAUL R	4010 18TH ST W		BRADENTON FL 34205
90 4909200000	4000 18TH ST W	BELMONT PARK APARTMENTS INC	4300 18TH ST W SUITE 206 A		BRADENTON FL 34205
91 4909210058	4010 18TH ST W	DONNOLO, PAUL RAYMOND	4010 18TH ST W		BRADENTON FL 34205
92 4909310205	4102 18TH ST W	LANGER, JAMES R	4102 18TH ST W		BRADENTON FL 34205
93 4909400006	4106 18TH ST W	BELLEMARE, LOUIS J M	6714 34TH AVE W		BRADENTON FL 34209
94 4910200007	4124 14TH ST W	LEFMARK/BVT BRADENTON ASSOCIATES	2601 S BAYSHORE DR	SUITE 300-A	MIAMI FL 33133
95 4918600000	3811 14TH ST W	LEFMARK/BVT BRADENTON ASSOCIATES	2601 S BAYSHORE DR, STE 300A		MIAMI FL 33133
96 4918700008	3907 14TH ST W	RUSCHER, ARTHUR	4015 57TH ST E		BRADENTON FL 34208
97 5069900008	3719 19TH ST W	GRUBER, VAUGHN	2011 51ST ST W		BRADENTON FL 34209
98 5070000004	3715 19TH ST W	REVERMANN, SCOTT	3715 19TH ST W		BRADENTON FL 34205
99 5070100002	3706 19TH ST W	JEWETT, BOBBY D	4955 51ST ST E		BRADENTON FL 34203
100 5070200000	3701 19TH ST W	DESCHAMPS, HAROLD JOSEPH JR	3701 19TH ST W		BRADENTON FL 34205
101 5070300008	3617 19TH ST W	OTTO, DEBORAH HELEN	3617 19TH ST W		BRADENTON FL 34205
102 5070400006	3613 19TH ST W	LOGUE, JOSEPH P	RR2 BOX 261		LITTLE HOCKING OH 45742
103 5070500003	3609 19TH ST W	MATYCHOWIAK, EDMUND J	3609 19TH ST W		BRADENTON FL 34205
104 5073700006	3618 19TH ST W	CRUZ, JUANA V	3618 19TH ST W		BRADENTON FL 34205
105 5073800004	3622 19TH ST W	PUFFENBURGER, DONALD EUGENE	3622 19TH ST W		BRADENTON FL 34205

