

Manatee County Government Administrative Center  
Commission Chambers, First Floor  
9:00 a.m. - May 14, 2015

May 14, 2015 Planning Commission Meeting  
Agenda Item #3

Subject

Z-14-05-24/7 Development Holdings, LLC/ SR 70 and 66th Rezone- MEPS360- DTS20140473- Quasi-Judicial-  
Rossina Leider

Briefings

None

Contact and/or Presenter Information

Presenter:

Rossina Leider, Planner

941-748-4501 x 6859

Contact:

Bobbi Roy, Planning Coordinator

941-748-4501 x6878

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-05, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- This is a straight rezone request for a 2.75± acre vacant site (120,000 square feet) from A (General

Agriculture) to GC (General Commercial). The site is within the R/O/R (Retail/Office/Residential) FLUC.

- The site is located on the northwest corner of SR 70 and 66th Street East, and until 2014 was part of a bigger property partially developed with educational uses (Braden River High School and Manatee Technical Institute) owns by the Manatee County School Board.
- The R/O/R FLUC list retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving in the range of potential uses, with a maximum Floor Area Ratio (FAR) of 0.35 and 1.0 for hotels only (special approval is required for projects exceeding 0.25 FAR except for mini-warehouse). R/O/R FLUC exempts commercial projects from commercial locational criteria requirements (i.e. within 1,500 feet of two functionally classified roadways designated as Collector or higher).
- The range of uses permitted in the GC zoning district include retail sales, eating establishment, bank, hotel, office, gas pumps, convenience stores, etc. Developments within the GC zoning district are limited to a maximum building size of 50,000 square feet, with a minimum lot width of 75 feet and lot size of 7,500 square feet, and a maximum FAR of 0.25 (without Special Approval) except for a mini-warehouse (0.35).
- The site exceeds the minimum lot width and lot size for the GC zoning district. The maximum potential building area will be 30,000± square foot, except for a mini-warehouse use which allows a maximum of 42,000± square foot building.
- The site will have direct access to 66th Street East, a two lane local street that provides connection to Braden River High School & Manatee Technical Institute to the north and west, and to Pleasant Lake RV Resort & Campbell Commercial Subdivision to the east. Any potential access point along SR 70 shall be determined by the FDOT at the time of Final Site Plan submittal.
- Compliance with the standards of the GC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approval for this site.
- Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email.

Reviewing Attorney

Schenk

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Manatee County Government Administrative Center  
Commission Chambers, First Floor  
9:00 a.m. - May 14, 2015

Attachment: Maps Future Land Use, Zoning, Aerial- SR 70 & 66th Z1405- 5-14-15.pdf

Attachment: Staff Report SR 70 & 66th ST Rezone- Z-14-05- 150514.pdf

Attachment: 24 7 Zoning Disclosure affidavit.pdf

Attachment: Affidavit of Publishing - SR 70 and 66th St. Rezone - Z-14-05 - Sarasota Herald Tribune - 5-14-15PC.pdf

Attachment: Affidavit of Publishing - SR 76 and 66th Street Rezone - Z-14-05 - Bradenton Herald - 5-14-15 PC.pdf

# MEMORANDUM



To: Robin Meyer, AICP, Development Services Division  
Manager/Zoning Official

From: Bobbi Roy, Planning Coordinator

Date: **May 13, 2015**

Subject: Agenda Update for the May 14, 2015 Planning Commission

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*THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)*

## Minutes for Approval – April 9, 2015

**Item 2. - PDR-15-01(Z)(P) – Soho Mendoza, LLC/Willow Hammock – DTS20150012 – MEPS387 – Stephanie Moreland** – Revised Stipulations and revision to Preliminary Site Plan to eliminate Billboard Signs – See attached

**Item 3. – Z-14-05 – 24/7 Development Holdings, LLC/SR 70 and 66<sup>th</sup> Rezone – MEPS360 – DTS20140473 – Rossina Leider** – Traffic Impact Statement – see attached

cc: Planning Commissioners – 4  
Tom Gerstenberger, Stormwater Engineering Division Manager  
Joel Christian, Environmental Review Manager  
Sarah Schenk, Assistant County Attorney  
William Clague, Deputy County Attorney  
Bobby Jones, Development Review Specialist  
Rossina Leider, Planner  
Stephanie Moreland, Principal Planner  
Bobbi Roy, Planning Coordinator  
Danielle Walker  
Board Records  
Counter Copy

Building and Development Services Department  
Public Hearings  
1112 Manatee Avenue West, 4<sup>th</sup> Floor  
Phone number: (941) 748-4501 ext. 6878



**From:** Jason Utley  
**To:** ["groth@bohlereng.com"](mailto:groth@bohlereng.com)  
**Cc:** [Nelson Galeano](#); [Steve Kollar](#); [Susan Barfield](#); [Mark Mayer](#); [Rossina Leider](#)  
**Subject:** SR 70 & 66th Street East Rezone - Traffic Impact Statement Approval Letter  
**Date:** Monday, March 23, 2015 12:13:00 PM  
**Attachments:** [2015-03-13 SR70 & 66th Street E TIS AJ15022tis.pdf](#)

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RE: SR 70 & 66<sup>th</sup> Street East Rezone - Traffic Impact Statement Approval Letter  
Petition # Z-14-05/MEPS-360/DTS#20140473  
Consultant: Bohler Engineering

Dear Mr. Roth,

Manatee County Transportation Planning Division staff have reviewed and approved the Traffic Impact Statement (TIS), dated March 13, 2015, to rezone a 2.76 +/- acre parcel of land from Agricultural (A) to Commercial General (CG). The TIS was prepared by Atlantic Traffic & Design Engineers, Inc. Based on the data provided in this document the Applicant has addressed the Comprehensive Plan requirements, and provided appropriate traffic-related information to substantiate the findings.

Please note that concurrency has not been granted as a part of this approval letter and prior to preparation of a Traffic Impact Analysis (TIA) for the subject project at the Preliminary Site Plan (PSP) or Final Site Plan (FSP) stage, the Applicant will need to coordinate with Manatee County Transportation Planning staff for an updated methodology.

If you have any questions or require further assistance, please contact Clarke Davis (941.708.7450 x7272, [clarke.davis@mymanatee.org](mailto:clarke.davis@mymanatee.org)) or me at the number below.

Thanks,

Jason Utley, AICP  
Transportation Systems Modeler  
Manatee County Government  
941.708.7478  
[jason.utley@mymanatee.org](mailto:jason.utley@mymanatee.org)  
1022 26th Avenue East  
Bradenton, FL 34208



**ATLANTIC TRAFFIC  
& DESIGN ENGINEERS, INC.**

35 Technology Drive  
Warren, New Jersey 07059  
908.769.5588  
fax 908.769.7733  
atde@atlantictraffic.com

**TRAFFIC IMPACT STATEMENT  
FOR  
BLACKROCK DEVELOPMENT HOLDINGS**

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**PROJECT NO. Z-14-05/MEPS-360  
DTS NO. 20140473**

**PROPOSED REZONING  
SR 70 & 66<sup>TH</sup> STREET  
MANATEE COUNTY, FLORIDA**



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**JOHN R. HARTER, P.E.  
FL License No. 78212**



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**COREY M. CHASE, P.E.  
PROJECT MANAGER**

**DATE:** March 13, 2015  
K:\2015\AJ15022\Reports\AJ15022tis.doc\CC/jm

*Other Office Location:*  
2929 Expressway Drive North, Hauppauge, NY 11749  
631.738.1919

**TRAFFIC & TRANSPORTATION ENGINEERING, SITE PLANNING & ROADWAY DESIGN CONSULTANTS**  
[www.atlantictraffic.com](http://www.atlantictraffic.com)

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## INTRODUCTION

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Atlantic Traffic & Design Engineers, Inc. (ATDE) has prepared this Traffic Impact Statement to examine the rezoning of an approximately 2.76 acre parcel located on the northwest corner of the SR 70 intersection with 66<sup>th</sup> Street East in Manatee County. The subject property is currently zoned Agricultural (A). As the parcel is proposed to be developed with a commercial use, the applicant has requested a rezone from Agricultural (A) to Commercial General (CG).

The site is located on the northwest corner of the unsignalized SR 70 intersection with 66<sup>th</sup> Street East and is currently undeveloped, as shown on **Figure 1** in the Appendix. A variety of commercial uses are located to the east of the subject property along SR 70 and the Manatee Technical Institute is located to the west of the property. Along the site frontage, SR 70 provides three lanes to accommodate each direction of travel and is separated by a grass median.

This Traffic Impact Statement has been prepared to compare the projected traffic generation of the allowable land uses of the existing property zoning and the proposed zoning/FLUC. The proposed zoning/FLUC anticipates the development of 11,000 square feet of retail space and a 3,000 square foot fast-food restaurant with drive-thru at this time.

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## EXISTING CONCURRENCY REGULATED ROADWAY SEGMENT DATA

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The subject property is located along westbound SR 70 (from 66<sup>th</sup> Street East to 63<sup>rd</sup> Street East) and southbound 66<sup>th</sup> Street East (from SR 70 to 52<sup>nd</sup> Avenue East). Information for the adjacent roadways has been obtained from the 2012 Florida Department of Transportation (FDOT) Quality/Level of Service Handbook Tables and the most current Manatee County Concurrency Transportation Link sheet located in the Appendix. **Table I** summarizes the existing conditions of the concurrency regulated SR 70 roadway segment. As 66<sup>th</sup> Street East is not a concurrency regulated roadway, it was not given further consideration in this Traffic Impact Statement. Note, the existing roadway segment is functioning at or above the Level of Service Standard for the roadway segment.

**TABLE I  
EXISTING ROADWAY LINK INFORMATION**

Link	Street	From	To	Existing Traffic Volume	Vested Traffic Volume	Peak Hour Total	Cross Section	Peak Hour Two-Way LOS Standard Service Volume	5% Peak Hour Two-Way LOS Standard Service Volume
3111	SR 70	66 <sup>th</sup> Street	63 <sup>rd</sup> Street East	3,886	1,376	5,262	6D	5,660*	283
LOS Standard				D				Existing LOS	C

\*5% adjustment included for right-turn lane

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## FUTURE LAND USE CATEGORY

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The subject property is currently zoned Agricultural (A). Given the nature of the intended uses for this FLUC which include farming establishments, limited trip generation can be expected. Therefore, in efforts to perform a conservative analysis, no allowable development was assumed for the subject property.

The proposed zoning for the subject property is Commercial General (CG) and the anticipated uses at this time include 11,000 square feet of retail space and a 3,000 square foot fast-food restaurant with drive-thru. The maximum FAR for the proposed zoning without special approval is 0.25. Therefore in efforts to perform a maximum of maximums analysis for the proposed zoning, 30,000 square feet of retail space was considered.

### TRIP GENERATION

Trip generation projections were prepared based on data published by the Institute of Transportation Engineers (ITE) in the 9<sup>th</sup> Edition of *Trip Generation*. Specifically, ITE Land Use Code 820: “Shopping Center” was utilized for the retail space and ITE Land Use Code 934: “Fast-Food Restaurant with Drive-Thru” was utilized for the fast-food restaurant with drive-thru. The ITE trip generation summaries are provided in the Appendix. **Table II** compares the total weekday evening peak hour trip generation for each of the proposed land uses with the maximum square footage allowable considered under the rezoning.

**TABLE II**  
**ITE TRIP GENERATION**  
**WEEKDAY EVENING PEAK HOUR**

ITE LUC	Land Use	Estimated Gross Floor Area	Total PM Peak Hour Trips
820	Shopping Center	11,000 SF	137
934	Fast-Food Restaurant with Drive-Thru	3,000 SF	98
Total Anticipated Rezoning Trip Generation			235

As can be seen in **Table II**, the proposed rezoning of the subject property is calculated to generate a maximum of 235 trips during the evening peak hour with consideration of the anticipated development.

**Table III** summarizes the weekday evening peak hour trip generation for the maximum of maximums analysis of the proposed zoning utilizing 30,000 square feet of retail space.

**TABLE III  
ITE TRIP GENERATION  
WEEKDAY EVENING PEAK HOUR**

ITE LUC	Land Use	Estimated Gross Floor Area	Total PM Peak Hour Trips
820	Shopping Center	30,000 SF	267

### TRIP ASSIGNMENT

No access is currently provided to the subject property as it is undeveloped. Under the proposed conditions, this analysis assumes ingress and egress would be provided to the development along both of the property frontages. The trip assignment for the proposed daily traffic volumes has been assumed to be 100% oriented to SR 70. **Table IV** summarizes the evening peak hour trips for the proposed development on each of the adjacent concurrency regulated roadway.

**TABLE IV  
PROPOSED TRIP DISTRIBUTION TO ROADWAY SEGMENTS  
EVENING PEAK HOUR**

Link	Street	From	To	Cross Section	Number of Total Trips (% distribution)	5% Peak Hour Two-Way LOS Standard Service Volume
3111	SR 70	66 <sup>th</sup> Street East	63 <sup>rd</sup> Street East	6D	267 (100%)	283

### ANALYSIS

The proposed FLUC change is projected to generate an increase in evening peak hour trips oriented to the roadway segments is not expected to exceed 5% of the two-way LOS standard service volume for either roadway segment. **Table V** summarizes the existing and proposed evening peak hour traffic volumes for the SR 70 roadway segment and provides a comparison to the proposed peak hour service volume. As previously noted, 66<sup>th</sup> Street East is not a regulated roadway, and therefore it is assumed the future land use change would have minimal impact on the roadway.

**TABLE V**  
**LAND USE COMPARISON**  
**EVENING PEAK HOUR**

<b>Zoning Designation</b>	<b>Peak Hour Total</b>	<b>Site Generated Trips</b>	<b>Total Trips</b>	<b>LOS Standard Service Volume</b>	<b>Available Capacity</b>
<b>Agricultural (A)</b>	<b>5,262</b>	<b>0</b>	<b>5,262</b>	<b>5,660</b>	<b>398</b>
<b>Commercial General (CG)</b>	<b>5,262</b>	<b>267</b>	<b>5,529</b>	<b>5,660</b>	<b>131</b>

It should be noted no passerby trip credits were applied to the projected trips generated by the retail space.

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## CONCLUSIONS

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In summary, the proposed change in FLUC for Agricultural (A) to Commercial General (CG) is not expected to have any negative traffic related impacts on the SR 70 roadway segments adjacent to the subject property. This Traffic Impact Statement has been prepared for the purposes of rezoning only, and it is understood by the applicant that a more detailed Traffic Impact Statement or Traffic Impact Analysis may be required as part of the Site Plan submission.



