

Z-02-12 HUGHES 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 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).

App Received: 07/23/02

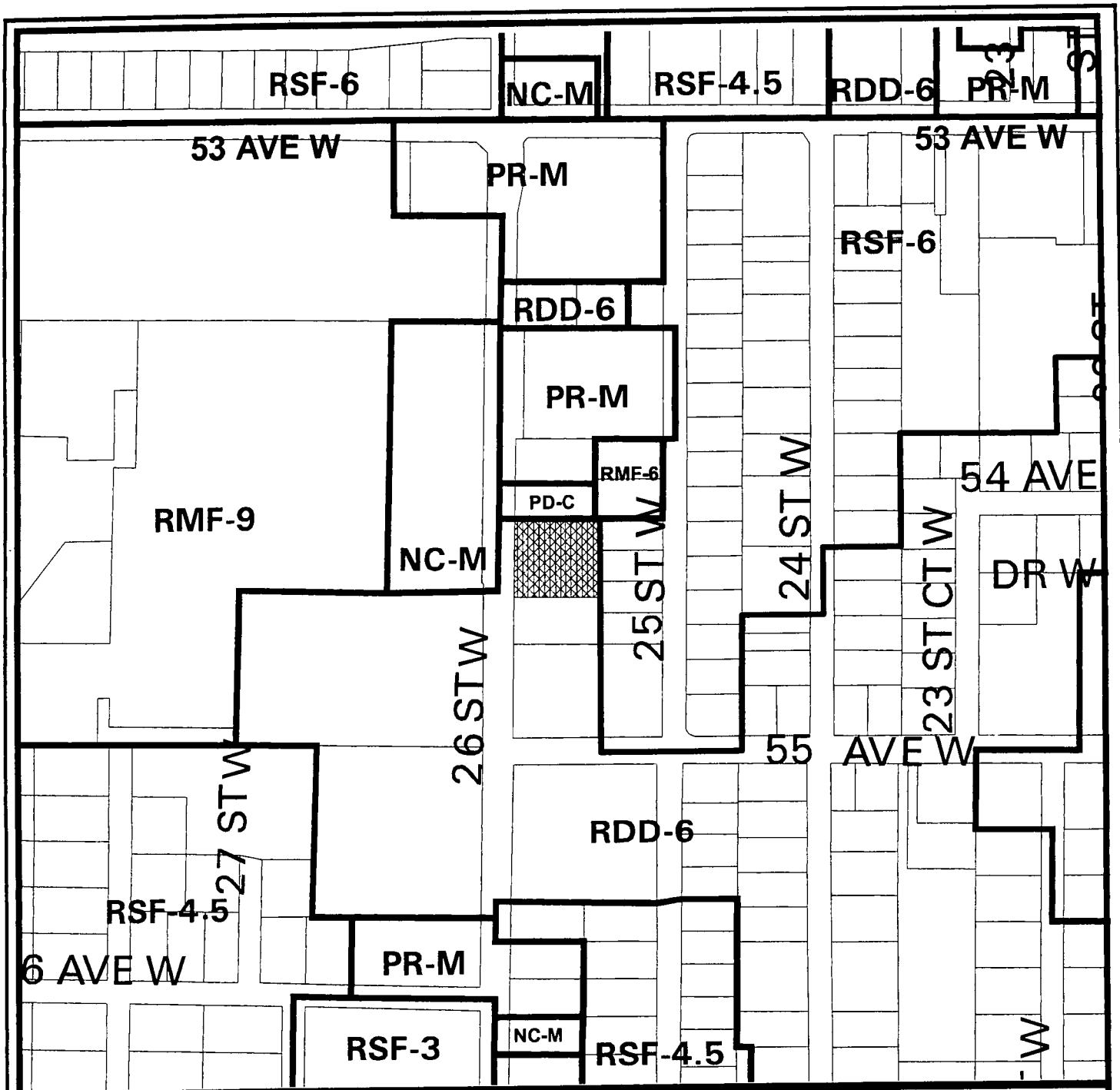
D.R.C.: 08/30/02

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-02-12, as recommended by staff.



