


MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDPI-03-21(G)(R2) – Lena Road Landfill/SE Wastewater Treatment Plant (DTS# 20130123)	TYPE AGENDA ITEM	Advertised Public Hearing – Consent
DATE REQUESTED	06/13/13 PC	DATE SUBMITTED/REVISED	06/05/13
BRIEFINGS? Who?	No	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building & Development Services/Comprehensive Planning and Public Hearings	AUTHORIZED BY TITLE	Lisa Barrett, Planning Division Manager 
CONTACT PERSON TELEPHONE/EXTENSION	Katie LaBarr, AICP / Principal Planner / 748-4501 ext. 6828 DTS #20130123	PRESENTER/TITLE TELEPHONE/EXTENSION	Katie LaBarr, AICP/ Principal Planner / 748-4501 ext. 6828
ADMINISTRATIVE APPROVAL			

ACTION DESIRED

INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to recommend approval of PDPI-03-21(G)(R2) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

- The request is for approval of a revised General Development Plan for an addition of 320,257 square feet of floor area, increasing the FAR from 0.005 to 0.012 to allow for the construction of projects that are currently planned in the capital improvements program and for future projects that will be needed.
- This 1,169.20 acre site is located at 3333 Lena Road, south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard in Bradenton.

History :

- The General Development Plan was originally approved in January of 2004. Approximately 105.7 acres in the southwest portion of the site was rezoned to PDPI, placing the entire landfill and treatment plant site in one zoning category in August of 2008.
- On May 3, 2012, the Board of County Commissioners approved revisions to the Land Development Code to allow General Development Plans that are in effect as of January 1, 2012 to have no expiration date. This GDP was in effect on that date, and therefore has no expiration date.

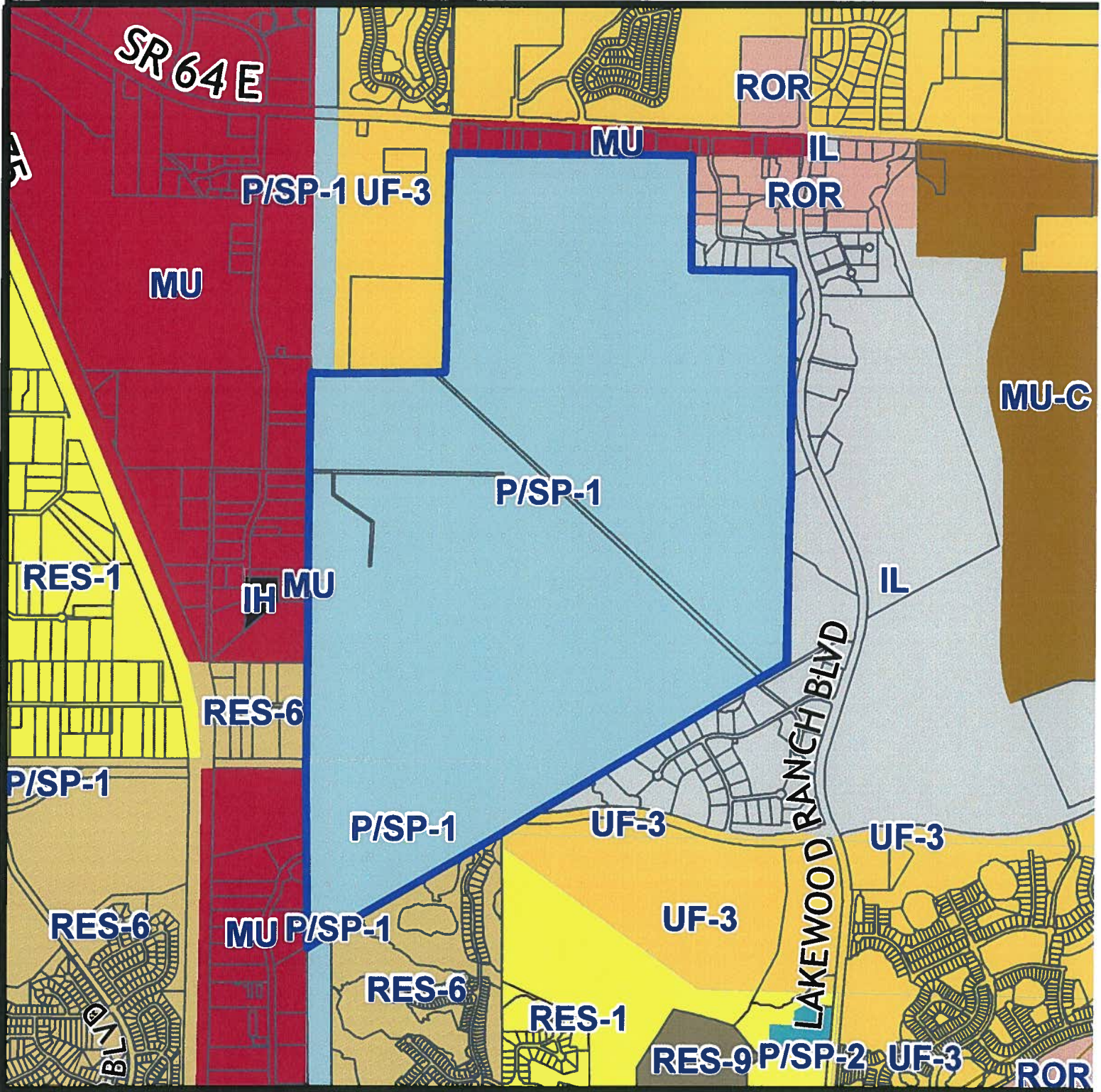
Request:

- This GDP includes capital improvements that are included in the capital improvements program and projects that are planned for build out of the landfill and wastewater treatment plant.
- Conceptual approval of future projects will enable Utilities and Public Works staff to submit Final Site Plans and Construction Drawings for projects identified on this GDP expeditiously, without requiring future public hearings.
- The site is currently approved for 293,800 square feet of building area, with a FAR of 0.005.
- This plan contemplates the addition of 320,257 square feet of floor area, increasing the FAR to 0.012. This is still but a fraction of the 1,169+ acre site.
- Special Approval is required because this site is adjacent to a perennial stream, Cypress Strand.
- The southwestern portion of this site is shown to be located within the Evers Watershed Protection Overlay District. However, watershed analysis information provided by the Public Works department indicates that this property is outside of the Evers Watershed Protection Overlay and does not impact the Evers Reservoir.
- Staff recommends approval of the request with stipulations.

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials:)
<input checked="" type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff report for PDPI-03-21(G)(R2)		n/a	
COST:	n/a	SOURCE (ACCT # & NAME):	n/a
COMMENTS:		AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	

FUTURE LAND USE



Parcel ID #(s) 567110051

Project Name: Lena Rd Landfill General Development Plan Update
 Project #: PDPI-03-21 (G)(R2)
 DTS#: 20130123
 Proposed Use: Landfill

S/T/R: Sec 3,6,2,1,31,7,12,30 Twn 35,34 Rng 18,19
 Acreage: 1,169.2
 Existing Zoning: PD-PI
 Existing FLU: P/SP-1
 Overlays: NONE
 Special Areas: NONE

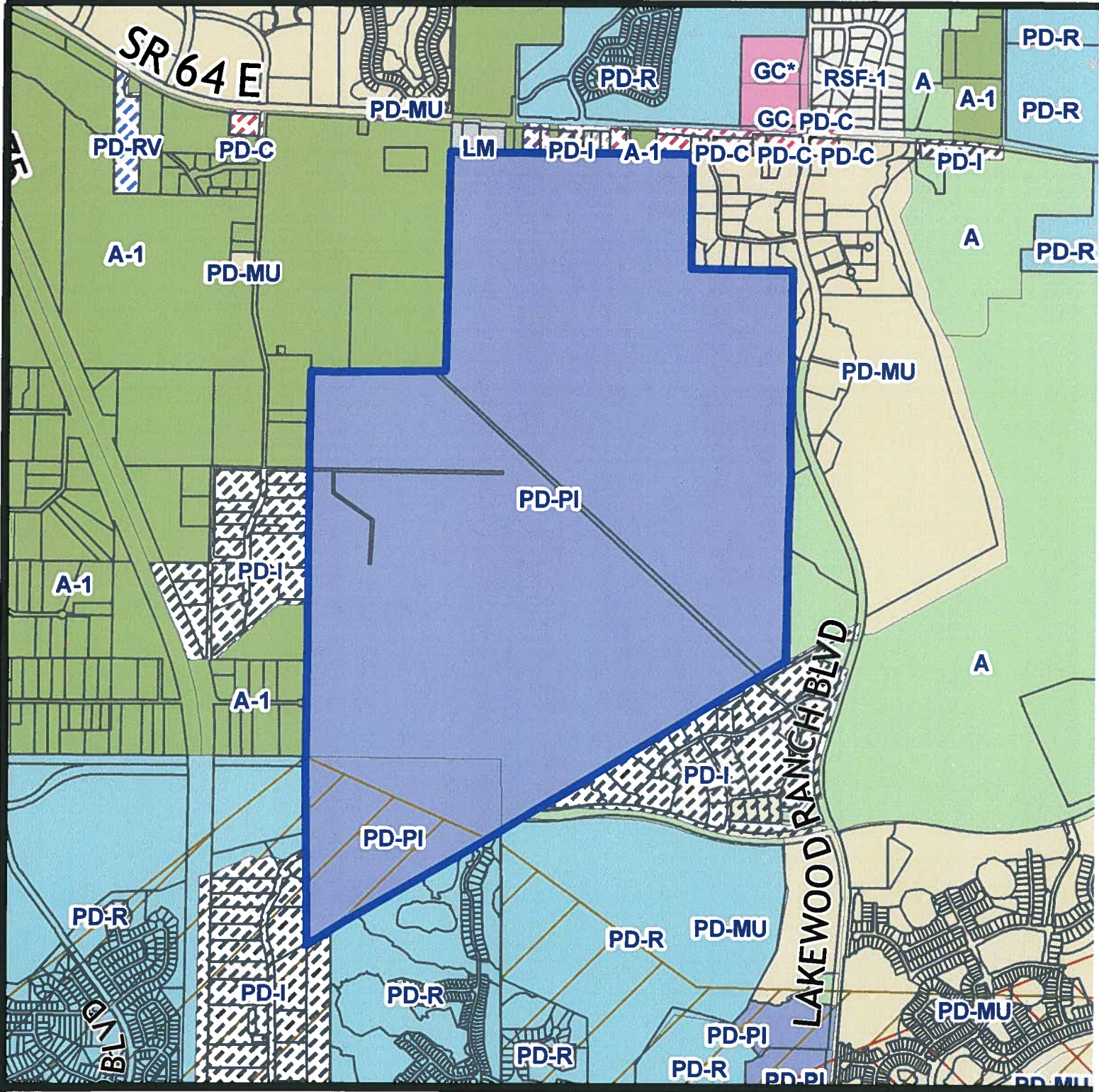
CHH: NONE
 Watershed: WPE
 Drainage Basin: CYPRESS STRAND, GATES CREEK, WILLIAMS CREEK
 Commissioner: Vanessa Baugh



