

P.C. 12/05/02

Z-02-10- PAPPAGALLO REZONE

Request: Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional - Small); and providing an effective date. The site is on the east side of 26th Street West at 4107 26th Street West (± 0.26 acres).

App Received: 08/09/02

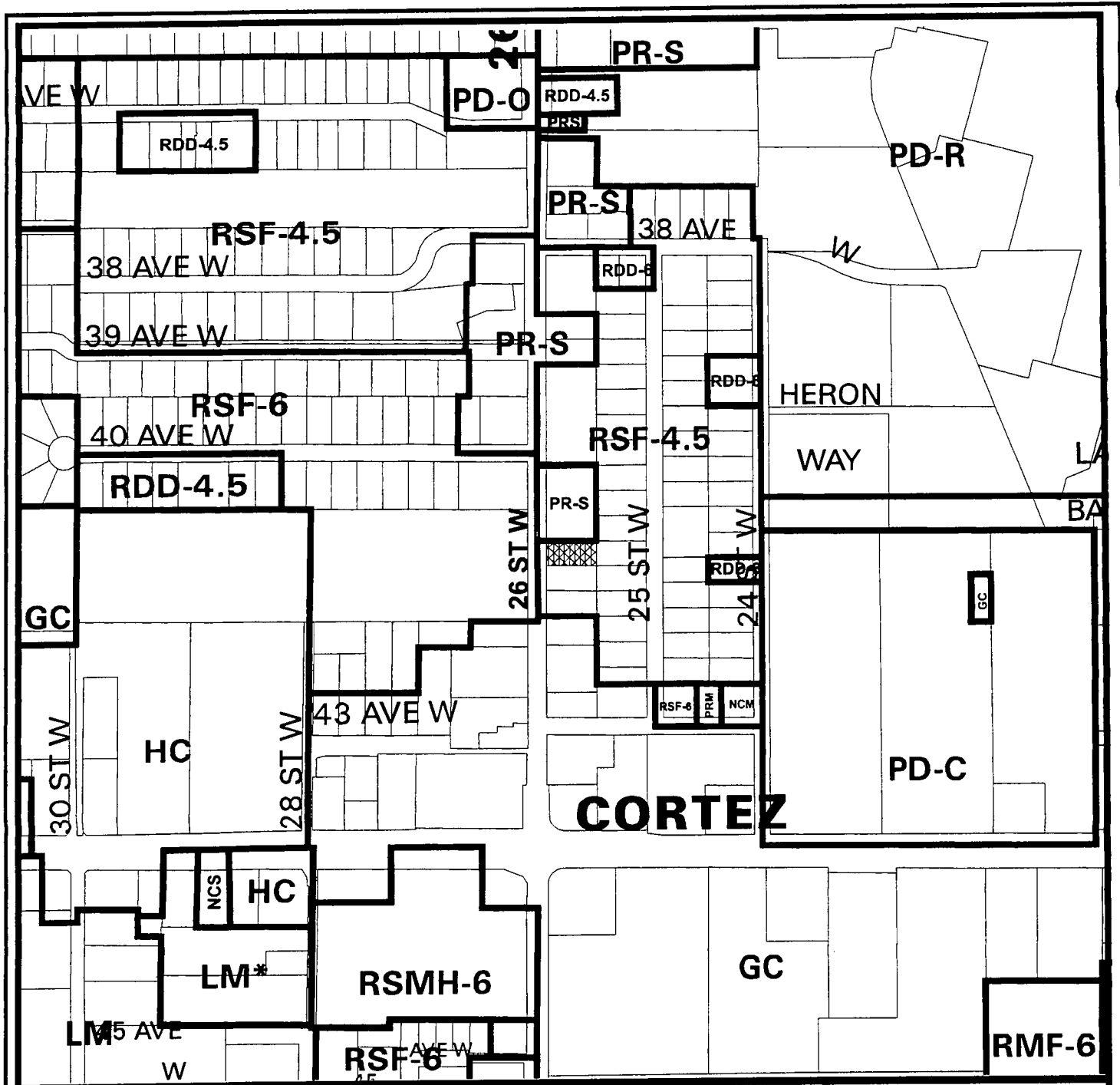
D.R.C.: 08/23/02

P.C.: 12/05/02

B.O.C.C.: 12/17/02

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-02-10, as recommended by staff.



Project Number: Z-02-10

Tax I.D.: 506060000

Proposed Use: N/A

Proposed Zoning: PRS

Existing Zoning: RSF-4.5

Existing FLUC: OL

Flood Zone: X

Floodway: NO

Acreage: 0.26

Drainage Basin: CEDAR HAMMOCK, MANATEE MOUTH DIR.