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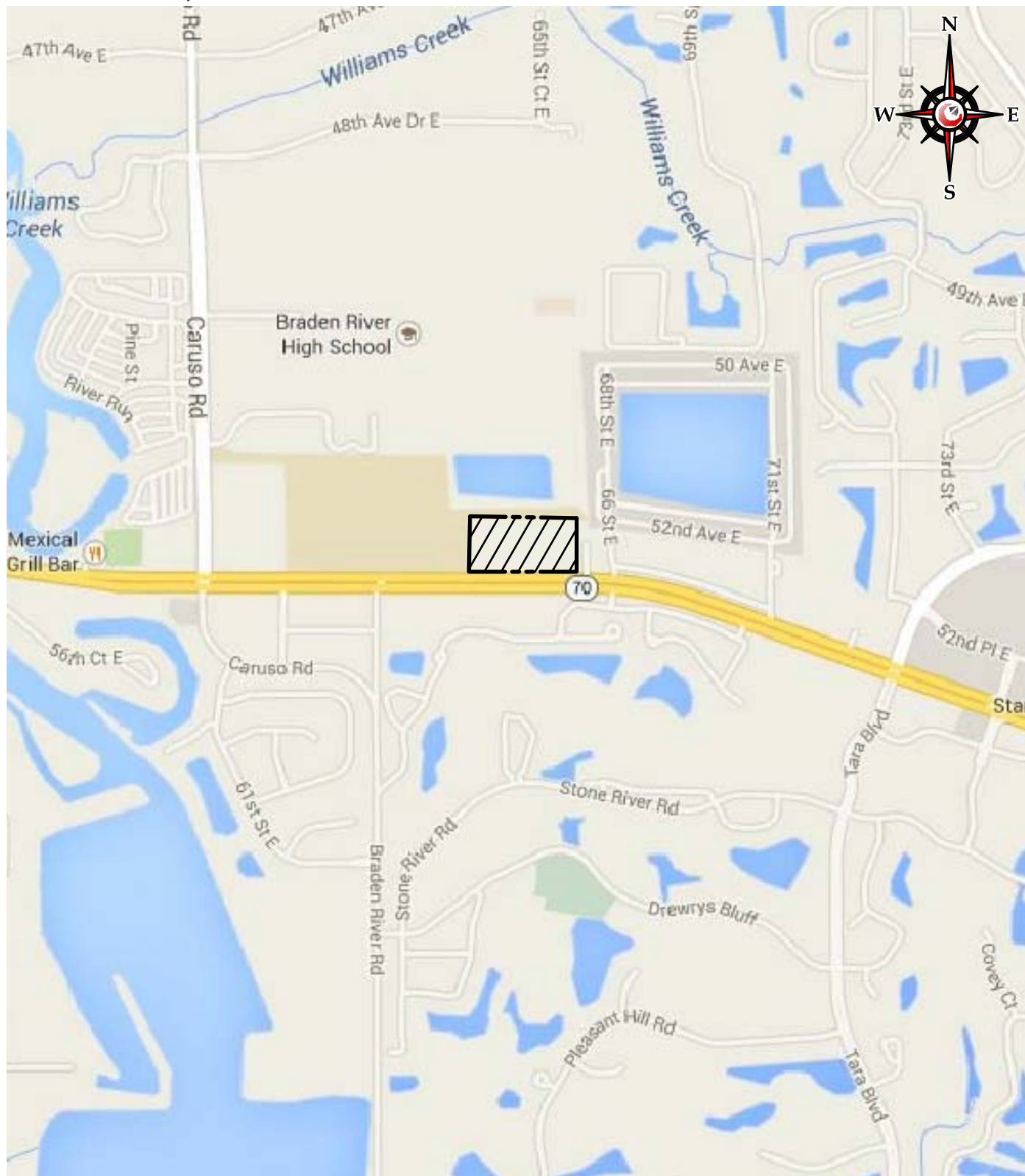
## TECHNICAL APPENDIX

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**PROPOSED REZONING  
BAYSHORE GARDENS  
MANATEE COUNTY, FLORIDA**

**SITE LOCATION MAP**



**Generalized Peak Hour Two-Way Volumes for Florida's  
Urbanized Areas<sup>1</sup>**

**TABLE 4**

12/18/12

INTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS					
Class I (40 mph or higher posted speed limit)					
Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**
Class II (35 mph or slower posted speed limit)					
Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130
Non-State Signalized Roadway Adjustments					
(Alter corresponding state volumes by the indicated percent.)					
Non-State Signalized Roadways - 10%					
Median & Turn Lane Adjustments					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors	
2	Divided	Yes	No	+5%	
2	Undivided	No	No	-20%	
Multi	Undivided	Yes	No	-5%	
Multi	Undivided	No	No	-25%	
-	-	-	Yes	+ 5%	
One-Way Facility Adjustment					
Multiply the corresponding two-directional volumes in this table by 0.6					

UNINTERRUPTED FLOW FACILITIES					
FREEWAYS					
Lanes	B	C	D	E	
4	4,120	5,540	6,700	7,190	
6	6,130	8,370	10,060	11,100	
8	8,230	11,100	13,390	15,010	
10	10,330	14,040	16,840	18,930	
12	14,450	18,880	22,030	22,860	
Freeway Adjustments					
Auxiliary Lanes Present in Both Directions + 1,800			Ramp Metering + 5%		

UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790
Uninterrupted Flow Highway Adjustments					
Lanes	Median	Exclusive left lanes	Adjustment factors		
2	Divided	Yes	+5%		
Multi	Undivided	Yes	-5%		
Multi	Undivided	No	-25%		

BICYCLE MODE<sup>2</sup>

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE<sup>2</sup>

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)<sup>3</sup>

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

<sup>1</sup>Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation  
Systems Planning Office  
[www.dot.state.fl.us/planning/systems/sm/los/default.shhtm](http://www.dot.state.fl.us/planning/systems/sm/los/default.shhtm)

Source:  
Florida Department of Transportation  
Systems Planning Office  
[www.dot.state.fl.us/planning/systems/sm/los/default.shtm](http://www.dot.state.fl.us/planning/systems/sm/los/default.shtm)

Manatee County Planning Department  
Concurrency Transportation Link Sheet

Report run on: February 2, 2015 5:57 PM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	Peak LOS	Los Std	Exist Los	Proje cted LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Pend	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3105	SR 70	LOCKWOOD RIDGE	NATALIE WAY	ST	PA	U	6D	1.32	1	I	Y	269.5	D	C	F	12	46500	0.090				4,185	1,280	196	5,661	5,390	-271	0.000				0061
3110	SR 70	NATALIE WAY	CARUSO RD	ST	PA	U	6D	1.96	1	I	Y	269.5	D	C	F	12	46500	0.090	O			4,185	1,382	118	5,685	5,390	-295	0.000		0		0061
3111	SR 70	CARUSO RD	TARA BLVD	ST	PA	U	6D	1.00	1	I	Y	269.5	D	C	D	12	43177	0.090				3,886	1,376	120	5,382	5,390	8	0.000				0333
3112	SR 70	TARA BLVD	I-75	ST	PA	U	6D	2.17	1	II	Y	269.5	D	C	F	12	43177	0.090				3,886	1,773	140	5,799	5,390	-409	0.000				0333
3120	SR 70	I-75	87TH ST E	ST	PA	U	6D	2.50	1	II	Y	262.5	C	C	F	12	34500	0.090	O			3,105	2,697	437	6,239	5,250	-989	0.000		0		0048
3121	SR 70	87TH ST E	BRADEN RUN	ST	PA	U	6D	2.78	1	II	Y	262.5	C	C	F	12	34500	0.090				3,105	2,456	74	5,635	5,250	-385	0.000				0048
3122	SR 70	BRADEN RUN	RIVER CLUB BLVD	ST	PA	U	6D	0.49	1	I	Y	262.5	C	C	C	12	34500	0.090	0			3,105	778	214	4,097	5,250	1,153	0.000		0		0048
3123	SR 70	RIVER CLUB BLVD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	1.45	1	I	Y	262.5	C	C	F	12	34500	0.090				3,105	2,474	0	5,579	5,250	-329	0.000				0048
3124	SR 70	LAKEWOOD RANCH BL	LORRAINE RD	ST	PA	U	6D	2.27	1	II	Y	262.5	C	C	C	12	21500	0.090				1,935	2,615	0	4,550	5,250	700	0.000				5083
3130	SR 70	LORRAINE RD	CR 675	ST	PA	T	2U	0.00	0		Y	43	B	C	C	12	11400	0.090	O			1,026	117	342	1,485	860	-625	0.000		0		5082
3140	SR 70	CR 675	DESOTO CO	ST	PA	R	2U	0.00	0		Y	22	B	C	C	12	6300	0.095	0			599	69	8	676	440	-236	0.000		0		0030
3150	SUGAR BOWL RD	SR 70	SARASOTA CO LINE	MC	MIC	R	2U	0.00	0	55	N	39.5	C	B	B	12	326	0.095	O			31	0	0	31	790	759	0.000		0		12-03
3160	TALLEVAST RD	US 41	301 BLVD	MC	UC	U	2U	0.00	0	US	Y	72	D	C	C	12	8602	0.090	S			774	98	0	872	1,440	568	0.000		0		06-44
3170	TALLEVAST RD	301 BLVD	US 301	MC	UC	U	2U	1.05	1		Y	59.5	D	C	D	12	6335	0.090	O			570	514	0	1,084	1,190	106	0.000		0		07-03
3180	TALLEVAST RD	US 301	LOCKWOOD RIDGE RD	MC	UC	U	4D	0.00	0	US	Y	161	D	C	C	12	7858	0.090	O			707	378	27	1,112	3,220	2,108	0.000		0		07-21
5070	TARA BLVD	SR 70	STONE RIVER RD	MC	UC	U	4D	0.00	0	US	Y	131	D	C	D	12	8290	0.090				746	474	0	1,220	2,620	1,400	0.000				07-61
5071	TARA BLVD	STONE RIVER RD	TARA PRESERVE LANE	MC	UC	U	4D	0.00		US	N	131	D	C	C	12	7316	0.090				658	232	0	890	2,620	1,730	0.000				07-62
5072	TARA BLVD	TARA PRESERVE LN	LINGER LODGE RD	MC	UC	U	2U	0.00			Y	63		C	C	12	2025	0.090				182	0	0	182	1,260	1,078	0.000				07-46
3190	TARPON RD	SNEAD ISLAND RD	EMERSON POINT RD	MC	UC	U	2U	0.00	0	US	N	59.5	D	C	C	12	2485	0.090	C			224	0	0	224	1,190	966	0.000		0		09-14
6010	TAYLOR GRADE RD	BUNKER HILL RD	HILLSBOROUGH CO	MC	MIC	R	2U	0.00	0	55	N	39.5	C	B	B	12	294	0.095				28	0	0	28	790	762	0.000		0		12-13

Trip Generation Summary - Phase 1  
Average Weekday Driveway Volumes

Project: AJ15022  
Alternative: Alternative 1

Open Date: 2/16/2015  
Analysis 2/16/2015

ITE	Land Use	Average Daily Trips			AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
820	CENTERSHOPPING 1							66	71	137
	11 Gross Leasable Area 1000 SF									
934	FASTFOODDT 1							51	47	98
	3 Gross Floor Area 1000 SF									
<hr/>										
Unadjusted Driveway Volume		0	0	0	0	0	0	117	118	235
Unadjusted Pass-By Trips		0	0	0	0	0	0	48	48	96
Internal Capture Trips		0	0	0	0	0	0	34	34	68
Adjusted Driveway Volume		0	0	0	0	0	0	83	84	167
Adjusted Pass-By Trips		0	0	0	0	0	0	34	34	68
Adjusted Volume Added to Adjacent Streets		0	0	0	0	0	0	49	50	99

Total AM Peak Hour Internal Capture = 0 Percent

Total PM Peak Hour Internal Capture = 29 Percent

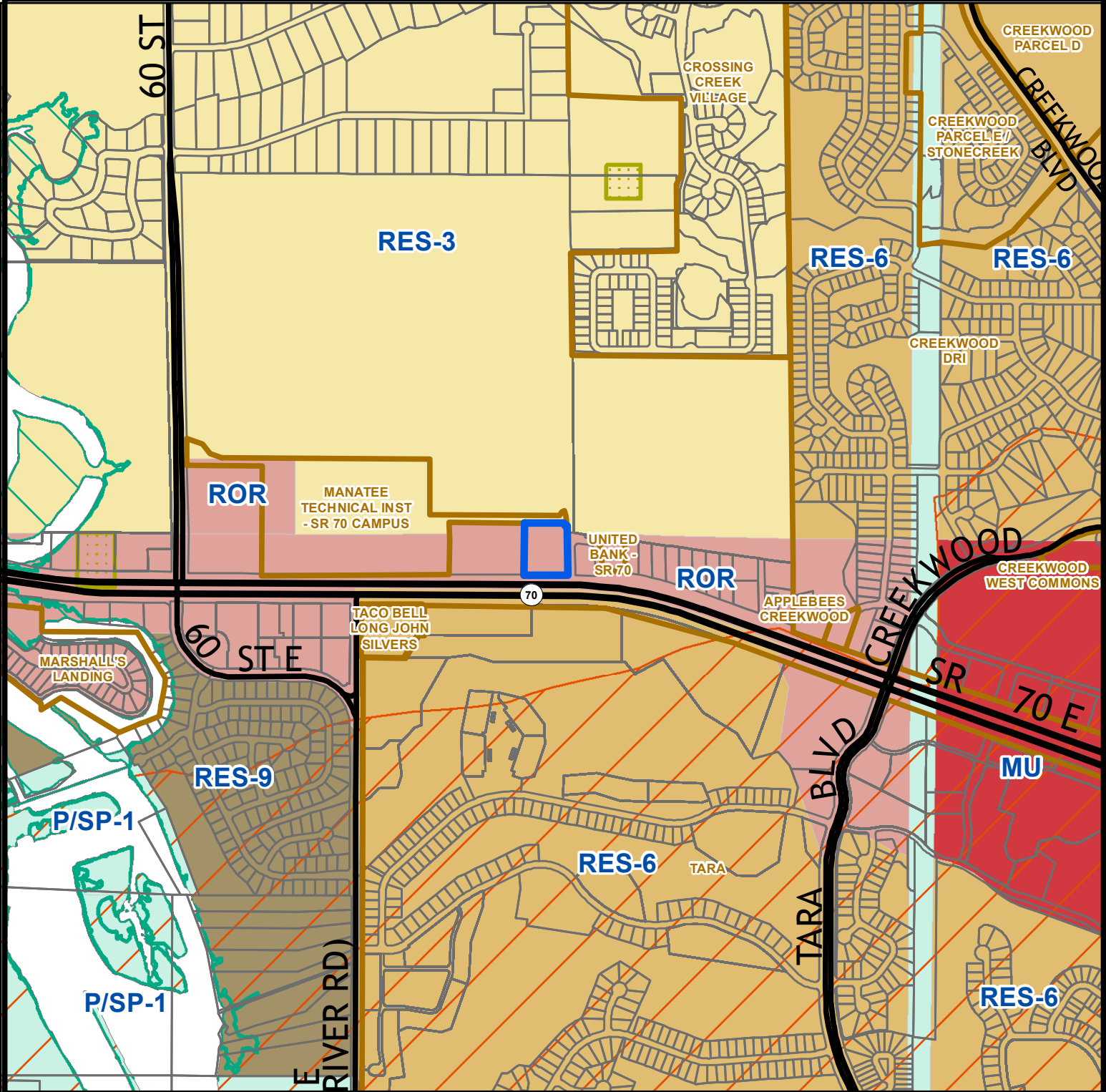
Trip Generation Summary - Phase 2  
Average Weekday Driveway Volumes

