

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

MICROFILMING INFORMATION SHEET

TO: LASON
FROM: Town of Longboat Key
Town Clerk Department
501 Bay Isles Road
Longboat Key, FL 34228
DATE: 03-22-2002
SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand corner of each image.

WEDEBROCK REAL ESTATE COMPANY QUASIJUDICIAL FILE

The database should include the following fields:

QUZ062

Roll# 65

Image# 6

This collection of records should be placed on the following film type:

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Total number of pages in this collection: 178

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WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

6350 GULF OF MEXICO DRIVE
WEDEBROCK REAL ESTATE CO.
QUASIJUDICIAL FILES
10-2-95 REG. COMM. MEETING

Oxford[®] NO. R152 RED
A RECEIPT FOR

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

REQUEST TO BE HEARD

Request is hereby made to be heard during discussion of the following agenda item:

Agenda Item No. 9 (IX)

Subject: RESOLUTION 95-21, SITE PLAN FOR HFI DEVELOPMENTS, INC

Date: 10/2/95

WM. B. HOUGHTON (WITH APPLICANT)

NAME - PLEASE PRINT

130 N. TAMiami TR - SARASOTA

ADDRESS

(Please read Town Code Section 30.06(E), Addressing the Commission, printed on the back of this form. Give this request to the Town Clerk, before start of meeting, for submission to the Mayor.)

SECTION 30.06 ADDRESSING THE COMMISSION

Any person desiring to address the Town Commission regarding an item on the agenda shall first secure the permission of the chair.

(E) Each person recognized for the purpose of addressing the Commission shall step forward to the podium, with microphone thereon, and shall give his name and address in an audible tone for the record, and unless further time is granted by the Commission, shall limit his address to three (3) minutes or such additional time as may be granted by the Chairman or by action of a majority of the Commission.

All remarks shall be addressed to the Commission as a body and not to any member thereof. No person, other than a Commissioner and the person having the floor, shall be permitted to enter into any debate or discussion without the permission of the chair.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

REQUEST TO BE HEARD

Request is hereby made to be heard during discussion of the following agenda item:

Agenda Item No. 9

Subject: Site Plan Approval MPZ Development Inc

Date: OCT 2 1995

Steven Tindale

NAME - PLEASE PRINT

664 Riviera Dr Trc FL 33686

ADDRESS

(Please read Town Code Section 30.06(E), Addressing the Commission, printed on the back of this form. Give this request to the Town Clerk, before start of meeting, for submission to the Mayor.)

REQUEST TO BE HEARD

Request is hereby made to be heard during discussion of the following agenda item:

Agenda Item No. IX 1

Subject: Resolution 95-21, Site Plan Amendment
6350 Gulf of Mexico Drive

Date: _____

Michael Furen

NAME - PLEASE PRINT

2033 Main St, Sarasota

ADDRESS

(Please read Town Code Section 30.06(E), Addressing the Commission, printed on the back of this form. Give this request to the Town Clerk, before start of meeting, for submission to the Mayor.)

MEMORANDUM

DATE: 10-02-95

TO: Town Commission
FROM: Griff Roberts, Town Manager
SUBJECT: Revisions to Resolution 95-21

The attached revisions to Resolution 95-21 have just been received by my office and are being faxed to provide you some advance notice prior to tonight's meeting. I apologize for the lateness of this material.

I will have Dan Gaffney apprise you of these tonight as the subject is presented for consideration.



GHR/dhs

cc: Dan Gaffney, Planning, Zoning & Building Director

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

OCT-02-'95 MON 16:12 1D:

TEL NO:

#375 P01

M E M O R A N D U M

DATE: 10-02-95

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: RESOLUTION 95-21: HFI DEVELOPMENTS, INC. - REVISED
CONDITIONS OF APPROVAL

Attached, for your review and consideration, please find revised conditions of approval #14 and #16 contained within Resolution 95-21 approving a site plan amendment for HFI Developments, Inc. This resolution is scheduled for the 10-2-95 Town Commission meeting for review.

If you have any questions, or desire any additional information, please let me know.

DG/dmc

RECEIVED
OCT 2 1995
TOWN OF
WILSON

RESOLUTION 95-21: HFI DEVELOPMENTS, INC. - REVISED
10-02-95
Page: 2

RESOLUTION 95-21

REVISED CONDITION 14

14. Due to safety concerns of the Town, the applicant, prior to the issuance of a building permit, shall make a good faith and bona fide effort to obtain the approval of the Florida Department of Transportation ("FDOT") for a redesigned and revised entrance driveway for the project so that the existing driveway connection where it crosses the existing public sidewalk will be narrowed to a pavement width of twenty-four (24) feet. In the event the FDOT approves the reduction in the existing driveway width where the driveway crosses the existing public sidewalk to twenty-four (24) feet then (a) the driveway connection for the project where it crosses the existing public sidewalk shall be twenty-four (24) feet, (b) any redesign of the internal traffic circulation and parking plan for the project required as a result of the narrowing and reduction of the existing driveway connection to twenty-four (24) feet where it crosses the existing public sidewalk (including the redesign or relocation of one (1) or more of the four (4) parking spaces located in front of the existing wing of the building and shown on the site plan dated September 5, 1995) shall be approved by the Director of Planning, Zoning & Building as a "site plan exemption" pursuant to Section 158.100 of the Town Zoning Code, and (c) if the redesign of the internal traffic circulation and parking plan for the project results in the loss of one (1) or more of the four (4) parking spaces in front of the existing wing of the building then the applicant and the project are granted a departure, pursuant to Section 158.102(D) of the Town Zoning Code from the required parking requirements that would otherwise be applicable to the project.

REVISED CONDITION 16:

16. The portion of the building addition shown on the site plan dated September 5, 1995 for office uses and the existing office uses in the existing wing of the building shall not be converted to or used for any retail commercial uses.

TINDALE
OLIVER *and Associates, Inc.*

STEVEN A. TINDALE, P. E.
President

Steve Tindale has over 25 years of experience in planning, designing and managing major development projects. Having served as Director of Public Works for the City of Tampa for several years and various other positions in city government prior to that, Mr. Tindale has a unique understanding of the local public agency policies and procedures needed to gain approval for development projects. His last seven years spent as a private consultant, when combined with this government experience, give him the ability to direct the firm's private development work with a total project perspective -- efficiently managing the project team's efforts while effectively preparing for government evaluation.

Mr. Tindale has been qualified as an expert witness in the areas of financial planning, growth management, development of regional impact (Florida Statute 380.6), and impact fees, giving him the ability to defend private developers in the development process. He has recently managed a project team in completing a study indicating that our client has been significantly overcharged in its impact fee. The petition was accepted by the local government resulting in the savings of over \$300,000 on one site alone.

Mr. Tindale has also attended the one-week Florida DOT course on Access Management. He recently completed the development of an Access Management system for the Pinellas County MPO. In developing this system, Mr. Tindale assisted in defining the classification system, data collection, and is working with the Permitting, Development Review and Access Management Committees, the County legal staff and the various cities involved in the project. The classifications designated in Rule 14-97 were used as the basis to establish the Access Classifications for Pinellas County. The actual classification standards were refined to meet the specific needs of the County and MPO staffs. Mr. Tindale has also been involved in hundreds of evaluations of driveway access, and is qualified as an expert witness in this area. He has participated in the State administrative hearing process that is utilized in the resolution of driveway and median connection conflicts.

Mr. Tindale has most recently served as an expert witness for zoning issues related to a shopping plaza in Sarasota County (Cedar Palms Shopping Center vs. Sarasota County) and access issues for a local bank (1st Union National Bank of Tampa vs. Hillsborough County). He also provided expert testimony for Babcock vs. the State of Florida regarding Section 380.06 and its relationship to the utilization of impact fees and the provision for adequate facilities as required in Rule 9J-5. The Babcock argument focused primarily on the propriety of the requirement that it bear full cost of a proposed overpass. Babcock contended that payment of the City of Tampa's transportation impact fee should be held "adequate provision" for the negative traffic impact.

Mr. Tindale directed the production of the firm's state-of-the-art Community Development Management System. This land management program allows the developer of major projects to track the overall project by subarea all the way down to individual parcels as they move through the development process. All conditions for each land use type are also monitored from phase to phase. The system further allows the project planners to ascertain what infrastructure needs will be assessed for each project within the overall development.

Mr. Tindale's recent project experience has encompassed the state of Florida from Escambia to Monroe County, including work on both coasts. His participation on state-wide advisory committees has also given him perspective on each of Florida's development issues.