Commissioner: Gwen Brown

Map Prepared: September 09, 2002

Requested By: FRANK AND MELODY PAPPAGALLO

Section: 3 Township: 35 Range: 17

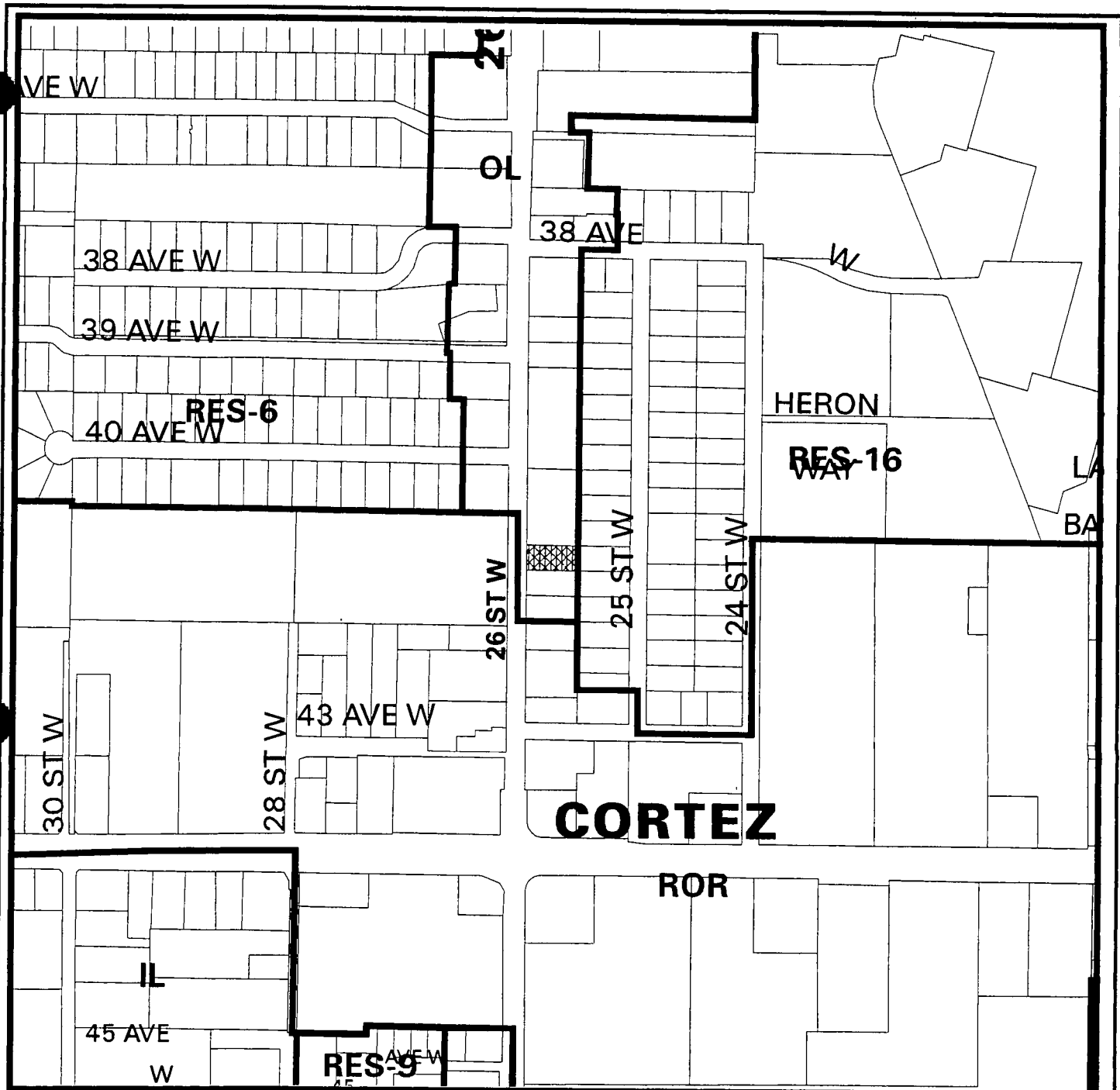


**Manatee County
Zoning
Staff Report Map**

1 inch = 400'

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

Coastal
High Hazard
Line



Project Number: Z-02-10
 Proposed Use: N/A
 Proposed FLUC: PRS
 Existing Zoning: RSF-4.5
 Existing FLUC: OL
 Flood Zone: X
 Floodway: NO
 Acreage: 0.26
 Drainage Basin: CEDAR HAMMOCK, MANATEE MOUTH DIR.
 Commissioner: Gwen Brown
 Map Prepared: September 09, 2002
 Requested By: FRANK AND MELODY PAPPAGALLO
 Section: 3 Township: 35 Range: 17

Tax I.D.: 506060000

Manatee County
 Future Land Use
 Staff Report Map
 1 inch = 400'

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

 Coastal
 High Hazard
 Line

CASE SUMMARY

CASE NO.: Z-02-10

APPLICANT: Frank Pappagallo and Melody Pappagallo

REQUEST: Rezone ± 0.26 acres from RSF- 4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional-Small).

STAFF

RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for a rezone to PR-S. The site is approximately 760 feet north of Cortez Road West at 4107 26th Street West.
- To the NORTH is vacant land zoned PR-S (Professional- Small).
- To the EAST are single-family residences zoned RSF- 4.5 (Residential Single-Family/4.5 d.u./acre).
- To the SOUTH is a residence zoned RSF-4.5 (Residential Single- Family/4.5 d.u./acre).
- To the WEST, across 26th Street West, is the Christian Reformed Church zoned RSF-6 (Residential Single-Family/6 d.u. per acre).