Project Number: Z-02-12
 Proposed Use: N/A
 Proposed Zoning: PRM
 Existing Zoning: RDD-6
 Existing FLUC: RES-16
 Flood Zone: X
 Floodway: NO
 Acreage: 0.70
 Drainage Basin: CEDAR HAMMOCK
 Commissioner: Ron Getman
 Map Prepared: September 11, 2002
 Requested By: KENNETH HUGHES, SR.
 Section: 15 Township: 35 Range: 17

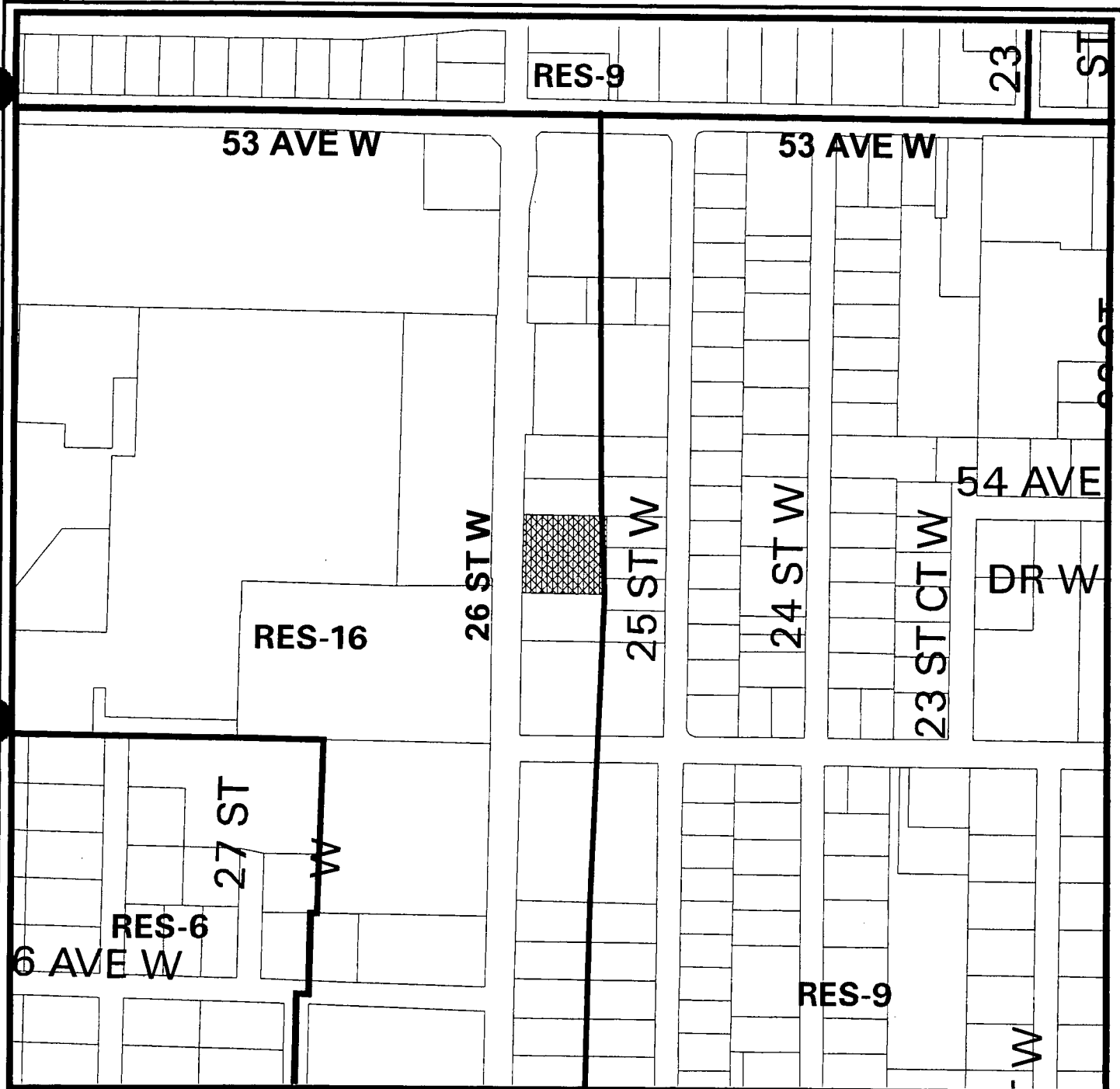
Tax I.D.: 605510050



**Manatee County
 Zoning
 Staff Report Map**
 1 inch = 290'

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

 Coastal
 High Hazard
 Line



Project Number: Z-02-12
 Proposed Use: N/A
 Proposed FLUC: N/A
 Existing Zoning: RDD-6
 Existing FLUC: RES-16
 Flood Zone: X
 Floodway: NO
 Acreage: 0.70
 Drainage Basin: CEDAR HAMMOCK
 Commissioner: Ron Getman
 Map Prepared: September 12, 2002
 Requested By: KENNETH HUGHES, SR.
 Section: 15 Township: 35 Range: 17