Project: AJ15022  
Alternative: Alternative 1

Open Date: 2/16/2015  
Analysis 2/16/2015

ITE	Land Use	Average Daily Trips			AM Peak Hour Adjacent Street Traffic			PM Peak Hour Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
820	CENTERSHOPPING 2							128	139	267
	30 Gross Leasable Area 1000 SF									
Unadjusted Driveway Volume		0	0	0	0	0	0	128	139	267
Unadjusted Pass-By Trips		0	0	0	0	0	0	44	47	91
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Adjusted Driveway Volume		0	0	0	0	0	0	128	139	267
Adjusted Pass-By Trips		0	0	0	0	0	0	44	47	91
Adjusted Volume Added to Adjacent Streets		0	0	0	0	0	0	84	92	176
Total AM Peak Hour Internal Capture = 0 Percent										
Total PM Peak Hour Internal Capture = 0 Percent										

# FUTURE LAND USE



Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th  
 Project #: Z-14-05  
 DTS#: 20140473  
 Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18  
 Acreage: 2.75  
 Existing Zoning: A  
 Existing FLU: ROR  
 Overlays: NONE  
 Special Areas: NONE

CHH: NONE  
 Watershed: NONE  
 Drainage Basin: BRADEN RIVER BL WARD L  
 Commissioner: Vanessa Baugh



Manatee County  
 Staff Report Map

Map Prepared 1/13/2015  
 1 inch = 1,010 feet

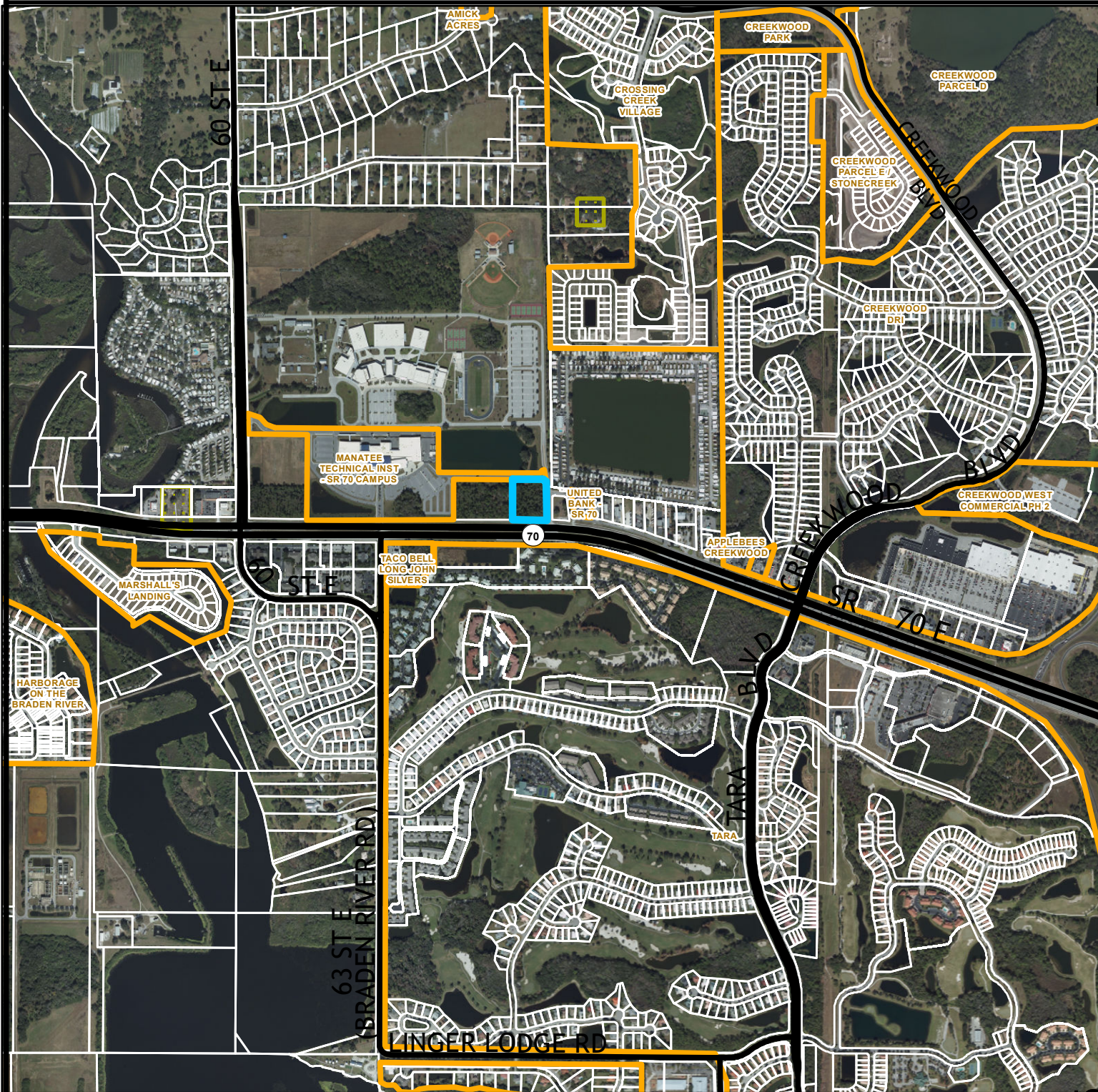


[illegible]

Map Prepared 1/13/2015  
1 inch = 1,010 feet



# AERIAL



Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th  
Project #: Z-14-05  
DTS#: 20140473  
Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18  
Acreage: 2.75  
Existing Zoning: A  
Existing FLU: ROR  
Overlays: NONE  
Special Areas: NONE

CHH: NONE  
Watershed: NONE  
Drainage Basin: BRADEN RIVER BL WARD L  
Commissioner: Vanessa Baugh

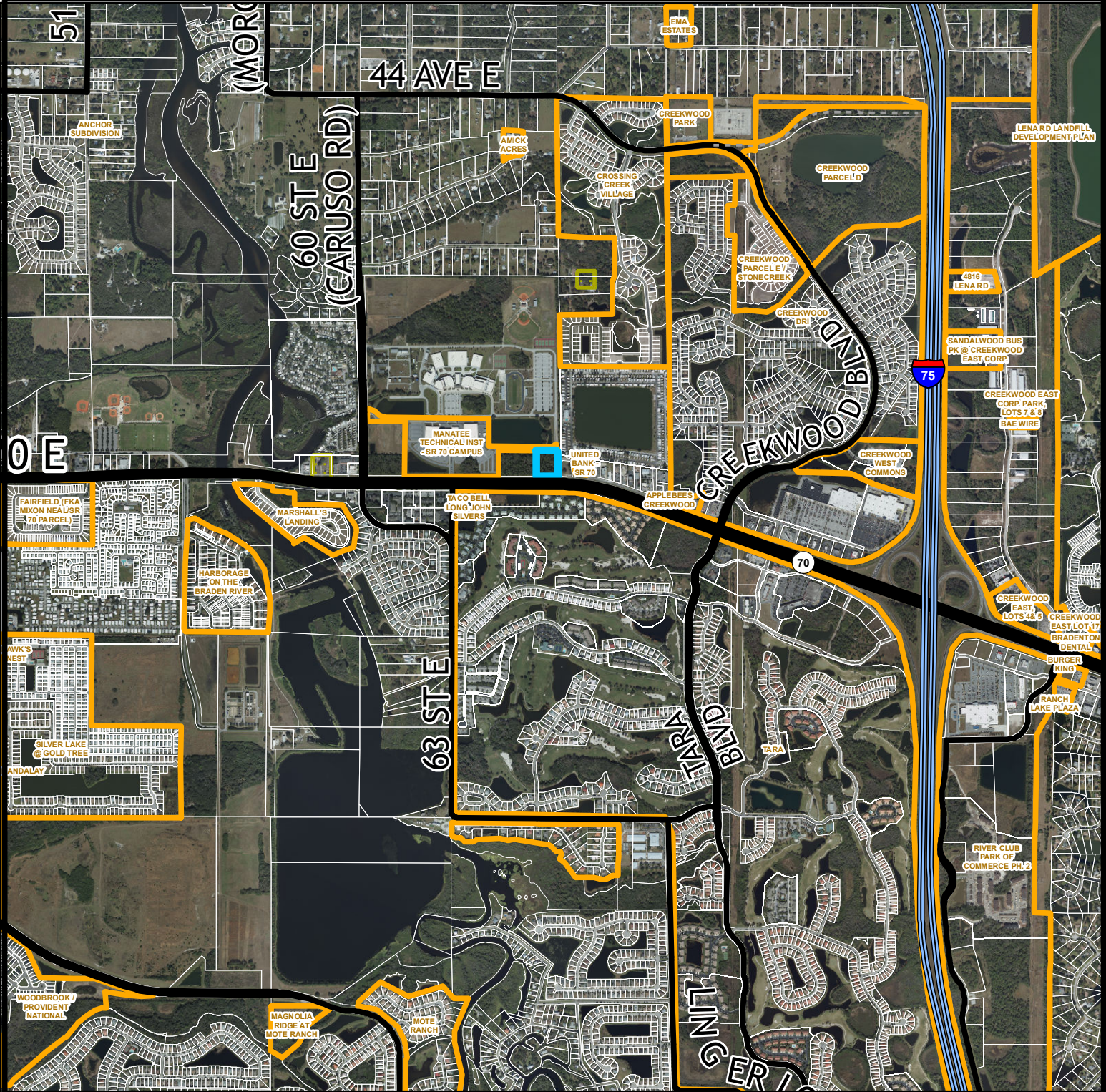
Manatee County  
Staff Report Map

Map Prepared 1/13/2015  
1 inch = 1,287 feet





# AERIAL



Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th  
 Project #: Z-14-05  
 DTS#: 20140473  
 Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18  
 Acreage: 2.75  
 Existing Zoning: A  
 Existing FLU: ROR  
 Overlays: NONE  
 Special Areas: NONE

CHH: NONE  
 Watershed: NONE  
 Drainage Basin: BRADEN RIVER BL WARD L  
 Commissioner: Vanessa Baugh



Manatee County  
 Staff Report Map

Map Prepared 1/13/2015  
 1 inch = 2,016 feet



P.C. 5/14/15

**Z-14-05 – 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 66<sup>th</sup> REZONE**  
**(MEPS00000360, DTS #20140473)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 66<sup>th</sup> Street East, Bradenton from A (General Agriculture) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.:** 05/14/2015

**B.O.C.C.:** 06/04/15

**RECOMMENDED MOTION:**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. Z-14-05, as recommended by staff.

PROJECT SUMMARY	
<b>CASE#</b>	<b>Z-14-05 (MEPS00000360, DTS #20140473)</b>
<b>PROJECT NAME</b>	<b>24/7 Development Holdings, LLC/SR 70 &amp; 66<sup>th</sup></b>
<b>APPLICANT(S):</b>	<b>24/7 Development Holdings, LLC</b>
<b>PROPOSED ZONING:</b>	<b>GC (General Commercial)</b>
<b>EXISTING ZONING:</b>	<b>A (General Agriculture)</b>
<b>CASE MANAGER:</b>	<b>Rossina Leider</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVAL</b>
DETAILED DISCUSSION	
<p>The request is for a rezone of a vacant site, approximately 2.75 acres (±120,000 square feet) from A (General Agriculture) to GC (General Commercial). The site is located on the northwest corner of SR 70 and 66<sup>th</sup> Street East, and until 2014 was part of a bigger property partially developed with educational uses (Braden River High School and Manatee Technical Institute) owns by the Manatee County School Board.</p> <p>The site is within the R/O/R FLUC which list retail, wholesale or office commercial uses that function in the market place as neighborhood, community, or region-serving in the range of potential uses, with a maximum Floor Area Ratio (FAR) of 0.35 and 1.0 for hotels only (special approval is required for projects exceeding 0.25 FAR except for mini-warehouse). Also, R/O/R FLUC exempts commercial projects from commercial locational criteria requirements (i.e. within 1,500 feet of two functionally classified roadways designated as Collector or higher).</p> <p>The current A zoning district is intended to preserve agricultural lands and allow for other uses consistent with agricultural operations. The A zoning district limits commercial retail uses to farm equipment and supply establishments, while commercial service uses are limited to medical professional offices, veterinary clinics, bed and breakfast, funeral home/chapel and lawn care /landscaping establishments.</p> <p>The GC zoning district is intended to provide a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. The proposed GC zoning is consistent with the R/O/R FLUC designation, the existing GC zoning east of the site, and development trends and timing within the nearby area.</p>	

The site is large enough to accommodate the building(s) and provide adequate setbacks, buffers, access points, parking, and loading areas as is required for commercial sites according to Policies 2.10.4.3.(1) and (2) of the Comprehensive Plan. In addition, the subject property exceeds the minimum lot area (7,500 sq. ft.) required for the GC zoning district, and at time of development, future structures will be required to comply with LDC Figure 6-2 (Schedule of Area, Height, Bulk and Placement Regulations).

The site will have direct access to 66<sup>th</sup> Street East, a two lane local street that provides connection to educational sites to the north and west (Braden River High School & Manatee Technical Institute), and to commercial areas to the east (Pleasant Lake RV Resort & Campbell Commercial Subdivision). Any potential access point along SR 70 shall be determined by the FDOT at the time of Final Site Plan submittal.

Staff recommends approval.