SUMMARY: (SB)

The request to rezone to PR-S is consistent with the designated Comprehensive Plan Future Land Use Category of OL (Low Intensity Office). Policy 2.2.1.16 lists small office commercial uses in the range of potential uses for consideration. The PR-S zoning district limits professional small uses to a maximum of 3,000 square feet. These uses are exempt from the locational criteria requirement of Policy 2.10.4.1. Policy 2.2.1.16.4.(b) also exempts small office uses in the OL Future Land Use Category from compliance with any commercial locational criteria.

Residential land uses along this segment of 26th Street West are transitioning to small professional office and commercial uses. There are some compatibility concerns with professional offices locating adjacent to residential development to the east, but these concerns are not to the degree that the amendment can be found to be

incompatible with existing development patterns and zoning of nearby properties. Considering that the site has direct access to 26th Street West and no access to the residential properties to the east, the proposed rezone can be found to be compatible with existing development patterns. Furthermore, the daily business hours of professional office uses are usually while residents are away from home. The timing of this request is consistent with development trends in the area and zoning of nearby properties. Staff recommends approval with limited issues.

POSITIVE ASPECTS OF THE APPLICATION

- **The site has frontage along 26th Street West, a Minor Arterial roadway.**
- **This segment of 26th Street West is transitioning to professional office and commercial uses.**

NEGATIVE ASPECTS OF THE APPLICATION

- **Residential development to the east may be impacted by various professional office uses allowed in the PR-S zoning district.**
- **The volume of traffic is usually higher for professional offices than for single-family residences.**

MITIGATING FACTORS

- **Administrative review of future development will address required screening for the residential uses.**
- **Professional business hours are usually in the daytime when residents are away from home.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Stephanie Brooks (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, Concurrency)
Bill O'Shea (EMD)	Environmental Resource Impacts

DETAILED STAFF REVIEW OF THE FACTORS FOR CONSIDERATION OF REZONING PURSUANT TO SECTION 504 OF THE LAND DEVELOPMENT CODE

1. COMPATIBILITY

The Manatee County Comprehensive Plan designates this site as OL (Low Intensity Office) on the Future Land Use Map.

The proposed amendment can be found to be consistent with the surrounding area. PR-S is north of the site. RSF-4.5 and GC zoning is to the south. To the west, across 26th Street West, are RSF-6, GC, and PR-S zoning districts.

The site is on the east side of 26th Street West, approximately 760 feet north of Cortez Road West. Policy 2.2.1.16.4 exempts small office uses (3,000 square feet) in the OL Future Land Use Category from compliance with locational criteria. The PR-S zoning district limits the maximum gross building square footage to 3,000 square feet.

Policy 2.10.4.3. (1) and (2) of the Comprehensive Plan requires that commercial sites be large enough to accommodate the building, provide adequate setbacks, buffers, access points, parking, and loading areas. The PR-S zoning district requires a minimum lot size of 10,000 square feet and a lot width of 75 feet. The maximum Floor Area Ratio (FAR) is .23. This lot being 75' x150' meets these dimensional requirements.

The site is occupied by a 970 square foot residence and a 299 square foot detached garage which have been cited by Code Enforcement for dog grooming activity, a use permitted in the PR-S district but not the current RSF-4.5. These structures may require modification to accommodate future development of the site.

The LDC requires screening and buffering between the professional and residential districts to provide transition and compatibility. Additionally, small professional office uses are usually in operation during the daytime when many residents are away from home. The proposed amendment can be found to be compatible with the development pattern and zoning of

nearby property on 26th Street West and may be considered a logical expansion of the PR-S zoning to the north.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The site has been zoned RSF-4.5 since the adoption of the 1990 Land Development Code. There are a mix of residential, professional, and commercial uses and zoning along this segment of 26th Street West. The property to the north received PR-S zoning in the early 1980's. The timing of the request is appropriate given the development trend in the area.

3. IMPACTS TO INFRASTRUCTURE

The Existing Roadway Functional Classification Map depicts 26th Street West as a Minor Arterial roadway. This request will not have an adverse effect on any existing or planned public improvements and will not adversely affect traffic patterns or congestion.

There is an eight (8) inch water main and gravity sewer on 26th Street West. At this time, 26th Street West (between 26th Street West and Cortez Road) has adequate capacity and is operating at or above the adopted level of service "D". Capacity is not reserved or guaranteed as being available at time of development.

Pursuant to the "Concurrency Transportation Link Sheet", for this segment of 26th Street West, the generalized tables reflect a p.m. peak hour base/existing count of 1,840 trips with 70 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 5,577 p.m. peak hour trips.

As designated on the Manatee County Right-of-Way Needs Map, 26th Street West requires a right-of-way of 120 feet (60' half-width right-of-way) with the existing half width adjacent to this proposed development of 25 feet. Additional right-of-way may be required at time of site plan approval, depending on the proposed impact.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

Lots along this segment of 26th Street West were approved for small professional uses in the early and mid 1980's. Staff is unaware of any adverse impacts caused by previously approved amendments for those properties along this segment of 26th Street which have been rezoned to the professional zoning designation. Therefore, the general health and safety of the area should not be significantly impacted with the approval of this rezone.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

There are no known historical or archaeological resources located on-site. All development will be reviewed for potential environmental impacts. Certain environmental constraints may restrict development activities. However, this is already a developed parcel.