Tax I.D.: 605510050

**Manatee County
 Future Land Use
 Staff Report Map**
 1 inch = 290'

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

 Coastal
 High Hazard
 Line

CASE SUMMARY

CASE NO.: Z-02-12

APPLICANT: Kenneth Hughes Sr. & Patricia J. Hughes

REQUEST: Rezone ± 0.70 acres from RDD-6 (Residential Duplex District, 6 dwelling units per acre) to PR-M (Professional-Medium).

STAFF

RECOMMENDS: APPROVAL with Limited Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for a rezone to PR-M. The site is on the east side of 26th Street West, approximately 900 feet south of 53rd Avenue West, at 5414 26th Street West.
- To the NORTH is a florist shop, zoned PDC (Planned Development Commercial).
- To the EAST are single-family residences, zoned RSF-6 (Residential Single-Family/6 d.u./acre).
- To the SOUTH is a duplex zoned RDD-6 (Residential Duplex District/6 d.u./acre).
- To the WEST, across 26th Street West, is Saddle Creek Commercial Center zoned NC-M (Neighborhood Commercial-Medium).

SUMMARY: (SB)

The request to rezone to PR-M is consistent with the designated Comprehensive Plan Future Land Use Category of RES-16 (Residential, 16 d.u./gross acre). Policy 2.2.1.15 lists medium retail and office commercial uses in the range of potential uses for consideration. The site is within a commercial node and eligible to be considered for the proposed zoning district (Policy 2.10.4.1.).

Residential land uses along this segment of 26th Street West are redeveloping to small and medium professional office and commercial uses. Though there are some compatibility concerns with professional offices locating adjacent to residential development south and east of this site, 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. Professional business hours are usually during the daytime while many residents are away from home. The timing of this request is consistent with current development trends in the area. Staff recommends approval with limited issues.

POSITIVE ASPECTS OF THE APPLICATION

- **The site has direct access from 26th Street West, a Minor Arterial roadway.**
- **The site meets commercial locational criteria.**
- **Residential land uses along this segment of 26th Street West are redeveloping to professional office and commercial uses.**

NEGATIVE ASPECTS OF THE APPLICATION

- **Professional office development may impact the adjacent residential properties to the south and east.**
- **The volume of traffic is usually higher for professional office uses than for a single-family residence.**

MITIGATING FACTORS

- **An administrative review of future development on this site will address screening adjacent to residential uses.**
- **Office 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 RES-16 on the Future Land Use Map.

Policy 2.10.4.1 of the Comprehensive Plan limits the location of new commercial development to well-defined nodes. Comprehensive Plan Land Use Operative Provision E (2), requires proposed commercial projects to be located within a node eligible for consideration of commercial development. Sites within the RES-16 Future Land Use Category are limited to a maximum of 1,000 feet from the intersection of two functional-classified roadways, in this case, 53rd Avenue West (Minor Arterial) and 26th Street West (Minor Arterial). These requirements are known as commercial locational criteria.

The site is on the east side of 26th Street West (Minor Arterial), approximately 900 feet from the intersection of 53rd Avenue West (Minor Arterial). The site meets commercial locational criteria.

There are various zoning districts surrounding the site. PDC and PR-M zoning are to the north and RDD-6 is south. PR-M and NC-M are farther south. The zoning to the east is RSF-6. Across 26th Street West are NC-M and RDD-6 zoning districts. PR-M and NC-M are farther south.

The site to the north was approved for commercial development in 1995. With the exception of that parcel, the proposed amendment may be considered a logical expansion of the PR-M zoning district to the north.

Policy 2.10.4.3 (1) and (2) of the Comprehensive Plan requires that commercial sites be large enough to accommodate the building, and provide adequate setbacks, buffers, access

points, parking, and loading areas. This site meets PR-M zoning district requirements of 10,000 square foot lots that are 75 feet in width. The maximum Floor Area Ratio (FAR) is .23 or 7,013 square feet for this site. Currently, this site is occupied by a 2,750 square foot residence.

