

PRELIMINARY SITE PLAN  
PDC-94-04(P)(R) - RIVER LANDINGS CENTRE JOINT VENTURE

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 90-01, the Manatee County Land Development Code; and finding PDC-94-04(P)(R) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-94-04(P)(R) - River Landings Centre Joint Venture is hereby approved to allow 108,029 square feet of commercial, office, and medical use, granting Special Approval for a project in the ROR Future Land Use Category, and subject to the following stipulations and specific approvals:

STIPULATIONS:

1. The applicant shall present a table showing the breakdown of proposed and as-built square footage on each lot at each Preliminary Site Plan, Final Site Plan, or Final Plat application. The total square footage for new development shall not exceed the maximums listed on the Preliminary Site Plan and the total new development for Phases II-A, II-B, and III shall not exceed 61,662 square feet of gross floor area at a .14 FAR. Upon Preliminary Site Plan(s) submittal for a total of 61,662 square feet of gross floor area within Phases II-A, II-B and III, no additional buildings or structures shall be approved on-site and any remaining portions of the project shall be considered open space.
2. Adequate parking, pursuant to Section 710 of the Land Development Code, shall be provided on the Final Site Plan for Phase III. The gross floor area approved on the Final Site Plan shall not exceed the parking provided.
3. One canopy tree and five shrubs per five parking spaces shall be planted along the southern perimeter of the parking area in Phase III, in addition to the landscaping shown on the Preliminary Site Plan.
4. All protected trees to be removed shall be shown on the Final Site Plans. Any trees greater than 16 inches in caliper at d.b.h. within the buffers shall be preserved. The location of buildings, structures and infrastructure may be altered, as determined by the Planning Director or the Director's designee in order to preserve significant trees.
5. Existing native vegetation within the required landscaped areas and buffers shall be retained to the greatest extent possible.
6. A Management Plan for the purpose of removal of nuisance exotic plant species from the wetland buffer areas shall be submitted by the applicant and approved by the Environmental Management Department prior to Final Site Plan approval. The plan shall require removal of all nuisance exotic plant species unless removal would cause soil erosion which would be excessive, as determined by the Environmental Management Department.
7. There shall be no impacts to the existing jurisdictional area beyond the 160 square feet of impacts shown on the Preliminary Site Plan dated 5/1/97. A detailed mitigation plan shall be submitted with the Final Site Plan. Any additional impacts, including those permitted by SWFWMD, shall be approved by the Board of County Commissioners.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 715.6.1 of the Land Development Code requirements for the location of internal landscaped islands and the maximum number of parking spaces in a row.
2. Specific Approval of an alternative to Section 702.6.8 of the Land Development Code to allow the reduction of the minimum waterfront setback from 30 feet to 20 feet.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 27th day of January, 1998.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Glass*  
Chairman