#### SITE CHARACTERISTICS AND SURROUNDING AREA

<b>ADDRESS:</b>	<b>SR 70 East &amp; 66<sup>th</sup> Street East, Bradenton</b>
<b>GENERAL LOCATION:</b>	<b>Northwest corner of SR 70 &amp; 66<sup>th</sup> Street East</b>
<b>ACREAGE:</b>	<b>2.75± acres (approximately 120,000 sq. ft.)</b>
<b>EXISTING USE(S):</b>	<b>Vacant</b>
<b>FUTURE LAND USE CATEGORY(S):</b>	<b>R/O/R (Retail/Office/Residential)</b>
<b>INTENSITY</b>	<b>Max F.A.R. permitted:</b> <ul style="list-style-type: none"> <li>- .25 (.35 with Special Approval in GC Zoning District and R/O/R FLUC)</li> <li>- .35 for mini-warehouse use without Special Approval in GC Zoning District</li> </ul>
<b>OVERLAY DISTRICT(S):</b>	<b>N/A</b>

#### SURROUNDING USES & ZONING

<b>NORTH</b>	<b>Access driveway &amp; stormwater facility of the Braden River High School zoned A (General Agriculture)</b>
<b>WEST</b>	<b>Vacant parcel of the Manatee Technical Institute zoned A (General Agriculture)</b>
<b>SOUTH</b>	<b>Across SR 70, single-family residential units and stormwater facility at Fairway Gardens subdivision (Tara DRI) zoned PDR (Planned Development Residential)</b>
<b>EAST</b>	<b>Across 66<sup>th</sup> Street East, vacant property (Campbell Commercial Subdivision), and further east, financial institution (Synovus Bank) zoned GC</b>

	<b>(General Commercial). To the northeast, recreational vehicle park (Pleasant Lake RV resort) zoned PDRV (Planned Development Recreational Vehicle)</b>
--	--

SITE DESIGN DETAILS		
LOT SIZE(S):	±120,000 sq. ft. Exceeds minimum lot size (7,500 sq. ft.) and lot width (75 feet) required for the GC Zoning District	
SETBACKS: (min. required in GC Zoning District)	Front	25'
	Side	10'/20' (adjacent to residential use or zoning)
	Rear	15'/20' (adjacent to residential use or zoning)
OPEN SPACE:	15% (18,000 sq. ft.) required in GC Zoning District. No site plan submitted at this time	
ACCESS: (*) Potential access along SR 70 will be determined by FDOT at the time of future Final Site Plan submittal	One access point along 66 <sup>th</sup> Street East. (*)	
FLOOD ZONE(S):	X per FIRM Panel 12081C0328E, effective 3/17/2014.	
AREA OF KNOWN FLOODING:	N/A Watershed/Basin: Lower Braden River. Downstream of Evers Reservoir	
UTILITY CONNECTIONS:	Water and sewer available	
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage:	No site plan submitted; unable to determine at this time	
Proposed Impact Acreage:	No site plan submitted; unable to determine at this time	

NEARBY DEVELOPMENT				
NON-RESIDENTIAL				
PROJECT	SQ. FT.	FAR	FLUC	YEAR APPROVED
Manatee County School Board Rezone from A to GC (Blackrock Commercial)	Max. Potential: 108,900/ 152,460 for mini-warehouse	Max. Potential: 0.25 max. /0.35 mini-warehouse	R/O/R	2014
Taco Bell	3,000	0.02	RES-6	2006
Synovus Bank (fka United Bank)	4,130	0.097	R/O/R	2006
POSITIVE ASPECTS				
<ul style="list-style-type: none"> <li>The site has frontage along an arterial roadway (SR 70).</li> <li>Logical expansion of the adjacent GC zoning district to the east.</li> <li>The surrounding area to the east consist of established commercial and services uses (commercial subdivision and RV Park).</li> <li>Sewer and water are available in this area.</li> <li>The commercial zoning will allow for a variety of retail and service uses to serve surrounding residences and visitors to the area.</li> </ul>				
NEGATIVE ASPECTS				
<ul style="list-style-type: none"> <li>Access will be provided via a local street (66<sup>th</sup> Street East).</li> </ul>				
MITIGATING MEASURES				
<ul style="list-style-type: none"> <li>All requirements of GC zoning and LDC provisions regarding access, traffic mitigation measurements, parking, buffering, stormwater management, etc. will be assessed at future site plan submittal.</li> <li>A potential access point along SR 70 shall be determined by FDOT at Final Site Plan submittal. At that time, the applicant shall be required to apply for a permit with FDOT.</li> </ul>				
STAFF RECOMMENDED STIPULATIONS				
<p>Not applicable. <b>This is a “straight rezone” from A to GC.</b> Stipulations are not attached to a straight rezone. All requirements of GC zoning district will be reviewed with future site plan or building permit approvals. These requirements include the range of permitted uses and the size of the project (gross building area and F.A.R), setbacks, building height, buffers, parking, access, adverse impacts, etc.</p>				

## REMAINING ISSUES OF CONCERN

None

## COMPLIANCE WITH THE LAND DEVELOPMENT CODE

### SECTION 504.5 - REZONE CRITERIA

#### *Factors for Review and Adoption of Proposed Amendments*

**1. Compatibility. Is the requested change compatible with the existing development pattern and the zoning of nearby properties?**

To the north is Braden River High School. To the west, there is the Manatee Technical Institute - SR 70 Campus zoned A (General Agriculture), and further west, is a vacant commercial property recently zoned GC (General Commercial). To the east, there is a vacant commercial property and a financial office zoned GC. To the northeast, is a residential use (Pleasant Lake RV Resort - recreational vehicle park) within the PDRV (Planned Development Recreational Vehicle) zoning district. To the south, across SR 70, there is a residential subdivision (Fairway Gardens at Tara) zoned PDR (Planned Development Residential).

The proposed zoning (GC) is compatible with the existing development pattern and zoning of nearby properties along the SR 70 corridor and a logical expansion of adjacent commercial zoning district.

**2. Changes from Original Conditions. Has there been a change in the conditions upon which the original zoning designation was based? Have major land uses or conditions changed since the zoning was established?**

Until 2014, the site was part (southeast corner) of a ±180 acre overall property owned by the Manatee County School Board, zoned A (General Agriculture), and partially developed with educational uses (Manatee Technical Institute and Braden River High School). The southwest corner of the above referenced property (±10 acres) was sold as well in 2014 and has been rezoned to GC (Blackrock rezone).

Also, SR 70 has changed to a six lane divided road and a segment of 66<sup>th</sup> Street east (adjacent to the site) is now a two lane road leading to the school sites. The proposed amendment to GC zoning is consistent with the development trend in this segment of the SR 70 since its development pattern is characterized by commercial, residential, and educational uses.

**3. Comprehensive Plan. Does the current zoning or the proposed zoning better conform to the current Comprehensive Plan?**

The R/O/R FLUC permits retail, wholesale, or office commercial uses that function in the marketplace as neighborhood, community, or region-serving, as well considered short-term agricultural uses.

According to LDC Section 602.1.2.1, the intent of the current A zoning district is to “preserve agricultural lands and promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities.” Also, per LDC Section 602.1.5.3 the purpose of the GC district is to provide for a variety of retail and service



uses in free-standing parcels or shopping centers to serve the community's general commercial needs (i.e. retail sales, eating establishments, banking, professional offices, gas pumps, convenience stores, etc.).

GC and A zoning districts are appropriate for the R/O/R FLUC. However, the proposed GC zoning better conforms the Comprehensive Plan since adjacent parcels to the east are zoned GC, and there is a broad range of established commercial uses along the nearby segments of the SR 70.

**4. Conflicts with Public Improvements. Will the proposed change conflict with existing or planned public improvements?**

No, it does not appear that this rezone change will conflict with existing or planned public improvements.

**5. Sufficient Public Facilities. Whether the proposed change will be supported by sufficient public facilities, based upon a consideration of the following factors:**

**(i) Will the proposed change adversely affect traffic patterns or congestion?**

The applicant provided a Traffic Impact Statement (TIS) dated March 13, 2015 to evaluate maximum potential traffic impacts associated with the rezone of the site.

Based on the data provided in this document, the Manatee County Public Works Department, Transportation Planning Division recommends approval of the Traffic Impact Statement. The applicant has addressed the Comprehensive Plan requirements, and provided appropriate traffic-related information to substantiate the findings. At the time of Final Site Plan a complete Traffic Analysis will be required when a use is established for this site.

**(ii) Will the proposed change adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected?**

GC zoning is intended to provide for various retail uses and services on freestanding parcels or shopping centers serving the general needs of the community. This is a commercial development that will not create a demand for schools, streets, recreational areas or facilities, and non-impacts to population are expected. Any CLOS requirements will be reviewed with future submittals when a specific use is proposed.

**(iii) Are sufficient public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law?**

The site is on the northwest corner of SR 70 and 66<sup>th</sup> Street east. This area of the County counts with existing public facilities and infrastructure to support the proposed zoning amendment as follows:

Water: 36" potable water main along SR 70

Sewer: 6" sanitary force main along SR 70

Reclaimed: 12" reclaimed water main at SR 70 and 60<sup>th</sup> Street East ½ mile west

No insufficient public facilities issues have been raised by staff during review process; however, a public facility analysis will be performed by staff when the applicant submits a Final Site Plan specifying the intensity of the use proposed.

**6. Changes to Surrounding Area. Will the proposed change adversely affect the public health, safety or welfare of the surrounding area?**

It appears that the proposed zoning amendment should have no adverse impact on the health, safety, or welfare of the neighborhood. At Final Site Plan stage, staff will review in detail any potential adverse impacts when a particular use is proposed.

**7. Compliance with LDC. Is the proposed amendment in conformance with all applicable requirements of this Code?**

The GC zoning district allows a minimum lot size of 7,500 square feet, a minimum lot width of 75 feet, and a maximum building size of 50,000 square feet. The range of uses permitted in the GC zoning district include retail sales, eating establishment, bank, hotel, and office.

The maximum Floor Area Ratio (FAR) in the GC zoning district is 0.25 (without Special Approval) allowing a maximum of 30,000 ± square foot of building area, except for a mini-warehouse use which allows a maximum 0.35 FAR (42,000 ± square foot building area).

Compliance with the standards of the GC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approval for this site.

**8. Orderly Development. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.**

The proposed amendment is consistent with the development patterns in the area and appropriate for orderly development of the community. The surrounding area to the east of the site has commercial designation compatible with the R/O/R FLUC.

**9. Expanding Districts. Is the proposed amendment the logical expansion of adjacent zoning districts?**

The proposed amendment may be considered a logical expansion of adjacent commercial zoning districts to the east, and will reflect the development commercial pattern of the north side of SR 70 corridor.

**10. Trends. Is the timing of the request appropriate given the development trends in the area?**

The timing is appropriate given development trends in the area. The immediate surrounding area along the north side of SR 70 is characterized by commercial, office, residential and residential support uses.

**11. Historic Resources. Will the proposed change adversely impact historic resources?**

No, there do not appear to be any known or recorded historic resources on the site. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

**12. Environmental Impacts. Will the proposed change have an adverse environmental impact on the vicinity?**

Environmental impacts, if any, will be determined and appropriately addressed during the review process of future Final Site Plan.

**13. Lighting. Will the proposed change allow uses that require so much outdoor lighting that even the light from shielded fixtures may reflect off-site with potentially adverse effects on residential areas?**

Lighting is specifically regulated by LDC Section 709 and a "Lighting Plan" shall be reviewed and approved as part of the Final Site Plan submittal in order to address any potential adverse impacts.

**14. County Wide Changes. Will the proposed change adversely affect the health, safety and welfare of the County as a whole?**

The proposed change should not adversely affect the safety, and welfare of the County as a whole. The commercial zoning will allow for a variety of retail and service uses for surrounding residences and visitors to the area.

**15. Mobile Homes. For any rezoning that would result in the removal or relocation of mobile home owners residing in a mobile home park, has the applicant demonstrated that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.**

Not applicable.

**16. Other Matters. Any other matters which may be appropriate for consideration pursuant to this Code, the Comprehensive Plan or applicable law.**

Further development will require site plan review.

**COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE (LDC)**

**Note:** Compliance with the standards of the GC zoning district and all other applicable requirements of the LDC will be reviewed and verified with future site plan approvals for this site.

**COMPLIANCE WITH COMPREHENSIVE PLAN**

The site is in the R/O/R 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 of this rezone is appropriate given development trends in the area. Along the north side of SR 70, the surrounding area to the east of the site is characterized by a mix of commercial uses zoned GC. Further to the west, at the intersection of SR 70 and Caruso Road, there is a mix of commercial retail and commercial services uses zoned GC and PDC.

**Policy 2.2.1.17.2 Range of Potential Uses.**

Uses permitted in the R/O/R Future Land Use Category include retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region serving.

Uses permitted in the GC zoning district are consistent with the R/O/R Future Land Use Category.

**Policy 2.2.1.17.3 Range of Potential Density/Intensity.**

The maximum Floor Area Ratio in the R/O/R FLUC is 0.35 (0.25 without Special Approval). The maximum building area for neighborhood, community, or region-serving uses is large – 300,000 square feet. Special Approval is required for building area that exceeds 50,000 square feet.

The site has potential for a total of 30,000± square foot of gross building area (without Special Approval) and 42,000± square foot gross building area for a mini-warehouse use.

**Policy 2.6.1.1 Compatibility.**

As previously detailed in this staff report, the range of land uses permitted in GC zoning will be compatible with surrounding land uses and zoning in the nearby area to east along the north side of SR 70. The GC zoning district also establishes lot sizes, setbacks, open space requirements, and Floor Area Ratio that will be comparable with surrounding development and zoning districts, thereby assuring compatibility.

**TRANSPORTATION**

**Major Transportation Facilities**

The site is adjacent to SR 70, which is designated as a six (6) lane arterial in the Comprehensive Plan's Future Traffic Circulation Map and has a planned right of way width which is determined by the Florida Department of Transportation.

**Transportation Concurrency**

The Applicant is only seeking Rezoning approval at this time, and thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSF)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant will 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). However, the applicant did provide a Traffic Impact Statement (TIS) for the rezone to evaluate maximum potential traffic impacts associated with the rezoning of the property.

**Access**

The site will have access onto 66<sup>th</sup> Street East. Any potential access point along SR 70 shall be permitted by FDOT at Final Site Plan stage. At the time of the TIA review, all proposed access points will be evaluated to determine if any site-related improvements will be required for the site.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE  
TRANSPORTATION CONCURRENCY**

**CLOS APPLIED FOR:**      **No (A CLOS application cannot be filed with a straight rezone)**

**TRAFFIC STUDY REQ'D:** **Yes (A TIS was submitted and reviewed, however, a detailed study will be required at PSP or FSP)**

<b>NEAREST ROADWAY</b>	<b>LINK(S)</b>	<b>ADOPTED LOS</b>	<b>FUTURE LOS (W/PROJECT)</b>
<b>SR 70</b>	<b>3111</b>	<b>D</b>	<b>D</b>

**OTHER CONCURRENCY COMPONENTS**

Solid waste landfill capacity, transportation and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and waste water will be reviewed at the time of FSP/Construction Drawings.