The LDC requires screening and buffering when commercial and professional uses are adjacent to residential uses. Additionally, the professional office uses are usually in operation during daytime hours when many residents are away from home. The proposed amendment can be found to be compatible and consistent with the existing development pattern and zoning of nearby properties on 26th Street West.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The site has been zoned RDD-6 since the adoption of the 1990 Land Development Code. Land uses and conditions have changed since the zoning was established. Existing structures along this segment of 26th Street West are changing from residential uses to small and medium professional office and commercial uses. The timing of the request is appropriate given the development trends in the area.

3. IMPACTS TO INFRASTRUCTURE

The Existing Roadways 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 is not expected to adversely affect traffic patterns or congestion.

The proposed change will not adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected.

There is a six (6) inch water main and gravity sewer on 25th Street West and two (2) six (6) inch water mains on 26th Street West. At this time, 26th Street West (between 53rd Avenue West and 57th Avenue West) 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 2,031 trips with 0 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 3,221 p.m. peak hour trips.

As designated on the Manatee County Right-of-Way Needs Map in this location, 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 33 feet. Depending on the proposed impact, additional right-of-way may be required at time of site plan approval.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

Staff is unaware of any adverse impacts caused by previous redevelopment of property along this segment of 26th Street West. Therefore, it would appear that 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.

6. CONSISTENCY WITH MANATEE COUNTY 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 2.2.1.15.1 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 (RES-16) 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 2.10.3.2 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 a 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 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.

Land Use Operative Provisions E (2) Medium Commercial Projects: Any such projects, or medium commercial components of larger projects, shall be located within a commercial node of the intersection of at least two roadways functionally-classified, at time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when partially or completely located within the Res-1, Res-3, UF-3, Res-6, Res-9, Res-12 and Res-16 categories on the Future Land Use Map, as generally extending a maximum of 1000 feet along the frontage of the functionally-classified roadways which define the commercial node. The 1000 feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.

ATTACHMENTS:

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

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

DATE: SEPTEMBER 16, 2002
PROJECT NAME: HUGHES REZONE
Z-02-11
REZONE FROM RDD-6 TO PR-M
ADDRESS: 5415 26TH ST W, SCT
PLANNER: STEPHANIE BROOKS (x)3880
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](FYI: THE ENGINEER ON THIS CASE IS MIKE HARRISON)

CONCURRENCY/TRANSPORTATION RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.
- 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 53rd Ave W and 57th Ave W) has adequate capacity and is operating at or above the adopted level of service "D". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of 26th St W, the generalized tables reflect a pm peak hour base/existing count of 2031 trips with 0 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 3221 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

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

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

**HUGHES REZONE
Z-02-11
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 33 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-02-11
Public Works and Transportation Concurrency Group
(Linda Petersen, Wayne Roberts, Sia Mollanazar)

S:\GROWTH\DRG-CONCURRENCY\2002 CASES\HUGHES REZONE.wpd



MEMORANDUM

DATE: September 17, 2002

TO: Stephanie Brooks, Planner
Planning Department

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

SUBJECT: **Development Review Comments**
Hughes Rezone Z-02-11

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

- This proposal is a request to rezone 1.2 acres from RDD-6 to PR-M to utilize an existing residence as an office building.
- No plan has been submitted as part of this request.
- It is 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 R02172 ESCUE

5200 26 Street West, Bradenton, FL 34207

Phone: (941) 751-7090, FAX: (941) 751-7095

Stephane

TRANSMITTAL #02172

DATE: March 18, 2002

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

TO: Manatee County Building Department

RE: Permit Application #Z-02-12

Project Name: Hughes Re-zone
5415 26th Street West

1. Upon fire department review of documents, no noted problems or code violations were found.

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

If you have any questions, please contact this department.