TINDALE

OLIVER *and Associates, Inc.*

STEVEN A. TINDALE, P. E.
President

EDUCATION

Master of Science in Business Administration/Management, University of South Florida, Tampa, 1976
Bachelor of Science in Engineering, University of South Florida, Tampa, 1970

REGISTRATION

Professional Engineer in Florida, # PE0016434

PROFESSIONAL ORGANIZATIONS

Institute of Transportation Engineers
- Urban Traffic Engineers Council
- Transportation Planners Council
American Public Works Association
American Planning Association (Sun Coast Section)
American Society of Public Administrators
Leadership Tampa (Chamber of Commerce)

PREVIOUS EXPERIENCE

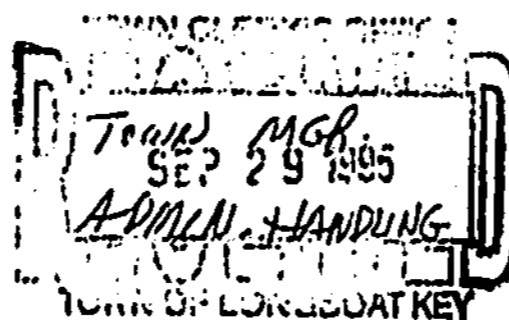
Vice President, Kimley-Horn & Associates, Inc., Tampa, FL 1985-89
Director of Public Works, City of Tampa, FL 1983-85
Deputy Director of Public Works, City of Tampa, FL 1977-83
Assistant Traffic Engineer, City of Tampa, FL 1973-77
Traffic Systems Engineer, City of Tampa, FL 1970-73

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

PHILIP J. LOMBARDO
24 MASTERTON ROAD
BRONXVILLE, NEW YORK 10708
914-793-7173

FOR YOUR INFORMATION
FROM TOWN MANAGER

DATE 10-2-95
FAX



September 18, 1995

Mr. Harry Rosenberg, Chairman
Longboat Key Planning and Zoning Board
Town Hall
501 Bay Isles Road
Longboat Key, Florida 34228

VIA FEDERAL EXPRESS

Dear Chairman Rosenberg:

In response to your recent notice of a zoning change schedule for a public hearing on September 19, 1995, in regards to Wedebrock Real Estate, at 6350 Gulf of Mexico Drive, I am enclosing a copy of my letter of concern regarding this proposed change sent to your attention on June 13, 1995. My feelings remain the same as expressed in this letter, and my concerns have not been alleviated since informing you in my June letter. Kindly enter this letter and my June 13, 1995 letter into record regarding any discussion of 6350 Gulf of Mexico Drive.

I once again urge the Board to reject this request.

Sincerely,


Philip J. Lombardo

PJL:cp

cc: Robert Bergs, Esq.

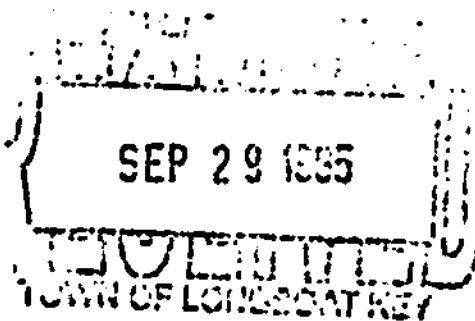
OCT 2 1995
TOWN
CLERK'S OFFICE

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

PHILIP J. LOMBARDO
24 MASTERTON ROAD
BRONXVILLE, NEW YORK 10708
914-793-7175

June 13, 1995

Mr. Harry Rosenberg, Chairman
Longboat Key Planning and Zoning Board
Town Hall
501 Bay Isles Road
Longboat Key, Florida 34228



Dear Chairman Rosenberg:

I am in receipt of a notice of zoning change to allow the construction of an addition to the existing building at 6350 Gulf of Mexico Drive. Since I cannot attend the public hearing scheduled for June 20, 1995, I am sending this letter and request that it be entered into the record.

I am opposed to any additional construction of commercial office space at 6350 Gulf of Mexico Drive.

I recently purchased the property across the street at 6341 Gulf of Mexico Drive and have made a substantial investment in improving this residential home. At the same time, the property at 6350 Gulf of Mexico Drive was also in the process of being remodeled, and the result is that I have a building across the street from me that looks like a motel and keeps its outdoor lights burning into the night without consideration to its neighbors.

On my last visit to Longboat Key, approximately two weeks ago, I noticed that there is a substantial amount of office rental property available, especially on the north end of Longboat Key. The complex called Harbor Square had very few tenants and a lot of availability. The complex north of 6350 Gulf of Mexico Drive, had an availability sign outside. There is considerable space available in the Whitney Beach Shopping Center. As a result of the following, I find it difficult to see the pressing need for additional office space on the north end of Longboat Key.

-2-

I am certain that the owner of 6350 Gulf of Mexico Drive has figured out how to comply with the planning and zoning requirements, but I urge the Board to be sensitive to the fact that this is a residential neighborhood and to expand the commercial or mixed use of this neighborhood is detrimental to it's character and it's property values.

The Town of Longboat Key must make every effort to safeguard it's unique character. Expanding commercial use in a residential neighborhood to meet a demand that does not exist, would not be in keeping with the town's stated goal of safeguarding the town's uniqueness as a residential community.

I urge the Board to reject this request.

Sincerely,



Philip J. Lombardo

PJL:cp

cc: Robert Bergs, Esq.

TCSM - 10/19/95

D2 - 6/14/95

ORDINANCE 95-13

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING RESOLUTION 92-08, APPROVING AN OUTLINE DEVELOPMENT PLAN AMENDMENT FOR THE WATER CLUB (ST. JAMES); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 6th day of March, 1981, the Town of Longboat Key adopted Resolution 81-08 approving the Outline Development Plan for the Promenade (The Water Club) in the NPD Zoning District, subject to the conditions attached thereto; and

WHEREAS, on the 19th day of August, 1988, the Town Commission of the Town of Longboat Key approved certain amendments as described in "The Promenade -- Memorandum of Understanding" dated November 15, 1988; and

WHEREAS, Resolution 81-08 was further amended by adoption of Resolution 89-05 and Resolution 92-08; and

WHEREAS, Longboat Development Limited Partnership and Longboat II Development Limited Partnership have made application to amend the Outline Development Plan for the St. James (The Water Club) to clarify the Outline Development Plan Resolutions and confirm that the original Development Schedule has been satisfied and that the Outline Development Plan Resolutions and the Outline Development Plan itself will continue in full force and effect without any specific expiration date; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the application and referred the same to the Planning and Zoning Board along with the documentation and staff recommendations; and

WHEREAS, Section 1, Paragraph D of Ordinance 94-15 provides that Outline Development Plans shall henceforth be in the form of an Ordinance pursuant to Chapter 166, Florida Statutes;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA THAT:

Section 1. Exhibit 3, Paragraph 25, of the Terms, Conditions, Stipulations, Covenants and Provisions of Resolution 81-08 is hereby amended to read as follows:

ORDINANCE 95-13 (CONT)
D2 - 6/14/95

25. ~~The approval of this Outline Development Plan shall be for a period of fifteen (15) years and the~~ The approval of the application for transfer of living units shall, subject to the provisions of paragraph 15, be perpetual.

Section 2. Exhibit 3, Paragraph 37, of the Terms, Conditions, Stipulations, Covenants and Provisions of Resolution 81-08 is hereby amended to read as follows:

37. In the event any of the provisions, conditions or requirements of Resolution No. 81-8 are breached by the developer, either by omission or commission ~~or in the event development of the several portions of the Park Shore project does not proceed within the maximum time requirements established in the Development Schedule adopted by the Town Commission and set forth in this document;~~ then the Town shall give written notice to the developer of such default or deficiency and a reasonable time period to cure or correct the same, be given in such notice. In the event the developer fails to correct such deficiency or default within such reasonable time period, then the Town Commission shall have the right to terminate this Resolution and all rights granted thereunder. Provided, however, that upon a breach of this Resolution and failure to cure as aforesaid, the Town Commission may reinstate the same. ~~Failure to proceed within the maximum time requirements of the Development Schedule may not be cured except by reapproval of such schedules or a revised schedule. The Town Commission acknowledges that the Planned Unit Development has proceeded within the maximum time requirements established in the Development Schedule set forth in Paragraph 4 hereof. Failure of the Town to give the aforementioned written notice shall not be deemed to be a waiver of any breach, nor shall any rights accrue to the Developer by reason of the Town's failure to give written notice.~~

ORDINANCE 95-13 (CONT)
D2 - 6/14/95

Section 3. Upon completion of the Water Club planned unit development, any and all future requests for Outline Development Plan amendments may be initiated by the Town or requested of the Town by any individual or organization, including a condominium association, owning lands in the Water Club planned unit development. Any modifications to the Outline Development Plan resulting from such application shall be accomplished in the form of an ordinance adopted by the Town of Longboat Key pursuant to the provisions of Chapter 166, Florida Statutes.