Manatee County
 Staff Report Map

Map Prepared 4/22/2013
 1 inch = 1,867 feet

ZONING



Parcel ID #(s) 567110051

Project Name: Lena Rd Landfill General Development Plan Update
 Project #: PDPI-03-21 (G)(R2)
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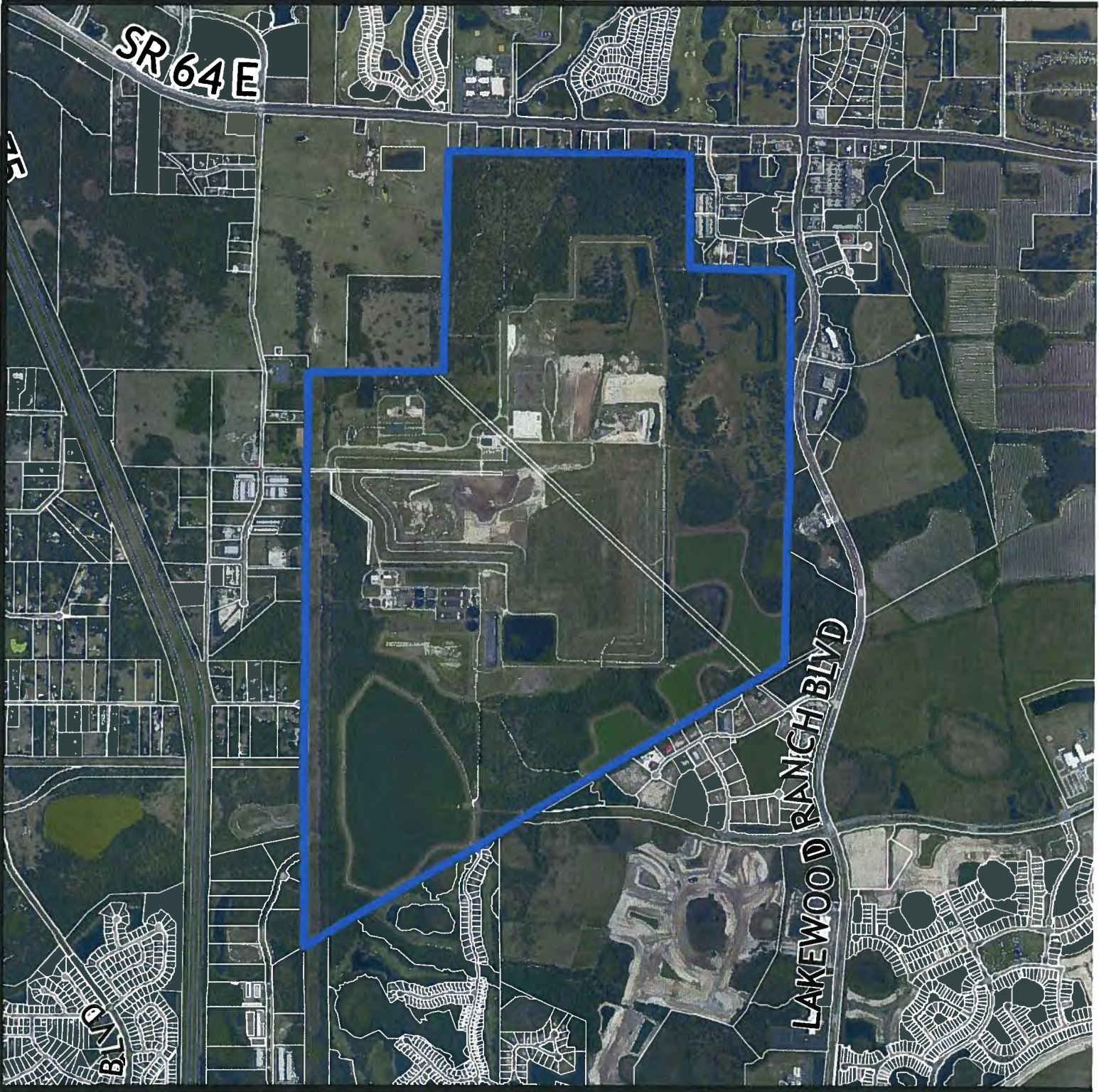
S/T/R: Sec 3,6,2,1,31,7,12,30 Twn 35,34 Rng 18,19
 Acreage: 1,169.2
 Existing Zoning: PD-PI
 Existing FLU: P/SP-1
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: WPE
 Drainage Basin: CYPRESS STRAND, GATES CREEK, WILLIAMS CREEK
 Commissioner: Vanessa Baugh

 Evers Watershed (WPE)

Manatee County
 Staff Report Map
 Map Prepared 4/22/2013
 1 inch = 1,867 feet

AERIAL



Parcel ID #(s) 567110051

Project Name: Lena Rd Landfill General Development Plan Update
Project #: PDPI-03-21 (G)(R2)
DTS#: 20130123
Proposed Use: Landfill

S/T/R: Sec 3,6,2,1,31,7,12,30 Twn 35,34 Rng 18,19
Acreage: 1,169.2
Existing Zoning: PD-PI
Existing FLU: P/SP-1
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: WPE
Drainage Basin: CYPRESS STRAND, GATES CREEK, WILLIAMS CREEK
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map

Map Prepared 4/22/2013
1 inch = 1,867 feet

P.C. 06/13/13

**PDPI-03-21(G)(R2) – LENA ROAD LANDFILL/SE WASTEWATER TREATMENT
PLANT (DTS #20130123)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDPI-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 06/13/13

B.O.C.C.: 08/08/13

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDPI-03-21(G)(R2); APPROVAL of a revised General Development Plan with Stipulations A.1 – A.6, B.1, and C.1 – C.3; GRANTING Special Approval for a project adjacent to a perennial stream; as recommended by staff.

PROJECT SUMMARY	
CASE#	PDPI-03-21(G)(R2) - DTS # 20130123
PROJECT NAME	Lena Road Landfill/Southeast Wastewater Treatment Plant
APPLICANT(S):	Manatee County Government
EXISTING ZONING:	PDPI (Planned Development Public Interest)
PROPOSED USE(S):	Improvements to the Southeast Water Reclamation Facility and Lena Road Landfill
CASE PLANNER:	Katie LaBarr, AICP
STAFF RECOMMENDATION:	APPROVAL
DETAILED DISCUSSION	
<p><u>History</u></p> <p>Manatee County Utilities Department operates the Southeast Water Reclamation Facility (SEWRF) and Lena Road Landfill. The current permitted capacity of the SEWRF is 11.0 million gallons per day on an annual average daily flow basis. There are multiple projects to be designed and constructed within fiscal years 2013 through 2015 in the current capital improvements program (CIP). These improvements were not shown on the approved General Development Plan (GDP). This amendment includes all of the planned projects for the current and future capital improvement programs.</p> <p>An important project included in this GDP is a 10MG tank and high service pump station that is associated with the Manatee County Agricultural Reuse System (MARS) to allow the County to service Shroeder Manatee Farm operation and continue to supply reclaim water to the Southeast service area. With this additional tank and pump station, Manatee County will be able to provide reclaim irrigation water to customers during nightly peak demand events, without comprising pressure and water quality.</p> <p>The General Development Plan was originally approved in January of 2004. Approximately 105.7 acres in the southwest portion of the site was rezoned to PDPI, placing the entire landfill and treatment plant site in one zoning category, in August of 2008.</p> <p>On May 3, 2012, the Board of County Commissioners approved revisions to the Land Development Code to allow General Development Plans that are in effect as of January 1, 2012 to have no expiration date. This GDP was in effect on that date, and therefore has no expiration date.</p>	

Request:

This GDP includes capital improvements that are included in the capital improvements program and projects that are planned for build out of the landfill and wastewater treatment plant. Conceptual approval of future projects will enable Utilities and Public Works staff to submit Final Site Plans and Construction Drawings for projects identified on this GDP expeditiously, without requiring future public hearings.

The site is currently approved for 293,800 square feet of building area, with a FAR of 0.005. This plan contemplates the addition of 320,257 square feet of floor area, increasing the FAR to 0.012. This is still only a fraction of the 1,169± acre site.

As noted previously, this is the site of the County landfill, which includes cells that are now closed, active cells, and cells that will be prepared for future activity. The maximum height of all landfill cells is 100 feet. Buildings associated with the landfill are also located, or planned for this site. This plan shows the addition of a customer service center, scale house office space and storage, a household hazardous waste storage building and a landfill operations and storage building, public restroom facilities, and Stage 2 landfill cell preparation. All activities are located internal to the site. The closest existing building is the Administration building and it is approximately 1,000 feet away from the property line. The customer service center that is planned is proposed to be approximately 600' away from the west property line. Existing native vegetation provides significant buffers to the north, east and west.

This site also includes the Southeast Wastewater Reclamation Facility (SEWRF), which is located in the southwestern portion of the site. This area is well buffered by existing wetlands and a large stormwater pond. Buildings and equipment associated with a wastewater treatment plant include ground storage tanks, headworks, filters, anoxic/aerobic tanks, etc. Existing equipment is located approximately 1,600 feet away from the property line, but is well buffered by existing wetlands. The tallest existing structure for the landfill is the equipment maintenance building at 43 feet. The tallest building in the SEWRF is the biosolids dryer facility at approximately 60 feet. The tallest proposed structure is the 10 million gallon ground storage tank, which is estimated to be approximately 62 feet tall. All proposed equipment and buildings are located in areas that have already been disturbed for landfill operations or operations related to the wastewater treatment plant. In addition to equipment, this plan shows an administration building, a maintenance building, a future septage and grease receiving station and an oil storage building. All proposed buildings are east of the existing wastewater treatment equipment and southwest of the closed landfill cell.

Special Approval is required because this site is adjacent to a perennial stream, Cypress Strand.

The Zoning Atlas map indicates that the southwestern portion of this site is located within the Evers Watershed Protection Overlay District. However, watershed analysis information provided by the Public Works department indicates that this property does not impact potable water sources. The southwestern portion of this site drains into Williams Creek, which drains into the Braden River downstream of the dam, thus not impacting the potable water source for

the City of Bradenton at the Evers Reservoir.

As noted above, an evaluation of the topographical information indicates that the extent of the watershed district differs from what is indicated on the Official Zoning Atlas Map, because based on the watersheds on site, none of the water drains to the Evers Reservoir. Therefore, in accordance with LDC Section 604.1.1(6), the topographic information that has been provided by staff prevails without an amendment to the Atlas Map. Staff has determined that the board is not required to find that there is an overriding public interest in expanding this existing use, per Comprehensive Plan Policy 2.2.2.2.5(e) because the site has been determined to be located outside of the Evers Watershed Overlay Protection Overlay District.

There is a significant natural buffer along the north, east and south sides of the landfill and treatment plant. The plan does not show any impacts to these areas.

Staff recommends deleting or modifying some stipulations. In most cases, the reason for deletion is because they are LDC requirements. Staff does recommend deletion of existing Stipulation A.1 regarding tree removal and replacement, as it is not applicable. In 2006, the Utilities Department proposed a yard waste facility to be located in the northwestern portion of the property. This proposal would have required significant tree removal. During the course of review, the request was removed and the GDP that was approved did not include the placement of that use in that location, but the stipulation was inadvertently carried forward. It is now proposed to be deleted, because it is no longer applicable.

Staff recommends a new Stipulation A.1 regarding open space, to ensure compliance with LDC Section 603.15.4, establishing a minimum open space requirement for the entire project. Open space requirements will be addressed with future Preliminary/Final Site plan submittals.