GME
George M. Ellington
Fire Inspector

GME/nje

c: Manatee County Planning, Permitting & Inspections, Fourth Floor, P.O. Box 1000, Bradenton, FL 34206
Kenneth & Patricia Hughes, 4215 76th Street West, Bradenton, FL 34209

Post-It [®] Fax Note	7671	Date	9/19	# of pages	1
To	Planning	From	G. Ellington		
Co./Dept.	4th Floor	Co.	CHER		
Phone #	749-3070	Phone #	751-7090x227		
Fax #	749-3071	Fax #	751-7095		

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

DATE 8-30-02

PROJECT NO: Z-02-11

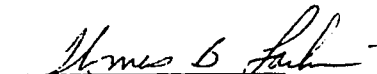
PROJECT NAME: Huges Rezone

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

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

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

Signed:


Thomas B. Larkin
Environmental Specialist II

(DRC)

DRC REVIEW COMMENTS

DATE: August 30, 2002

PROJECT NAME: HUGHES REZONE

PLANNING NUMBER: Z-02-11

PLANNER: Brooks REVIEW ENGINEER: Harrison

COMMENTS:

Distribution

No water detail to view at this time.

Utility Engineering

There are two 6" water mains on 26th St. W. There is a 6" water main and gravity sewer on 25th St. W.

Solid Waste

No comments at this time.

Survey

No comment.

Inspections

No comment.



MCGW41.PUBWKSG
W55:tsutton@GW55
Domain

09/06/2002 09:16 AM

To: mharrison@Planning, sbrooks@Planning
cc:
Subject: Hughes rezone

RE: Z-02-11, Hughes Rezone

The above project lies entirely in flood zone X per FEMA FIRM Panel 120153 0329C, revised 07/15/92.

There are no Floodplain Management requirements.

Thank you,

TereÚ G. Sutton
Construction Technician III
Floodplain Management Section
Manatee County Building Department
(941) 749-3078 ext.3815
Fax (941) 749-7813
teree.sutton@co.manatee.fl.us



Mike Harrison

10/02/2002 10:22 AM

To: Stephanie Brooks/Planning@Planning
cc: Robert Wenzel/Planning@Planning
Subject: Hughes Rezone Z 02-11 (engineering DRC comments).

I see that we did not provide written confirmation of no objection to this proposed rezone without a plan previously.

We indeed have no objection to this proposal and if any utility or stormwater information is needed please refer to the Preapplication comments dated 6/13/0.

Michael J. Harrison
Engineer II
Manatee County
Planning Department
749-3070

ZONING DISCLOSURE AFFIDAVIT

File Number _____

File Name _____

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 () or contract purchaser ()

Kenneth A. Hughes Sr.

50%

Patricia J. Hughes

50%

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

Signature: Kenneth A. Hughes, Sr.

(Applicant): Patricia J. Hughes

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 25 day of June, 2000,

by Kenneth Hughes & Patricia Hughes who is personally known to me or who has produced Fl. D/L

H220 501 38 457 as identification. & Fl. H220 681 39 744 00
(type of identification)

Gail L. Bass

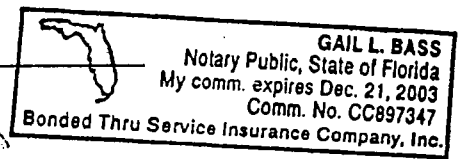
Notary Signature

My Commission Expires: 12/21/2003

GAIL L. BASS

Print or type name of Notary

Commission No.: CC897347



Title or Rank

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(Z)(P) - 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(Z)(P) - 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 7646 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 of purchase at cost, from the Planning Department.

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

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

Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

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

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

SARASOTA HERALD-TRIBUNE

affidavit _____ bill _____

COPY OF NEWSPAPER ADVERTISING

NOTICE OF PUBLIC HEARING
CHANGING THE
ZONING DISTRICT
OF CERTAIN
LAND IN
MANATEE COUNTY

NOTICE OF PUBLIC HEARING
GIVEN by the
Planning Commission
of Manatee County will
conduct a Public
Hearing on Thursday,
December 11, 2008, at
9:00 AM at the
Manatee County
Administrative Center,
112 Manatee Avenue West,
Bradenton, Florida, and
to receive comments and
input from the public
concerning the
re-zoning of certain
land from A-1 (General
Agriculture, 1 dwelling
unit per 5 acres) to
PDR-2 (Planned
Development Residential
Single-Family, 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).