Section 4. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.

Section 5. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

Section 6. This Ordinance shall take effect upon second reading in accordance with Law, the Charter of the Town of Longboat Key and approval within 30 days after developer's receipt. If the Town has not received notification of approval and acceptance of this Ordinance within 30 days after developer's receipt, then this Ordinance shall be deemed to have been denied.

PASSED on the first reading and public hearing this ____ day
of _____, 1995.

ADOPTED on the second reading and public hearing this ____ day
of _____, 1995.

Mayor

ATTEST:

Town Clerk

Attachments: Exhibit "A"
Consent of Developer

ORDINANCE 95-13 (CONT)
D2 - 6/14/95

EXHIBIT "A"

ATTACHMENT TO ORDINANCE 95-

CONSENT OF DEVELOPER

The undersigned, LONGBOAT DEVELOPMENT LIMITED PARTNERSHIP AND LONGBOAT II DEVELOPMENT LIMITED PARTNERSHIP, herein referred to as applicant, does hereby approve and assent to the terms, conditions, and provisions of the foregoing Ordinance and does further acknowledge that the same is binding upon them and their successors and assigns in the manner hereinabove set forth.

LONGBOAT DEVELOPMENT LIMITED PARTNERSHIP
LONGBOAT II DEVELOPMENT LIMITED PARTNERSHIP

By: _____
Signature

Please Type or Print Name

Title: _____

Dated: _____

Attest:

Signature

Please Type or Print Name

Draft 2 - 6/13/95

RESOLUTION 95-24

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING RESOLUTION 89-06, SITE PLAN FOR THE PROMENADE (WATER CLUB), BY DELETING REFERENCE TO MARCH 6, 1996 IN CONDITION 3, DEVELOPMENT PHASE SCHEDULE, AND REPLACING WITH MARCH 6, 1998; AMENDING RESOLUTION 92-09 BY DELETING REFERENCE TO MARCH 6, 1996 IN CONDITION 4, BUILDING PERMIT APPLICATION SUBMITTAL DEADLINE, AND REPLACING WITH MARCH 6, 1998; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Resolution 82-38 was adopted by the Town of Longboat Key approving a site plan for the Promenade; and

WHEREAS, on the 16th day of February, 1989, Resolution 89-06 was adopted approving a site plan amendment for the Promenade, 1245 Gulf of Mexico Drive; and

WHEREAS, on the 2nd day of March, 1992, Resolution 92-09 was adopted approving a site plan amendment for the St. James (Water Club), 1245 Gulf of Mexico Drive; and

WHEREAS, Longboat Development Limited Partnership and Longboat II Development Limited Partnership has applied to the Town for approval of a site plan amendment for the Water Club to extend the building permit application deadline contained in Resolution 89-06 and 92-09 from March 6, 1996 to March 6 1998; and

WHEREAS, the Planning and Zoning Official has in timely fashion accepted the Application and referred same to the Planning and Zoning Board along with documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations, excluding departures from parking requirements, as recommended by the Planning and Zoning Board and as approved by the Town Commission.

RESOLUTION 95-24 (CONT)
Draft 2 - 6/13/95

- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships.
- (e) The plan conforms to Town policy respecting (a) sufficiency of ownership, and (b) guarantees for completion of all required improvements and continued maintenance in that the developer shall be required to provide a Developer's Completion, Payment and Maintenance Bond or other assurance satisfactory to the Town guaranteeing completion of all infrastructure improvements and maintenance of such improvements for a period of one (1) year after acceptance or final approval of the improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY THAT:

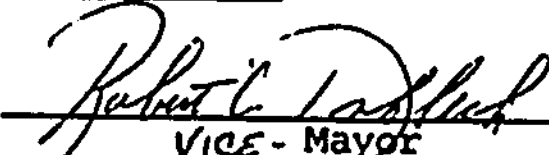
Section 1. The site plan amendment for the Water Club, Longboat Key, Florida 34228 be and is hereby approved.

Section 2. All conditions requisite for approval for the Promenade and St. James site plans previously adopted by the Town Commission by Resolution 82-38, as amended, shall remain in full force and effect unless amended herein.


Section 3. Complete application for the issuance of building permits to be submitted and a building permit issued on or before March-6,-1996 March 6, 1998 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline.)

Section 4. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the 22nd day of June, 1995.


VICE - Mayor

Attest:


Town Clerk

MEMORANDUM

DATE: 06-13-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: THE WATER CLUB: SITE PLAN AND OUTLINE DEVELOPMENT PLAN (ODP)
AMENDMENT APPLICATION

On behalf of Longboat Development Limited Partnership and Longboat II Development Limited Partnership, the current owners of the Water Club property, Mr. Michael Furen has submitted to the Town an application requesting that:

1. Resolutions 89-06 and 92-09, approving the Water Club Site Plan, be amended to extend the date upon which building permits are required to be issued from March 6, 1996 to March 6, 1998, and
2. that the Outline Development Plan (ODP), adopted by Resolution 81-08, be clarified to expressly state that the original development schedule has been satisfied and that the ODP Resolutions and the ODP itself will continue in full force and effective without any specific expiration date.

SITE PLAN AMENDMENT

The construction of the Water Club project has proceeded in a timely and orderly fashion. Only the final residential tower awaits the issuance of a building permit. The owners of the property have requested the two year time extension for the date upon which building permits are to be issued so that they can capitalize on one additional marketing season before moving forward with the construction of the final tower.

As per Town Code Section 158.099 (F), the Town Commission may extend the period of approval for a site plan if special conditions and circumstances exist. This section of the code states that economic conditions may form the basis for an extension of the period of approval.

Based upon staff's assessment of the applicant's request, special conditions and circumstances appear to exist which justify the request to extend the site plan's period of approval. Staff has assessed that special conditions are represented by the economic need to have one more marketing season before the construction of the final tower. Accordingly, staff has NO OBJECTION to the proposed site plan amendments to Resolutions 89-06 and 92-09 which extend the date upon which building permits are required to be issued by two (2) years.

THE WATER CLUB: SITE PLAN AND ODP AMENDMENT APPLICATION
06-13-95
Page 2

ODP AMENDMENT

The applicant requests an amendment to the Outline Development Plan for the Water Club project through the proposed amendment to Resolution 81-08. The applicant wishes to have all references to the fifteen (15) year Development Schedule deleted from the Terms, Conditions, Stipulations, Covenants and Provisions that are attached to Resolution 81-08.

This request has been largely motivated by a desire to clarify the function of the Development Schedule that is contained in the ODP. The applicant contends that the Development Schedule has been satisfied as a result of all phases of the planned unit development having received site plan approval and has thus met the fifteen (15) year Development Schedule.

Staff concurs with the applicant's above referenced contention, and accordingly staff has **NO OBJECTION** to the proposed amendment to Resolution 81-08, the Water Club ODP, which clarifies the function of the Development Schedule for the planned unit development.

Attached, please find a copy of the Site Plan and ODP amendment application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
ATTORNEYS AND COUNSELLORS

2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
18131 366-8100

FACSIMILE
18131 366-4384

REPLY TO: P.O. BOX 4185
SARASOTA, FLORIDA 34230

100 NORTH TAMPA, SUITE 3450
POSTAL DRAWER 3430
TAMPA, FLORIDA 33601
18131 828-6900

TAMPA FACSIMILE
18131 828-0690

MICHAEL J. FUREN

June 2, 1995

VIA FACSIMILE FOR THE ATTENTION OF
SCOTT PICKETT

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application to Amend "The Water Club" Outline Development
Plan and Site Plan.

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)

Dear Dan:

As you are aware, on May 5, 1995, we filed an Application to
Extend (Amend) The Water Club Outline Development Plan and Site
Plan Approval Resolutions. The Application was in the form of my
letter to you dated May 5, 1995 and my subsequent letters to you
dated May 16, 1995 and May 22, 1995.