ATTEST: *R. B. Shore*  
Clerk of the Circuit Court

BY: *Barbara J. Romine*



Address List Verification Report

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17315.3425/9	ABELSON, IRA * EE	5414 FAIR OAKS ST	BRADENTON, FL 34203
17322.1115/4	ADAMCHAK, JOSEPH M *	6115 55TH AVE CIR E	BRADENTON, FL 34203
17315.3435/8	ANDERSON, ELWOOD W * EE	5422 FAIR OAKS ST	BRADENTON, FL 34203
17315.3445/7	ANZALONE, EUGENE A * EE	4 SGT ROODE LANE	MIDDLETON, MA 01949
17315.3255/0	BAILEY, DOLORES A	6322 GREEN OAK CIR	BRADENTON, FL 34203
17315.3360/8	BANNICK, VIRGIL M * EE	5437 FAIR OAKS ST	BRADENTON, FL 34203
17315.3205/5	BECK, RANDALL J * EE	46333 BRECKENRIDGE	MACOMB TOWNSHIP, MI 48044
17315.3290/7	BESSIRE, WILLIAM E *	21 PONDS SIDE DRIVE	FREMONT, OH 43420
17315.3405/1	BILLINGHAM, WILLIAM * EE	5401 FAIR OAKS ST	BRADENTON, FL 34203
17315.3320/2	BISHOP, NANCY	6347 GREEN OAK CIR	BRADENTON, FL 34203
17315.3385/5	BOGART, JOSEPH E * EE	23 INDEPENDENCE SQUARE	BLOOMINGTON, IL 61704-4636
17322.1130/3	BOWMAN, MARLOWE D	2705 BAY ST	SARASOTA, FL 34237
17315.3355/8	BROCHICK, MARGARET E	5441 FAIR OAKS ST	BRADENTON, FL 34203
17315.3270/9	CAPALBO, MICHAEL J * EE	10519 CORTEZ RD W	BRADENTON, FL 34210
17315.3190/9	CAPPA, JOHN P * EE	5477 FAIR OAKS ST	BRADENTON, FL 34203
17322.1775/5	CAPSTONE CAPITAL CORP	1000 URBAN CENTER DR SUITE 630	BIRMINGHAM, AL 35242
17315.3440/8	CHAPMAN, STEPHEN C *	2131 SPAULDING SE	GRAND RAPIDS, MI 49546
17322.1005/7	COLE, TRUMAN C * CO-TR	5402 60TH ST E	BRADENTON, FL 34203
17322.0045/4	COMMUNITY BANK OF MANATEE	3301 BAYSHORE BLVD STE 1701	TAMPA, FL 33629
17315.3315/2	COOPER, LISA G	6351 GREEN OAK CIR #18B	BRADENTON, FL 34203
17315.3410/1	DEDEK, CONNIE M	7 COLEMAN CREEK RD	BROCKPORT, NY 14420
17315.3260/0	DEWELL, LESLIE A	6326 GREEN OAK CIR	BRADENTON, FL 34203
17315.3215/4	DOROZALA, OTTO F	AM SCHEINEBACH 24	59557 LIPPSTADT WEST GERMAN
17322.1750/8	EASTER SEAL SOCIETY OF	350 BRADEN AVE	SARASOTA, FL 34243
17315.3250/1	ERVIN, CHRISTINA L	6318 GREEN OAKS CIR	BRADENTON, FL 34203
17322.1010/7	ESTEVEZ, FRANCISCO A	300 RIVERSIDE DR E	BRADENTON, FL 34208
17315.3275/8	FAZZARY, JAMES M	6306 GREEN OAK CIR	BRADENTON, FL 34203
17322.1120/4	FEATHERSTONE, DON *	1433 POCHARD CIR	CORONA, CA 91720
17315.3400/2	FERESTAD, KEITH A * EE	5405 FAIR OAKS ST	BRADENTON, FL 34203
17315.3460/6	FRANSON, DAWN K	5442 FAIR OAKS ST	BRADENTON, FL 34203
17315.3200/6	GILLIGAN, HARRY E * EE	5469 FAIR OAKS ST	BRADENTON, FL 34203
17322.1015/6	GOODSON, JAMES P *	5406 60TH ST E	BRADENTON, FL 34203
17315.3375/6	HALL, NANCY M TR	5425 FAIR OAKS ST	BRADENTON, FL 34203
17315.3235/2	HANSON, NANCY A	6327 GREEN OAKS CIR	BRADENTON, FL 34203
17322.1135/2	HARFMANN, CHRISTIAN W *	6123 55TH AVE CIR E	BRADENTON, FL 34203
17315.3465/5	HART, JERRY W	5446 FAIR OAKS ST	BRADENTON, FL 34203
17322.1100/6	HATHY, LARRY A	2737 HILLVIEW ST	SARASOTA, FL 34234
17322.1110/5	HAZLETT, DAVID D *	6113 55TH AVE CIR E	BRADENTON, FL 34203
17322.1080/0	HENDLEY, BYRON L	6101 55TH AVE CIR E	BRADENTON, FL 34203
17315.3180/0	HENNEBERRY, STEPHEN W * EE	5485 FAIR OAKS ST	BRADENTON, FL 34203-8330
17315.3225/3	HUPFELD, JURGEN	GRAF-BERNHARD STR 2	59558 LIPPSTADT WEST GERMAN
17315.3170/1	HURLEY, TRUDY C	5493 FAIR OAKS STREET	BRADENTON, FL 34203
17315.3325/1	KEEFE, SARAH ALICE	6343 GREEN OAK CIR	BRADENTON, FL 34203
17315.3365/7	KIMS, RONALD J * EE	229 IOLA AVE	GLENSHAW, PA 15116
17322.1140/2	KORNHAUS DRYWALL INC	1752 APEX ROAD	SARASOTA, FL 34240
17315.3310/3	KRIEGER, RICHARD H * EE	110 EASTGATE ROAD	UNIONTOWN, PA 15401
17315.3430/9	LATREILLE, LUCIEN C * EE	5418 FAIR OAKS ST	BRADENTON, FL 34203
17322.1145/1	LESKINEN, PAUL R *	6127 55TH AVE CIR E	BRADENTON, FL 34203
17315.3335/0	LITZINGER, RALPH A * EE	5457 FAIR OAKS ST	BRADENTON, FL 34203
17315.3420/0	MANNING, FRANK * EE	5410 FAIR OAKS ST	BRADENTON, FL 34203
17322.1085/9	MCGREGOR, WILLIAM F RS	6103 55TH AVE CIR E	BRADENTON, FL 34203
17315.3280/8	MCGUCKEN, THOMAS W * EE	6310 GREEN OAK CIR	BRADENTON, FL 34203
17315.3265/9	MCNAMARA, THOMAS R SR	3 MARIE CURIE PLACE	NEW CITY, NY 10956
17322.1090/9	MEACHEN, HELEN R RS	6105 55TH AVE CIR E	BRADENTON, FL 34203
17322.1105/5	MERRITT, PAUL E *	5730 MIDNIGHT PASS RD	SARASOTA, FL 34242
17315.3300/4	MILLER, M JOHN	6352 GREEN OAK CIR	BRADENTON, FL 34203
17315.3330/1	MONROE, ROSEMARY	5461 FAIR OAKS ST	BRADENTON, FL 34203