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Zoning Disclosure Affidavit**
- 3. Copy of Newspaper Advertising**

### APPLICABLE COMPREHENSIVE PLAN POLICIES

Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> <li>- consideration of existing development patterns,</li> <li>- types of land uses,</li> <li>- transition between land uses,</li> <li>- density and intensity of land uses,</li> <li>- natural features,</li> <li>- approved development in the area,</li> <li>- availability of adequate roadways,</li> <li>- adequate centralized water and sewer facilities,</li> <li>- other necessary infrastructure and services.</li> <li>- limiting urban sprawl</li> <li>- applicable specific area plans</li> <li>- (See also policies under Objs. 2.6.1 - 2.6.3)Policy:</li> </ul>
Policy:	2.2.1.17	<b>R/O/R:</b> Establish the Retail/Office/Residential future land use category as follows:
Policy:	2.2.1.17.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node,</p>

with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.17.2

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

Policy: 2.2.1.17.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

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

For new development -  
9 dwelling units per acre

Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Net Residential Density:

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

For new development -  
16 dwelling units per acre

24 dwelling units per acre inside the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Floor Area Ratio: 0.35  
1.0 inside the CRA's and UIRA

Maximum Floor Area Ration for Hotels: 1.0

Maximum Square Footage for Neighborhood,  
Community, or Region-Serving Uses: Large 300,000sf

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.



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

Policy: 2.10.4.2

Prohibit the consideration of any development order establishing the potential for commercial development, where the proposed project site is inconsistent with commercial locational criteria. Consistency shall be determined through the application of the commercial location review process described in the operative provisions contained in this Element. Permitted exceptions to these requirements are limited to:

- existing commercial uses that are legally permitted, and that are in place at time of comprehensive plan adoption. However, where such uses are nonconforming to other development regulations, nothing in this policy shall render those uses conforming to the subject regulations.

- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.
- locations designated as Retail/Office/ Residential or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- Recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.
- Establishments providing nursing services as described in Chapter 464, F.S.
- Sale of agricultural produce at roadside stands.
- Small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.
- Agricultural service establishments (e.g. farm equipment sales and service).
- Low intensity commercial recreational facilities (e.g., driving range).
- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.
- Appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.
- Commercial uses located within Port Manatee.
- Professional office uses not exceeding 3,000 square feet in gross floor area within the Res-6, Res-9, RES-12, and

Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).

- commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 f the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
- Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16)
- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).
- Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum

development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.

- Commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Fort Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

No exception to commercial locational criteria provided for under this policy shall be used as a precedent for establishing other commercial development inconsistent with this Comprehensive Plan.

Nothing in this policy shall require the issuance of a development order solely on the basis of compliance with commercial locational criteria. Compliance with other commercial development standards contained in Policy 2.10.4.3 below, and with all other goals, objectives, and policies of this Comprehensive Plan is also required for issuance of a development order approving commercial uses. In particular, compliance with the policies of Objectives 2.6.1 and 2.6.2 is mandatory for approval of any commercial use within a residential designation.

Policy: 2.10.4.3

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

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

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

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

MANATEE COUNTY GOVERNMENT  
BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
ZONING DISCLOSURE AFFIDAVIT

Project name: S.R. 70566<sup>th</sup> (MEPS 360 2-14-05)

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER

PERCENTAGE  
STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ( )

Nicholas Reader  
4343 Anchor Plaza Parkway  
Tampa FL 33634

Over 20%

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

Signature: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Hillsborough

(Applicant): Nicholas Reader

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 14<sup>th</sup> day of November 2014  
by Nicholas Reader, who is personally known to me or who has produced NA  
\_\_\_\_\_ as identification.  
(type of identification)

Robin A. Ahlquist  
Notary Signature

My Commission Expires: 9-27-2016

ROBIN A. AHLQUIST  
Print or type name of Notary

Commission No: EK 202446

NOTARY PUBLIC OF FLORIDA  
Title or Rank



# BRADENTON HERALD


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Bradenton Herald  
Published Daily  
Bradenton, Manatee County, Florida

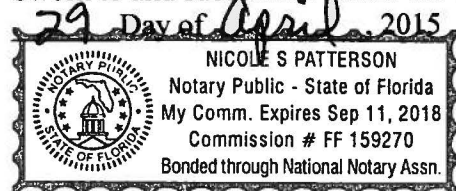
## STATE OF FLORIDA COUNTY OF MANATEE


Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that he is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Notice of Zoning Changes in Unincorporated Manatee County, Public Hearing, May 14, 2015 was published in said newspaper in the issue(s) of 04/29/2015.

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



  
SEAL & Notary Public  
Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

## 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, May 14, 2015 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:

### PDR-15-01(Z)(P) - SOHO MENDOZA, LLC/WIL- LOW HAMMOCK/ DTS# 20150012 MEPS #387

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area, providing for the rezoning of approximately 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

### Z-14-05 - 24/7 DEVELOP- MENT HOLDINGS, LLC/SR 70 & 68th REZONE (MEPS#00000390, DTS#20140473)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 68th Street East, Bradenton from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org

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

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

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  
04/29/2015



# 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:

4/29 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 29 DAY OF April, A.D., 2015  
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Shari Brickley  
Notary Public





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

Manatee County Building and  
Development Services Department  
Manatee County, Florida

Date of pub: April 29, 2015

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, May 14, 2015 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:

**PDR-15-01(ZXP) - SOHO MENDOZA,  
LLC/WILLOW HAMMOCK / DTS#  
20150012 MEPS #387**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area, providing for the rezoning of approximately 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**Z-14-05 - 24/7 DEVELOPMENT  
HOLDINGS, LLC/SR 70 & 66th REZONE  
(MEPS00000360, DTS20140473)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 66th Street East, Bradenton from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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THIS HEARING MAY BE CONTINUED  
FROM TIME TO TIME PENDING  
ADJOURNMENTS.  
MANATEE COUNTY PLANNING  
COMMISSION

**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 Gregory Roth, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **Z-14-05-DTS20140473-MEPS360 - 24/7 Development, LLC-SR 70 & 66 Rezone** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on May 14, 2015 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on June 4, 2015 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 5 feet from the front property line on the 28<sup>th</sup> day of April, 2015.

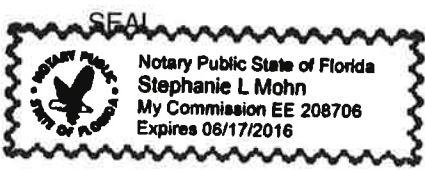
3. That the Affiant has caused the mailing of the required letter of notification to property owners within five hundred (500) feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 29<sup>th</sup> day of April, 2015, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

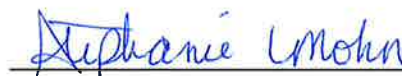
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

  
\_\_\_\_\_  
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on April 29, 2015 (date) by Gregory Roth  
(name of affiant). He/she is personally known to me or has produced N/A (type  
of identification) as identification and who did take an oath.



  
\_\_\_\_\_  
Signature of Person Taking Acknowledgment  
Stephanie L. Mohn  
\_\_\_\_\_  
Type Name  
Notary Public  
\_\_\_\_\_  
Title or Rank

My Commission Expires: 6/17/2016

Commission No.: EE208706      Serial Number, if any \_\_\_\_\_

Parcel Owners within a 500 ft. Radius. 4/16/2015

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	CNT_ZIP	PARCEL_ID	LOCATION_ADD	UNIT
ADAMS,JENNIFER	COVEY,TOM	104 BASE AVE W APT D		VENICE	FL	34285			1731552609	6710 FAIRVIEW TER	
ALMANZA,MARTHA L	ALMANZA,MARTHA L TRUST	5414 STONEYBROOK LN		BRADENTON	FL	34203			1731557659	5414 STONEYBROOK LN	
ANNUCCI,SANDRA		5409 STONEYBROOK LN		BRADENTON	FL	34203			1731555409	5409 STONEYBROOK LN	
ANTOLINI,WALTER	ANTOLINI,BETTY	5403 STONEYBROOK LN		BRADENTON	FL	34203			1731555359	5403 STONEYBROOK LN	
AULT-MEYERS,ELISABETH C		6542 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546204	6542 FAIRWAY GARDENS DR	
BARTON,MARJORIE		103 APPLEHILL CT		GIBSONIA	PA	15044			1731554809	5441 STONEYBROOK LN	
BEACHY,PHIL	BEACHY,DENETTE	6854 FAIRVIEW TER		BRADENTON	FL	34203			1731554409	6854 FAIRVIEW TER	
BEAUCHAMP,GREGORY M	BEAUCHAMP,JOAN D	6708 45TH TER E		BRADENTON	FL	34203			1731553209	6746 FAIRVIEW TER	
BLADES,WILLIAM O JR		6482 WATERCREST WAY 402		BRADENTON	FL	34202			1731546857	6501 FAIRWAY GARDENS DR	
BRADLEY,CARTER	BRADLEY,KAREN	3416 HARRIS AVE		MUSKOGEE	OK	74403			1731546501	6520 FAIRWAY GARDENS DR	
BRADLEY,ZACHARY S		6764 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731555609	6764 FAIRWAY GARDENS DR	
BREEDEN,DONNA LEE		6842 FAIRVIEW TER		BRADENTON	FL	34203			1731554209	6842 FAIRVIEW TER	
BROWER,JAMES C	BROWER,KAREN M	4190 W SHORE MANOR RD		JAMESVILLE	NY	13078			1731544357	6653 PINEVIEW TER	
BROWN,ALICE P		103 N WASHINGTON ST		PLAINVILLE	CT	6062			1731543656	6584 FAIRWAY GARDENS DR	
BUNCH,LARRY	HIGGINBOTHAM,DON	5405 STONEYBROOK LN		BRADENTON	FL	34203			1731555459	5405 STONEYBROOK LN	
BURGESS,JAMES W	BURGESS,PATRICIA B	PO BOX 906		SOUTH BOSTON	VA	24592			1731545156	6620 PINEVIEW TER	
BURGIN,JUSTIN	BURGIN,KELLY	1170 INDIANPIPE		LAKE ORION	MI	48360			1731545057	6622 PINEVIEW TER	
CASE,JOAN C	CAMPBELL,JOANNE M	6568 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731545503	6568 FAIRWAY GARDENS DR	

Parcel Owners within a 500 ft. Radius. 4/16/2015

CASPER,DONALD	ERVIN,PHILIP CRAIG	6708 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556559	6708 FAIRWAY GARDENS DR	
CASTRO,ARMAND R JR	CASTRO,BENITA F	7132 67TH TER E		BRADENTON	FL	34203			1731555909	6752 FAIRWAY GARDENS DR	
CHAPDELAINE,DAVID J		6833 FAIRVIEW TER		BRADENTON	FL	34203			1731557509	6833 FAIRVIEW TER	
CIOSICI,ABBY L		6751 FAIRVIEW TER		BRADENTON	FL	34203			1731556909	6751 FAIRVIEW TER	
CONNOLLY,BRUCE R	CONNOLLY,PATRICIA R	250 BURNETT RD		WEBSTER	NY	14580			1731554759	5435 STONEYBROOK LN	
COUNTY OF MANATEE		PO BOX 1000		BRADENTON	FL	34206			1730500905	NO ASSIGNED ADDRESS	
COX,RICHARD H	HOGG,CHERYL	6762 FAIRVIEW TER		BRADENTON	FL	34203			1731553359	6762 FAIRVIEW TER	
CRAWFORD,HARRY R	CRAWFORD,A JANET	6552 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546006	6552 FAIRWAY GARDENS DR	
DALY,CAROL H		6750 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731555809	6750 FAIRWAY GARDENS DR	
DAWSON,ROBERT E	CHUM,BECKY B	8 HARRISON CT		SUMMIT	NJ	7901			1731544159	6641 PINEVIEW TER	
DENOBI,PAMELA		6592 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731543201	6592 FAIRWAY GARDENS DR	
DILULLO,PETER F	DILULLO,MARIANNE	3140 FIFTH LINE W 35	MISSISSAUGA ON				CANADA	L5L 1A2	1731546402	6532 FAIRWAY GARDENS DR	
DOWLING,JOHN	DOWLING,DONNA	36 HUNTERS LANE	GUELPH,ONTARIO				CANADA	N1C1B2	1731556709	6704 FAIRWAY GARDENS DR	
DRAPER,JAY W	DRAPER,DIANE J	6818 FAIRVIEW TER		BRADENTON	FL	34203			1731553809	6818 FAIRVIEW TER	
DROGUETT,JULIA		6770 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731555559	6770 FAIRWAY GARDENS DR	
EASTMAN,DANIEL EDWARD	EASTMAN,GABRIELLA ANNA	6591 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731543300	6591 FAIRWAY GARDENS DR	
EDGECOMB,VERNON A	EDGECOMB,SHIRLEY M	6747 FAIRVIEW TER		BRADENTON	FL	34203			1731556759	6747 FAIRVIEW TER	
ELKIN,GARY E	ELKIN,DARLA J	42 N CHANTSONG CIR		SPRING	TX	77382			1731555259	5413 STONEYBROOK LN	

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ETTINGER,MARTIN S	ETTINGER,HOPE S	712 HUNTER DR		FEASTERVILLE TREVOSE	PA	19053			1731554009	6830 FAIRVIEW TER	
F S STORES INC		18001 OLD CUTLER RD 370		PALMETTO BAY	FL	33157			1730500959	6625 SR 70 E	
FENTON,PAUL J JR	FENTON,JANE H	125 BEECH HILL RD		ANDOVER	NH	3216			1731556609	6702 FAIRWAY GARDENS DR	
FENTON,PAUL J JR	FENTON,JANE H	125 BEECH HILL RD		ANDOVER	NH	3216			1731556859	6749 FAIRVIEW TER	
FERNANDEZ,ROBERTA		6844 FAIRVIEW TER		BRADENTON	FL	34203			1731554309	6844 FAIRVIEW TER	
FETTER,ROSEMARY		6720 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556359	6720 FAIRWAY GARDENS DR	
FLEISCHMANN,JOHN L	FLEISCHMANN,SUSAN H	31 TREELINE DR		LIVERPOOL	NY	13090			1731553959	6836 FAIRVIEW TER	
FLEMMING,JAMES E	FLEMMING,NANCY A	1309 ABINGTON PL		NORTH TONAWANDA	NY	14120			1731556159	6732 FAIRWAY GARDENS DR	
FLEMMING,JAY P	FLEMMING,BRENDA M	159 LONDENDERRY LN		GETZVILLE	NY	14068			1731556009	6738 FAIRWAY GARDENS DR	
FONTANA,ANTHONY		6544 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546154	6544 FAIRWAY GARDENS DR	
FULLERTON,JESSICA		6835 FAIRVIEW TER		BRADENTON	FL	34203			1731557409	6835 FAIRVIEW TER	
GANLEY,DANIEL P JR	GANLEY,JANE M	6562 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731545800	6562 FAIRWAY GARDENS DR	
GEORGES,WILLIAM	GEORGES,MARIAN	3634 WARWICK DRIVE		STERLING HEIGHTS	MI	48314			1731546709	6510 FAIRWAY GARDENS DR	
GEREN,RICHARD J	GEREN,ALEXIS	45 MLL ST 5	CARLETON PLACE ON				CANADA	K7C 1T6	1731544654	6646 PINEVIEW TER	
GILMORE,PATRICIA A	GILMORE,LARRY D	1125 DOROTHY DR		PONTIAC	IL	61764			1731544803	6642 PINEVIEW TER	
HALSTEAD,ZOEANN		6754 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731555859	6754 FAIRWAY GARDENS DR	
HAMBY,KENNETH S II	MATRAS-HAMBY,ANN B	6858 FAIRVIEW TER		BRADENTON	FL	34203			1731554459	6858 FAIRVIEW TER	
HANSON,NANCY C		7282 55TH AVE E PMB 181		BRADENTON	FL	34203			1731545602	6570 FAIRWAY GARDENS DR	