Staff recommends approval of the request with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	3333 Lena Road, Bradenton
GENERAL LOCATION:	South of SR 64 on Lena Road
LANDFILL SITE IS:	1,169.20 ± acres
EXISTING USE(S):	Landfill and Wastewater Treatment Plant
FUTURE LAND USE CATEGORY:	P/SP-1
FAR:	<u>Existing:</u> 0.00577 <u>Proposed:</u> 0.01205

SPECIAL APPROVAL(S):	Adjacent to a Perennial Stream, Cyprus Strand	
OVERLAY DISTRICT(S):	WPE (Evers Reservoir Overlay District boundary) – Watershed study shows site is out of Overlay District	
SPECIFIC APPROVAL(S):	n/a	
SURROUNDING USES & ZONING		
NORTH	Vacant and single-family residential, zoned LM (light Manufacturing), NCS (Neighborhood Commercial, Small) and A-1 (Suburban Agriculture); Professional Park zoned PRM (Professional Medium); Commercial Uses zoned PDC (Planned Development Commercial)	
SOUTH	Single-family residential, zoned PDR (Planned Development Residential) and an industrial park zoned PDI (Planned Development Industrial)	
EAST	Fire Station zoned A (General Agriculture) and Lakewood Ranch Commerce Park zoned PDMU (Planned Development Mixed Use)	
WEST	Vacant land, industrial and single-family zoned PDI and A-1	
SITE DESIGN DETAILS		
SETBACKS:	Front Side Rear Waterfront	50' 50' 50' 30'
OPEN SPACE:	A minimum of 30% open space will be stipulated to be provided for the site	
BUFFERS:	n/a	
ACCESS:	Lena Road	
FLOOD ZONE(S)	Project site lies in Zones X, AE with Base Flood Elevations between 28'-31' and A with no base flood elevation determined	
AREA OF KNOWN FLOODING	No, in Cypress Strand Basin	
UTILITY CONNECTIONS	County Water and Sewer	
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage:	207.34± acres	

Proposed Impact Acreage:	None
<p><u>Wetlands:</u></p> <p>There are approximately 207.34 acres of jurisdictional wetlands within the project boundary. No wetland impacts are proposed at this time.</p> <p><u>Endangered Species:</u></p> <p>Numerous listed species have been observed utilizing the site for foraging, resting and roosting. No evidence of nesting was observed with the exception of one gopher tortoise that was observed along the eastern portion of the property. Staff recommends a Development Order condition that requires the site to be reevaluated for listed species at the time of future Final Site Plan approvals.</p>	

NEARBY APPROVED DEVELOPMENT				
NON-RESIDENTIAL				
Project	Square Feet	Floor Area Ratio	FLUC	Year Approved
Racetrac	5,928 sq ft convenience store 10,933 sq ft canopy and 20 gas pumps	0.14	MU	2012
Magnolia Plaza	12,000 sq ft commercial	0.19	MU	2010
Lakewood Ranch Business Park	31 lot	n/a	IL	2006
Lakewood Ranch Commerce Park	2,684,000 sq ft mixed use (industrial, commercial, and office)		ROR/IL	2003
Lena Road West Industrial Park	1 lot	n/a	MU	2001
Blackpointe Plaza	18,300 sq ft retail & restaurant 4,100 sq ft convenience	0.10	MU	2008

	store (3,800 canopy/gas) 1,152 sq ft carwash 5,800 sq ft bank			
CVS (f.k.a. Eckerd's SR 64)	10,657 retail	0.10	MU	2003
East Glen (aka Ogles)	15,115 office & daycare	0.12	MU	1999
Residential				
Project	Units/Lots		Year Approved	
Greenfield Plantation	192 lots		1997	
Heritage Harbour	5,000 Units		2000	
Rosedale Addition	475 lots		2011 (revision) 2006 (original approval)	
POSITIVE ASPECTS				
<ul style="list-style-type: none">• This amendment provides up to date information on existing and proposed uses and structures at the landfill and wastewater treatment plant.• Approval of this GDP will enable Utilities and Public Works staff to quickly submit FSP/Construction Drawings when funding for improvements is available.				
NEGATIVE ASPECTS				
<ul style="list-style-type: none">• Property is adjacent to some existing residences to the north.				
MITIGATING MEASURES				
<ul style="list-style-type: none">• Significant natural buffers are maintained around the property lines of this site. The northern boundary of this site is heavily vegetated.				

STAFF RECOMMENDED STIPULATIONS
Stipulations from PDPI-03-21(Z)(G)(R) shown in Strikethrough / <u>Underline</u> format below:
A. <u>DESIGN AND LAND USE CONDITIONS:</u>
<ol style="list-style-type: none"> A comprehensive tree removal and replacement plan for the yard waste site shall be included with the Final Site Plan when it is submitted for review. It shall address specifically where and how many trees will be planted off site, as well as the size, type, and location of trees to be planted on site. The largest required replacement trees shall be planted on site. (Amended Original Stipulation).

1. The applicant shall provide a minimum of 30% open space for the entire project.
2. The landfill shall maintain a minimum 15 ft. buffer of existing trees and vegetation along their northernmost property line south of SR 64, where the landfill boundary abuts residential uses. This may be delineated by phase if necessary. Details shall be shown on the landscape plan that is submitted with each future Final Site Plan.
3. The applicant shall demonstrate compliance with the Land Development Code Adverse Impact requirements of Section 723 regarding odor and other adverse impacts. This shall be demonstrated prior to each Final Site Plan approval. ~~(Original Stipulation).~~
4. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed. ~~(Original Stipulation).~~
5. ~~Prior to the any Final Site Plan approval, the design and shielding of on-site lighting shall comply with Section 709.2.2. In addition, pole mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-offs. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.~~
6. The applicant shall develop pre- and post- disaster mitigation plans to be reviewed and approved by the Public Safety Department concurrent with each Final Site Plan review. ~~(Original Stipulation).~~

B. TRANSPORTATION CONDITIONS:

1. Applicant is advised that studies (solid waste, wastewater 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. At the time of Final Site Plan and Construction Plan approval for the project, the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

C. STORMWATER CONDITIONS:

1. ~~Please add the following note to the landscape plans when submitted, "As per Section 715.4, Subsection A, trees and shrubs shall not be placed within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale; whichever is greater. Swales must allow the positive flow of water without any obstruction."~~

DC. ENVIRONMENTAL CONDITIONS:

1. ~~Gopher tortoises have been identified onsite. If a wildlife management plan is required by the appropriate regulating agency, a copy of such shall be provided to the Planning Department for review prior to Preliminary Site Plan approval.~~
2. ~~This site shall be re-evaluated for the presence of listed species prior to Preliminary Site Plan approval, per Section 736.3.7.1.4.~~
3. ~~An ERP approved by FDEP shall be provided to the Planning Department for review prior to Preliminary Site Plan approval.~~
1. An updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species shall be conducted prior to each Final Site Plan approval. Any management plans or permits required by the appropriate State or federal agency, shall be provided to the Building and Development Services Department for any listed species found on-site, prior to commencement of construction activities.
- 4.2. Required Tree Replacement shall occur in accordance with Section 714.8 of the —LDC. A combination of off-site replacement and payment into the Tree Fund can be utilized due to insufficient room onsite to plant all trees. Prior to each Preliminary Site Plan/Final Site Plan approval, an exhibit shall be provided to Planning—theEnvironmental Planning Division of the Building and Development Services Department staff—for review and approval, depicting proposed locations of replacement trees. (Amended Original).
- 5.3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the—eachFinal Site Plan. Use of Manatee County public potable water supply shall be prohibited.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
15' screening buffer	0'		N	This has been stipulated for the north property line.
TREES				
Tree replacement				Stipulation C.2 addresses tree replacement
ROADS & RIGHTS-OF-WAY				
Minimum 24' internal rights-of-way/driveways	24'	Y		Streets to be public, internal roads are considered public but have no right of way.
Dedicate ± 0' ROW Powell Johnson Road	n/a	Y		No additional ROW required
Interneighborhood Ties	n/a			n/a
Visibility triangles	15'	Y		To be verified with future FSPs
ENVIRONMENTAL ISSUES				
Exotic species removal	n/a			
Wetland buffer signs			N	To be verified with FSP
30% Open space			N	Staff recommends new stipulation A.1 to address open space.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6) Planned Districts - Rezone Review Criteria (Section 603.4)	
<p>Physical Characteristics: The applicant's engineer has prepared a general development plan without hazard to person or property, on or off the tract. Based on current observed site conditions, the site is free from the probability of erosion, subsidence, slipping of the soil, flood hazard, destruction of wetlands or other dangers and the conditions of soil, groundwater level, drainage and topography are appropriate to type and pattern of use intended.</p> <p>Public Utilities, Facilities and Services: The site lies south of State Road 64 along Lena Road, in an area already served by Manatee County EMS, Fire and Law Enforcement. The site is currently connected to the potable water and sewer systems, storm and surface drainage systems, and transportation systems. There is an 8-inch water line from Powell Johnson Road and a 16-inch sewer gravity main.</p> <p>Major Transportation Facilities: The site has existing access to State Road 64 (principal arterial) from Lena Road. No new</p>	

roads or extensions are planned.

Compatibility, Transitions:

There are residential developments to the north and south, both individual homes and Greenfield Plantation to the north and Rosedale to the south. There is an approved industrial park to the south (Lakewood Ranch Business Park), vacant land to the east and industrial uses to the west. Planned Development Public Interest (PDPI) allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Design Quality:

The existing uses, a landfill and wastewater treatment plant have been established on this property. The quality of the conceptual design of the proposed improvements to the site complies with applicable Land Development Code (LDC) requirements and General Development Plan (GDP) standards.

Adjacent Property

The site contains existing natural buffers to protect existing and probable use of surrounding property, as well as a 185 ft wide FPL easement along the west side of the property. The nature of the site's use does not allow for linkages to activity centers and circulation facilities on adjacent property.

Access:

The site has access to State Road 64, a County classified principal arterial road via Lena Road. All vehicle and pedestrian access points will meet the minimum LDC standards.

Streets, Drives, Parking and Service Areas:

All streets, drives, parking and service areas will provide safe and convenient access to all buildings and general facilities. Parking and access to commercial offices, facilities for deliveries, and loading zones will meet the minimum LDC standards and will be shown on future Final Site Plans.

Pedestrian Systems:

Generally the site does not see pedestrian traffic, with the exception of County staff. There will be sidewalks where necessary to facilitate access to buildings.

Natural and Historic Features, Conservation and Preservation Areas:

The site plan shows that there are approximately 207.34 acres of wetlands on site, which equates to 17.7% of the overall acreage. No wetland impacts are proposed.

Density/Intensity:

The future land use designation is P/SP-1, which does not allow for any dwelling units. The FAR is limited to specific uses associated with the principal uses of a landfill and wastewater treatment plant. The development of the site will comply with this limitation.

Height:

The development of the site will comply with applicable LDC requirements regarding height.

Fences and Screening:

Fences and screening will be addressed with the Preliminary/Final Site Plan and will meet minimum LDC standards. All activities on this site are located internal to the site. Natural buffers, which include heavily vegetated areas to the north, wetlands to the west, stormwater ponds to the southwest, and open space to the east provide for separation from adjacent commercial, residential and industrial uses.

Yards and Setbacks:

LDC Section 603.15.3.1 says that appropriate floor area ratios, height, bulk, setback, and square footage shall be established as part of the conditions of approval, based on evaluation of certain factors that include the nature of surrounding land uses and long term expansion and operational requirements.

Setbacks are as shown on the site plan.

The established setbacks for the project are shown below:

Front: 50 ft

Side: 50 ft

Rear: 50 ft

Waterfront: 30 ft

Trash and Utility Plant Screens:

The entire site is buffered by natural vegetation to prevent visibility to the public, therefore, trash and utility screens are not necessary.

Signs:

Signage will meet all LDC standards and be permitted separately.

Landscaping:

All proposed landscaping will meet or exceed the requirements of the LDC.

Water Conservation:

Staff recommends a stipulation to require a minimum of 30% open space. Based on the existing and future building area proposed, this site will be able to provide a minimum of 30% open space. Native plant communities will be preserved where possible.

Rights-of-Way:

Internal roads are considered public but have no right of way. Details regarding future roadways within the project will be reviewed with future Final Site Plans.

Utility Standards:

All utility improvements will adhere to the requirements of the Manatee County Public Works Standards and will be reviewed in greater detail with future site plan submittals.

Stormwater Management:

Stormwater management for the site will comply with the LDC standards, which include the requirements of Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

Open Space:

Staff recommends a stipulation to require a minimum of 30% open space. Based on the existing and future building area proposed, this site will be able to provide a minimum of 30% open space.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the P/SP1 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by growing industrial and residential development. Improvement of landfill and wastewater treatment capacity will only help current and proposed development.

Policy: 2.2.1.22.1 Intent. The P/SP-1 FLUC is intended to recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.

Policy: 2.2.1.22.2 Range of Potential Uses. Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors.

Policy 2.6.1.1 Compatibility. The General Development Plan design is compatible with surrounding development because it abuts industrial property on two sides and is situated in such a manner that the zoning should not have a negative impact on surrounding development.

Transportation

Major Transportation Facilities

The site will continue to have access onto SR 64, a six-lane arterial roadway, via Lena

Road, a two-lane collector roadway.

Transportation Concurrency

The Applicant is only seeking General Development Plan (GDP) approval at this time, and, thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant may be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project (see Certificate of Level of Service Compliance table below).