6. CONSISTENCY WITH THE 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:

Policy 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include: consideration of existing development patterns, types of land uses, transition, between land uses, density and intensity of land uses, natural features, approved development in the area, availability of adequate roadways, adequate centralized water and sewer facilities, other necessary infrastructure and services, limiting urban sprawl, (see also policies under Objs. 2.6.1 - 2.6.3).

Policy 2.2.1.16.1 (OL) 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 low intensity office development , or low intensity office development mixed, and compatible, with an existing low density urban or clustered low moderate density urban, residential environment. Also to provide for transitional uses between commercial and residential areas, and to simultaneously prevent the intrusion of additional retail uses into residential environments or into environments which consist of predominantly office uses.

Policy 2.2.1.16.2 Range of Potential Uses (Policies 2.1.2.3 -2.1.2.7, 2.2.1.5): Suburban or urban residential uses, small office (not retail or wholesale) commercial uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

**Policy 2.2.1.16.3 Range of Potential Density/Intensity:
Maximum Gross Residential Density: 6 dwelling units per acre
Maximum Net Residential Density: 12 dwelling units per acre
Maximum Floor Area Ratio: 0.23**

Policy 2.2.1.16.4.(b) Small office uses 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), but 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 2.10.3.2 Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the roadway Functional Classification Map as collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as collector or higher. An exception may be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

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

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

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

- (1) Any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.
- (2) Any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.
- (3) No proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed

commercial use meets the definition of “infill commercial development,” demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.

- (4) Commercial nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least one-half mile apart, as measured between the center of two nodes. However, where two commercial nodes have been established by the development of commercial uses prior to plan adoption, and are spaced less than the minimum required one-half mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one mile apart. Neotraditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses internal to neighborhoods shall be exempt from this requirement.**

ATTACHMENTS:

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

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: August 22, 2002

TO: Stephanie Brooks, Planning Department

FROM: Sandy Tudor, Floodplain Investigator, CFM

SUBJECT: Pappagallo, Z-02-10
(Rezone to PR-S)

1. Project site lies in Zone X per FIRM Panel 120153 0329C, revised 7/15/92.
2. There are no floodplain management requirements for the Building Dept.

MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: AUGUST 20, 2002

TO: AL WALLACE, ENGINEER II, PLANNING DEPARTMENT

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

SUBJECT: PAPPAGALLO (Z-02-10)

Stormwater Management has reviewed the Rezone Plans dated August 9, 2002, for the subject project and we have no objections.

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

**TRANSPORTATION DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

DRC REVIEW COMMENTS

DATE: August 23, 2002

PROJECT NAME: PAPPAGALLO - DOG GROOMING SERVICE

PLANNING NUMBER: Z-02-10

PLANNER: Brooks REVIEW ENGINEER: Wallace

COMMENTS:

Distribution

Final site plans do not show where existing services are located.

Utility Engineering

There is an existing 8" water main and gravity sewer along 26th St. E.

Solid Waste

Per County Ordinance 85-11, need to have garbage service shown on plan. What type of service - commercial cans or dumpster? See LDC 728.

Survey

No comment.

Inspections

Need to show all proposed and existing water and sewer lines with sizes and types of connections to be made to the existing lines.

Steph

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

DATE 8-23-02

PROJECT NO: Z-02-10


PROJECT NAME: Pappagallo

- 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.
- XX 19. Adequate sanitary facilities shall be/have been provided for employees/patrons
- ___ 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- ___ 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- ___ 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.
- ___ 41. Additional Comments:

Signed:


Thomas B. Larkin
Environmental Specialist II

(DRC)



MEMORANDUM

DATE: September 10, 2002

TO: Stephanie Brooks, Planner
Planning Department

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

SUBJECT: Development Review Comments
Pappagallo Z-02-10

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

- This proposal is a request for rezone without a plan of 0.3 acres from RSF-4.5 to PRS.
- 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



CEDAR HAMMOCK FIRE RESCUE

5200 26th Street West, Bradenton, FL 34207

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

Stephanie

PLANNING
AUG 28 2002

TRANSMITTAL #02166

DATE: August 23, 2002

TO: Manatee County Building
Department

RE: Permit Application #Z-02-10

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

Project Name: Pappagallo
4107 26th Street West

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 prints.
2. Certificate of Occupancy will not be required.
3. Impact Fee will not be required.

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.

GME

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
Frank & Melody Pappagallo, 4107 26th Street West, Bradenton, FL 34205
Joe O'Brien, 2424 Manatee Avenue West, #203, Bradenton, FL 34205

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

DATE: NOVEMBER 25, 2002

PROJECT NAME: PAPPAGALLO
Z-02-10
REZONE FROM RSF-4.5 TO PR-S

ADDRESS: 4107 26TH ST W, SCT

PLANNER: STEPHANIE BROOKS
ENGINEER: AL WALLACE (X)6858
TRANSPORTATION
ENGINEER: MICHEL TENNEY (x)6862
CONCURRENCY: MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]

CONCURRENCY/TRANSPORTATION RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

N/A

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

At this time, 26th St W (between 26th Ave W and Cortez Rd) 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 26th St W, the generalized tables reflect a pm peak hour base/existing count of 1840 trips with 70 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 5577 pm peak hour trips.