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HARDY,BRIAN J	HARDY,ANN P	WOODSIDE,CROMER RD	BEESTON REGIS,NORFOLK				UNITED KINGDOM	NR27 9NG	1731554109	6832 FAIRVIEW TER	
HARRIS,DIANE		6514 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546758	6514 FAIRWAY GARDENS DR	
HARTMAN,BARBARA J		5417 STONEYBROOK LN		BRADENTON	FL	34203			1731555209	5417 STONEYBROOK LN	
HEATH,SUSAN G		2711 JACOB DR		THOMPSONS STATION	TN	37179			1731552959	6740 FAIRVIEW TER	
HERBERT,BERNARD F	HERBERT,BARBARA A	6712 TAILFEATHER WAY		BRADENTON	FL	34203			1731553259	6750 FAIRVIEW TER	
HOLLINGSWORTH,SHIELA	HOLLINGSWORTH,SHIELA TRUST	6744 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731555959	6744 FAIRWAY GARDENS DR	
HOTWAGNER,EDWARD	HOTWAGNER,LORRAINE	6651 PINEVIEW TER		BRADENTON	FL	34203			1731544258	6651 PINEVIEW TER	
HOUGH,WALLACE E	HOUGH,SALLY M	6866 FAIRVIEW TER		BRADENTON	FL	34203			1731554609	6866 FAIRVIEW TER	
HOYLE,JAMES E	HOYLE,SUSAN L	2200 SCHAUMAN CT		BAY CITY	MI	48706			1731553009	6734 FAIRVIEW TER	
HURLEBAUS,TIMOTHY J	HURLEBAUS,VICTORIA D	4404 JAYSON LN		ANNANDALE	VA	22003			1731544506	6669 PINEVIEW TER	
JENSEN,MATTHEW SCOTT	JENSEN,ADRIA MARIA	6706 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556659	6706 FAIRWAY GARDENS DR	
JEYARANTNAM,N RAI	JEYARATNAM,VASUKI	1488 W 26TH AVE	VANCOUVER BC				CANADA	V6H 2B4	1731546451	6526 FAIRWAY GARDENS DR	
JOHNSON PHOTOIMAGING INC		6709 53RD AVE E		BRADENTON	FL	34202			1730500251	6709 SR 70 E	
JOHNSON,GLENN J	JOHNSON,GAIL L	13735 TRIDELPHIA MILL RD		CLARKSVILLE	MD	21029			1731544852	6634 PINEVIEW TER	
JONES,THOMAS J	KINCAID,KRISTY A	418 BEVERLY ISLAND DR		WATERFORD	MI	48328			1731554559	6872 FAIRVIEW TER	
JURDEN,DONALD H	JURDEN,SUSAN	6834 FAIRVIEW TER		BRADENTON	FL	34203			1731554059	6834 FAIRVIEW TER	
JURNEY,CAROLE JO		6578 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731543706	6578 FAIRWAY GARDENS DR	
KALMBACK,WALTER J JR	KALMBACK,VIRGINIA C	6716 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556509	6716 FAIRWAY GARDENS DR	

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KATSAROS,TERASA		6589 FAIRWAY GARDENS DR 2-202		BRADENTON	FL	34203			1731543409	6589 FAIRWAY GARDENS DR	
KAZIMIR,CARLSON M		40 SNYDER AVE		RAMSEY	NJ	7446			1731554509	6856 FAIRVIEW TER	
KEENAN,JEFFREY G	KEENAN,LORI ANN	2097 COUNTRY CLUB DR		DOYLESTOWN	PA	18901			1731553159	6752 FAIRVIEW TER	
KELLY,REX B	KELLY,CYNTHIA M	6633 PINEVIEW TER		BRADENTON	FL	34203			1731543904	6633 PINEVIEW TER	
KERTZMAN,ROBERT A	PLUME,DEBORAH J	6758 FAIRVIEW TER		BRADENTON	FL	34203			1731553509	6758 FAIRVIEW TER	
KESHISHIAN,DENNIS	KESHISHIAN,CECILE W	11990 GLENVIEW DR		PLYMOUTH	MI	48170			1731546105	6540 FAIRWAY GARDENS DR	
KEYSO,JEANIE R		6728 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556309	6728 FAIRWAY GARDENS DR	
KINLEY,RICHARD	KINLEY,JUDY C	6728 FAIRVIEW TER		BRADENTON	FL	34203			1731552759	6728 FAIRVIEW TER	
KISTLER,FRANK D		250 S REYNOLDS ST 1407		ALEXANDRIA	VA	22304			1731556809	6753 FAIRVIEW TER	
KODDERMANN,STEVEN R	KODDERMANN,JOACHIM	6870 FAIRVIEW TER		BRADENTON	FL	34203			1731554659	6870 FAIRVIEW TER	
KORDEK,STEFAN	KORDEK,JEAN	6618 PINEVIEW TER		BRADENTON	FL	34203			1731545206	6618 PINEVIEW TER	
KORZEN,SCOTT		6630 PINEVIEW TER		BRADENTON	FL	34203			1731545008	6630 PINEVIEW TER	
KRAMER,MICHAEL ALLEN	KRAMER,SUSAN MARIE	22 AVELNORE DR		MASON	MI	48854			1731545909	6550 FAIRWAY GARDENS DR	
KRAMER,TAMMY		314 GROVE CIR		AVON PARK	FL	33825			1731555709	6766 FAIRWAY GARDENS DR	
KURTZ,ALICE F	KURTZ,HADLEY H	6507 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546907	6507 FAIRWAY GARDENS DR	
LAPERRIERE,JOSEPH	LAPERRIERE,PAULINE,L	6663 PINEVIEW TER		BRADENTON	FL	34203			1731544456	6663 PINEVIEW TER	
LAUBACH,ROBERT M	LAUBACH,SUSAN E	5415 STONEYBROOK LN		BRADENTON	FL	34203			1731555309	5415 STONEYBROOK LN	
LEGGE,NIGEL GEOFFREY		8 BURNS CRESCENT	SLEAFORD				UNITED KINGDOM	NG347GD	1731544050	6639 PINEVIEW TER	

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LEONE,JOHN A	LEONE,JOYCE M	6516 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546659	6516 FAIRWAY GARDENS DR	
LI,LIN	WEI,JUEYANG	731 PROMENADE POINTE DR		SAINT AUGUSTINE	FL	32095			1731556459	6718 FAIRWAY GARDENS DR	
LOUCKS,HOWARD C	LOUCKS,PATRICIA D	3384 FIELDPOINTE CT		COLUMBUS	OH	43221			1731543805	6580 FAIRWAY GARDENS DR	
LOURIE,MARK S	LOURIE,DIANE F	185 RIDGE RD		PORTLAND	ME	4103			1731557709	5412 STONEYBROOK LN	
LOWSKY,KAREN M	LOWSKY,KAREN M TRUST	6522 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546600	6522 FAIRWAY GARDENS DR	
LUGINI,REMIGIO D		6823 FAIRVIEW TER		BRADENTON	FL	34203			1731557209	6823 FAIRVIEW TER	
MACLEOD,BRUCE W		6587 FAIRWAY GARDENS DR 2-201		BRADENTON	FL	34203			1731543359	6587 FAIRWAY GARDENS DR	
MAGERS,JEFFREY S	MAGERS,MAGDALENE P	7408 MARIA AVE		LOUISVILLE	KY	40222			1731556409	6714 FAIRWAY GARDENS DR	
MARCELLO,PATRICK G	MARCELLO,PATRICIA C	5410 STONEYBROOK LN		BRADENTON	FL	34203			1731557609	5410 STONEYBROOK LN	
MARTIN DELLO PROPERTIES LLC		207 W CONESTOGA ST		NEW HOLLAND	PA	17557			1731546253	6536 FAIRWAY GARDENS DR	
MASUCCI,STEVE E	MASUCCI,DEBORAH E	7015 GRAND ESTUARY TRL UNIT 103		BRADENTON	FL	34212			1731544555	6665 PINEVIEW TER	
MATTERN,PAULA S	MATTERN,PAUL L	6596 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731543052	6596 FAIRWAY GARDENS DR	
MCCARTHY,THOMAS P	MCCARTHY,MICHELLE	6524 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546550	6524 FAIRWAY GARDENS DR	
MCCLOUD,LYNDA	LASAK,DIANE F	6631 PINEVIEW TER		BRADENTON	FL	34203			1731544001	6631 PINEVIEW TER	
MONTGOMERY,IRWIN		36 MEADOWVALE,WARINGS TOWN	ARMAGH,NORTH IRELAND				IRELAND	BT667RL	1731544407	6655 PINEVIEW TER	
MUHLE,LUDGER H	MUHLE,ANGELIKA	AM BAHNHOF 10	VISBEK				GERMANY	49429	1731555109	5427 STONEYBROOK LN	
MUISE,KERSTIN D		6712 FAIRVIEW TER 202		BRADENTON	FL	34203			1731552709	6712 FAIRVIEW TER	
MUSGRAVE,ROBERT E	MUSGRAVE,LINDA D	4620 CRESCENT HILL DRIVE		OWENSBORO	KY	42303			1731544951	6632 PINEVIEW TER	



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MUZZEY,WILLIAM R	MUZZEY,CAROLE J	6554 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731545958	6554 FAIRWAY GARDENS DR	
MWA LAND MANAGEMENT		271 GOODHART RD		CENTRE HALL	PA	16828			1731553109	6736 FAIRVIEW TER	
NAGY,DAVID	PASSELLA,NANCI	2180 REDWOOD PL		CANFIELD	OH	44406			1731545701	6560 FAIRWAY GARDENS DR	
NELSON,DOUGLAS G	NELSON,GRACE BRENDA	29 GOLF COURSE RD	BRACEBRIDGE,ONTARIO				CANADA	P1L 1M7	1731545859	6556 FAIRWAY GARDENS DR	
NEVILLE,CATHERINE E	EVANS,MARVIN L	6742 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556059	6742 FAIRWAY GARDENS DR	
NEVIUS,JAMES M	NEVIUS,CHRISTINE L	6606 PINEVIEW TER		BRADENTON	FL	34203			1731545305	6602 PINEVIEW TER	
NEVIUS,JAMES M	NEVIUS,CHRISTINE L	120 STONEMILL RD		DAYTON	OH	45409			1731545404	6604 PINEVIEW TER	
NEVIUS,JAMES M	NEVIUS,CHRISTINE L	120 STONEMILL RD		DAYTON	OH	45409			1731545552	6572 FAIRWAY GARDENS DR	
NEVIUS,THOMAS L	NEVIUS,MARILOU	6906 CHICKASAW BAYOU RD		BRADENTON	FL	34203			1731545354	6606 PINEVIEW TER	
NEWMAN,DALLAS P JR	NEWMAN,LINDA J	6629 PINEVIEW TER		BRADENTON	FL	34203			1731543953	6629 PINEVIEW TER	
NG,MABEL		100 3RD AVE 100		BRADENTON	FL	34205			1731543250	6585 FAIRWAY GARDENS DR	
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6836 50TH AVE DR E	UNIT C14
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7003 52ND AVE E	UNIT E40
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6909 50TH AVE DR E	UNIT C33
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6829 50TH AVE E	UNIT C93
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6815 50TH AVE DR E	UNIT C23
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6811 52ND AVE E	UNIT E58
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5121 67TH ST CT E	UNIT A15

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NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5056 71ST ST CT E	UNIT D21
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5124 71ST ST CT E	UNIT D15
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6837 50TH AVE E	UNIT C95
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5018 71ST ST CT E	UNIT D34
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6812 50TH AVE DR E	UNIT C18
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6929 52ND AVE E	UNIT E43
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5141 71ST ST CT E	UNIT D58
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7030 50TH AVE E	UNIT C57
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6817 50TH AVE E	UNIT C90
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6728 52ND AVE E	UNIT A20
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6815 52ND AVE E	UNIT E57
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6902 52ND AVE E	UNIT E11
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6914 52ND AVE E	UNIT E14
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5108 71ST ST CT E	UNIT D19
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5156 71ST ST E	UNIT D65
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6840 50TH AVE DR E	UNIT C13
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6906 52ND AVE E	UNIT E12
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6828 52ND AVE E	UNIT E7

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NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5015 71ST ST CT E	UNIT D35
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6917 50TH AVE DR E	UNIT C35
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5026 71ST ST E	UNIT D89
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5116 67TH ST CT E	UNIT A6
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5113 71ST ST CT E	UNIT D51
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7012 52ND AVE E	UNIT E23
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5043 71ST ST CT E	UNIT D45
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5012 67TH ST CT E	UNIT B7
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7022 51ST AVE DR E	UNIT E86
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7032 52ND AVE E	UNIT E28
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5054 71ST ST E	UNIT D79
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6822 51ST AVE DR E	UNIT E66
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6814 50TH AVE E	UNIT C82
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5038 71ST ST E	UNIT D86
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6930 52ND AVE E	UNIT E18
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6932 50TH AVE E	UNIT C67
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6936 50TH AVE DR E	UNIT C6
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7114 52ND AVE E	UNIT D4

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NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6934 52ND AVE E	UNIT E19
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7011 52ND AVE E	UNIT E38
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7006 50TH AVE E	UNIT C63
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5140 71ST ST E	UNIT D69
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6824 52ND AVE E	UNIT E6
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5008 67TH ST CT E	UNIT B8
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5125 71ST ST CT E	UNIT D54
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7030 51ST AVE DR E	UNIT E88
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5006 71ST ST E	UNIT C51
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6929 50TH AVE DR E	UNIT C38
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5050 71ST ST E	UNIT D80
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6831 50TH AVE DR E	UNIT C27
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6816 52ND AVE E	UNIT E4
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7016 52ND AVE E	UNIT E24
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7106 52ND AVE E	UNIT D2
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7034 50TH AVE E	UNIT C56
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5133 71ST ST CT E	UNIT D56
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6901 52ND AVE E	UNIT E50