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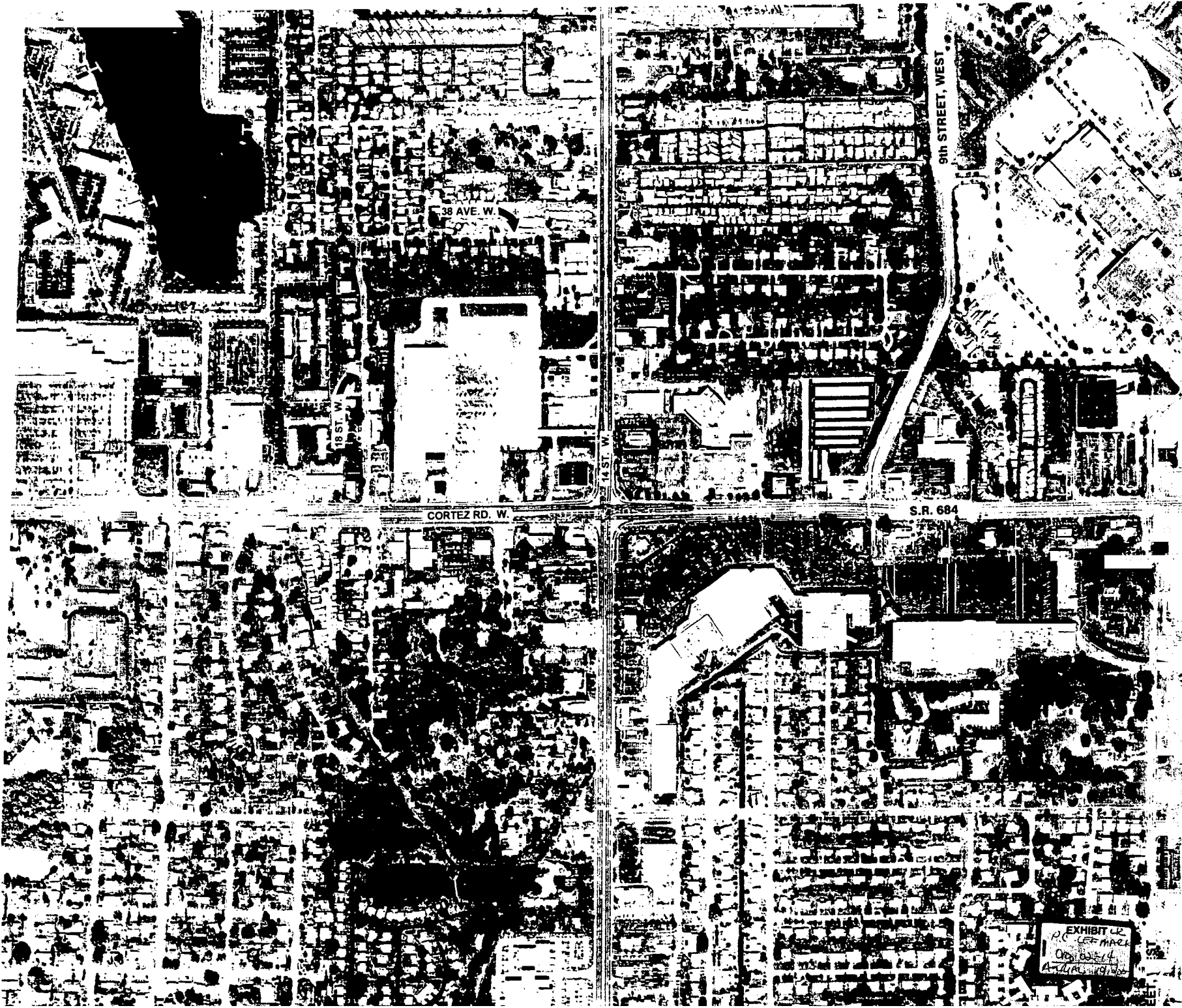
Parcel Owners In 500 Foot Buffer Around a Parcel