On May 30, 1995 The Water Club filed a separate Application
for an Outline Development Plan Amendment and Site Plan Amendment
for certain changes to the four (4) westerly penthouse floor
apartments at The Water Club, if it was subsequently determined
that the changes proposed required either an Outline Development
Plan Amendment or a Site Plan Amendment, that could not be approved
administratively as a Site Plan Exemption by staff. The changes to
the penthouse (11th) floor apartments included in that Application
involve:

- (1) The addition of a private swimming pool;

June 2, 1995
Page 2

- (2) The addition of a skylight in the roof of the building above the pool area (the skylight will not extend above the roof parapet wall and will not be visible from any adjacent buildings);
- (3) The combination of the wasterly four penthouse apartments into one penthouse apartment; and
- (4) The addition of additional open terrace area by moving portions of the exterior window walls inward thereby increasing the terrace area and decreasing the air-conditioned floor space area.

Although there is still a question whether these minor changes require either an Outline Development Plan Amendment or a Site Plan Amendment, we would appreciate it if this last Application could be consolidated with our previous Application and that both Applications be advertised for the June 20, 1995 Planning & Zoning Board Meeting and the June 22, 1995 Special Town Commission Meeting.

Thank you for your prompt attention.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

cc: Mr. Griff Roberts, Town Manager
David P. Persson, Town Attorney
Ms. Rhonda Hogan
J. Andrew Nathan, Esq.
Jerry Aron, Esq.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

06/02/95 16:43 27813 388 6384 ICARD MERRILL #3 0006/009

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS

2033 MAIN STREET, SUITE 600

SARASOTA, FLORIDA 34237

(813) 366-6100

FACSIMILE:

(813) 366-6384

REPLY TO: P.O. BOX 4195

SARASOTA, FLORIDA 34230

100 NORTH TAMPA SUITE 3180

POSTAL DRAWER 2430

TAMPA, FLORIDA 33601

(813) 281-2100

TAMPA FACSIMILE:

(813) 281-0660

MICHAEL J. FUREN

June 2, 1995

VIA FACSIMILE FOR THE ATTENTION
OF SCOTT PICKETT

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application to Amend "The Water Club" Outline Development
Plan and Site Plan.

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)

Dear Dan:

The Water Club's plan to combine the four (4) westerly
penthouse units has now been modified and simplified.

The plan now involves the combination of the four westerly
penthouse (11th) floor apartments and one (1) tenth floor
apartment. The revised plan is enclosed.

The proposed skylight in the roof of the tower has been
eliminated.

The only changes proposed are:

- (1) The addition of a private swimming pool in the 10th floor
apartment;
- (2) The addition of additional open terrace area by moving
portions of the exterior window walls inward thereby
increasing the terrace area and decreasing the air-
conditioned floor space area; and

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS

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SARASOTA, FLORIDA 34237

(813) 366-8100

FACSIMILE:

(813) 366-8384

REPLY TO: P.O. BOX 4195

SARASOTA, FLORIDA 34230

100 NORTH TAMPA, SUITE 3150

POSTAL DRAWER 3430

TAMPA, FLORIDA 33601

(813) 881-2100

TAMPA FACSIMILE

(813) 888-0800

MICHAEL J. FUREN

June 2, 1995

VIA FACSIMILE FOR THE ATTENTION OF
SCOTT PICKETT

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application to Amend "The Water Club" Outline Development
Plan and Site Plan.

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)

Dear Dan:

In a facsimile sent to you earlier today, we had requested
that the two (2) pending Water Club Applications be consolidated.
Please let this letter serve as a withdrawal of our earlier request
that the two (2) pending Water Club Applications be consolidated.
Please treat the two (2) Applications as separate applications.

Also, with regard to the separate Application for an Outline
Development Plan and Site Plan Amendment filed by the Water Club on
May 30, 1995, please be advised of the following: Contrary to our
earlier communication, this separate Application seeks certain
changes to the four (4) westerly penthouse (11th) floor apartments
and one (1) 10th floor apartment at the Water Club.

The changes to the penthouse (11th) floor apartments and the
10th floor apartment involve:

- (1) The addition of a private swimming pool;

June 2, 1995
Page 2

- (2) The combination of the westerly four (4) penthouse apartments on the 11th floor and the one (1) 10th floor apartment into one (1) penthouse apartment; and
- (3) The addition of additional open terrace area by moving portions of the exterior window walls inward thereby increasing the terrace area and decreasing the air-conditioned floor space area.

Although there is still a question whether these minor changes require either an Outline Development Plan Amendment or a Site Plan Amendment, we would appreciate it if this last Application as revised could be advertised for the June 20, 1995 Planning and Zoning Board Meeting and the June 22, 1995 Special Town Commission Meeting.

Thank you for your prompt attention and your patience.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:ak

cc: Mr. Griff Roberts, Town Manager
David P. Persson, Town Attorney
Ms. Rhonda Hogan
J. Andrew Nathan, Esq.
Jerry Aron, Esq.

F:\Users\MJF\MJFF\Wordpro\Waterclub\Caffne2.602

June 2, 1995
Page 2

- (3) The combination of the westerly four (4) penthouse apartments on the 11th floor and the one (1) 10th floor apartment into one (1) penthouse apartment.

This plan reduces the density of the project (five apartments being combined into one apartment) and reduces the air conditioned floor space by increasing the open terrace area.

In view of these changes, we would appreciate it if you would reconsider your preliminary indication and determine that these minor changes could be approved as "Site Plan Exemptions" pursuant to Section 158.100 of the Town Code.

Please call me if you have any questions.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJP:jwc
Enclosure

cc: Mr. Griff Roberts, Town Manager
David P. Persson, Town Attorney
Ms. Rhonda Hogan
J. Andrew Nathan, Esq.
Jerry Aron, Esq.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.**

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MICHAEL J. FUREN

May 22, 1995

VIA HAND DELIVERY

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228



Re: Application To Extend (Amend) The "Water Club" Outline
Development Plan and Site Plan Approval Resolutions.

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)

Dear Dan:

Pursuant to your request, I have set forth below the revisions to the Outline Development Plan Resolutions and the Site Plan Resolutions for The Water Club that I believe are necessary (i) to clarify the Outline Development Plan Resolutions and confirm that the original Development Schedule has been satisfied and that the Outline Development Plan Resolutions and the Outline Development Plan itself will continue in full force and effect without any specific expiration date, and (ii) to extend the Site Plan Approval Resolutions and the Site Plan itself from March 6, 1996 to March 6, 1998. Deletions are indicated by strikethroughs and additions are indicated by underlining.

I. OUTLINE DEVELOPMENT PLAN RESOLUTIONS

- A. Paragraph 25. of the Terms, Conditions, Stipulations,
Covenants and Provisions attached to and made a part of

Mr. Daniel Gaffney
May 22, 1995
Page 2

Resolution No. 81-8 as Exhibit "3" should be amended to read as follows:

~~"25. The approval of this Outline Development Plan shall be for a period of fifteen (15) years and the~~ The approval of the application for transfer of living units shall, subject to the provisions of paragraph 15, be perpetual."

- B. Paragraph 37. of the Terms, Conditions, Stipulations, Covenants and Provisions attached to and made a part of Resolution No. 81-8 as Exhibit "3" should be amended to read as follows:

"37. In the event any of the provisions, conditions or requirements of Resolution No. 81-8 are breached by the developer, either by omission or commission ~~or in the event development of the several portions of the Park Shore project does not proceed within the maximum time requirements established in the Development Schedule adopted by the Town Commission and set forth in this document,~~ then the Town shall give written notice to the developer of such default or deficiency and a reasonable time period to cure or correct the same, be given in such notice. In the event the developer fails to correct such deficiency or default within such reasonable time period, then the Town Commission shall have the right to terminate this Resolution and all rights granted thereunder. Provided, however, that upon a breach of this Resolution and failure to cure as aforesaid, the Town Commission may reinstate the same. ~~Failure to proceed within the maximum time requirements of the Development Schedule may not be cured except by reapproval of such schedules or a revised schedule. The Town Commission acknowledges that the Planned Unit Development has proceeded within the maximum time requirements established in the Development Schedule set forth in Paragraph 4. hereof.~~ Failure of the Town to give the aforementioned written notice shall not be deemed to be a waiver of any breach, nor shall any rights accrue to the Developer by reason of the Town's failure to give written notice."

II. SITE PLAN RESOLUTIONS

- A. Paragraph 3. of Conditions Requisite for Approval to Resolution No. 89-06 should be amended to read as follows:

Mr. Daniel Gaffney
May 22, 1995
Page 3

"3. Work to be accomplished within the development phases specified below shall be as follows:

PHASES	DESCRIPTION	Complete application for the issuance of building permits to be submitted and a building permit issued on or before the following dates*:
I	Phase II and all related site work	March 6, 1996 1998
II	Phase III and all remaining site work	March 6, 1996 1998

*A complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline."