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

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

III. **General Information**

Per Section 510.2.3, A zoning change... "shall not receive a Certificate of Level of Service Compliance, shall not grant any rights or entitlements to a Certificate, shall not exempt the proposed development from eventual requirements for a Certificate and shall not grant any rights to commence development without a Certificate".

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

PAPPAGALLO
Z-02-10
PAGE 2

- 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, 26th St W requires a right-of-way of 120 feet (60' half-width right-of-way) with the existing half width adjacent to this proposed development of 25 feet.

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

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

cc: Concurrency File #Z-02-10
Public Works and Transportation Concurrency Group
(Linda Petersen, Wayne Roberts, Sia Mollanazar)

C:\TEMP\notes.data\PAPPAGALLO rev.wpd

Check-in Date: 08/09/02
File #: Z-02-10
File Name: Pappagallo

PLANNING

JUG 14 2002

PARTNERSHIP

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ()	
<u>Melody Pappagallo</u>	
<u>Frank Pappagallo</u>	

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

Signature: Melody Pappagallo

(Applicant): Melody Pappagallo

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 8th day of August, 2002, by Melody Pappagallo, who is personally known to me or who has produced Florida Drivers License as identification.

(type of identification)
Victoria N. Short
MY COMMISSION # CC846467 EXPIRES
June 15, 2003
BONDED THRU TROY FAIR INSURANCE, INC

Victoria N. Short
Notary Signature

My Commission Expires: June 15, 2003

Commission No.: CC846467

Victoria N. Short

Print or type name of Notary
Notary Public

Title or Rank

Revised 1-26-2000

COPY OF NEWSPAPER ADVERTISING

0005 Manatee Legals

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, December 5, 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:

PDR-02-11(ZXP) - WEST and BRYANT/MEADOW WALK

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 (General Agriculture, 1 dwelling unit per 5 acres) to PDR (Planned Development Residential); and 2) A Preliminary Site Plan for 153 lots for single-family detached units and 69 lots for single-family attached units; and providing an effective date. Located on the south side of US 301 N, directly east of Veranda Springs Manufactured Home Park (-/+ 82.99 acres).

Z-02-10- PAPPAGALLO REZONE

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to PR-S (Professional - Small); and providing an effective date. The site is on the east side of 26th Street West at 4107 26th Street West (-/+ 0.26 acres).

IF APPROVED, the PR-S zoning district permits uses such as banks, business services, professional offices, clinics, or personal services establishments.

Z-02-12 HUGHES REZONE

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RDD-6 (Residential Duplex District, 6 dwelling units per acre) to PR-M (Professional - Medium); and providing an effective date. The site is on the east side of 26 Street West at 5414 26th Street West (-/+ 0.70 acres).

IF APPROVED, the PR-M zoning district permits uses such as banks, business services, professional offices, clinics, or personal services establishments.

PDC-02-35(ZXP) - LEFMARK BVT BRADENTON/LOWE'S

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 GC (General Commercial) and RSF-6 (Residential Single Family/6 d.u.per acre) to PDC (Planned Development Commercial); and (2) a Preliminary Site Plan to allow redevelopment of the existing K-Mart Shopping Center, one outparcel for community serving motor vehicle repair, and addition of a 135,744 sq.ft. home improvement store (total of 292,493 sq.ft.); and providing an effective date. Located at the northwest corner of US-41 and Cortez Road (-/+ 26.99 acres).

PDGC-02-19(P) - BRADENTON COUNTRY CLUB

Approval of a Preliminary Site Plan to allow a 20,215 square foot expansion of the Bradenton Country Club: including an 1,800 sq. ft. fitness/storage center, 3,132 sq. ft. pro shop, 7,885 sq. ft. cart barn, 1,076 sq. ft. outdoor seating area, a reconfigured and additional parking area, a reconfigured drive and drop-off including several porte cocheres (2,322 sq. ft.), and a 4,000 sq. ft. covered walkway, all to be added to the Bradenton Country Club facilities at 4646 9th Avenue West (-/+ 125.1 acres).

LDA-01-02(R) - CYPRESS BANKS LDA

Approval of an Amendment to Local Development Agreement LDA-01-02 to:

1. Revise the Legal Description;
2. Revise and Update the list of persons with a legal or equitable interest in the subject property;
3. Amend the expiration date of the Agreement to August 1, 2008;
4. Amend Section 10.0 of the Agreement to provide for an extended Certificate of Level of Service for the Cypress Banks Development of Regional Impact;
5. Provide for the advancement of development phases within the Cypress Banks Development Order

Cypress Banks is located on the south side of State Road 70, approximately two miles east of Interstate 75. More specifically, Cypress Banks is located between the River Club DRI and Lorraine Road, and north of the University Lakes DRI (-/+ 2,597.0 Acres).

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review or purchase at cost, from the Planning Department.