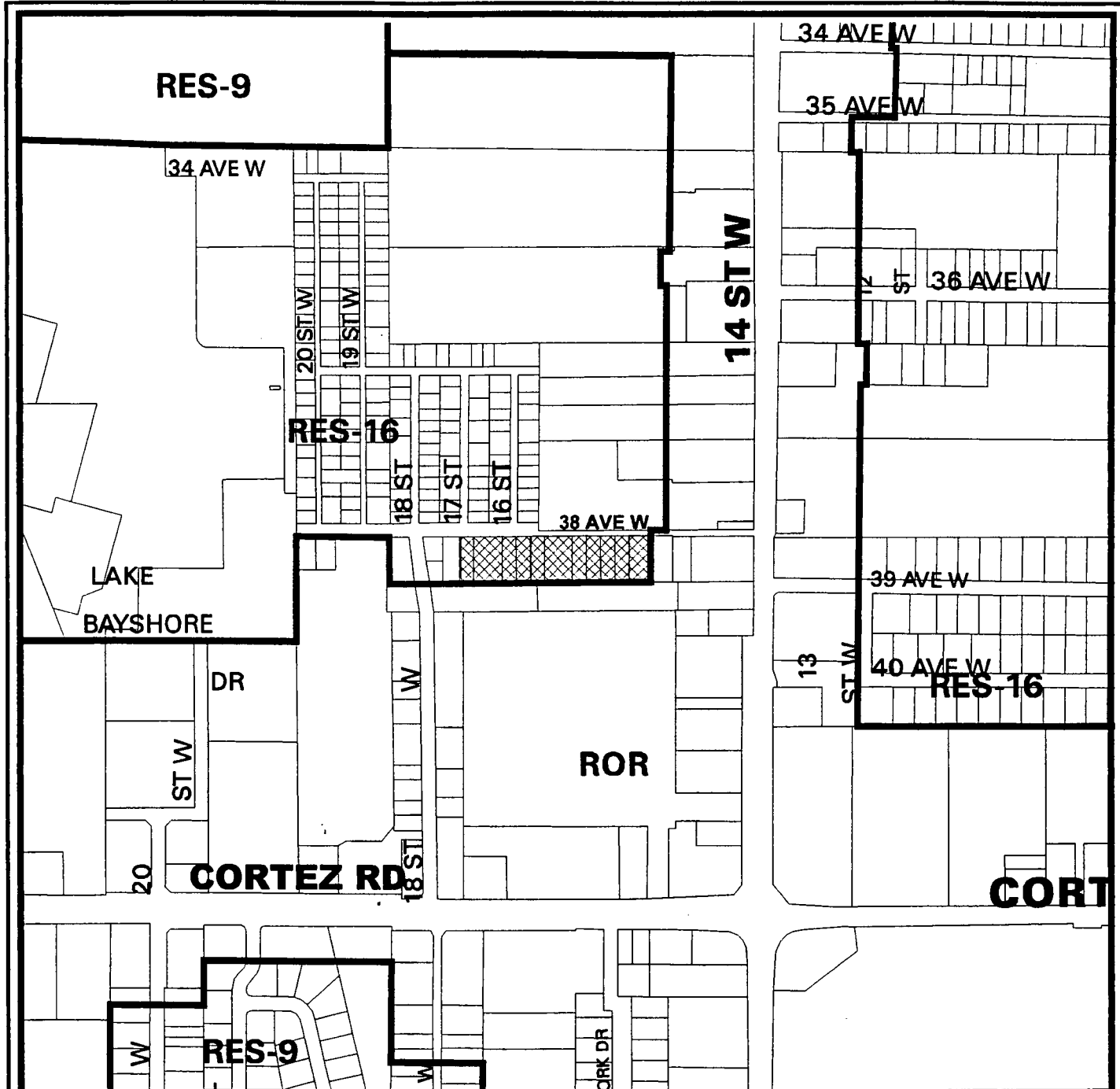
Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
106 5073900002	3702 19TH ST W	SMITH, REATHA E	3703 20TH ST W		BRADENTON FL 34205
107 5074000000	3706 19TH ST W	LEWIS, BARBARA	3706 19TH ST W		BRADENTON FL 34205
108 5074100008	3710 19TH ST W	GANN, JACK	3710 19TH ST W		BRADENTON FL 34205
109 5074110007	3716 19TH ST W	GRUBER, VAUGHN	2011 51ST ST W		BRADENTON FL 34209
110 5074200006	3718 19TH ST W	EVANS, CHRISTINA MARIE	3718 19TH STREET W		BRADENTON FL 34205
111 5074400002	1906 38TH AVE W	MYER, HOWARD W	1906 38TH AVE W		BRADENTON FL 34205
112 5074500009	3709 20TH ST W	SMITH, RICHARD G	155 SUNNY SLOPES DR		BLOOMINGTON IN 47401
113 5074600007	3703 20TH ST W	SMITH, REATHA E	3703 20TH ST W		BRADENTON FL 34205
114 5078800009	4300 18TH ST W	WOOD, ALBERT G	4300 18TH ST W 206A		BRADENTON FL 34205
115 5079000005	1811 38TH AVE W	TEDDER, KENNETH W	1811 38TH AVE W		BRADENTON FL 34205

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Project Number: PA-02-14	Tax I.D.: 489710000
Proposed Use: N/A	489720000
Proposed FLUC: ROR	489730000
Existing Zoning: RSF-6	489760005
Existing FLUC: RES-16	489750000
Flood Zone: X	489740000
Floodway: NO	489780000
Acreeage: 2.54	489780001
Drainage Basin: CEDAR HAMMOCK	489810005
Commissioner: Amy Stein	489820000
Map Prepared: July 02, 2002	489800000
Requested By: LEFMARK/BVT BRADENTON ASSOCIATES	
Section: 2 Township: 35 Range: 17	