B. Paragraph 4) of Conditions Requisite for Approval to Resolution No. 92-09 should be amended to read as follows:

"4) Complete application for the issuance of building permits to be submitted and a building permit issued on or before March 6, 1996 1998 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline."


It is my understanding that the Outline Development Plan revisions and the Site Plan Revisions will be considered by the Town's Planning & Zoning Board on June 20, 1995 and by the Town Commission at a Special Meeting on June 22, 1995. We would appreciate it if you would make certain that the public hearing notices are timely published and posted and that we are furnished the names and address stickers for the mailout notices as well as the signs for posting several days in advance of the required mailout and posting dates.

Mr. Daniel Gaffney
May 22, 1995
Page 4

Thank you for your usual prompt attention. Please call me if you should have any questions.

Sincerely,

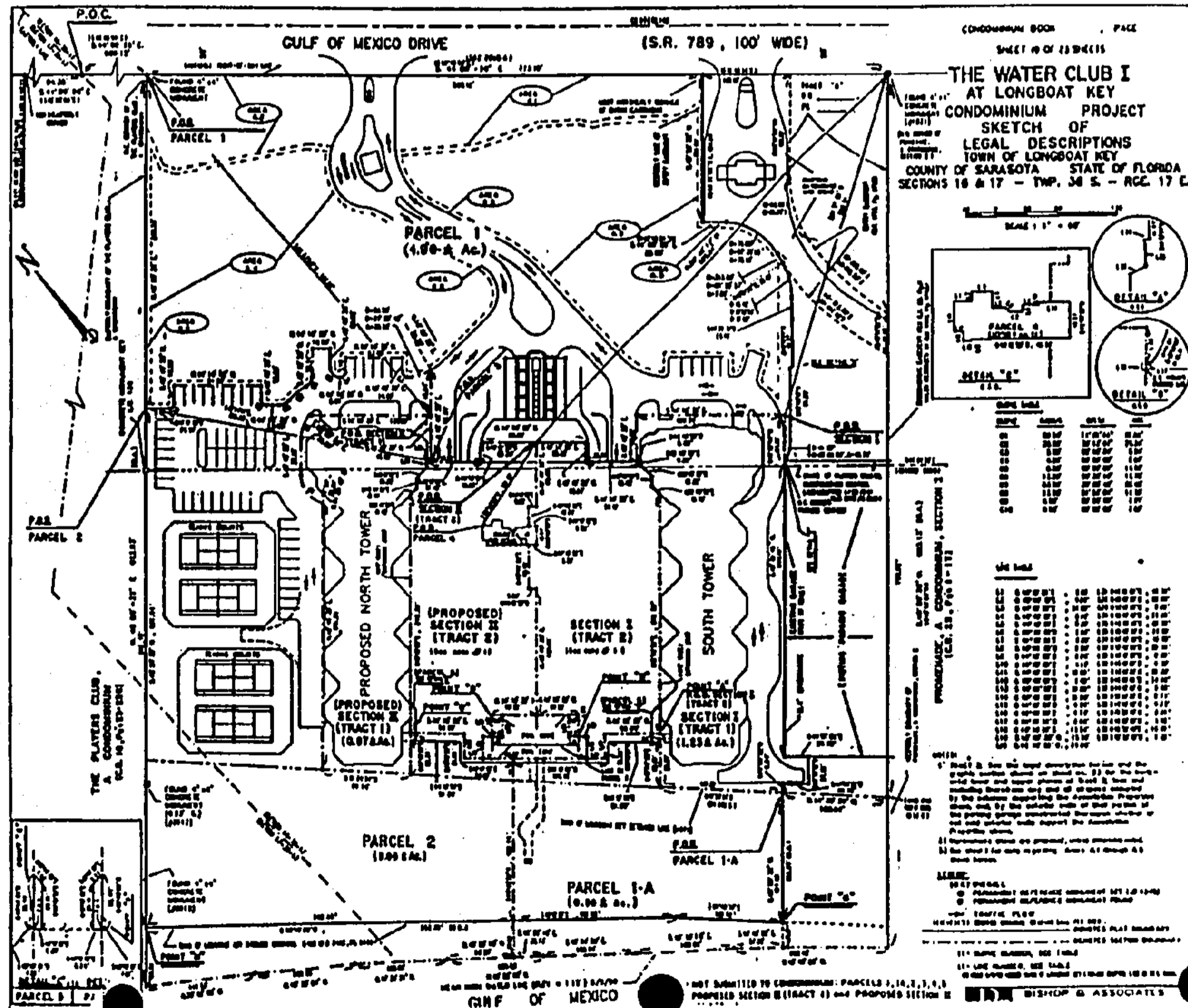
ICARD, MERRILL, CULLIS, TIMM,
FUREN & SINSBURG, P.A.



Michael J. Furen

MJF:jwc

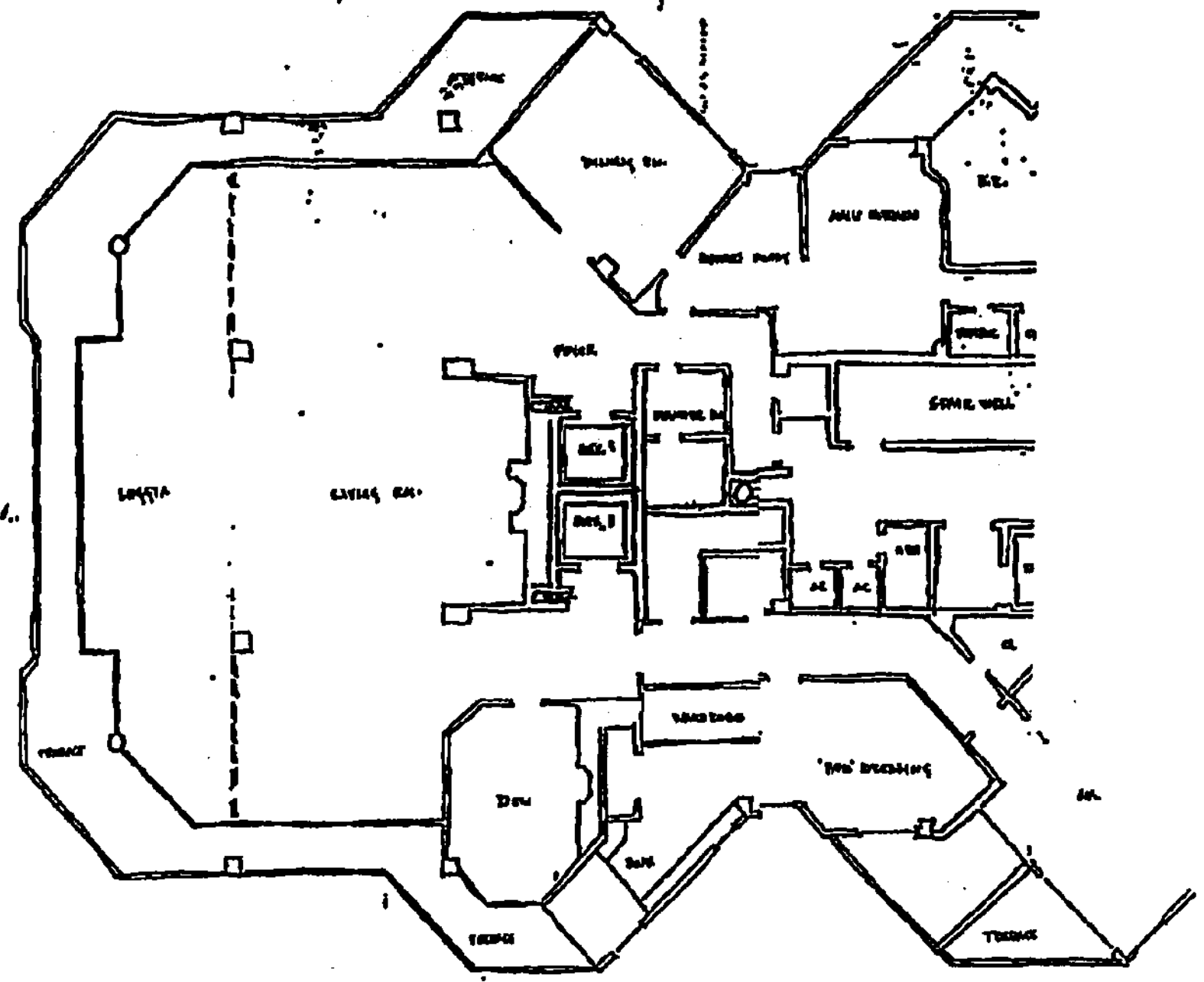
cc: Mr. Steve Wechsler
Mr. Jerome Ansel
Ms. Rhonda Hogan
Mr. Jim Curnyn
Andrew Nathan, Esquire
Jerry Aron, Esquire