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-17315.3220/4 MUTHERICH, HUBERT  
 -17315.3455/6 NETZEL, MELVIN TR  
 -17315.3195/8 NICELY, THURSTON V \* EE  
 -17315.3210/5 NOCKER, PETER  
 17322.1020/6 NUTILE, SASMTNN  
 -17315.3380/6 O'REILLY, GERALD J \* EE  
 -17315.3390/5 OLD ALLEGHENY REALTY  
 -17315.3415/0 OLOFSON, ROBERT W  
 -17322.1726/8 PALMA SOLA DEVELOPMENT INC  
 17322.1735/9 PALMA SOLA DEVELOPMENT INC  
 17322.1740/9 PALMA SOLA DEVELOPMENT INC  
 17322.1745/8 PALMA SOLA DEVELOPMENT INC  
 -17315.3295/6 PECORARO, JOSEPH P TR  
 -17315.3305/3 POLAN, ROBERT L \* EE  
 -17315.3450/7 PRISTASH, AGATHA M RS  
 -17315.3345/9 RAMPART, JEROME O \*  
 -17315.3285/7 RIESER, ALAN W \* EE  
 -17322.0007/4 RIVER LANDINGS CENTRE JOINT  
 17322.1755/7 RIVER LANDINGS CENTRE JOINT  
 17322.1760/7 RIVER LANDINGS CENTRE JOINT  
 17322.1770/6 RIVER LANDINGS CENTRE JOINT  
 -17315.3395/4 ROTOLO, JAY J  
 -17315.3350/9 SCHOFIELD, RONALD L \* EE  
 -17322.1125/3 SHELTON, WILBUR L  
 -17315.3245/1 STEMICH, LORENE K  
 -17322.1095/8 STERLING, DALLAS E \*  
 -17315.3175/0 STIVER, DONALD B \*  
 -17315.0006/0 TARA MANATEE INC  
 -17315.3370/7 THOMPSON, MAXINE TR  
 -17319.0000/5 TITTF/STATE OF FLORIDA  
 17336.0000/9 TITTF/STATE OF FLORIDA  
 -17315.3240/2 TITZE, REINHARD  
 -17315.3230/3 VITTORIO, SANDRA D  
 -17315.3340/0 WADE, JOHN \* EE  
 17315.3185/9 WILLARD, THERESA A

*typed  
 Envelopes - studies were  
 short.*

LANGE STRASSE NR 75  
 5438 FAIR OAKS ST  
 5473 FAIR OAKS ST  
 HOF 19 STREET  
 5408 61ST ST E  
 132 TREE HAVEN RD  
 6343 PENN AVENUE  
 5406 FAIR OAKS ST  
 P O BOX 1158  
 P O BOX 1158  
 P O BOX 1158  
 P O BOX 1158  
 7418 LINDEN DR  
 RICHARD LOWELL ENTERPRISES  
 5434 FAIR OAKS ST  
 5449 FAIR OAKS ST #6D  
 10103 CHERRY HILL AVE CIR  
 3711 CORTEZ RD W  
 3711 CORTEZ RD W  
 3711 CORTEZ RD W  
 3711 CORTEZ RD W  
 3614 65TH ST E  
 18527 IROQUIS DR  
 6119 55TH AVE CIR E  
 6319 GREEN OAKS CIR  
 6107 55TH AVE CIR E  
 5489 FAIR OAKS ST  
 2666 AIRPORT RD S  
 5213 REGIMENTAL BANNER  
 C/O DEP DOUGLAS BUILDING  
 3900 COMMONWEALTH BLVD  
 BLIDACKERWEG 32  
 6331 GREEN OAK CIR  
 RESIDENCE SCHUBERT  
 5481 FAIR OAKS ST