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NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5002 71ST ST E	UNIT C52
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5152 71ST ST E	UNIT D66
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6915 50TH AVE E	UNIT C100
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6933 52ND AVE E	UNIT E42
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7028 52ND AVE E	UNIT E27
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5035 67TH ST CT E	UNIT B20
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7103 50TH AVE E	UNIT C117
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5043 67TH ST CT E	UNIT B22
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6633 SR 70 E	
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5125 67TH ST CT E	UNIT A16
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5030 71ST ST E	UNIT D88
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5152 71ST ST CT E	UNIT D8
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5031 67TH ST CT E	UNIT B19
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7002 51ST AVE DR E	UNIT E81
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6928 51ST AVE DR E	UNIT E77
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5007 67TH ST CT E	UNIT B13
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5031 71ST ST CT E	UNIT D39
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5140 71ST ST CT E	UNIT D11

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6843 50TH AVE DR E	UNIT C30
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5153 71ST ST CT E	UNIT D61
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7032 50TH AVE DR E	UNIT C1
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7040 52ND AVE E	UNIT E30
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6911 50TH AVE E	UNIT C99
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7102 52ND AVE E	UNIT D1
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5052 71ST ST CT E	UNIT D22
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5113 67TH ST CT E	UNIT A13
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6732 52ND AVE E	UNIT A21
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6828 50TH AVE DR E	UNIT C16
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7008 52ND AVE E	UNIT E22
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5051 71ST ST CT E	UNIT D47
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5104 71ST ST E	UNIT D78
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5117 71ST ST CT E	UNIT D52
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5015 67TH ST CT E	UNIT B15
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5027 67TH ST CT E	UNIT B18
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5148 71ST ST E	UNIT D67
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7022 50TH AVE E	UNIT C59

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5019 67TH ST CT E	UNIT B16
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6729 50TH AVE E	UNIT B9
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6835 50TH AVE DR E	UNIT C28
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7111 50TH AVE E	UNIT C119
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6810 51ST AVE DR E	UNIT E63
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6936 50TH AVE E	UNIT C66
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6826 51ST AVE DR E	UNIT E67
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6840 52ND AVE E	UNIT E10
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6842 50TH AVE E	UNIT C75
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7025 50TH AVE E	UNIT C113
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6933 50TH AVE DR E	UNIT C39
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6805 50TH AVE E	UNIT C87
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7019 52ND AVE E	UNIT E36
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6839 52ND AVE E	UNIT E51
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6937 52ND AVE E	UNIT E41
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6835 52ND AVE E	UNIT E52
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6831 52ND AVE E	UNIT E53
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5039 67TH ST CT E	UNIT B21



Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6818 50TH AVE E	UNIT C81
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6928 50TH AVE E	UNIT C68
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6721 50TH AVE E	UNIT B11
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6908 50TH AVE E	UNIT C73
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5022 71ST ST E	UNIT D90
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6904 51ST AVE DR E	UNIT E71
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5120 67TH ST CT E	UNIT A5
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5117 67TH ST CT E	UNIT A14
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5136 71ST ST CT E	UNIT D12
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6819 52ND AVE E	UNIT E56
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5166 71ST ST CT E	UNIT D5
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5034 71ST ST CT E	UNIT D30
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6802 51ST AVE DR E	UNIT E61
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6926 52ND AVE E	UNIT E17
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6919 50TH AVE E	UNIT C101
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5108 67TH ST CT E	UNIT A8
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7033 50TH AVE E	UNIT C115
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5007 71ST ST CT E	UNIT C54

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5161 71ST ST CT E	UNIT D63
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7020 52ND AVE E	UNIT E25
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5144 71ST ST CT E	UNIT D10
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6921 50TH AVE DR E	UNIT C36
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7015 52ND AVE E	UNIT E37
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5112 71ST ST E	UNIT D76
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5137 67TH ST CT E	UNIT A19
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6832 50TH AVE DR E	UNIT C15
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6725 50TH AVE E	UNIT B10
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5044 71ST ST CT E	UNIT D24
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5011 67TH ST CT E	UNIT B14
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6827 50TH AVE DR E	UNIT C26
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5002 71ST ST CT E	UNIT C120
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6910 52ND AVE E	UNIT E13
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6940 50TH AVE E	UNIT C65
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7107 50TH AVE E	UNIT C118
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5160 71ST ST CT E	UNIT D6
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7035 50TH AVE DR E	UNIT C49

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6808 52ND AVE E	UNIT E2
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6908 51ST AVE DR E	UNIT E72
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7001 50TH AVE E	UNIT C107
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6825 50TH AVE E	UNIT C92
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6940 51ST AVE DR E	UNIT E80
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6908 50TH AVE DR E	UNIT C11
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6916 51ST AVE DR E	UNIT E74
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5022 71ST ST CT E	UNIT D33
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5109 71ST ST CT E	UNIT D50
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5014 71ST ST E	UNIT D92
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7017 50TH AVE E	UNIT C111
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6904 50TH AVE E	UNIT C74
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6838 51ST AVE DR E	UNIT E70
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5018 71ST ST E	UNIT D91
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7004 52ND AVE E	UNIT E21
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6936 51ST AVE DR E	UNIT E79
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7014 51ST AVE DR E	UNIT E84
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6938 52ND AVE E	UNIT E20

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6803 50TH AVE DR E	UNIT C20
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5149 71ST ST CT E	UNIT D60
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5030 71ST ST CT E	UNIT D31
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5036 67TH ST CT E	UNIT B1
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6838 50TH AVE E	UNIT C76
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5103 67TH ST CT E	UNIT A10
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5026 71ST ST CT E	UNIT D32
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6917 52ND AVE E	UNIT E46
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7037 50TH AVE E	UNIT C116
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6834 50TH AVE E	UNIT C77
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6802 50TH AVE E	UNIT C85
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7018 50TH AVE E	UNIT C60
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6821 50TH AVE E	UNIT C91
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7023 50TH AVE DR E	UNIT C46
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6818 51ST AVE DR E	UNIT E65
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6931 50TH AVE E	UNIT C104
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7014 50TH AVE E	UNIT C61
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7038 51ST AVE DR E	UNIT E90

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5121 71ST ST CT E	UNIT D53
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6920 50TH AVE E	UNIT C70
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5160 71ST ST E	UNIT D64
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6928 50TH AVE DR E	UNIT C8
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6820 50TH AVE DR E	UNIT C17
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5034 71ST ST E	UNIT D87
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6913 52ND AVE E	UNIT E47
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6916 50TH AVE E	UNIT C71
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5039 71ST ST CT E	UNIT D41
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6809 50TH AVE E	UNIT C88
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7005 50TH AVE E	UNIT C108
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6823 52ND AVE E	UNIT E55
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7031 50TH AVE DR E	UNIT C48
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6814 51ST AVE DR E	UNIT E64
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5047 67TH ST CT E	UNIT B23
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5120 71ST ST CT E	UNIT D16
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5128 71ST ST CT E	UNIT D14
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5136 67TH ST CT E	UNIT A1

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7011 50TH AVE DR E	UNIT C43
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6841 50TH AVE E	UNIT C96
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6827 52ND AVE E	UNIT E54
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5101 67TH ST CT E	UNIT A9
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5003 71ST ST CT E	UNIT C53
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6939 50TH AVE E	UNIT C106
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7002 50TH AVE E	UNIT C64
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7003 50TH AVE DR E	UNIT C41
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6801 50TH AVE E	UNIT C86
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6812 52ND AVE E	UNIT E3
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6920 51ST AVE DR E	UNIT E75
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5124 67TH ST CT E	UNIT A4
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7024 52ND AVE E	UNIT E26
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7039 52ND AVE E	UNIT E31
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7021 50TH AVE E	UNIT C112
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7009 50TH AVE E	UNIT C109
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6833 50TH AVE E	UNIT C94
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7019 50TH AVE DR E	UNIT C45

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5137 71ST ST CT E	UNIT D57
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5112 71ST ST CT E	UNIT D18
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6819 50TH AVE DR E	UNIT C24
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7026 51ST AVE DR E	UNIT E87
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5003 67TH ST CT E	UNIT B12
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6832 52ND AVE E	UNIT E8
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5038 71ST ST CT E	UNIT D29
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6925 52ND AVE E	UNIT E44
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7013 50TH AVE E	UNIT C110
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6935 50TH AVE E	UNIT C105
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5032 67TH ST CT E	UNIT B2
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6907 50TH AVE E	UNIT C98
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6927 50TH AVE E	UNIT C103
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6913 50TH AVE DR E	UNIT C34
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5148 71ST ST CT E	UNIT D9
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5047 71ST ST CT E	UNIT D46
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7010 51ST AVE DR E	UNIT E83
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6903 50TH AVE E	UNIT C97



Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6902 50TH AVE DR E	UNIT C12
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5014 71ST ST CT E	UNIT C123
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6912 50TH AVE DR E	UNIT C19
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5035 71ST ST CT E	UNIT D40
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7026 50TH AVE E	UNIT C58
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5116 71ST ST CT E	UNIT D17
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5128 67TH ST CT E	UNIT A3
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7028 50TH AVE DR E	UNIT C2
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5024 67TH ST CT E	UNIT B4
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7029 50TH AVE E	UNIT C114
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5108 71ST ST E	UNIT D77
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7006 50TH AVE DR E	UNIT C5
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5040 71ST ST CT E	UNIT D28
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6806 51ST AVE DR E	UNIT E62
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6830 51ST AVE DR E	UNIT E68
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5055 71ST ST CT E	UNIT D48
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6920 50TH AVE DR E	UNIT C9
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6830 50TH AVE E	UNIT C78

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6937 50TH AVE DR E	UNIT C40
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5157 71ST ST CT E	UNIT D62
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6810 50TH AVE E	UNIT C83
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7007 50TH AVE DR E	UNIT C42
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7027 52ND AVE E	UNIT E34
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7036 52ND AVE E	UNIT E29
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5145 71ST ST CT E	UNIT D59
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6921 52ND AVE E	UNIT E45
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7010 50TH AVE E	UNIT C62
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5042 71ST ST E	UNIT D82
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5019 71ST ST CT E	UNIT D36
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5105 67TH ST CT E	UNIT A11
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5028 67TH ST CT E	UNIT B3
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5128 71ST ST E	UNIT D72
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5136 71ST ST E	UNIT D70
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6918 52ND AVE E	UNIT E15
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6804 50TH AVE DR E	UNIT C19
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5105 71ST ST CT E	UNIT D49

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5116 71ST ST E	UNIT D75
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5132 71ST ST E	UNIT D71
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6836 52ND AVE E	UNIT E9
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6822 50TH AVE E	UNIT C80
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5048 71ST ST CT E	UNIT D23
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7018 51ST AVE DR E	UNIT E85
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7031 52ND AVE E	UNIT E33
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6820 52ND AVE E	UNIT E5
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6905 50TH AVE DR E	UNIT C32
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5006 71ST ST CT E	UNIT C121
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5109 67TH ST CT E	UNIT A12
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6804 52ND AVE E	UNIT E1
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5011 71ST ST CT E	UNIT C55
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5023 71ST ST CT E	UNIT D37
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6807 50TH AVE DR E	UNIT C21
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5010 71ST ST E	UNIT C50
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5129 67TH ST CT E	UNIT A17
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7014 50TH AVE DR E	UNIT C4

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5156 71ST ST CT E	UNIT D7
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6923 50TH AVE E	UNIT C102
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5027 71ST ST CT E	UNIT D38
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5046 71ST ST E	UNIT D81
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7035 52ND AVE E	UNIT E32
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7034 51ST AVE DR E	UNIT E89
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6811 50TH AVE DR E	UNIT C22
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5132 67TH ST CT E	UNIT A2
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5144 71ST ST E	UNIT D68
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6803 52ND AVE E	UNIT E60
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5104 71ST ST CT E	UNIT D20
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6834 51ST AVE DR E	UNIT E69
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6901 50TH AVE DR E	UNIT C31
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6924 51ST AVE DR E	UNIT E76
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7020 50TH AVE DR E	UNIT C3
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6912 50TH AVE E	UNIT C72
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5133 67TH ST CT E	UNIT A18
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7006 51ST AVE DR E	UNIT E82

Parcel Owners within a 500 ft. Radius. 4/16/2015

NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7027 50TH AVE DR E	UNIT C47
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6924 50TH AVE E	UNIT C69
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7110 52ND AVE E	UNIT D3
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5010 71ST ST CT E	UNIT C122
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6905 52ND AVE E	UNIT E49
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6806 50TH AVE E	UNIT C84
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5132 71ST ST CT E	UNIT D13
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5120 71ST ST E	UNIT D74
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6932 50TH AVE DR E	UNIT C7
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5016 67TH ST CT E	UNIT B6
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6932 51ST AVE DR E	UNIT E78
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6823 50TH AVE DR E	UNIT C25
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6922 52ND AVE E	UNIT E16
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7015 50TH AVE DR E	UNIT C44
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6912 51ST AVE DR E	UNIT E73
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5112 67TH ST CT E	UNIT A7
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5124 71ST ST E	UNIT D73
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6826 50TH AVE E	UNIT C79

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NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6909 52ND AVE E	UNIT E48
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7023 52ND AVE E	UNIT E35
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6813 50TH AVE E	UNIT C89
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5020 67TH ST CT E	UNIT B5
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6925 50TH AVE DR E	UNIT C37
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	7007 52ND AVE E	UNIT E39
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5129 71ST ST CT E	UNIT D55
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	6839 50TH AVE DR E	UNIT C29
NHC-FL129 LLC		6991 E CAMELBACK RD B-310		SCOTTSDALE	AZ	85251			1730500004	5023 67TH ST CT E	UNIT B17
PANDOS,EDWARD	PANDOS,ROXANNE	6846 FAIRVIEW TER		BRADENTON	FL	34203			1731554259	6846 FAIRVIEW TER	
PECORARO,JOSEPH P	PECORARO,CATHERINE R	7237 ARBOR LANE		JUSTICE	IL	60458			1731543151	6594 FAIRWAY GARDENS DR	
PEREZ,RAMON	PEREZ,IRIS	6657 PINEVIEW TER		BRADENTON	FL	34203			1731544308	6657 PINEVIEW TER	
PETERS,DEBORAH K		6738 FAIRVIEW TER		BRADENTON	FL	34203			1731553059	6738 FAIRVIEW TER	
PIANO,FREDRIC R		5423 STONEYBROOK LN		BRADENTON	FL	34203			1731554959	5423 STONEYBROOK LN	
PIERCE,BOB G		6608 PINEVIEW TER		BRADENTON	FL	34203			1731545255	6608 PINEVIEW TER	
PIKE,GRAHAM H	PIKE,VIRGINIA M	6819 FAIRVIEW TER		BRADENTON	FL	34203			1731557259	6819 FAIRVIEW TER	
POWERS,ELIZABETH		6807 FAIRVIEW TERR		BRADENTON	FL	34203			1731557059	6807 FAIRVIEW TER	
PPBWE ASSOCIATES LLC		30 WEXFORD GLEN		PITTSFORD	NY	14534			1731545651	6566 FAIRWAY GARDENS DR	