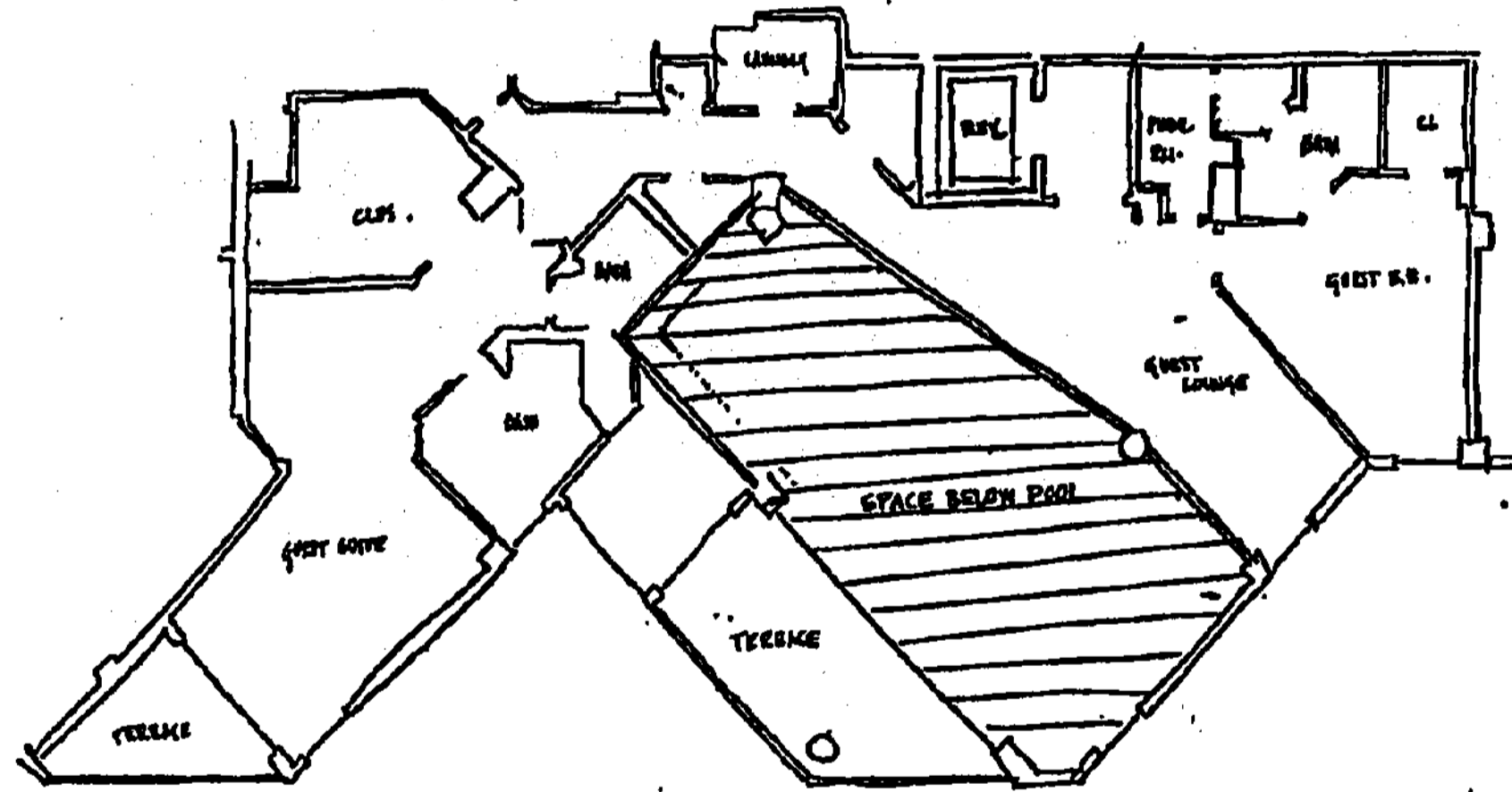
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COMPANY QUASIJUDICIAL FILE

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613-383-2590 THE WATER CLUB



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



LOWER LEVEL

1003

SCALE: 1/8" = 1'-0"

813-383-2550 THE WATER CLUB JUN 02 '95 13154

813-383-2550 THE WATER CLUB

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COMPANY QUASIJUDICIAL FILE

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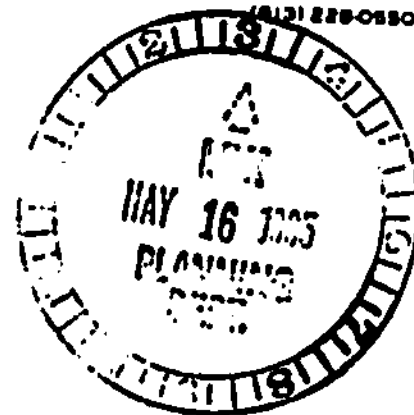
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MICHAEL J. FUREN

May 16, 1995



VIA HAND DELIVERY

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application To Extend (Amend) The "Water Club" Outline
Development Plan and Site Plan Approval Resolutions.

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)

Dear Dan:

In my letter of May 5, 1995 to you we asked the Town, in
behalf of the owners and developers of The Water Club, to extend
the Outline Development Plan Resolutions and the Outline
Development Plan as well as the Site Plan Approval Resolutions and
the Site Plan for The Water Club from March 6, 1996 to March 6,
1997, in the event you and the Town Attorney determined that the
Outline Development Plan Resolutions and the Outline Development
Plan or the Site Plan Approval Resolutions and the Site Plan would
in fact expire on March 6, 1996.

Upon further consideration, review and analysis, we have
concluded there is really no legal, practical or other reason for
the Outline Development Plan Resolutions or the Outline Development
Plan itself to have an expiration date.

As you are aware, the original Outline Development Plan
Approval Resolution (Resolution No. 81-88) contained an approximate
time schedule of 15 years within which applications for final
approval of all of the various phases or sections of the Planned
Unit Development were required to be filed. You are also aware
that applications for final approval of all the various phases or

Mr. Daniel Gaffney
May 16, 1995
Page 2

sections of the Planned Unit Development were in fact filed within the approximate 15 year time frame. The second residential tower in the Planned Unit Development and the common parking garage, recreational deck and clubhouse that will serve this tower and the third and final residential tower within the Planned Unit Development are presently under construction and will be completed in the late summer or early fall of this year.

Additionally, you will recall that this Planned Unit Development was approved as part of a "Transfer of Density" proposal and agreement between the Town and the developer under the Town's then existing Transfer of Density Regulations. The developer donated land worth several million dollars to the Town in order to obtain higher density development rights. The Outline Development Plan Resolution specifically provides that the transfer of the living units to the Planned Unit Development from the site transferred to the Town shall be perpetual.

However, Paragraph 25. of the Outline Development Plan Resolution provides:

"The approval of this Outline Development Plan shall be for a period of 15 years . . . "

Someone could argue therefore that because of this paragraph the Outline Development Plan would still expire at the end of 15 years although applications for final approval of all phases or sections of the Planned Unit Development were filed within 15 years. Although we think such an argument is ridiculous an ambiguity may exist as a result of the language in Paragraph 25.

The Planned Unit Development is also zoned NPD, Negotiated Planned Development, under the Town's Zoning Code and designated NPD, Negotiated Planned Development, under the Town's Comprehensive Plan.

Under these circumstances, there is no legal, practical or other reason why the Outline Development Plan Resolutions or the Outline Development Plan itself should have an expiration date. Therefore, we would modify our prior request and ask that the Outline Development Plan Resolutions be clarified to expressly state that the original development schedule has been satisfied and that the Outline Development Plan Resolutions and the Outline Development Plan itself will continue in full force and effect without any specific expiration date.

We would also further modify our prior request and ask that the Site Plan Approval Resolutions and the Site Plan for The Water

Mr. Daniel Gaffney
May 16, 1995
Page 3

Club be extended for two (2) years rather than one (1) year as originally requested, i.e., from March 6, 1996 to March 6, 1998.

Thank you for your prompt attention to this matter.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & EINSBURG, P.A.