Access

As previously stated, the site will continue to have access onto SR 64 via Lena Road through existing driveways. Please note that all vehicle and pedestrian access points will meet the minimum LDC standards. At the time of a traffic study, all access points will be re-evaluated to determine if any further site-related improvements will be required for the site.

CLOS APPLIED FOR: No

TRAFFIC STUDY REQ'D: The Applicant may be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project at the time of PSP/FSP submittal.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	CURRENT LOS
Lena Road	SR 64 to 41 st Avenue E (Link # 6036)	D	C

REQUIRED IMPROVEMENTS:

This is a General Development Plan and the applicant applied for a Deferral of Concurrency. Any needed improvements will be addressed with further site plan submittals.

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES

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
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

Policy: 2.2.1.22 P/SP (1): Establish the Public/Semi-Public (1) future land use category as follows:

Policy: 2.2.1.22.1 Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents. Additional areas under this category may be recognized by amendments to the Future Land Use Map, if appropriate, and why such uses are programmed.

Policy: 2.2.1.22.2 General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors. Also, when the P/SP (1) designation is an easement on privately-held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (See also Policy 2.1.1.5)

Policy: 2.2.1.22.3 Range of potential Density/Intensity:

Maximum Net Residential Density:

0 dwelling units per acre

except where the area designated as P/SP (1) is utility easement on property owned by applicants for a proposed project. Under this exception, property designated as P/SP (1) shall, during the development review process, be counted

toward gross residential acreage, as defined herein, and the limits on gross density associated with the category adjacent to the P/SP (1) designation shall be applied to the area shown as P/SP (1). When there are different future land use categories designated adjacent to the P/SP (1) category, the area shown on the Future Land Use Map as P/SP (1) shall be reviewed as being designated under both adjacent future land use categories, with the centerline of the easement utilized as the line separating both adjacent categories.

Maximum Net Residential Density:
0 dwelling units per acre

Maximum Floor Area Ratio:
0 FAR
(except for structures reasonably related to the
operation of the public or quasi-public facilities)

However, where P/SP (1) is an easement on privately-held property, the property designated as P/SP (1) shall be counted toward gross non-residential acreage, as defined herein, and the Maximum Floor Area Ratio associated with adjacent category or categories shall be applied to the area designated as P/SP (1), and included in the definition of Gross Non-residential Acreage.

Policy: 2.2.1.22.4 Other Information:

- a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, as defined in § 163I.31.87, F.S., only if such relocation is determined, during the review of a proposed project through the special approval process, to reduce any adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation generates an increased adverse impact on adjacent land uses, a plan amendment would be required unless mitigation of such increase in adverse impact is successfully accomplished through the special approval process.
- b) In all instances where the P/SP(1) future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:
 - I) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP(1).
 - II) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP(1), the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (ii) above, with surrounding development.
 - III) Property with the future land use category of P/SP(1), shall required Planned Development zoning to be developed.

Policy: 2.2.2.2 WO: Establish the Watershed Overlay District as follows:

Policy: 2.2.2.2.1 Definition: The geographic area encompassing the land and water surfaces which by virtue of natural topography, contributes surface water flow to the Lake Manatee Reservoir, the Evers Reservoir, or the Peace River.

Policy: 2.2.2.2.2 Purpose: To maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within Lake Manatee, Evers Reservoir, Peace River and all inflowing water-courses.

Policy: 2.2.2.2.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the WO Overlay District are contained under Objective 2.3.4 of the Future Land Use Element, Objective 9.5.2 and Policy 9.4.1.4 of the Public Facilities Element, Goal 3.2 of the Conservation Element, Objective 5.3.2 of the Traffic Sub-Element, of this Comprehensive Plan. Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, and policies, and development regulations is required for all activity within the Watershed Overlay District.

Policy: 2.2.2.2.4 Effect of Mapping:

- a) Any project which is at least partially within the Watershed Overlay District (WO) shall be submitted for approval under the special approval process. The area designated under the WO District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the WO District. The extent and coverage of the area designated is shown in greater detail on the official zoning atlas of Manatee County, but is, however, subject to adjustment pursuant to (c) below.
- b) See also policies listed under Policy 2.2.2.2.3 above.
- c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to Sec. 163.3202, F.S.

Policy: 2.2.2.2.5 Development Restriction / Conditions:

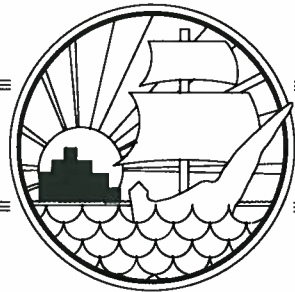
- a) Prohibit the location of any general or commercial aviation facility within the Watershed Overlay District, except where a finding of overriding public interest has been reached by the BOCC for location of such a facility within the districts.

- b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.
- c) Prohibit all new mineral resource extraction and associated processing activities, other than sand, shell, and gravel extraction, within the Watershed Overlay District unless such uses are subject to special approval which must establish that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quality within the watersheds.
- d) Prohibit newly proposed nonresidential/ nonagricultural development in the Watershed Overlay District which requires an operating permit for industrial waste treatment, as referenced in Chapter 62-4 F.A.C. unless such developments are reviewed as special approvals and it can be established that such developments shall not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and shall not cause any adverse impact on water quantity within these districts.
- e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the BOCC of overriding public interest.
- f) Require that the preservation of indigenous vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also policy 2.9.4.6)
- g) Require minimum percentages of upland area on projects within the Watershed Overlay District be maintained, during the course of development, as undisturbed or landscaped areas. These minimum percentages shall exceed those required outside the Overlay District (see also policy 3.3.2.1 and 2.9.4.6).

SEWRF / LENA ROAD LANDFILL
GENERAL DEVELOPMENT PLAN UPDATE
COUNTY PROJECT #20130123

RECEIVED
MAY 29 2013
BY: _____

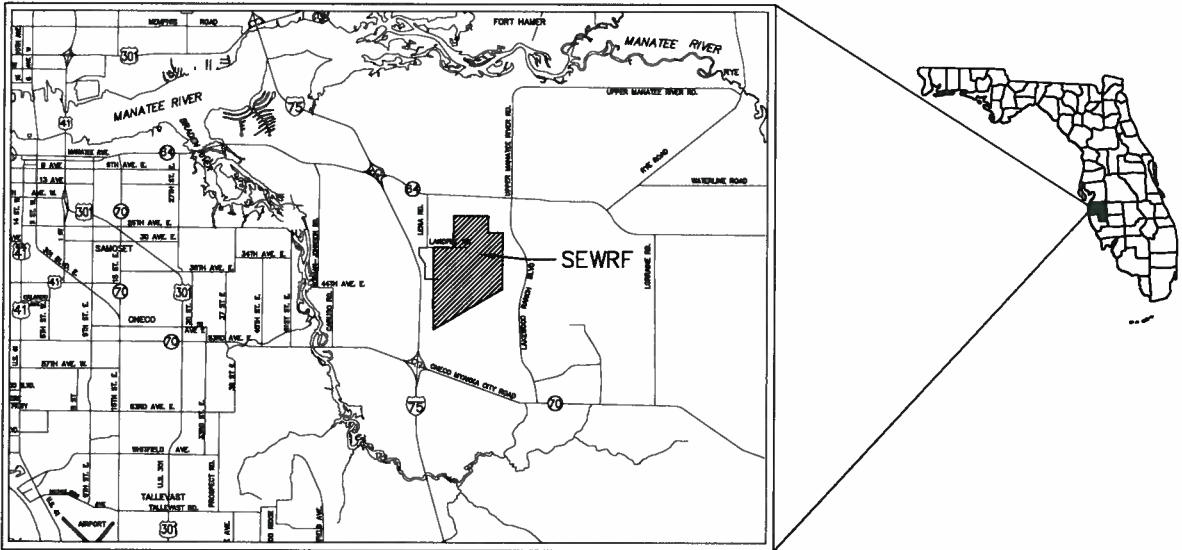
MAY 2013



MANATEE COUNTY, FLORIDA

INDEX OF DRAWINGS

1	COVER SHEET AND SHEET INDEX
2	SITE INFORMATION AND ABBREVIATIONS
3	EXISTING/PROPOSED SITE PLANS KEYSHEET
4	EXISTING SITE PLAN
5	EXISTING SITE PLAN
6	PROPOSED SITE PLAN
7	PROPOSED SITE PLAN



PROJECT VICINITY MAP
SECTION 1,6,7,12,30,31,36, TOWNSHIP 34,35 RANGE 18,19

 **McKIM & CREED**
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E90006891
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BLAKE PETERS, P.E.
No. 64429

\\s024\proj\2013\20130123\20130123.dwg, 5/7/2013 11:28:48 AM, Chuck, Bureau

SITE ZONING--	PD--PI
ZONING WITHIN 200FT--	A, A-1, LM, NC-S, PD-C, PD-I, PD-MU, PD-PI, PD-R, PR-M
LAND USE WITHIN 200FT--	OFFICE BUILDINGS/PRIVATE SCHOOLS/COLLEGES, REPAIR SERVICE SHOPS, SERVICE STATIONS, SINGLE FAMILY RESIDENTIAL, STORES, ONE STORY, UTILITIES, VACANT ACREAGE, NOT AGRI, VACANT COMMERCIAL, VACANT COUNTY, VACANT INDUSTRIAL, VACANT RESIDENTIAL TRACT/UNUSABLE, WAREHOUSING CONDO FLEX, WAREHOUSING, DISTRIBUTION.
FUTURE LAND USE--	P/SP-1
PROPERTY AREA--	1169.20 ACRES
FEMA FLOOD ZONE--	ZONE X, A, AE
FEMA 100YR FLOOD EL.--	AE: 28'-31'
PROPOSED WETLANDS IMPACTS--	N/A
PROJECT SETBACKS FROM PROPERTY BOUNDARY--	FRONT-- 50' SIDE-- 50' REAR-- 50' WATERFRONT-- 30'

GST	GROUND STORAGE TANK
RCW	RECLAIMED WATER
HSP	HIGH SERVICE PUMPS
MCC	MOTOR CONTROL CENTER
RAS/WAS	RETURNED ACTIVATED SLUDGE/WASTE ACTIVATED SLUDGE
WRF	WATER RECLAMATION FACILITY

1. PARKING CALCULATIONS FOR THE PROPOSED PROJECTS WILL BE SUBMITTED WITH THE FINAL SITE PLANS.
2. ACCESS ROADS SUPPORTING THE PROPOSED PROJECTS WILL BE SUBMITTED WITH THE FINAL INDIVIDUAL SITE PLANS.
3. ALL PROJECTS WILL COMPLY WITH THE LAND DEVELOPMENT CODE HEIGHT STANDARDS OR BE EXCLUDED PER SECTION 702.5.
4. THE PROJECT SITE IS ADJACENT TO THE PERENNIAL STREAM CYPRESS STRAND. THE WATER QUALITY AND QUANTITY OF CYPRESS STRAND WILL NOT BE NEGATIVELY AFFECTED BY THE PROPOSED PROJECTS AS ALL STORM WATER MANAGEMENT WILL COMPLY WITH SWFWMD STANDARDS AND MANATEE COUNTY STANDARDS AS STATED IN SECTION 717 OF THE LAND DEVELOPMENT CODE.
5. THE TRAFFIC OPERATIONS AND SAFETY SHALL MEET THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT'S HIGHWAY, TRAFFIC AND STORM STANDARDS, THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) STANDARDS FOR ROAD AND BRIDGE DESIGN, INCLUDING ANY OTHER APPLICABLE FDOT STANDARDS AND SPECIFICATIONS, AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