LIPPSTADT WEST GERMANY  
 BRADENTON, FL 34203  
 BRADENTON, FL 34203  
 5660 TAXENBACH AUSTRIA  
 BRADENTON, FL 34203-9773  
 WEST SENECA, NY 14224  
 PITTSBURGH, PA 15206  
 BRADENTON, FL 34203  
 BRADENTON, FL 34206  
 BRADENTON, FL 34206  
 BRADENTON, FL 34206  
 BRADENTON, FL 34206  
 JUSTICE, IL 60458  
 P O BOX 919  
 BRADENTON, FL 34203  
 BRADENTON, FL 34203  
 BRADENTON, FL 34202  
 BRADENTON, FL 34210  
 BRADENTON, FL 34210  
 BRADENTON, FL 34210  
 BRADENTON, FL 34210  
 BRADENTON, FL 34208  
 SPRING LAKE, MI 49456  
 BRADENTON, FL 34203  
 BRADENTON, FL 34203  
 BRADENTON, FL 34203  
 BRADENTON, FL 34203  
 NAPLES, FL 33962  
 GRAND BLANC, MI 48439  
 TALLAHASSEE, FL 32399  
 TALLAHASSEE, FL 32399  
 LIPPSTADT-OVERHAGEN 59556 GER  
 BRADENTON, FL 34203  
 CHAUSSEE DESTOCKEL 488  
 BRADENTON, FL 34203

LAFAYETTE, NJ 07848

WOLUWE-ST PIERRE 1150 BRUSS

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Bradenton Herald

102 MANATEE AVE. WEST, P.O. BOX 921  
BRADENTON, FLORIDA 34206  
TELEPHONE (813) 748-0411

Bradenton Herald  
Published Daily  
Bradenton, Manatee, Florida

PLANNING  
DEPARTMENT

STATE OF FLORIDA  
COUNTY OF MANATEE:

Before the undersigned authority personally appeared Jill Headings, who on oath says that she is 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 Establishment

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of  
1/16/98

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Jill Headings*  
\_\_\_\_\_  
(Signature of Affiant)

Sworn to and subscribed before me this

19 day of \_\_\_\_\_, 19 98

SEAL & Notary Public

**NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Board of County Commissioners of Manatee County, will conduct a Public Hearing on Tuesday, January 27, 1998 at 9:00 A.M. in the Chambers of the Board of County Commissioners, located at the Manatee County Administrative Center, 1112 Manatee Avenue West, 1st Floor, to consider and act upon the following matters:

**PDC-97-05(P) U Store #7-Eleven**

Approval of a Preliminary Site Plan to allow a 2,940 square foot convenience store and a 2,000 square foot canopy with 4 gas pumps. Located at the southwest corner of Tallevast Road and Lockwood Ridge Road. Present zoning: PDC/WP-E/ST (Planned Development Commercial/Evers Reservoir Watershed Protection & Special Treatment Overlay Districts) (+/- 1.15 acres).

**PDC-94-04(P)(R) River Landings Centre Joint Venture**

Approval of a Revised Preliminary Site Plan to allow 108,029 square feet of commercial, office, and medical use. Located on the south side of S.R. 70, west of Braden River Road, west of Caruso Road. Present zoning is PDC (Planned Development Commercial) (+/- 17.61 acres).

IF APPROVED, the applicant may build 61,662 square feet of commercial use, in addition to the 46,367 square feet of existing commercial space.

**PDR-97-19(P)(F) Mariner's Cove**

Approval of a Preliminary Site Plan to allow an additional 12 multi-Family residential units (1 building - Unit 8). Located at 4000 129th Street West. Present zoning is PDR (Planned Development Residential) (+/- 15 acres).

Rules of Procedures for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution are available for review or purchase at cost from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th floor, Bradenton, Florida.

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

Interested parties may examine the proposed Ordinances, Official Zoning Atlas, the application and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 749-3070.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

**Americans With Disabilities:** The Hearing Officer of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Hearing Officer'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 Rita Draulis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

**SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**  
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
Manatee County Planning Department  
Manatee County, Florida  
1/16/98



MARIA C. LIURCA  
My Comm Exp. 9/07/2001  
Bonded By Service Ins  
No. CC678142  
 Personally Known |  Other ID

Personally Known \_\_\_\_\_ or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_