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

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

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
Published: November 22, 2002

SARASOTA HERALD-TRIBUNE

affidavit _____ bill _____

COPY OF NEWSPAPER ADVERTISING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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PDR-02-11(Z)(P) WEST BRYANT LEADWAY WALK
Approval of Ordinance for the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General Agriculture, 1 dwelling unit per 5 acres) to PDR (Planned Development Residential, 2) A Preliminary Site Plan for 153 lots for single-family detached units and 69 lots for single-family attached units; and providing an effective date. Located on the south side of US 301 N, directly east of Veranda Springs Manufactured Home Park (± 82.99 acres).

Z-02-10- PAPPAGALLO REZONE
Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-4.5 (Residential Single-Family, 4.5 dwelling

units per acre) to PR-5 (Professional - Small); and providing an effective date. The site is on the east side of 26th Street West at 4107 26th Street West (± 0.26 acres).

IF APPROVED, the PR-5 zoning district permits uses such as banks, business services, professional offices, clinics, or personal services establishments.

Z-02-10- HUGHES REZONE
Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RDB-8 (Residential Duplex District, 6 dwelling units per acre) to PR-M (Professional - Medium); and providing an effective date. The site is on the east side of 26th Street West at 5414 26th Street West (± 0.70 acres).

IF APPROVED, the PR-M zoning district permits uses such as banks, business services, professional offices, clinics, or personal services establishments.

PDC-02-35(Z)(P) LEFMARK BYT BRADENTON/LOWE'S
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 GC (General Commercial) and RSF-6 (Residential Single Family/6 d.u.per acre) to PDC (Planned Development Commercial); and (2) a Preliminary Site Plan to allow redevelopment of the existing K-Mart Shopping Center, one outparcel for community serving motor vehicle repair, and addition

of a 135,744 sq.ft. home improvement store (total of 292,493 sq.ft.); and providing an effective date. Located at the northwest corner of US 41 and Cortez Road (± 26.89 acres).

PDGC-02-19(P) BRADENTON COUNTRY CLUB
Approval of a Preliminary Site Plan to allow a 20,215 square foot expansion of the Bradenton Country Club including an 1,800 sq. ft. fitness/storage center, 3,132 sq. ft. pro shop, 7,885 sq. ft. cart barn, 1,076 sq. ft. outdoor seating area, a recreation area and additional parking areas and clubhouse including several portable coolers (2,222 sq. ft.) and a 4,000 sq. ft. covered walkway all to be added to the Bradenton Country Club facilities at 4648 9th Avenue West (± 125.1 acres).

LDA-01-02(R) CYPRESS BANKS LDA
Approval of an Amendment to Local Development Agreement LDA-01-02 to:
1. Revise the Legal Description;
2. Revise and Update the list of persons with a legal or equitable interest in the subject property;
3. Amend the expiration date of the Agreement to August 1, 2008;
4. Amend Section 10.0 of the Agreement to provide for an extended Certificate of Level of Service for the Cypress Banks Development of Regional Impact
5. Provide for the advancement of development phases within the Cypress Banks Development Order
Cypress Banks is located on the south side of State Road 70, approximately two miles east of Interstate 75. More specifically, Cypress Banks is located between the River Club DRI and Lorraine Road, and north of the University Lakes DRI (± 2,597.0 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.

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

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
11/22/02

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

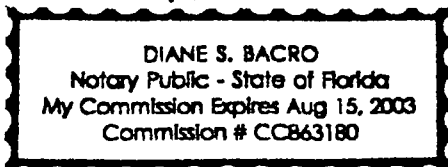
STATE OF FLORIDA
COUNTY OF MANATEE;

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 ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY** in the Court, was published in said newspaper in the issues of, **11/22,'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
26th Day of November 2002



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

CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, December 5, 2002, at 9:00 A.M. at the Manatee County Government Administrative Center, 4th Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

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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 (General Agriculture, 1 dwelling unit per 5 acres) to pDR (Planned Development Residential); and (2) A Preliminary Site Plan for 153 lots for single-family detached units and 69 lots for single-family attached units; and providing an effective date. Located on the south side of US 301 N, directly east of Veranda Springs Manufactured Home Park (± 82.99 acres).

REZONE
Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RDD-6 (Residential Duplex District, 8 dwelling units per acre) to PR-M (Professional Medium), and providing an effective date. The site is on the east side of 26th Street West at 5414 1/2th Street West (± 0.70 acres).

IF APPROVED, the PR-M zoning district permits uses such as banks, business services, professional offices, clinics, or personal services establishments.