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PRELLBERG,JOYCE E		2191 ROCHELLE PARK DR		ROCHESTER	MI	48309			1731553609	6806 FAIRVIEW TER	
RAYBUCK,TERRY K		6722 FAIRVIEW TER 2-102		BRADENTON	FL	34203			1731552809	6722 FAIRVIEW TER	
RIDDERVOLD,WILLIAM C	RIDDERVOLD,JANICE R	276 LAPP RD		CLIFTON PARK	NY	12065			1731556209	6726 FAIRWAY GARDENS DR	
ROBERTS,CATHERINE C		5407 STONEYBROOK LN		BRADENTON	FL	34203			1731555509	5407 STONEYBROOK LN	
RUMPH,GREGORY II		5411 STONEYBROOK LN		BRADENTON	FL	34203			1731555159	5411 STONEYBROOK LN	
RUST,JILL L		6667 PINEVIEW TER		BRADENTON	FL	34203			1731544605	6667 PINEVIEW TER	
RYAN,MICHAEL JOHN	RYAN,MICHAEL JOHN REV TRUST	6829 FAIRVIEW TER		BRADENTON	FL	34203			1731557359	6829 FAIRVIEW TER	
SA11		6740 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731556109	6740 FAIRWAY GARDENS DR	
SAMUELSON,NANCY		6503 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546956	6503 FAIRWAY GARDENS DR	
SANDAL HOLDINGS LLC		5909 55TH DR E		BRADENTON	FL	34203			1731544902	6628 PINEVIEW TER	
SANTORA,DONALD C	SANTORA,EILEEN	566 RIDGEVIEW RD		MOUNT PLEASANT	PA	15666			1731556959	6805 FAIRVIEW TER	
SAVOY,KEVIN P	HEEMSKERK,HEIDRUN	7282 55TH AVE E		BRADENTON	FL	34203			1731545750	6564 FAIRWAY GARDENS DR	
SCHLINK,CAROLE L		277 SANDHURST DR		RICHMOND HILL	GA	31324			1731544753	6644 PINEVIEW TER	
SCHNEIDER,LARRY W	SCHNEIDER,CHARLOTTE A	308 VISTA CT		PLAINFIELD	IN	46168			1731546808	6512 FAIRWAY GARDENS DR	
SCHOOL BOARD OF MANATEE COUNTY		PO BOX 9069		BRADENTON	FL	34206			1729200119	6545 SR 70 E	
SCHOOL BOARD OF MANATEE COUNTY	US BANK NATIONAL ASSOCIATION	PO BOX 9069		BRADENTON	FL	34206			1729200159	6305 SR 70 E	
SCHURTER,MATTHEW J	YAHIA,NERMEEN	144 SHERRINGTON DR	PORT PERRY ONTARIO				CANADA	L9L2E1	1731556259	6730 FAIRWAY GARDENS DR	
SELIG,JAMES I	SELIG,MARGIE A	6574 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731545453	6574 FAIRWAY GARDENS DR	



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SHARP,RUTH M		6627 PINEVIEW TER		BRADENTON	FL	34203			1731543854	6627 PINEVIEW TER	
SIMMONS,MARY JO		6581 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731543607	6581 FAIRWAY GARDENS DR	
SINCLAIR,MARY R		6860 FAIRVIEW TER		BRADENTON	FL	34203			1731554359	6860 FAIRVIEW TER	
SKULY,CAROLE S		6756 FAIRVIEW TER		BRADENTON	FL	34203			1731553409	6756 FAIRVIEW TER	
SLOVAK,RONALD	SLOVAK,BARBARA	57 MCALOON ST		PAWTUCKET	RI	2861			1731554909	5439 STONEYBROOK LN	
SLOWIK,SHERRY L	SLOWIK,SCOTT A	6643 PINEVIEW TER		BRADENTON	FL	34203			1731544209	6643 PINEVIEW TER	
SMARK,CHARLES SR	SMARK,DENISE	PO BOX 825		DAVISON	MI	48423			1731553859	6822 FAIRVIEW TER	
SMITH,DAVID C		5437 STONEYBROOK LN		BRADENTON	FL	34203			1731554859	5437 STONEYBROOK LN	
SMITH,DEBRA A	SMITH,DEBRA A TRUST	6811 FAIRVIEW TER		BRADENTON	FL	34203			1731557009	6811 FAIRVIEW TER	
SMITH,KIM M	SMITH,SARA D	192 EDGEWOOD RD		FAIRFIELD	CT	6825			1731552559	6716 FAIRVIEW TER	
SMITH,MICHAEL A	BRENZEL,SALLY L	1903 FOX TRAIL DR		LA GRANGE	KY	40031			1731557459	6831 FAIRVIEW TER	
SMITH,THOMAS W	SMITH,JOAN	FLAT 4 ARGYLE HOUSE	13 ARGYLE RD,SOUTHPORT				UNITED KINGDOM	PR9 9LD	1731557109	6809 FAIRVIEW TER	
SOUTH,THOMAS E	SOUTH,ELIZABETH J	6834 TAILFEATHER WAY		BRADENTON	FL	34203			1731554159	6848 FAIRVIEW TER	
STARBUCK,JANET H		6868 FAIRVIEW TER		BRADENTON	FL	34203			1731554709	6868 FAIRVIEW TER	
STEWART,PHILLIP M	STEWART,ESTHER M	6756 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731555759	6756 FAIRWAY GARDENS DR	
STEWART,WILLIAM JOHN	STEWART,MARY ELIZABETH	468 W CROOKED LAKE DR		KALAMAZOO	MI	49009			1731555659	6768 FAIRWAY GARDENS DR	
STIFFLER,CHRISTINE N	TRUST DTD 8/11/1994	8421 SEATON PL		MENTOR	OH	44060			1731543508	6583 FAIRWAY GARDENS DR	
SWANSON,NANCY A		6724 FAIRVIEW TER		BRADENTON	FL	34203			1731552909	6724 FAIRVIEW TER	

Parcel Owners within a 500 ft. Radius. 4/16/2015

SYLROD LLC		1188 PORT REPUBLIC RD		HARRISONBURG	VA	22801			1731544704	6640 PINEVIEW TER	
SYNOVUS BANK OF TAMPA BAY		PO BOX 2026		ROSWELL	GA	30077			1730500179	6705 SR 70 E	
TACKER,DUSTIN C		18 BIRCH RD		WATERTOWN	MA	2472			1731552659	6714 FAIRVIEW TER	
TAYLOR,KAREN T		6590 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731543102	6590 FAIRWAY GARDENS DR	
THOMAIDES,THOMAS G	THOMAIDES,CATHERINE A	16007 BAYCROSS DR		BRADENTON	FL	34202			1731553309	6748 FAIRVIEW TER	
TODD,MARIA F	TODD,MARIA F TRUST	6810 FAIRVIEW TER		BRADENTON	FL	34203			1731553659	6810 FAIRVIEW TER	
TRESS,EDWARD K	TRESS,DIANE M	108 CATHEDRAL DR		NORTH WALES	PA	19454			1731543458	6577 FAIRWAY GARDENS DR	
TYLER,BARBARA W		6505 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731547004	6505 FAIRWAY GARDENS DR	
U/T/D 4/19/08		6582 FAIRWAY GARDENS		BRADENTON	FL	34203			1731543755	6582 FAIRWAY GARDENS DR	
UNDER AGREEMENT DTD 8/29/96		6530 FAIRWAY GARDENS DRIVE		BRADENTON	FL	34203			1731546303	6530 FAIRWAY GARDENS DR	
UTRUP,EUGENE E		22 HEATHER DR		SAINT LOUIS	MO	63123			1731553759	6824 FAIRVIEW TER	
VAUGHAN,CORNELIUS J III		205 GOLDEN GATE POINT	UNIT 201	SARASOTA	FL	34236			1731553459	6760 FAIRVIEW TER	
WAGNER,ZESTA A		5416 STONEYBROOK LN		BRADENTON	FL	34203			1731557559	5416 STONEYBROOK LN	
WALLACE,JENNIFER		6534 FAIRWAY GARDENS DR		BRADENTON	FL	34203			1731546352	6534 FAIRWAY GARDENS DR	
WAMBACH,ERNEST		6820 FAIRVIEW TER		BRADENTON	FL	34203			1731553909	6820 FAIRVIEW TER	
WEISS,DONALD A	WEISS,ELLEN J	5429 STONEYBROOK LN		BRADENTON	FL	34203			1731555009	5429 STONEYBROOK LN	
WENZEL,CAROLYN S		5425 STONEYBROOK LN		BRADENTON	FL	34203			1731555059	5425 STONEYBROOK LN	
WICKMANN,JUDITH C		5077-109 FRUITVILLE RD SUITE 505		SARASOTA	FL	34232			1731543557	6579 FAIRWAY GARDENS DR	

Parcel Owners within a 500 ft. Radius. 4/16/2015

[illegible]

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>RUTLEDGE Paul R</b>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>PLANNING COMMISSION</b>	
MAILING ADDRESS <b>6414 99th St E</b>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <b>Bradenton</b>	COUNTY <b>Fl.</b>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <b>/</b>		NAME OF POLITICAL SUBDIVISION: <b>34202</b>	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Paul R Rutledge, hereby disclose that on May 14, 2015:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, Blackrock;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☒ inured to the special gain or loss of my company CBRE, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If Approued it would Incres value, and could Incres the fee's I might recieve if sold under the contract, we have with the owner

FILED FOR RECORD  
R. E. SHOFE  
2015 MAY 14 PM 12:41  
CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

May 14 2015  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

115

**IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.**

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

**PLEASE PRINT**

Name: Roberta Fernandez

Address: 6844 Fairview Terr

Email Address: ocgny@aearthlink.net

Representing: Tara Condas

Public Hearing matter on which you want to speak:

SR 70 & 66th

***Please check one for each #:***

1. Are you in favor: ☐ \*  
opposed: ☒

2A. Speaking as an individual? Yes ☒

**OR**

2B. If you are speaking as an official representative of a group: \*\*

Name of Group:

**\*\* You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

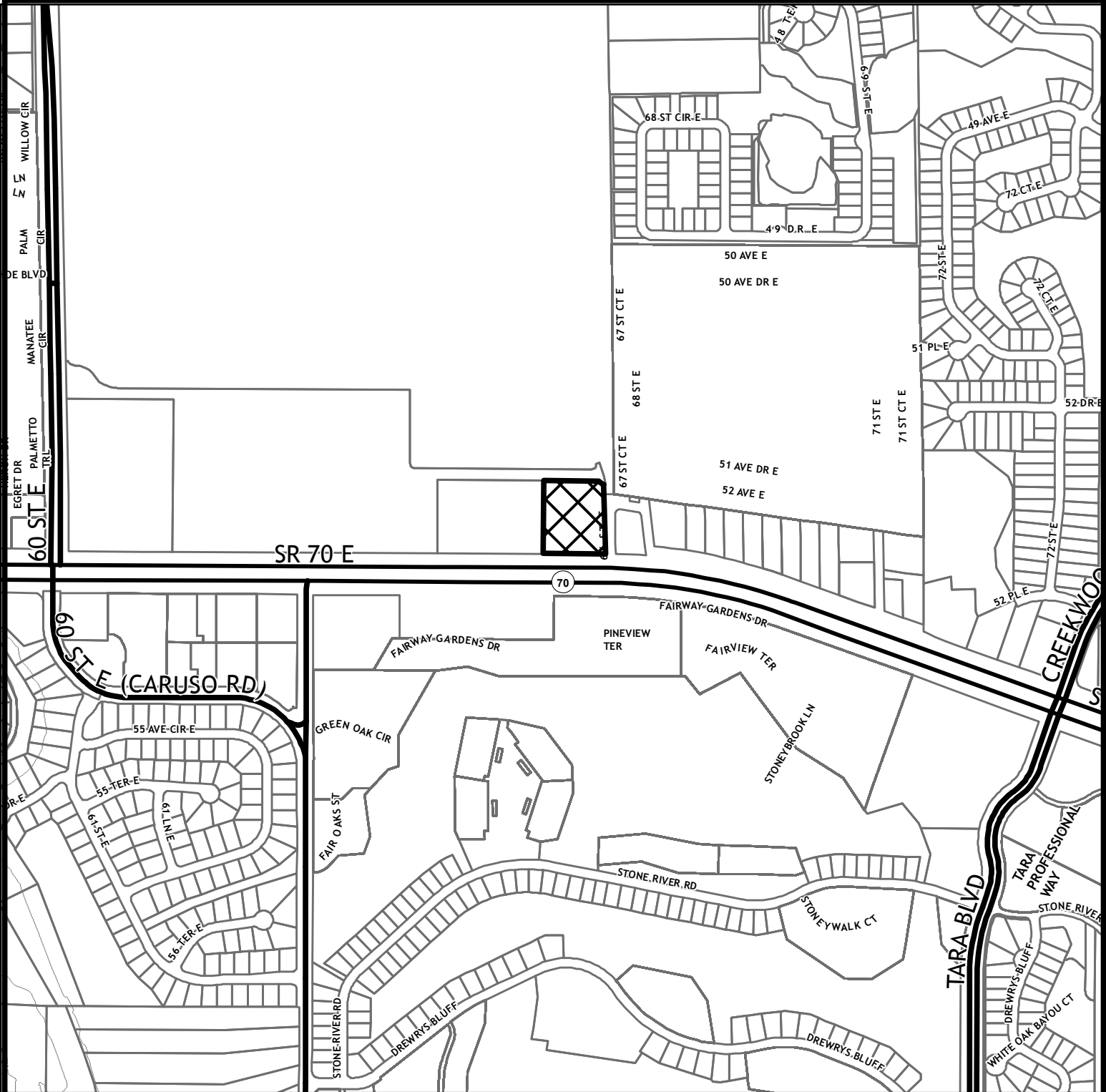
Yes ☒ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☒ No ☐

\* Designation in favor or opposed is required solely for determination of the order of appearance. The number of people for or against a matter is not considered by the Board with regard to whether to approve or deny the matter.

## SR 70 & 66th



Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th  
Project #: Z-14-05  
DTS#: 20140473  
Proposed Use: Commercial



## PROJECT SITE

S/T/R: Sec 14,11 Twn 35 Rng 18  
Acreage: 2.75  
Existing Zoning: A  
Existing FLU: ROR  
Overlays: NONE  
Special Areas: NONE

CHH: NONE  
Watershed: NONE  
Drainage Basin: BRADEN RIVER BL WARD L  
Commissioner: Vanessa Baugh

Manatee County  
Staff Report Map

Map Prepared 1/13/2015  
1 inch = 713 feet