PDR-02-11
WEST
BRANT MEADOW

Approval of: 1) A
 Zoning Ordinance of
 Manatee County, Florida,
 amending the Official
 Zoning Atlas of
 Manatee County
 (Ordinance 90-01, the
 Manatee County Land
 Development Code),
 relating to zoning with-
 in the unincorporated
 area of Manatee
 County, providing for
 the rezoning of certain
 land from A-1 (General
 Agriculture, 1 dwelling
 unit per 5 acres) to
 PDR-2 (Planned
 Development Residential
 Single-Family 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 REZONS

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 with-
 in the unincorporated
 area of Manatee
 County, providing for
 the rezoning of certain
 land from RSF-4.5
 (Residential Single-
 Family, 1 dwelling

units per acre) to PRS
 (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 PRS
 zoning district per-
 mits uses such as
 banks, business ser-
 vices, professional
 offices, clinics, or per-
 sonal services estab-
 lishments.

Z-02-12- HUGHES
REZONS

Approval of: 1) A
 Ordinance of Manatee
 County, Florida, amending the
 Official Zoning Atlas of
 Manatee County
 (Ordinance 90-01, the
 Manatee County Land
 Development Code),
 relating to zoning with-
 in the unincorporated
 area of Manatee
 County, providing for
 the rezoning of certain
 land from RD-6
 (Residential Duplex
 District, 6 dwelling
 units per acre) to PRM
 (Professional
 Medium), and provid-
 ing 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 PRM
 zoning district per-
 mits uses such as
 banks, business ser-
 vices, professional
 offices, clinics, or per-
 sonal services estab-
 lishments.

PDC-02-35(Z)(P)
LEFMARK
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 with-
 in 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 commu-
 nity serving motor vehi-
 cle repair, and addi-

of a 135,744 sq.ft.
 home improvement
 store (total of 292,400
 sq.ft.); and providing an
 effective date. Located
 at the northwest cor-
 ner of US 41 and
 Cortez Road (± 26.99
 acres).

PDGC-02-19(P)
BRADENTON COUN-
TRY 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 recon-
 struction and additional
 parking area, and
 2,000 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 avail-
 able for review or pur-
 chase at cost, from the
 Planning Department.

All interested parties
 are invited to appear at
 this Hearing and be
 heard, subject to prop-
 er rules of conduct.
 Additionally, any writ-
 ten comments filed
 with the Director of the
 Planning Department
 will be heard and con-
 sidered by the
 Planning Commission
 and entered into the
 record.

It is important that all
 parties present their
 concerns to the
 Planning Commission
 in as much detail as
 possible. The issues
 identified at the
 Planning Commission
 hearing will be the pri-
 mary basis for the final
 decision by the Board
 of Manatee County
 Commissioners. Inter-
 ested parties may
 examine the Official
 Zoning Atlas, the appli-
 cation, and related
 documents, and may
 obtain assistance
 regarding these mat-
 ters from the Manatee
 County Planning
 Department, 112
 Manatee Avenue West,
 4th Floor, Bradenton,
 Florida, telephone
 number (941) 749-
 3070; e-mail to: plan-
 ning.agenda@co.man-
 atee.fl.us

Americans With
 Disabilities: The Board
 of Manatee County
 Commissioners of
 Manatee County does
 not discriminate upon
 the basis of any indi-
 vidual's disability sta-
 tus. This non-discrimi-
 nation policy involves
 every aspect of the
 Board's functions
 including one's access
 to and participation in
 public hearings.
 Anyone requiring rea-
 sonable accommoda-
 tion for this meeting as
 provided for in the
 ADA, should contact
 Kaycee Ellis at 742-
 5800, TDD ONLY 742-
 5802 and wait 6 sec-
 onds, or FAX 742-5390.

SAID HEARING MAY
 BE CONTINUED
 FROM TIME TO TIME
 PENDING ADJOURN-
 MENTS.

MANATEE COUNTY
 PLANNING
 COMMISSION
 Manatee County
 Planning Department
 Manatee County,
 Florida
 11/22/08

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;

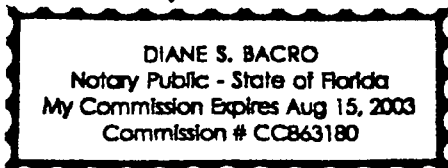
Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the 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.



(Signature of Affiant)

Sworn to and subscribed before me this
26th Day of November 2002




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:

PDR-02-11(Z)(P) WEST 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.

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 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 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 new paved drive and a new porte cochere.