PDC-02-35(Z)(P) LEMARK BVT BRADENTON/LOWE'S

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CYPRESS BANKS LDA

Approval of an Amendment to Local Development Agreement LDA-01-02 to:

1. Revise the Legal Description;
 2. Revise and Update the list of persons with a legal or equitable interest in the subject property;
 3. Amend the expiration date of the Agreement to August 1, 2008;
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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
11/22/02

CLERK OF COUNTY
DEPT. OF COUNTY ADMINISTRATION
COUNTY OF MANATEE, FLORIDA
CORPORATE SERVICES DIVISION

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:

NOTICE OF ZONING CHANGES

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

NOVEMBER 22, 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 22ND DAY OF NOVEMBER A.D., 2002 BY MOYA NEVILLE WHO IS PERSONALLY KNOWN TO ME

(SEAL)

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

NOTARY PUBLIC

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MANATEE COUNTY PLANNING COMMISSION

Manatee County Planning Department

Manatee County, Florida

Published: November 22, 2002

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

STATE OF Florida

COUNTY OF Manatee

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

1. That he/she is the owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Pappagallo Rezone - Z-02-10, to be heard before the Manatee County Planning Commission at a public hearing to be held on December 5, 2002 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on December 17, 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 15 feet from the front property line on the 19 day of Nov, 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 22 day of Nov, 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

Melody Pappagallo
Property Owner / Agent Signature

Melody Pappagallo SIGNED AND SWORN TO before me on November 20, 2002 (date) by Melody Pappagallo (name of affiant). He/she is personally known to me or has produced Florida Drivers License (type of identification) as identification and who did take an oath.

Victoria N. Short
Signature of Person Taking Acknowledgment

Victoria N. Short
Type Name

Notary Public
Title or Rank

My Commission Expires: June 15, 2003

Commission No.: CC846467

Serial Number, if any

SEAL
SIGNED THROUGH TRUROY FIDELITY INSURANCE INC
June 15, 2003
MY COMMISSION # CC846467 EXPIRES
Victoria N. Short



Parcel Owners in 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
54 5064900003	2408 43RD AVE W	JPR INDUSTRIES INC	2521 45TH CT W		BRADENTON FL 34209
55 5065100009	4210 24TH ST W	JPR INDUSTRIES INC	2521 45TH CT W		BRADENTON FL 34209
56 5065200007	4208 24TH ST W	ICKES, DIANA L	PO BOX 10186		BRADENTON FL 34282
57 5065300005	4204 24TH ST W	HISKES, FRANK H	2105 RIVERVIEW BLVD W		BRADENTON FL 34205
58 5065500000	4116 24TH ST W	OWEN, THOMAS RODDY	4116 24TH ST W		BRADENTON FL 34205
59 5065600008	4114 24TH ST W	WEISS, BERND G	547 ROUNTREE DR		LONGBOAT KEY FL 34228
60 5065610056	4108 24TH ST W	WEISS, BERND G	547 ROUNTREE DRIVE		LONGBOAT KEY FL 34228
61 5065700006	4100 24TH ST W	DRAPER, JOHN D	4100 24TH ST W		BRADENTON FL 34205
62 5065800004	4012 24TH ST W	ASHFORD, ROBERT WAYNE	4012 24TH ST W		BRADENTON FL 34205
63 5065900002	4008 24TH ST W	HILL, JERRY RONALD	4008 24TH ST W		BRADENTON FL 34205
64 5066000000	4002 24TH ST W	GOETTSCHKE, KIMBERLY ANN	907 11TH AVE S 5		HOPKINS MN 55343
65 50668100008	3916 24TH ST W	HATTAWAY, JAMES W	3916 24TH ST W		BRADENTON FL 34205
66 5069000007	4307 26TH ST W	HATOUM, HANA	4307 26TH STREET WEST		BRADENTON FL 34205

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36 5062000004	4012 25TH ST W	GOELLNER, STEVEN R	4012 25TH ST W		BRADENTON FL 34205
37 5062100002	4008 25TH ST W	KOVACH, RANDY J	4008 25TH STREET WEST		BRADENTON FL 34205
38 5062200000	4004 25TH ST W	SPARACO, MARIA	4004 25TH ST W		BRADENTON FL 34205
39 5062300008	3916 25TH ST W	OSTERHOUDT, PATRICIA	1020 72ND ST NW		BRADENTON FL 34209
40 5062400006	3912 25TH ST W	PLOSICK, MICHAEL T	3912 25TH STREET W		BRADENTON FL 34205
41 5062500003	3908 25TH ST W	ALEXANDER, JAMES V	3908 25TH STREET WEST		BRADENTON FL 34205
42 5063600000	3911 25TH ST W	GIROUX, RAYMOND A J	3794 CEDAR LOOP		CLARKSTON MI 48348
43 5063700008	3915 25TH ST W	BELLO, HANS P	3915 25TH ST W		BRADENTON FL 34205
44 5063900004	4001 25TH ST W	GASTON, RUTH A	4001 25TH ST W		BRADENTON FL 34205
45 5064000002	4005 25TH ST W	CORBETT, WILLIAM E	4005 25TH ST W		BRADENTON FL 34205
46 5064100000	4011 25TH ST W	POWERS, KATHLEEN M	108 25TH ST W		BRADENTON FL 34205
47 5064200008	4101 25TH ST W	TEW, DANIEL S	4101 25TH ST W		BRADENTON FL 34205
48 5064300006	4111 25TH ST W	KAY, MARCUS A	4111 25TH ST W		BRADENTON FL 34205
49 5064400004	4113 25TH ST W	DINIUS, GEORGE L	811 59TH ST NW		BRADENTON FL 34209
50 5064500001	4201 25TH ST W	SOPER, DAVID WILLIAM	4520 60TH STREET CT W		BRADENTON FL 34210
51 5084600009	4205 25TH ST W	KILGORE, LOUIS W	4205 25TH ST W		BRADENTON FL 34205
52 5084700007	4209 25TH ST W	LONG, JOHN W JR	4209 25TH ST W		BRADENTON FL 34205
53 5064800005	4215 25TH ST W	ALTMILLER, MARGARE	4215 25TH ST W		BRADENTON FL 34205