Michael J. Furen

MJF:jwc

cc: Mr. Steve Wechsler
Mr. Jerome Ansel
Ms. Rhonda Hogan
Mr. Jim Curnyn
Andrew Nathan, Esquire
Jerry Aron, Esquire

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

8/31/95 Attn: Donna. C

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
ATTORNEYS AND COUNSELLORS

THOMAS F. ICARD (1982-1983)
JAMES W. CULLIS (1987-1987)

JAMES E. AKER
CHARLES J. BARTLETT
PAUL D. BEITLICH**
CHRISTOPHER N. CASWELL
JULIE GINSBURG ELLER
MICHAEL L. FOREMAN
MICHAEL J. FUREN
ARTHUR D. GINSBURG*
STEVEN R. GREENBERG**
F. THOMAS HOPKINS**
C. EUGENE JONES*
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DAVID H. LEVIN
ROBERT G. LYONS***
MARK W. MERRILL
WILLIAM W. MERRILL, III*, †
ROBERT E. HESBICK**

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ANDREA E. ZELMANN**

WILLIAM W. MERRILL (RETIRED)
CURTIS J. TIMM (RETIRED)

* BOARD CERTIFIED MARITAL
AND FAMILY LAWYER

** BOARD CERTIFIED
REAL ESTATE LAWYER

ADDITIONAL JURISDICTIONS

ADMITTED IN ILLINOIS
ADMITTED IN U.S. VIRGIN ISLANDS
ADMITTED IN MICHIGAN
ADMITTED IN WASHINGTON, D.C.
ADMITTED IN GEORGIA

FAX INFORMATION SHEET

DATE: 2 June 95

FAX TO:

FAX NUMBER:

IMCTF&G CLIENT/MATTER #:

IMCTF&G CLIENT NAME:

FAX FROM: MICHAEL FUREN, ESQ.

NUMBER OF PAGES (including this cover sheet):

IF YOU DO NOT RECEIVE ALL OF THE PAGES INDICATED, PLEASE CALL THIS NUMBER AS
SOON AS POSSIBLE (813) 366-8100.

COMMENTS:

This facsimile message contains information from an attorney to his client or addressee on behalf of his client. The information is privileged and confidential, intended only for the use of the addressee. Any non-addressee is prohibited from disseminating, distributing or copying this communication. If you are in possession of this communication in error, please immediately notify the sender by telephone. Thank you.

CA ATTORNEY ADMINISTERED BY FAX COV R 1/2/91



D2 - 6/14/95

ORDINANCE 95-13

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING RESOLUTION 92-08, APPROVING AN OUTLINE DEVELOPMENT PLAN AMENDMENT FOR THE WATER CLUB (ST. JAMES); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 6th day of March, 1981, the Town of Longboat Key adopted Resolution 81-08 approving the Outline Development Plan for the Promenade (The Water Club) in the NPD Zoning District, subject to the conditions attached thereto; and

WHEREAS, on the 19th day of August, 1988, the Town Commission of the Town of Longboat Key approved certain amendments as described in "The Promenade -- Memorandum of Understanding" dated November 15, 1988; and

WHEREAS, Resolution 81-08 was further amended by adoption of Resolution 89-05 and Resolution 92-08; and

WHEREAS, Longboat Development Limited Partnership and Longboat II Development Limited Partnership have made application to amend the Outline Development Plan for the St. James (The Water Club) to clarify the Outline Development Plan Resolutions and confirm that the original Development Schedule has been satisfied and that the Outline Development Plan Resolutions and the Outline Development Plan itself will continue in full force and effect without any specific expiration date; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the application and referred the same to the Planning and Zoning Board along with the documentation and staff recommendations; and

WHEREAS, Section 1, Paragraph D of Ordinance 94-15 provides that Outline Development Plans shall henceforth be in the form of an Ordinance pursuant to Chapter 166, Florida Statutes;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA THAT:

Section 1. Exhibit 3, Paragraph 25, of the Terms, Conditions, Stipulations, Covenants and Provisions of Resolution 81-08 is hereby amended to read as follows:

ORDINANCE 95-13 (CONT)
D2 - 6/14/95

25. ~~The approval of this Outline Development Plan shall be for a period of fifteen (15) years and the~~ The approval of the application for transfer of living units shall, subject to the provisions of paragraph 15, be perpetual.

Section 2. Exhibit 3, Paragraph 37, of the Terms, Conditions, Stipulations, Covenants and Provisions of Resolution 81-08 is hereby amended to read as follows:

37. In the event any of the provisions, conditions or requirements of Resolution No. 81-8 are breached by the developer, either by omission or commission ~~or in the event development of the several portions of the Park Shore project does not proceed within the maximum time requirements established in the Development Schedule adopted by the Town Commission and set forth in this document,~~ then the Town shall give written notice to the developer of such default or deficiency and a reasonable time period to cure or correct the same, be given in such notice. In the event the developer fails to correct such deficiency or default within such reasonable time period, then the Town Commission shall have the right to terminate this Resolution and all rights granted thereunder. Provided, however, that upon a breach of this Resolution and failure to cure as aforesaid, the Town Commission may reinstate the same. ~~Failure to proceed within the maximum time requirements of the Development Schedule may not be cured except by reapproval of such schedules or a revised schedule. The Town Commission acknowledges that the Planned Unit Development has proceeded within the maximum time requirements established in the Development Schedule set forth in Paragraph 4 hereof.~~ Failure of the Town to give the aforementioned written notice shall not be deemed to be a waiver of any breach, nor shall any rights accrue to the Developer by reason of the Town's failure to give written notice.

ORDINANCE 95-13 (CONT)
D2 - 6/14/95

Section 3. Upon completion of the Water Club planned unit development, any and all future requests for Outline Development Plan amendments may be initiated by the Town or requested of the Town by any individual or organization, including a condominium association, owning lands in the Water Club planned unit development. Any modifications to the Outline Development Plan resulting from such application shall be accomplished in the form of an ordinance adopted by the Town of Longboat Key pursuant to the provisions of Chapter 166, Florida Statutes.

Section 4. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.

Section 5. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

Section 6. This Ordinance shall take effect upon second reading in accordance with Law, the Charter of the Town of Longboat Key and approval within 30 days after developer's receipt. If the Town has not received notification of approval and acceptance of this Ordinance within 30 days after developer's receipt, then this Ordinance shall be deemed to have been denied.

PASSED on the first reading and public hearing this ____ day
of _____, 1995.

ADOPTED on the second reading and public hearing this ____ day
of _____, 1995.

Mayor

ATTEST:

Town Clerk

Attachments: Exhibit "A"
Consent of Developer

ORDINANCE 95-13 (CONT)
D2 - 6/14/95

EXHIBIT "A"

ATTACHMENT TO ORDINANCE 95-

CONSENT OF DEVELOPER

The undersigned, LONGBOAT DEVELOPMENT LIMITED PARTNERSHIP AND LONGBOAT II DEVELOPMENT LIMITED PARTNERSHIP, herein referred to as applicant, does hereby approve and assent to the terms, conditions, and provisions of the foregoing Ordinance and does further acknowledge that the same is binding upon them and their successors and assigns in the manner hereinabove set forth.

LONGBOAT DEVELOPMENT LIMITED PARTNERSHIP
LONGBOAT II DEVELOPMENT LIMITED PARTNERSHIP

By: _____
Signature

Please Type or Print Name

Title: _____

Dated: _____

Attest:

Signature

Please Type or Print Name

MEMORANDUM

DATE: 06-13-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: THE WATER CLUB: SITE PLAN AND OUTLINE DEVELOPMENT PLAN (ODP)
AMENDMENT APPLICATION

On behalf of Longboat Development Limited Partnership and Longboat II Development Limited Partnership, the current owners of the Water Club property, Mr. Michael Furen has submitted to the Town an application requesting that:

1. Resolutions 89-06 and 92-09, approving the Water Club Site Plan, be amended to extend the date upon which building permits are required to be issued from March 6, 1996 to March 6, 1998, and
2. that the Outline Development Plan (ODP), adopted by Resolution 81-08, be clarified to expressly state that the original development schedule has been satisfied and that the ODP Resolutions and the ODP itself will continue in full force and effective without any specific expiration date.

SITE PLAN AMENDMENT

The construction of the Water Club project has proceeded in a timely and orderly fashion. Only the final residential tower awaits the issuance of a building permit. The owners of the property have requested the two year time extension for the date upon which building permits are to be issued so that they can capitalize on one additional marketing season before moving forward with the construction of the final tower.