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: (813) 749-3070; e-mail: 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 11/22/02

C. CAR & BARD
OFFICE OF THE COUNTY CLERK
2002 DECEMBER 5 10:00 AM
COUNTY CLERK'S OFFICE

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

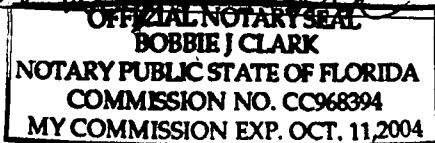
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE 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)



NOTARY PUBLIC

NOTICE OF ZONING CHANGES IN
UNINCORPORATED MANATEE COUNTY

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

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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).

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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(Z)(P) - 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 valet drop-off including several porte cochaises, and a 4,000 sq. ft. covered parking area to be added to the Bradenton Country Club facilities at 4646 9th Avenue West.

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

Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
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 KENNETH A. HUGHES, SR.
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 Hughes Rezone - Z-02-12, 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 40 feet from the front property line on the 15th day of November, 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 15th day of November, 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.

Kenneth A. Hughes, Sr.
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on NOVEMBER 15, 2002 (date) by KENNETH A. HUGHES, SR. (name of affiant). He/she is personally known to me or has produced FL. DR. LICENSE (type of identification) as identification and who did take an oath.

Beverly R. Pierce
Signature of Person Taking Acknowledgment

SEAL



Beverly R. Pierce
MY COMMISSION # CC820350 EXPIRES
April 5, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

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 6050400008	5312 24TH ST W	BURTLE, JOHN E SR	5312 24TH ST W		BRADENTON FL 34207
2 6050700001	5316 24TH ST W	BURTLE, JOHN E	5312 24TH ST W		BRADENTON FL 34207
3 6051000005	5320 24TH ST W	HEATLEY, DONNA M	5320 24TH ST W		BRADENTON FL 34207
4 6052000004	5319 25TH ST W	ELLIS, KARL R	5319 25TH ST W		BRADENTON FL 34207
5 6052100002	5323 25TH ST W	DAVIS, GUY	5323 25TH ST W		BRADENTON FL 34207
6 6052200000	5327 25TH ST W	REAMS, HOWARD V	5327 25TH ST W		BRADENTON FL 34207
7 6052300008	5331 25TH ST W	ABENE, MICHAEL A	5331 25TH ST W		BRADENTON FL 34207
8 6052400006	5335 25TH ST W	CORLEY, MARK D	5335 25TH ST W		BRADENTON FL 34207
9 6052600001	5403 25TH ST W	CHITTY, LINDA SUE	5403 25TH ST W		BRADENTON FL 34207
10 6052700009	5405 25TH ST W	HOBSON, POLA L	5405 25TH ST W		BRADENTON FL 34207
11 6052800007	5411 25TH ST W	BOGLE, JEAN F	5411 25TH ST W		BRADENTON FL 34207
12 6052900005	5415 25TH ST W	HARDIN, SHIRLEY M	5415 25TH ST W		BRADENTON FL 34207
13 6053000003	5419 25TH ST W	BRUNATH, RUDOLF D	5419 25TH ST W		BRADENTON FL 34207
14 6053100001	5423 25TH ST W	MCDONALD, JOSEPH J	5423 25TH ST W		BRADENTON FL 34207 3502
15 6053200009	5427 25TH ST W	DUNHAM, LINDA M	5427 25TH ST W		BRADENTON FL 34207
16 6053300007	2411 55TH AVE W	KRAMER, DIANE H	1914 3RD AVE E		BRADENTON FL 34208
17 6053800059	5315 26TH ST W	EGE PROPERTIES L L C	4727 ASHTON RD		SARASOTA FL 34233
18 6053800109	NO ASSIGNED ADDRESS	EGE PROPERTIES L L C	4727 ASHTON RD		SARASOTA FL 34233