DESCRIPTION	PROJECT LIMITS (ACRES)	BUILDING AREA (SF)
CURRENT CIP		
LANDFILL AREA		
PUBLIC RESTROOM FACILITY	0.17	200
STAGE II PREPARATION	120.90	N/A
GAS EXPANSION PHASE III, STAGE III	43.94	N/A
GAS ELECTRIC GENERATION, PHASE I	0.10	2,155
GAS ELECTRIC GENERATION, PHASE II	0.10	2,155
WATER RECLAMATION FACILITY AREA		
LAKE FILTERS	0.74	2,000
SEPTAGE RECEIVING STATION	0.45	9,000
GROUND STORAGE TANK AND HSP	1.36	36,000
GRAVITY BELT THICKENER	0.04	700
MAINTENANCE BUILDING	0.48	14,000
SUBTOTAL	168.28	66,210
FUTURE CIP		
BELT FILTER PRESS EXPANSION	0.29	7,000
OIL STORAGE	0.34	23,400
GROUND STORAGE TANK	1.11	35,000
ADMINISTRATION BUILDING	0.26	3,726
WRF BUILDOUT	18.80	5,060
FLOCCULATOR		1,300
BLOWER BUILDING		684
CHEMICAL BUILDING		1,783
DRYER		3,060
SLUDGE HOLDING TANKS		13,392
SPLITTER BOX		1,425
HEADWORKS		1,906
ANOXIC/AEROBIC TANKS		74,076
MCC		1,268
SPLITTER BOX RAS/WAS PUMP STATION		1,324
FINAL CLARIFIERS		41,259
AUTOMATIC BACKWASH FILTERS		14,742
CHLORINE CONTACT BASINS		2,886
LANDFILL BUILDOUT	0.93	
CUSTOMER SERVICE CENTER		8,360
SCALEHOUSE OFFICE SPACE AND STORAGE		4,396
HHW STORAGE BUILDING		3,000
LANDFILL OPERATIONS STORAGE BUILDING		3,000
SUBTOTAL	21.93	254,047
EXISTING		
LANDFILL ADMINISTRATION AREA	18.03	
ADMINISTRATION BUILDING		4,908
HOME HAZARDOUS WASTE BUILDING		20,493
OPERATIONS BUILDING		8,746
EQUIPMENT MAINTENANCE BUILDING		11,924
LANDFILL SCALE HOUSE AREA	3.43	
SCALE HOUSE BUILDING		2,000
WATER RECLAMATION FACILITY AREA	23.18	
OPEN TANK AREA		222,164
CONTROL BUILDING		2,960
ELECTRICAL BUILDING		3,805
CHEMICAL BUILDING		6,311
CHLORINATION BUILDING		1,815
ACCESSORY BUILDINGS AND PADS		8,674
ROADWAY/PARKING (PAVED AND DIRT)	29.98	
OPEN AREA AND LANDFILL CELLS	879.80	
SUBTOTAL	954.42	293,800
TOTAL =	979	614,057
EXISTING F.A.R. = 293,800 EXISTING SQ. FT. / 50,965,200 OVERALL SITE SQ. FT. =		0.00577
PROPOSED F.A.R. = (293,800 EXISTING SQ. FT. + 254,047 TO BE DETERMINED SQ. FT. + 66,210 CIP SQ. FT.) / 50,965,200 OVERALL SITE SQ. FT. =		0.012057

LOCATION	PROJECT #	PROJECT NAME	STARTING DATE	COMPLETION DATE
SEWRF	WW00966	10 MG GROUND STORAGE TANK	Oct-15	Mar-17
SEWRF	WW00971	10 MG GROUND STORAGE TANK AND INTERCONNECTION	Oct-14	Mar-16
SEWRF	6073780	LAKE FILTERING SYSTEM	Mar-13	Mar-14
SEWRF	WW01029	MAINTENANCE BUILDING	Oct-16	Sep-18
SEWRF	WW01027	SECOND GRAVITY BELT THICKENER	Oct-16	Sep-17
SEWRF	6083480	SEPTAGE RECEIVING STATION	Oct-13	Mar-15
LANDFILL	6077200	DISPOSAL PREPARATION - STAGE II	Oct-15	Dec-16
LANDFILL	5W00849	GAS COLLECTION EXPANSION - STAGE III, PHASE III	Oct-14	Sep-15
LANDFILL	5W00991	GAS ELECTRIC GENERATION - PHASE II	Oct-14	Sep-16
LANDFILL	6008202	GAS ELECTRIC GENERATION - PHASE I	Jan-13	Jan-14
LANDFILL	6083800	PUBLIC RESTROOM FACILITY	Apr-13	Dec-13
SEWRF	TBD	10 MG GROUND STORAGE TANK	Oct-20	Oct-21
SEWRF	TBD	BELT FILTER PRESS EXPANSION	Oct-15	Oct-16
SEWRF	TBD	ADMINISTRATION BUILDING	Oct-13	Jan-15
SEWRF	TBD	PLANT EXPANSION TO 24 MGD OR INCREMENTAL EXPANSION	Oct-25	Oct-27
		FLOCCULATOR		
		BLOWER BUILDING		
		CHEMICAL BUILDING		
		DRYER		
		SPLITTER BOX		
		HEADWORKS		
		ANOXIC/AEROBIC TANKS		
		MCC/GENERATOR BUILDING		
		SPLITTER BOX RAS/WAS PUMP STATION		
		FINAL CLARIFIERS		
SEWRF	TBD	AUTOMATIC BACKWASH FILTERS	Oct-14	Oct-15
		CHLORINE CONTACT BASINS		
SEWRF	TBD	OIL STORAGE	Oct-14	Oct-15
LANDFILL	TBD	CUSTOMER SERVICE CENTER	Oct-17	Sep-18
LANDFILL	TBD	SCALEHOUSE OFFICE SPACE AND STORAGE	Oct-17	Sep-18
LANDFILL	TBD	HHW STORAGE BUILDING	Oct-17	Sep-18
LANDFILL	TBD	LANDFILL OPERATIONS STORAGE BUILDING	Oct-17	Sep-18

**CIVILIAN HOUSE
DEMISSIONS**

REVIEWS

DATE:

BLAKE PETERS, P.E.
No. 64429

REA

 **MKIM & CREED**
378 Interstate Court
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Phone: (941) 379-3404, Fax: (941) 379-3530
KB0006691
www.mkimcreed.com

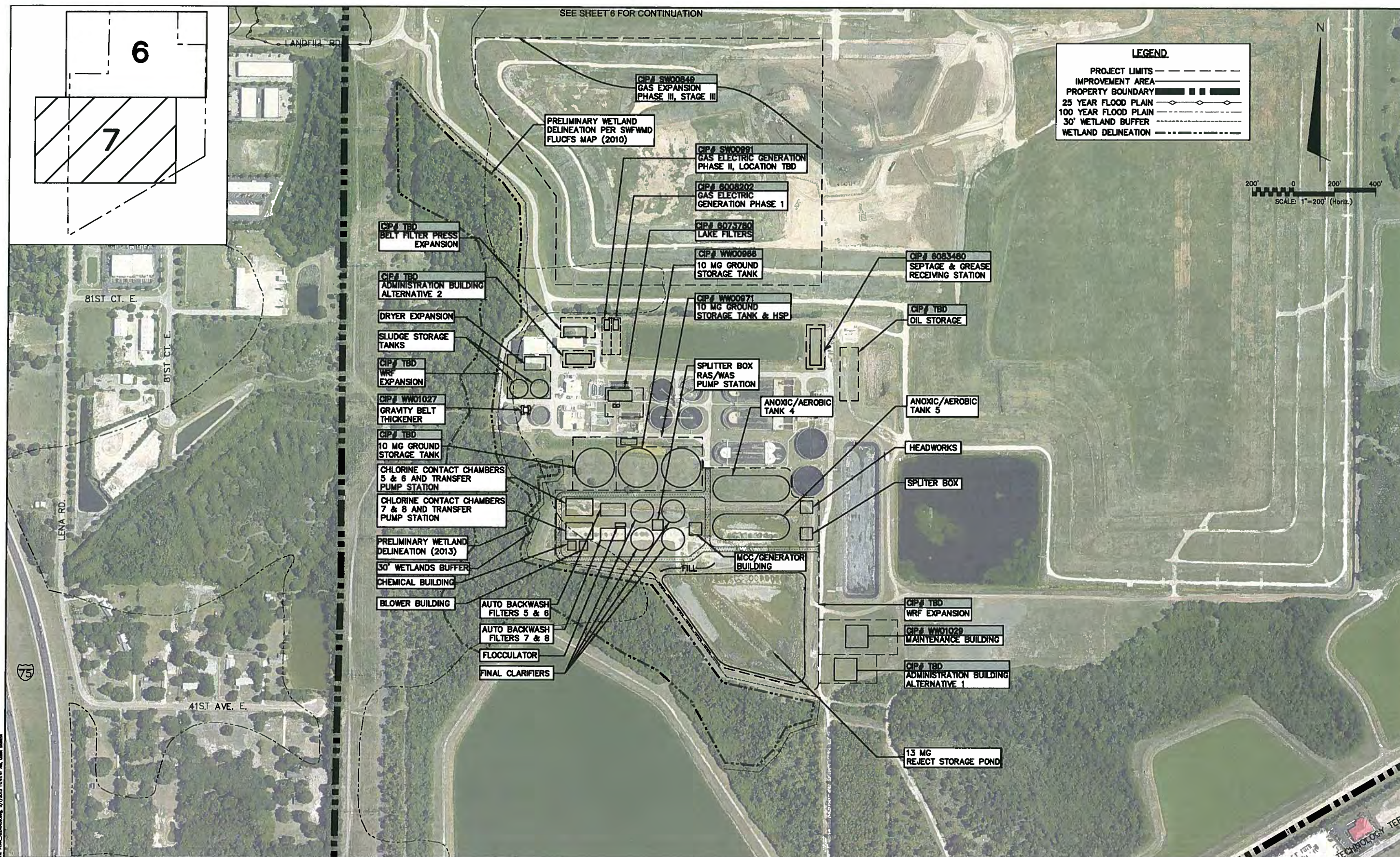


MANATEE COUNTY, FLORIDA

SEWRF/LENA ROAD LANDFILL GENERAL DEVELOPMENT PLAN UPDATE

SITE INFORMATION AND ABBREVIATIONS

DATE: MAY 2013	SCALE	DRAWING NUMBER
WGE PROJ. # 1024-0189	HORIZONTAL:	
DRAWN QES	AS SHOWN	
DESIGNED	VERTICAL:	2
CHECKED	NA	
PROJ. MGR. MSJ		
STATUS:	REVISION	

[illegible]

BLAKE PETERS, P.E.
No. 84429

324



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 EB0006991
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MANATEE COUNTY, FLORIDA

SEWRF / LENA ROAD LANDFILL
GENERAL DEVELOPMENT
PLAN UPDATE

PROPOSED SITE PLAN

DATE: MAY 2013	SCALE	DRAWING NUMBER
MOE PROJ. # 1024-0159	HORIZONTAL:	
DRAWN QES	AS SHOWN	
DESIGNED	VERTICAL:	7
CHECKED	NA	
PROJ. MGR. MSI		
STATUS:		REVISION

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941-745-7077

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Published Daily
Bradenton, Manatee County, Florida

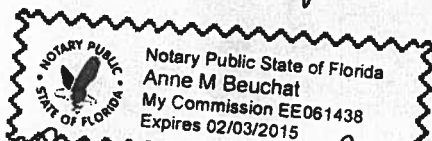
STATE OF FLORIDA COUNTY OF MANATEE

Before the undersigned authority personally appeared Flo Konesko, 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 copies of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF ZONING** in said newspaper in the issues of **5/29/2013**.

Affidavit 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 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.


(Signature of Affiant)

Sworn to and subscribed before me this
24 Day of May, 2013




SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

**NOTICE OF ZONING
CHANGES IN UNINCORPORATED
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on **Thursday, June 13, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDP1-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTE-WATER TREATMENT PLANT
(DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDP1-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road; located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT
(DTS#20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amendment approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development.

Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 116,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST
(DTS#20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site

Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-06-86(P)(R2) - SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT)
(DTS#20120402)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use) zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-18(Z)(P) - WILDCAT PARRISH, LLC/ WILDCAT PRE-SERVE
(DTS#20120464)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-02(P) - UNIVERSITY VILLAGE, LLC - UNIVERSITY VILLAGE
(DTS #20130033)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 51.50 acres at on the north side of Tallevast Road, approximately 1,500 feet east of US 301 at 3005 and 3211 Tallevast Road, Bradenton from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approve a Preliminary Site Plan for 208 single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME. PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

AFFIDAVIT OF PUBLICATION

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

STATE OF FLORIDA
COUNTY OF MANATEE

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

Legal description documented below:

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

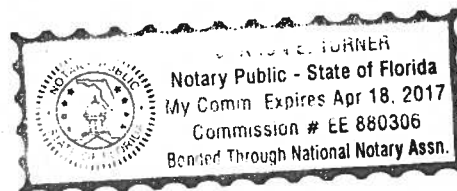
5/30 1x

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

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 31 DAY OF May, A.D., 2013
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

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, June 13, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDP1-03-21(G)(R2) - LENA ROAD LANDFILL/SE WASTEWATER TREATMENT PLANT (DTS #20130123)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating the approved General Development Plan [Ordinance PDP1-03-21(G)(R)] to allow additional improvements to the Southeast Water Reclamation Facility and Lena Road Landfill on approximately 1,169.20 acres at 3333 Lena Road, located south of SR 64, east of Lena Road, and west of Lakewood Ranch Boulevard, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-08-05(R) - AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT FOR PARRISH PLANTATION DEVELOPMENT (DTS #20130150)

Request: Approval of an Amendment to a Local Development Agreement providing for a change in the type of land use identified in the Local Development Agreement by deleting the requirement for dedication of a Public Community Use; providing for severability, and providing for an effective date. The Amended Local Development Agreement applies to Parrish Plantation for which an amended approval is sought pursuant to pending application known as PDMU-07-07(P)(R) (264.4 ± acres). The proposed use of the properties is residential development, including single family detached residential units and single family attached residential units, commercial and office development. Pursuant to the pending zoning request, Parrish Plantation is seeking approval for a maximum of 488 residential units with a maximum height of 35 feet and 118,100 square feet of commercial and 83,000 square feet of office.

PDMU-13-03(P) - DUKE INVESTMENTS, LLC/UNIVERSITY GROVES WEST (DTS #20120488)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 133 lots for single-family detached residences on approximately 48.76 acres located north of University Parkway, east of U.S. 301, south of Circus Road, and west of University Groves Development, Bradenton. The site is zoned PDMU (Planned Development Mixed Use); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-06-86(P)(R2) -SMT AUTO, LLC/FIRST AUTO SALES (RELATED TO ALCO PROPERTIES OF MANATEE COUNTY, INC./COPEMAN DEVELOPMENT) (DTS #20120402)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Revised Preliminary Site Plan to:

- Eliminate mini-warehouse facility, office use and 8-lots for single-family detached residences;
- Add a 2,460 square foot building for use of a motor vehicle sales, rental, leasing, and motor vehicle repair establishments; and
- Modify existing stormwater basin

The 7.23± acre site is in the PDMU (Planned Development Mixed Use)

zoning district located on the west side of U.S. 41, approximately 550 feet south of 53rd Avenue West and extending west to 16th Street West at 5410 14th Street West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-12-19(Z)(P) - WILDCAT PARRISH, LLC/WILDCAT PRESERVE (DTS #20120464)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 89.72 acres located on the northeast corner of Ft. Hamer Road and Golf Course Road at 12180 Golf Course Road, Parrish, from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use) retaining the North Central Overlay zoning district; approve a Preliminary Site Plan for 242 residential lots for single-family detached residences and a commercial outparcel for 51,346 square feet of retail and office uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: May 30, 2013

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Date of pub: May 30, 2013

Copy of Newspaper Advertising

Bradenton Herald

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Manatee County Building and Development Services Department
Manatee County, Florida
5/29/2013

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

STATE OF

COUNTY OF

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

1. That he/she is the _____ (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **PDPI-03-21(G)(R2) – DTS#20130123 – Lena Road Landfill / SE Wastewater Treatment Plant** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on June 13, 2013 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on August 8, 2013 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 the application, and the sign(s) was conspicuously posted 15 feet from the front property line on the 29th day of May, 2013.

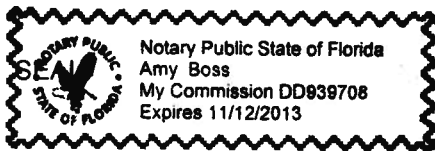
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 29th day of May, 2013, and attaches hereto, as a part of and incorporated herein, 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.


Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 5-30-13 (date) by Blake Peters
(name of affiant). He/she is personally known to me or has produced Driver's License (type
of identification) as identification and who did take an oath. P362-076-75-406-0




Signature of Person Taking Acknowledgment

Amy Boss
Type Name

Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
AIR HANDLERS COOLING AND HEATING INC		3110 37TH AVE W		BRADENTON	FL	34205			1468130559	3249 81ST CT E	
ALERT HOLDINGS INC		6401 GLEN ABBEY LN		BRADENTON	FL	34202			567811359	11035 GATEWOOD DR	
ANTHONY LEE INVESTMENTS LLC		11023 GATEWOOD DR STE 101		BRADENTON	FL	34211			567812509	11023 GATEWOOD DR	UNIT 101
ANTHONY LEE INVESTMENTS LLC		11023 GATEWOOD DR STE 101		LAKEWOOD RANCH	FL	34211			567812559	11023 GATEWOOD DR	UNIT 102
AZCUI GROUP LLC		6446 SHOAL CREEK STREET CIR		BRADENTON	FL	34202			567122159	10510 PORTAL XING	UNIT 103
AZCUI GROUP LLC		6446 SHOAL CREEK STREET CIR		BRADENTON	FL	34202			567122209	10510 PORTAL XING	UNIT 104
BALESTRA, LOUIS J JR	DROURR, HOWARD M	917 MARITIME CT		BRADENTON	FL	34212			1468130209	3233 81ST CT E	
BLACKPOINT GROUP LLC		6660 PEBBLE BEACH WAY		LAKEWOOD RANCH	FL	34202			567121209	10540 PORTAL XING	UNIT 112
BLACKPOINT GROUP LLC		6660 PEBBLE BEACH WAY		LAKEWOOD RANCH	FL	34202			567121159	10540 PORTAL XING	UNIT 111
BLOOMINGS LANDSCAPE & LAWN MAINTENANCE		5824 BEE RIDGE RD 165		SARASOTA	FL	34233			1465800009	2405 LENA RD	
BOLLES, BRIAN OLIVER		8011 41ST AVE E		BRADENTON	FL	34211			1471100055	8011 41ST AVE E	
BROWN, RICKARD V		21215 67TH AVE E		BRADENTON	FL	34211			1468130309	3239 81ST CT E	
CARAVEL BRAZIL LLC		11031 GATEWOOD DR		BRADENTON	FL	34211			1468130409	3243 81ST CT E	
CARAVEL BRAZIL LLC		11031 GATEWOOD DR		BRADENTON	FL	34211			1468130359	3241 81ST CT E	
CARBON RESOURCES OF FLORIDA INC		11023 GATEWOOD DR 103		BRADENTON	FL	34211			567812659	11023 GATEWOOD DR	UNIT 104

* Notice letter highlighted owners

Parcel Owners With In a 500 Foot Buffer Around a Parcel

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CAVEMAN ENTERPRISES LLC		3115 81ST CT E 104		BRADENTON	FL	34211			1468125209	3115 81ST CT E	UNIT 104
COLE CONTRACTING CORPORATION		1767 LAKEWOOD RANCH BLVD 147		BRADENTON	FL	34211			1468140309	3275 81ST CT E	
COMPLETE TILE SERVICE OF SW FL INC		3115 81ST CT E 204		BRADENTON	FL	34211			1468125459	3115 81ST CT E	UNIT 204
CREEKWOOD EAST CORPORATE PARK LLC		1247 SEA PLUME WAY		SARASOTA	FL	34242			1730851709	NO ASSIGNED ADDRESS	
CREEKWOOD EAST CORPORATE PARK LLC		1247 SEA PLUME WAY		SARASOTA	FL	34242			1730851759	NO ASSIGNED ADDRESS	
CREEKWOOD EAST CORPORATE PARK LLC		1247 SEA PLUME WAY		SARASOTA	FL	34242			1730851659	NO ASSIGNED ADDRESS	
CREEKWOOD EAST LLC		2477 STICKNEY POINT RD 317B		SARASOTA	FL	34231			1730850909	4612 LENA RD	
CREEKWOOD EAST LLC		2477 STICKNEY POINT RD 317B		SARASOTA	FL	34231			1730850859	4602 LENA RD	
CREEKWOOD EAST LLC		2477 STICKNEY POINT RD 317B		SARASOTA	FL	34231			1730850109	4803 LENA RD	
CREEKWOOD EAST LLC		2477 STICKNEY POINT RD 317B		SARASOTA	FL	34231			1730850959	4702 LENA RD	
CROWDER BROS HARDWARE INC		5409 MANATEE AVE W		BRADENTON	FL	34209			567120509	10530 PORTAL XING	UNIT 110
CROWDER BROS HARDWARE INC		5409 MANATEE AVE W		BRADENTON	FL	34209			567120559	10530 PORTAL XING	UNIT 111
CROWDER BROS HARDWARE INC		5409 MANATEE AVE W		BRADENTON	FL	34209			567120609	10530 PORTAL XING	UNIT 112
CROWDER BROS HARDWARE INC		5409 MANATEE AVE W		BRADENTON	FL	34209			567810309	2401 LAKEWOOD RANCH BLVD	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
CROWDER ENTERPRISES LLC		5409 MANATEE AVE W		BRADENTON	FL	34209			567810359	2511 LAKEWOOD RANCH BLVD	
DAVIS,BRYAN R	DAVIS,JEREMY S	1670 SUNSHINE DR		CLEARWATER	FL	33765			1468121259	3331 81ST CT E	
DAVIS,KENNETH	DAVIS,DIANE H	4711 88TH ST E		BRADENTON	FL	34211			1730837179	4711 88TH ST E	
DDS 64 LLC		708 43RD ST W		BRADENTON	FL	34209			566510004	9408 SR 64 E	
DEBURN,DONALD E	DEBURN,BETTY L	4731 88TH ST E		BRADENTON	FL	34211			1730836879	4731 88TH ST E	
DILLINGHAM,ROBERT	DILLINGHAM,KATHERINE	4805 88TH ST E		BRADENTON	FL	34211			1730836705	4805 88TH ST E	
DUWET INC		3251 81ST CT E		BRADENTON	FL	34211			1468130609	3251 81ST CT E	
DUWET INC		3251 81ST CT E		BRADENTON	FL	34211			1468130659	3253 81ST CT E	
DWMD INC		3415 MAGIC OAK LN		SARASOTA	FL	34232			567812209	11009 GATEWOOD DR	UNIT 103
DWYER,JONNIE E		11502 WATER POPPY TER		BRADENTON	FL	34202			567122309	10510 PORTAL XING	UNIT 106
DWYER,JONNIE E		11502 WATER POPPY TER		BRADENTON	FL	34202			567122259	10510 PORTAL XING	UNIT 105
EAST GLEN PROFESSIONAL PARK		9906 SR 64 E		BRADENTON	FL	34212			566100053	9928 SR 64 E	
EAST GLEN PROFESSIONAL PARK INC		9906 SR 64 E		BRADENTON	FL	34212			566100103	9912 SR 64 E	
EAST GLEN PROFESSIONAL PARK INC		9906 SR 64 E		BRADENTON	FL	34212			566100152	9904 SR 64 E	
EAST MANATEE FIRE RESCUE DISTRICT		8800 SR 70 E		BRADENTON	FL	34202			579100159	3200 LAKEWOOD RANCH BLVD	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
FERRARO,GAYL J	FERRARO,LAWRENCE J	243 HERITAGE ISLES WAY		BRADENTON	FL	34212			1468140059	3285 81ST CT E	
FERRARO,GAYL J	FERRARO,LAWRENCE J	243 HERITAGE ISLES WAY		BRADENTON	FL	34212			1468140509	3267 81ST CT E	
FIELD,RUTH	FIELD,RUTH TRUST U/A/DTD 6/28/94	4723 88TH ST E		BRADENTON	FL	34211			1730836979	4723 88TH ST E	
FLORIDA POWER & LIGHT COMPANY		PROPERTY TAX PSX/JB	700 UNIVERSE BOULEVARD	JUNO BEACH	FL	33408			579200159	NO ASSIGNED ADDRESS	
FLORIDA POWER & LIGHT COMPANY		PROPERTY TAX PSX/JB	700 UNIVERSE BOULEVARD	JUNO BEACH	FL	33408			1730800156	NO ASSIGNED ADDRESS	
FLORIDA POWER & LIGHT COMPANY		PROPERTY TAX PSX/JB	700 UNIVERSE BOULEVARD	JUNO BEACH	FL	33408			1465200109	LENA RD	
FLORIDIAN PROPERTIES INC		1206 MANATEE AVE W		BRADENTON	FL	34205			566500005	9500 SR 64 E	
FLORIDIAN PROPERTIES INC		1206 MANATEE AVE W		BRADENTON	FL	34205			566400059	9616 SR 64 E	
FLORIDIAN PROPERTIES INC		1206 MANATEE AVE W		BRADENTON	FL	34205			566410007	9602 SR 64 E	
FLORIDIAN PROPERTIES INC		1206 MANATEE AVE W		BRADENTON	FL	34205			566410106	9516 SR 64 E	
FLORIDIAN PROPERTIES INC		1206 MANATEE AVE W		BRADENTON	FL	34205			566310109	9812 SR 64 E	
FMC HOLDINGS OF MANATEE LLC		2477 STICKNEY POINT RD 317B		SARASOTA	FL	34231			1730850159	4905 LENA RD	
FORBES,AMES W II	FORBES,MARY MICHELLE	3115 81ST CT E 102		BRADENTON	FL	34211			1468125109	3115 81ST CT E	UNIT 102
FQV HOLDINGS LLC		3115 81ST CT E 101		BRADENTON	FL	34211			1468125059	3115 81ST CT E	UNIT 101
FREEDOM RECYCLING HOLDINGS LLC		3903 BELLAIRE BLVD		HOUSTON	TX	77025			1468121359	3407 81ST CT E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
FUCHS, RONALD M REVOC LIVING TRUST		1904 68TH DR E		ELLENTON	FL	34222			1468140109	3283 81ST CT E	
GLASGOW, HARRIS LOYD	GLASGOW, HARRIS LOYD REVOCABLE	1209 44TH AVE E		BRADENTON	FL	34203			1471000008	8010 41ST AVE E	
GLASGOW, HARRIS LOYD	GLASGOW, HARRIS LOYD REV TRUST	1209 44TH AVE E		BRADENTON	FL	34203			1470800002	7904 41ST AVE E	
GRAY BELLA HOLDINGS LLC		372 S EAGLE RD 140		EAGLE	ID	83616			579101409	10615 TECHNOLOGY TER	UNIT 100
GREENFIELD GOLF LLC	MYAKKA VALLEY SAFARIS INC	4904 W CYPRESS ST		TAMPA	FL	33607			566801029	10405 SR 64 E	
GREENFIELD GOLF LLC	MYAKKA VALLEY SAFARIS INC	4904 W CYPRESS ST		TAMPA	FL	33607			566801056	NO ASSIGNED ADDRESS	
GREER, BARRY W	JORGENSEN, STEVEN P	4516 4TH AVE NE		BRADENTON	FL	34208			565900503	10106 SR 64 E	
GULF COAST PROPERTY CARE INC		11051 GATEWOOD DR		BRADENTON	FL	34211			567811609	11051 GATEWOOD DR	
HARDING, JOHN W JR	HARDING, CONSTANCE P	3281 81ST CT E		BRADENTON	FL	34211			1468140159	3281 81ST CT E	
HAYS, KENNETH L	HAYS, ROSEMARIE	4307 LOST FOREST LN		SARASOTA	FL	34235			1468130059	3225 81ST CT E	
HAYS, KENNETH L	HAYS, ROSEMARIE	4307 LOST FOREST LN		SARASOTA	FL	34235			1468130109	3227 81ST CT E	
HOESLEY, HAROLD H		4707 88TH ST E		BRADENTON	FL	34211			1730837158	4707 88TH ST E	
HOLLEY, DOUGLAS M	BRADY, THOMAS J	9919 SUGARMILL DR		BRADENTON	FL	34212			567812309	11015 GATEWOOD DR	UNIT 101
HUGHES, WILLIAM E	HUGHES, MARY O	312 SNAPDRAGON LP		BRADENTON	FL	34212			567122109	10510 PORTAL XING	UNIT 102
HUGHES, WILLIAM E	HUGHES, MARY O	312 SNAPDRAGON LP		BRADENTON	FL	34212			567122059	10510 PORTAL XING	UNIT 101