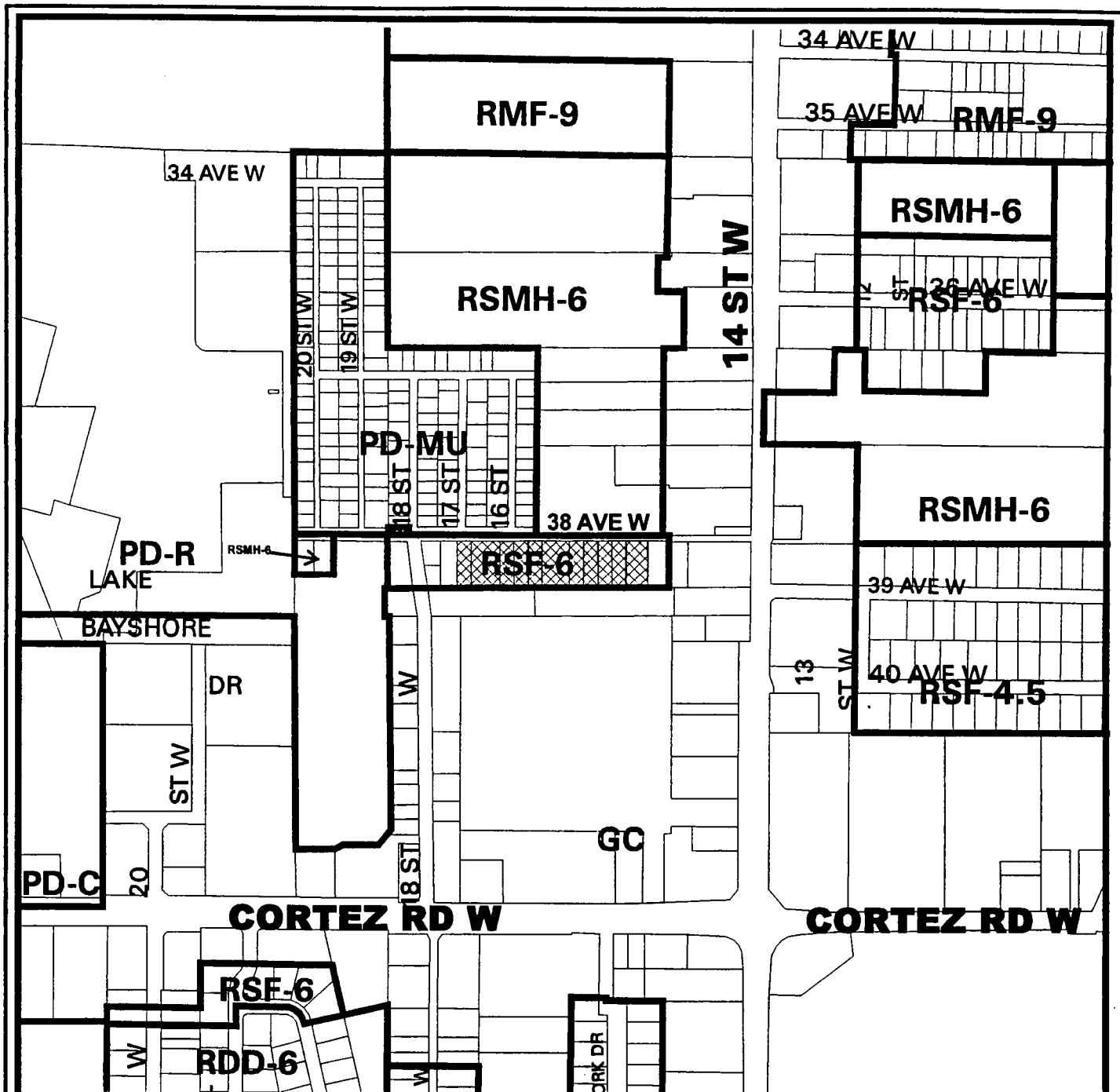
**Manatee County
Future Land Use
Staff Report Map**

1 inch = 480'

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

N Coastal High Hazard Line

EXHIBIT LK
 P.C. LEFMARK
 02-02-14
 FLOM 10/10/02



Project Number: PA-02-14

Proposed Use: N/A

Proposed Zoning: N/A

Existing Zoning: RSF-6

Existing FLUC: RES-16

Flood Zone: X

Floodway: NO

Acreeage: 2.54

Drainage Basin: CEDAR HAMMOCK

Commissioner: Amy Stein

Map Prepared: July 02, 2002

Requested By: LEFMARK/BVT BRADENTON ASSOCIATES

Section: 2 Township: 35 Range: 17

Tax I.D.: 489710000

489720000

489730000

489760005

489760000

489740000

489780000

489780001

489810000

489820000

489800000

**Manatee County
Zoning
Staff Report Map**
1 inch = 480'

Overlays:
ST, AI, HA, WR, RV: NONE
Watershed: NONE
Coastal Hazard: Not Available

**Coastal
High Hazard
Line**

EXHIBIT LK
Lefmark
PA 02-14
Zoning 10/10/02