Hughes Rezone
 Kenneth A. Hughes
 5415 26th St. W.
 Bradenton, FL 34207

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
19 6054000002	5320 25TH ST W	NICOLINI, GILBERTO A	5320 25TH STREET W		BRADENTON FL 34207
20 6054400152	5325 26TH ST W	CABOT POINTE LLC	240 S PINEAPPLE AVE		SARASOTA FL 34236
21 6054800005	5405 26TH ST W	BENNETT, ALBERT L	616 26TH ST W		BRADENTON FL 34205
22 6054800104	5406 25TH ST W	BRUCE, JONATHAN R	9203 63RD AVE E		BRADENTON FL 34202
23 6054801003	5410 25TH ST W	BRUCE, JONATHAN R	9203 63RD AVE E		BRADENTON FL 34202
24 6054810004	5411 26TH ST W	THRASHER, DONALD BRUCE	6027 15TH ST E		BRADENTON FL 34203
25 6055100159	5416 25TH ST W	BELL, THOMAS JR	5416 25TH ST W		BRADENTON FL 34207
26 6055100209	5420 25TH ST W	LEON, PIERRE A	5420 25TH ST W		BRADENTON FL 34207
27 6055100259	5424 25TH ST W	SAUNDERS, MONIQUE F	5424 25TH ST W		BRADENTON FL 34207
28 6055100309	5428 25TH ST W	LOWE, ANGELA R	5428 25TH ST W		BRADENTON FL 34207
29 6055100509	5415 26TH ST W	HUGHES, KENNITH A SR	4215 76TH ST W		BRADENTON FL 34209
30 6055100609	5419 26TH ST W	HUGHES, KENNITH A SR	4215 76TH ST W		BRADENTON FL 34209
31 6055400003	5425 26TH ST W	SWANSON, GAYLE B	5426 26TH ST W		BRADENTON FL 34207
32 6055900002	5402 24TH ST W	BOOSHAN, BRYANT D	5402 24TH ST W		BRADENTON FL 34207
33 6056000000	5406 24TH ST W	DAVIS, BERNICE J	5406 24TH ST W		BRADENTON FL 34207
34 6056100008	5410 24TH ST W	MELTON, JAMES E	5410 24TH ST W		BRADENTON FL 34207
35 6056200006	5412 24TH ST W	KIRCHNER, ROSEMARY	1703 EDGEWATER LN		PALMETTO FL 34221
36 6056210005	5412 24TH ST W	KIRCHNER, ROSEMARY	1703 EDGEWATER LN		PALMETTO FL 34221

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
37 6056210054	5416 24TH ST W	HOLLOWAY, DONNA L	1601 DARBY ROAD		BRADENTON FL 34240
38 6056300004	2405 55TH AVE W	PIGOTT, DEBORAH A	2405 55TH AVE W		BRADENTON FL 34207
39 6056310003	5420 24TH ST W	YATES, RICHARD A	5420 24TH ST W		BRADENTON FL 34207
40 6056500009	5401 24TH ST W	PARDY, WILLIAM F	5401 24TH ST W		BRADENTON FL 34207
41 6056600007	5403 24TH ST W	MARSICO, JANET G	5403 24TH ST W		BRADENTON FL 34207
42 6056700005	5405 24TH ST W	BLANKENSHIP, DWIGHT W	5405 24TH ST W		BRADENTON FL 34207
43 6056710053	5407 24TH ST W	WALTON, ROBERT B	5415 9TH ST E		BRADENTON FL 34203
44 6056710103	5409 24TH ST W	CHEUNG, TERRY T	4017 HIGHLAND AVE W		BRADENTON FL 34205
45 6056800003	5411 24TH ST W	KEELER, CHARLES A III	6613 FAIRWAY DR		SARASOTA FL 34243
46 6088200008	2406 55TH AVE W	ANTHONY, LISA M	3907 ROYAL PALM DR		BRADENTON FL 34210
47 6093100003	2412 55TH AVE W	TELLO, RAMON	2412 55TH AVE W		BRADENTON FL 34207
48 6093200001	5503 25TH ST W	WONDERS, RICHARD	5503 25TH ST W		BRADENTON FL 34207
49 6096500001	5518 25TH ST W	RUMBERGER, JESSE B * REV TR	6906 ARBOR OAKS CIR		BRADENTON FL 34209
50 6100000006	5426 26TH ST W	SWANSON, GAYLE B	5426 26TH ST W		BRADENTON FL 34207
51 6100000055	5320 26TH ST W	HOWZE, THOMAS A	5414 26TH ST W		BRADENTON FL 34207
52 6100000154	5400 26TH ST W	LIDDELL RANCHES INC	5400 26TH ST W		BRADENTON FL 34207
53 6100100053	5310 26TH ST W	BROOKWOOD APARTMENT ASSOCIATES LTD	4815 BUSCH BLVD E 205		TAMPA FL 33617

Parcel Owners In 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
54 6108400000	5512 26TH ST W	CHRIST METHODIST CHURCH INC	5512 26TH ST W		BRADENTON FL 34207 3511