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
IBERIABANK SUCCESSOR BY MERGER		5310 SR 64 E		BRADENTON	FL	34208			567812359	11015 GATEWOOD DR	UNIT 102
IBERIABANK SUCCESSOR BY MERGER		5310 SR 64 E		BRADENTON	FL	34208			567812409	11015 GATEWOOD DR	UNIT 103
INVICTUS ENTERPRISES LLC		10510 PORTAL XING 107		BRADENTON	FL	34211			567122359	10510 PORTAL XING	UNIT 107
INVICTUS ENTERPRISES LLC		10510 PORTAL XING 107		BRADENTON	FL	34211			567122559	10510 PORTAL XING	UNIT 111
INVICTUS ENTERPRISES LLC		10510 PORTAL XING 107		BRADENTON	FL	34211			567122409	10510 PORTAL XING	UNIT 108
INVICTUS ENTERPRISES LLC		10510 PORTAL XING 107		BRADENTON	FL	34211			567122509	10510 PORTAL XING	UNIT 110
INVICTUS ENTERPRISES LLC		10510 PORTAL XING 107		BRADENTON	FL	34211			567122609	10510 PORTAL XING	UNIT 112
INVICTUS ENTERPRISES LLC		10510 PORTAL XING 107		BRADENTON	FL	34211			567122459	10510 PORTAL XING	UNIT 109
IRISS LAKEWOOD LLC		5969 CATTLE RIDGE BLVD 200		SARASOTA	FL	34232			579102309	10306 TECHNOLOGY TER	
J H R SALES GROUP INC		3277 81ST CT E		BRADENTON	FL	34211			1468140259	3277 81ST CT E	
KAKISH,MUNIR		3661 SQUARE WEST LANE		SARASOTA	FL	34238			567121259	10530 PORTAL XING	UNIT 101
KAKISH,MUNIR		3661 SQUARE WEST LANE		SARASOTA	FL	34238			567123259	10520 PORTAL XING	UNIT 109
KGJ SARASOTA LLC		1621 W UNIVERSITY PKY		SARASOTA	FL	34243			579102459	10504 TECHNOLOGY TER	
KOLLOFF,JEAN		PO BOX 110497		BRADENTON	FL	34211			1730836754	4739 88TH ST E	
KRAMLICK,THOMAS S	KRAMLICK,NANCY S	3273 81ST CT E		BRADENTON	FL	34211			1468140359	3273 81ST CT E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
KREJCI, THOMAS L	KREJCI, BARBARA A	7721 RED CEDAR LN		SARASOTA	FL	34241			567811809	11061 GATEWOOD DR	UNIT 103
KREJCI, THOMAS L	KREJCI, BARBARA A	7721 RED CEDAR LN		SARASOTA	FL	34241			567811709	11061 GATEWOOD DR	UNIT 101
KREJCI, THOMAS L	KREJCI, BARBARA A	7721 RED CEDAR LN		SARASOTA	FL	34241			567811759	11061 GATEWOOD DR	UNIT 102
KREJCI, THOMAS L	KREJCI, BARBARA A	7721 RED CEDAR LN		SARASOTA	FL	34241			567811859	11061 GATEWOOD DR	UNIT 104
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112859	NO ASSIGNED ADDRESS	
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112559	NO ASSIGNED ADDRESS	
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112709	10854 PORTAL XING	
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112959	NO ASSIGNED ADDRESS	
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112609	NO ASSIGNED ADDRESS	
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112809	10714 PORTAL XING	
LAKWOOD RANCH COMMERCE PARK		14400 COVENANT WAY		BRADENTON	FL	34202			567112909	NO ASSIGNED ADDRESS	
LAKWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKWOOD RANCH	FL	34202			579101259	NO ASSIGNED ADDRESS	
LAKWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKWOOD RANCH	FL	34202			567816659	11015 PASSAGE DR	
LAKWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKWOOD RANCH	FL	34202			579101309	10807 TECHNOLOGY TER	
LAKWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKWOOD RANCH	FL	34202			567816659	1910 WORTH CT	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579101459	10605 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102409	10414 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102259	10307 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579101359	10705 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102059	10503 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102359	10316 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579103109	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579102109	10415 TECHNOLOGY TER	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567810259	11205 GATEWOOD DR	
LAKEWOOD RANCH COMMERCE PARK LLC		14400 COVENANT WAY		LAKEWOOD RANCH	FL	34202			579100209	LAKEWOOD RANCH BLVD	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103359	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101509	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101659	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103259	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101809	NO ASSIGNED ADDRESS	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101709	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			567817009	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579103309	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			567815759	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101609	NO ASSIGNED ADDRESS	
LAKEWOOD RANCH COMMERCE PARK OWNERS		14400 COVENANT WAY		BRADENTON	FL	34202			579101759	NO ASSIGNED ADDRESS	
LAKSHMI ENTERPRISES LLC		2901 US HWY 301 N		ELLENTON	FL	34222			566510103	9316 SR 64 E	
LANDMARK BANK OF FLORIDA		PO BOX 5737		SARASOTA	FL	34277			567811309	11033 GATEWOOD DR	
LENA ROAD OWNERS ASSOCIATION INC		PO BOX 110345		BRADENTON	FL	34211			1468122059	NO ASSIGNED ADDRESS	
LIBERTY SAVINGS BANK FSB		120 W 2ND ST		DAYTON	OH	45402			1468140459	3269 81ST CT E	
LIBERTY SAVINGS BANK FSB		120 W SECOND ST		DAYTON	OH	45402			1468125359	3115 81ST CT E	UNIT 202
LIEBEL,STEVE		7812 DESOTO MEMORIAL HWY		BRADENTON	FL	34209			1468121179	3205 81ST CT E	
LRCMPB7-10 LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567113059	10705 PORTAL XING	
LRCMPB7-10 LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567113159	10535 PORTAL XING	
LRCMPB7-10 LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567113209	10525 PORTAL XING	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
LRCMPB7-10 LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567113109	10607 PORTAL XING	
LRCMPB7-10 LLC		14400 COVENANT WAY		BRADENTON	FL	34202			567810409	GATEWOOD DR	
LUCKY LAZY KIDS LLC		8041 BLIND PASS RD		SAINT PETERSBURG	FL	33706			565900750	SR 64 E	
LUCKY LAZY KIDS LLC		8041 BLIND PASS RD		SAINT PETERSBURG	FL	33706			565800059	10508 SR 64 E	
MACDILL FEDERAL CREDIT UNION		PO BOX 89909		TAMPA	FL	33689			567816559	11008 ARCADE PL	
MANATEE CO SHERIFFS MOUNTED		2409 LENA RD		BRADENTON	FL	34211			1464800000	2921 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567110051	3331 LENA RD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			578900102	4110 LAKEWOOD RANCH BLVD	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567100102	NO ASSIGNED ADDRESS	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			567100219	NO ASSIGNED ADDRESS	
MANATEE COUNTY		P O BOX 1000		BRADENTON	FL	34206			579100108	NO ASSIGNED ADDRESS	
MANATEE COUNTY		PO BOX 1000		BRADENTON	FL	34206			1730800259	7715 S2ND TER E	
MARIA J BARRINGHAUS LLC		7138 WHITEMARSH CIR		BRADENTON	FL	34202			1468123159	3103 81ST CT E	UNIT 109
MARK CAHILL INVESTMENTS LLC		21210 77TH AVE E		BRADENTON	FL	34202			565900107	10208 SR 64 E	
MARK CAHILL INVESTMENTS LLC		PO BOX 20669		BRADENTON	FL	34204			566000006	10008 SR 64 E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
MASTERCARPET INC		3103 81ST CT E 101		BRADENTON	FL	34211			1468123559	3103 81ST CT E	UNIT 101
MCILWAIN,DON C	MCILWAIN,BARBARA J	4806 88TH ST E		BRADENTON	FL	34211			1730837802	4806 88TH ST E	
MPG INVESTORS LLC		7010 DOMINION LN		BRADENTON	FL	34202			567123009	10520 PORTAL XING	UNIT 108
MPG INVESTORS LLC		7010 DOMINION LN		BRADENTON	FL	34202			567122959	10520 PORTAL XING	UNIT 107
MUSGRAVE REAL ESTATE HOLDINGS		8500 SR 64 E		BRADENTON	FL	34212			1462800259	8520 SR 64 E	
MUSGRAVE REAL ESTATE HOLDINGS		8500 SR 64 E		BRADENTON	FL	34212			1464000007	NO ASSIGNED ADDRESS	
MUSGRAVE,ROGER L	MUSGRAVE,ROGER L REVOCABLE TRUST	8500 SR 64 E		BRADENTON	FL	34212			1462800209	2305 LENA RD	
MYNATT,KERRY B		6827 PINDO BLVD		SARASOTA	FL	34241			567816609	11005 PASSAGE DR	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730835954	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730835589	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730837950	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730838008	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730838107	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730837851	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5100 87TH ST E		BRADENTON	FL	34211			579400559	MALACHITE DR	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730835779	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730838156	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730835905	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730835855	NO ASSIGNED ADDRESS	
NEWTON DEVELOPMENTS INC		5415 87TH ST E		BRADENTON	FL	34211			1730835689	NO ASSIGNED ADDRESS	
OLD MILL CABINETRY INC		5016 72ND ST E		BRADENTON	FL	34203			1468130509	3247 81ST CT E	
PARADISE MINT INC		11041 GATEWOOD DR		BRADENTON	FL	34202			567811409	11041 GATEWOOD DR	
PARKE,ROBERT N	PARKE,CAROL L,PARKE,CAROL L REV TRUST U/A/D 2/26/1998	4715 88TH ST E		BRADENTON	FL	34211			1730837149	4715 88TH ST E	
PELLETIER,ROBERT E JR	PELLETIER,ROBERT E JR REV TRUST AGRMT	PO BOX 385		GLENVILLE	NC	28736			567812109	11009 GATEWOOD DR	UNIT 101
PELLETIER,ROBERT E JR	PELLETIER,ROBERT E JR REV TRUST AGRMT	PO BOX 385		GLENVILLE	NC	28736			567812159	11009 GATEWOOD DR	UNIT 102
PENSCO TRUST CO	MORRIS,JON FBO IRA,DWYER,JONNIE FBO IRA,PENSCO TRUST CO	560 MISSION ST FL 13		SAN FRANCISCO	CA	94105			567120459	10530 PORTAL XING	UNIT 109
PERKINS,ELEANOR B	PERKINS,ELEANOR B REVOCABLE LIVING	4302 POMPAÑO LN		PALMETTO	FL	34221			1468130259	3237 81ST CT E	
PHARON LLC		7492 ELEANOR CIR		SARASOTA	FL	34243			567812259	11009 GATEWOOD DR	UNIT 104
POMPHILE,ARGENTINO J	POMPHILE,MARIA T	82 HIGHLAND RD		DAHLONEGA	GA	30533			567812059	11065 GATEWOOD DR	UNIT 104
POMPHILE,ARGENTINO J	POMPHILE,MARIA T	82 HIGHLAND RD		DAHLONEGA	GA	30533			567811909	11065 GATEWOOD DR	UNIT 101