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Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
19 5038700000	2612 43RD AVE W	BRADENTON CHRISTIAN REFORMED	4208 26TH ST W		BRADENTON FL 34205
20 5038900006	2616 43RD AVE W	BRADENTON CHRISTIAN REFORMED	4208 26TH ST W		BRADENTON FL 34205
21 5060100004	3915 26TH ST W	WEST BRADENTON CONGREGATION	3915 26TH ST W		BRADENTON FL 34205
22 5060500005	4011 26TH ST W	GOTZL LIMITED PARTNERSHIP	2200 WINTER SPRINGS BLVD 106-324		OVIEDO FL 32765
23 5060800003	4107 26TH ST W	PAPPAGALLO, FRANK	4107 26TH ST W		BRADENTON FL 34205
24 5060700001	4111 26TH ST W	ERVIN, WAYNE KENNETH SR	4111 26TH STREET WEST		BRADENTON FL 34205
25 5060800009	4115 26TH ST W	HEUBERGER, ELVERA F	4115 26TH ST W		BRADENTON FL 34205
26 5060900007	4221 26TH ST W	AMATO, PAUL	201 N GULF DR		BRADENTON BEACH FL 34217
27 5061100003	4225 26TH ST W	HUBBARD, JOHN T	1506 51ST ST W		BRADENTON FL 34209
28 5061200001	4229 26TH ST W	HOWARD, LANE E	4605 18TH ST W		BRADENTON FL 34207 1902
29 5061300009	2504 43RD AVE W	STEINER, BRIAN G	2504 43RD AVE W		BRADENTON FL 34205
30 5061400007	4206 25TH ST W	WILLIAMS, DEBORAH J	4206 25TH ST W		BRADENTON FL 34205
31 5061500004	4202 25TH ST W	EIB, ROBERT W	4202 25TH ST W		BRADENTON FL 34205
32 5061600002	4116 26TH ST W	GREEN, FERRIS E	4116 25TH ST W		BRADENTON FL 34205
33 5061700000	4112 25TH ST W	SMOTHERMAN, ROBERT A	4615 3RD AVE W		BRADENTON FL 34209
34 5061800008	4106 25TH ST W	WOODS, LOUISE C	4106 25TH ST W		BRADENTON FL 34205
35 5061900006	4102 25TH ST W	POSLUSNY, DAVID G	4102 25TH ST W		BRADENTON FL 34205

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Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 5019500007	4208 26TH ST W	BRADENTON CHRISTIAN REFORMED	4208 26TH ST W		BRADENTON FL 34205
2 5020100003	3920 26TH ST W	FAIR, MELVIN L	3920 26TH ST W		BRADENTON FL 34205
3 5020200001	2602 40TH AVE W	FAIR, MELVIN L	3920 26TH ST W		BRADENTON FL 34205
4 5020210000	2604 40TH AVE W	TANG, SENG C	2604 40TH AVE W		BRADENTON FL 34205
5 5020300009	2608 40TH AVE W	GEESAMAN, DAVID JEFFREY	2608 40TH AVE W		BRADENTON FL 34205
6 5021800007	4004 26TH ST W	BRADENTON CHRISTIAN REFORMED	4208 26TH ST W		BRADENTON FL 34205
7 5022100001	2605 40TH AVE W	BRADENTON CHRISTIAN REFORMED	4208 26TH ST W		BRADENTON FL 34205
8 5022200009	2607 40TH AVE W	FRYAR, MARY B	2607 40TH AVE W		BRADENTON FL 34205
9 5022300007	2707 40TH AVE W	HOGAN, DANIEL L	2707 40TH AVE W		BRADENTON FL 34205
10 5022400005	2711 40TH AVE W	BROWNING, JOHN T	2711 40TH AVE W		BRADENTON FL 34205
11 5024010000	3908 26TH ST W	CHARTER SERVICE AND SUPPLY	3908 26TH ST W		BRADENTON FL 34205
12 5024100009	2615 39TH AVE W	COLLER, LINDA	2615 39TH AVE W		BRADENTON FL 34205
13 5038000005	4214 26TH ST W	BRADENTON CHRISTIAN REFORMED	4208 26TH ST W		BRADENTON FL 34205
14 5038100003	4218 26TH ST W	BAKER, RONALD R	4218 26TH ST W		BRADENTON FL 34205
15 5038200001	4220 26TH ST W	STEINER, CHARLES M	320 BOB WHITE WAY		SARASOTA FL 34236
16 5038400007	4230 26TH ST W	HASSALL, WILLIAM DAVID JR	4230 26TH ST W		BRADENTON FL 34205
17 5038500004	4232 26TH ST W	COVELL, DOUGLAS	4232 26TH ST W		BRADENTON FL 34205
18 5038600002	2608 43RD AVE W	KING, THOMAS E	2608 43RD AVE W		BRADENTON FL 34205