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
POMPHILE, ARGENTINO J	POMPHILE, MARIA T	82 HIGHLAND RD		DAHLONEGA	GA	30533			567812459	11015 GATEWOOD DR	UNIT 104
PORTAL CROSSING RT 64 LLC		PO BOX 279		MONTGOMERYVILLE	PA	18936			565710059	10415 PORTAL XING	
PORTAL CROSSING WEST LLC		PO BOX 279		MONTGOMERYVILLE	PA	18936			567122759	10520 PORTAL XING	UNIT 103
PORTAL CROSSING WEST LLC		PO BOX 279		MONTGOMERYVILLE	PA	18936			567122709	10520 PORTAL XING	UNIT 102
PORTAL CROSSING WEST LLC		PO BOX 279		MONTGOMERYVILLE	PA	18936			567122809	10520 PORTAL XING	UNIT 104
PORTAL CROSSING WEST LLC		PO BOX 279		MONTGOMERYVILLE	PA	18936			567122659	10520 PORTAL XING	UNIT 101
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567121109	10540 PORTAL XING	UNIT 110
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567120759	10540 PORTAL XING	UNIT 103
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST NE		SAINT PETERSBURG	FL	33701			567120659	10540 PORTAL XING	UNIT 101
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567121009	10540 PORTAL XING	UNIT 108
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567120959	10540 PORTAL XING	UNIT 107
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567120859	10540 PORTAL XING	UNIT 105
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567120709	10540 PORTAL XING	UNIT 102
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567121059	10540 PORTAL XING	UNIT 109
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567120909	10540 PORTAL XING	UNIT 106

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
PORTAL CROSSINGS LLC		299 DR MARTIN LUTHER KING ST N		SAINT PETERSBURG	FL	33701			567120809	10540 PORTAL XING	UNIT 104
PRETTYMAN, J H		PO BOX 9		CHOKOLOSKEE	FL	34138			1468125259	3115 81ST CT E	UNIT 105
RANCH C-STORE LLC		4054 SAWYER RD		SARASOTA	FL	34233			567816709	2025 LAKEWOOD RANCH BLVD	UNIT 101
RMC SOUTH FLORIDA INC		1501 BELVEDERE RD		WEST PALM BEACH	FL	33406			1468121409	3507 81ST CT E	
RUSSELL PROPERTIES & RENTALS LLC		2530 SW 36TH ST		FORT LAUDERDALE	FL	33312			567112259	10626 PORTAL XING	
RUSSELL PROPERTIES & RENTALS LLC		2530 SW 36TH ST		FORT LAUDERDALE	FL	33312			567112209	10616 PORTAL XING	
RUSSELL PROPERTIES & RENTALS LLC		2530 SW 36TH ST		FORT LAUDERDALE	FL	33312			567112309	10704 PORTAL XING	
SALENA LLC		6654 WINDJAMMER PL		BRADENTON	FL	34202			1468125309	3115 81ST CT E	UNIT 201
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123459	3103 81ST CT E	UNIT 103
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123309	3103 81ST CT E	UNIT 106
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123109	3103 81ST CT E	UNIT 110
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123209	3103 81ST CT E	UNIT 108
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123509	3103 81ST CT E	UNIT 102
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123259	3103 81ST CT E	UNIT 107
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123409	3103 81ST CT E	UNIT 104

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
SAMUEL HOLDINGS II LP		6815 6TH ST W		BRADENTON	FL	34207			1468123359	3103 81ST CT E	UNIT 105
SANDHU,HARKIRAT		3265 81ST CT E		BRADENTON	FL	34211			1468140559	3265 81ST CT E	
SCB FLORIDA THAMES RETURN LLC		1111 MAIN ST STE 1600		KANSAS CITY	MO	64105			1730850059	4615 LENA RD	
SCHOOL BOARD OF MANATEE COUNTY		P O BOX 9069		BRADENTON	FL	34206			566800504	9501 SR 64 E	
SCHROEDER-MANATEE RANCH INC		14400 COVENANT WAY		BRADENTON	FL	34202			567100089	NO ASSIGNED ADDRESS	
SCHROEDER-MANATEE RANCH INC		14400 COVENANT WAY		BRADENTON	FL	34202			579100099	4100 LAKEWOOD RANCH BLVD	
SCHULTZ,KURT E	SCHULTZ,LINDA B	7803 ASHLEY CIR		UNIVERSITY PARK	FL	34201			1468140409	3271 81ST CT E	
SJO INVESTMENTS LLC		644 PLANTERS MANOR WAY		BRADENTON	FL	34212			567811559	11049 GATEWOOD DR	
SJO INVESTMENTS LLC		644 PLANTERS MANOR WAY		BRADENTON	FL	34212			567811659	11053 GATEWOOD DR	
SJO INVESTMENTS LLC		644 PLANTERS MANOR WAY		BRADENTON	FL	34212			567811509	11047 GATEWOOD DR	
SJO INVESTMENTS LLC		644 PLANTERS MANOR WAY		BRADENTON	FL	34212			567811459	11045 GATEWOOD DR	
SMITH,PETER L	LASKY-SMITH,KAY E	8301 BRIARWOOD ST 204		ANCHORAGE	AK	99518			567811959	11065 GATEWOOD DR	UNIT 102
SOUTHEAST CONTROLS INC		12708 7TH AVE NE		BRADENTON	FL	34212			1468125509	3115 81ST CT E	UNIT 205
SPORER,PATRICK		PO BOX 21093		BRADENTON	FL	34204			1468123059	3103 81ST CT E	UNIT 111
SRQ LLC		104 FAIRVIEW CT		GRAND ISLAND	NY	14072			567811259	11031 GATEWOOD DR	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
STATE OF FLORIDA DEPARTMENT OF		3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399			1462800089	SR 64 E	
STELLARIS LLC		26000 COMMERCE CENTRE DR		LAKE FOREST	CA	92630			579102209	10315 TECHNOLOGY TER	
STELLARIS LLC		26000 COMMERCE CENTRE DR		LAKE FOREST	CA	92630			579102159	10405 TECHNOLOGY TER	
SUERETH, ELWOOD J	SUERETH, LINDA M	4719 88TH ST E		BRADENTON	FL	34211			1730837029	4719 88TH ST E	
THE COBB COMPANY		3938 OLEN OAKS MANOR DR		SARASOTA	FL	34232			1468140209	3279 81ST CT E	
TIDEMARK FINANCIAL SERVICES & INSURANCE		11065 GATEWOOD DR 103		BRADENTON	FL	34211			567812009	11065 GATEWOOD DR	UNIT 103
TONEY, DERRICK E	TONEY, KELLY L	13906 18TH PL E		BRADENTON	FL	34212			1468130459	3245 81ST CT E	
TRI-VEST PROPERTY MANAGEMENT LLC		1050 STARKEY RD 107		LARGO	FL	33771			1468140609	3263 81ST CT E	
TRI-VEST PROPERTY MANAGEMENT LLC		1050 STARKEY RD 107		LARGO	FL	33771			1468140659	3261 81ST CT E	
TWO BROTHERS HOLDINGS LLC		8905 DONNA LU DR		ODESSA	FL	33556			1468125159	3115 81ST CT E	UNIT 103
VANDERHOVEN, STEPHAN US V W	VANDERHOVEN, MARY G	10320 FOREST RUN DR		BRADENTON	FL	34211			1468125409	3115 81ST CT E	UNIT 203
WETZEL, RICHARD A	WETZEL, PATRICIA L	7909 41ST AVE E		BRADENTON	FL	34211			1471200053	7909 41ST AVE E	
WHITE OAK DEVELOPMENT LTD		10603 RIVERBANK TER		BRADENTON	FL	34212			567122909	10520 PORTAL XING	UNIT 106
WHITE OAK DEVELOPMENT LTD		10603 RIVERBANK TER		BRADENTON	FL	34212			567122859	10520 PORTAL XING	UNIT 105
WRIGHT, STANLEY	WRIGHT, CYNTHIA C	4735 88TH ST E		BRADENTON	FL	34211			1730836804	4735 88TH ST E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
ZABRISKE,ROBERT J	SCHMIDT- ALVANOS,DARLENE R	3229 81ST CT E		BRADENTON	FL	34211			1468130159	3229 81ST CT E	