As per Town Code Section 158.099 (F), the Town Commission may extend the period of approval for a site plan if special conditions and circumstances exist. This section of the code states that economic conditions may form the basis for an extension of the period of approval.

Based upon staff's assessment of the applicant's request, special conditions and circumstances appear to exist which justify the request to extend the site plan's period of approval. Staff has assessed that special conditions are represented by the economic need to have one more marketing season before the construction of the final tower. Accordingly, staff has NO OBJECTION to the proposed site plan amendments to Resolutions 89-06 and 92-09 which extend the date upon which building permits are required to be issued by two (2) years.

THE WATER CLUB: SITE PLAN AND ODP AMENDMENT APPLICATION

06-13-95

Page 2

ODP AMENDMENT

The applicant requests an amendment to the Outline Development Plan for the Water Club project through the proposed amendment to Resolution 81-08. The applicant wishes to have all references to the fifteen (15) year Development Schedule deleted from the Terms, Conditions, Stipulations, Covenants and Provisions that are attached to Resolution 81-08.

This request has been largely motivated by a desire to clarify the function of the Development Schedule that is contained in the ODP. The applicant contends that the Development Schedule has been satisfied as a result of all phases of the planned unit development having received site plan approval and has thus met the fifteen (15) year Development Schedule.

Staff concurs with the applicant's above referenced contention, and accordingly staff has NO OBJECTION to the proposed amendment to Resolution 81-08, the Water Club ODP, which clarifies the function of the Development Schedule for the planned unit development.

Attached, please find a copy of the Site Plan and ODP amendment application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.**

ATTORNEYS AND COUNSELLORS
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MICHAEL J. FUREN

May 22, 1995



VIA HAND DELIVERY

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application To Extend (Amend) The "Water Club" Outline
Development Plan and Site Plan Approval Resolutions.

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)

Dear Dan:

Pursuant to your request, I have set forth below the revisions to the Outline Development Plan Resolutions and the Site Plan Resolutions for The Water Club that I believe are necessary (i) to clarify the Outline Development Plan Resolutions and confirm that the original Development Schedule has been satisfied and that the Outline Development Plan Resolutions and the Outline Development Plan itself will continue in full force and effect without any specific expiration date, and (ii) to extend the Site Plan Approval Resolutions and the Site Plan itself from March 6, 1996 to March 6, 1998. Deletions are indicated by strikethroughs and additions are indicated by underlining.

I. OUTLINE DEVELOPMENT PLAN RESOLUTIONS

- A. Paragraph 25. of the Terms, Conditions, Stipulations, Covenants and Provisions attached to and made a part of

Mr. Daniel Gaffney
May 22, 1995
Page 2

Resolution No. 81-8 as Exhibit "3" should be amended to read as follows:

~~"25. The approval of this Outline Development Plan shall be for a period of fifteen (15) years and the~~ The approval of the application for transfer of living units shall, subject to the provisions of paragraph 15, be perpetual."

- B. Paragraph 37. of the Terms, Conditions, Stipulations, Covenants and Provisions attached to and made a part of Resolution No. 81-8 as Exhibit "3" should be amended to read as follows:

"37. In the event any of the provisions, conditions or requirements of Resolution No. 81-8 are breached by the developer, either by omission or commission ~~or in the event development of the several portions of the Park Shore project does not proceed within the maximum time requirements established in the Development Schedule adopted by the Town Commission and set forth in this document,~~ then the Town shall give written notice to the developer of such default or deficiency and a reasonable time period to cure or correct the same, be given in such notice. In the event the developer fails to correct such deficiency or default within such reasonable time period, then the Town Commission shall have the right to terminate this Resolution and all rights granted thereunder. Provided, however, that upon a breach of this Resolution and failure to cure as aforesaid, the Town Commission may reinstate the same. ~~Failure to proceed within the maximum time requirements of the Development Schedule may not be cured except by reapproval of such schedules or a revised schedule. The Town Commission acknowledges that the Planned Unit Development has proceeded within the maximum time requirements established in the Development Schedule set forth in Paragraph 4. hereof.~~ Failure of the Town to give the aforementioned written notice shall not be deemed to be a waiver of any breach, nor shall any rights accrue to the Developer by reason of the Town's failure to give written notice."

II. SITE PLAN RESOLUTIONS

- A. Paragraph 3. of Conditions Requisite for Approval to Resolution No. 89-06 should be amended to read as follows:

Mr. Daniel Gaffney
May 22, 1995
Page 3

"3. Work to be accomplished within the development phases specified below shall be as follows:

PHASES	DESCRIPTION	Complete application for the issuance of building permits to be submitted and a building permit issued on or before the following dates*:
I	Phase II and all related site work	March 6, 1996 1998
II	Phase III and all remaining site work	March 6, 1996 1998

*A complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline."

B. Paragraph 4) of Conditions Requisite for Approval to Resolution No. 92-09 should be amended to read as follows:

"4) Complete application for the issuance of building permits to be submitted and a building permit issued on or before March 6, 1996 1998 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline."

It is my understanding that the Outline Development Plan revisions and the Site Plan Revisions will be considered by the Town's Planning & Zoning Board on June 20, 1995 and by the Town Commission at a Special Meeting on June 22, 1995. We would appreciate it if you would make certain that the public hearing notices are timely published and posted and that we are furnished the names and address stickers for the mailout notices as well as the signs for posting several days in advance of the required mailout and posting dates.

Mr. Daniel Gaffney
May 22, 1995
Page 4

Thank you for your usual prompt attention. Please call me if you should have any questions.

Sincerely,

ICARD HERRILL, CULLIS, TIMM,
FUREN & SINSBURG, P.A.



Michael J. Furen

MJF:jwc

cc: Mr. Steve Wechsler
Mr. Jerome Ansel
Ms. Rhonda Hogan
Mr. Jim Curnyn
Andrew Nathan, Esquire
Jerry Aron, Esquire

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.**

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 800
SARASOTA, FLORIDA 34237 . . .

(813) 366-8100

FACSIMILE:

(813) 366-6384

REPLY TO: P.O. BOX 4185
SARASOTA, FLORIDA 34230

100 NORTH TAMPA, SUITE 3150
POSTAL DRAWER 3430
TAMPA, FLORIDA 33601

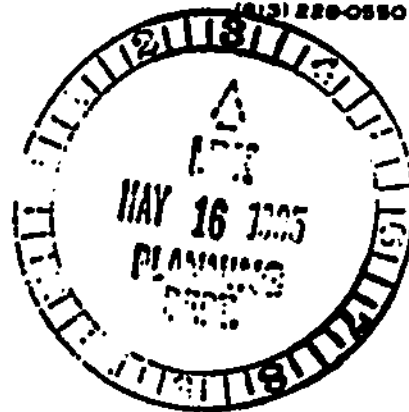
(813) 221-2100

TAMPA FACSIMILE

(813) 228-0550

MICHAEL J. FUREN

May 16, 1995



VIA HAND DELIVERY

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

**Re: Application To Extend (Amend) The "Water Club" Outline
Development Plan and Site Plan Approval Resolutions.**

- A. Outline Development Plan Resolutions (Town
Resolutions No. 81-8, No. 89-05 and 92.08)**
- B. Site Plan Resolutions (Town Resolutions No. 82-38,
No. 89-06 and No. 92-09)**

Dear Dan:

In my letter of May 5, 1995 to you we asked the Town, in behalf of the owners and developers of The Water Club, to extend the Outline Development Plan Resolutions and the Outline Development Plan as well as the Site Plan Approval Resolutions and the Site Plan for The Water Club from March 6, 1996 to March 6, 1997, in the event you and the Town Attorney determined that the Outline Development Plan Resolutions and the Outline Development Plan or the Site Plan Approval Resolutions and the Site Plan would in fact expire on March 6, 1996.

Upon further consideration, review and analysis, we have concluded there is really no legal, practical or other reason for the Outline Development Plan Resolutions or the Outline Development Plan itself to have an expiration date.

As you are aware, the original Outline Development Plan Approval Resolution (Resolution No. 81-88) contained an approximate time schedule of 15 years within which applications for final approval of all of the various phases or sections of the Planned Unit Development were required to be filed. You are also aware that applications for final approval of all the various phases or

Mr. Daniel Gaffney
May 16, 1995
Page 2

sections of the Planned Unit Development were in fact filed within the approximate 15 year time frame. The second residential tower in the Planned Unit Development and the common parking garage, recreational deck and clubhouse that will serve this tower and the third and final residential tower within the Planned Unit Development are presently under construction and will be completed in the late summer or early fall of this year.

Additionally, you will recall that this Planned Unit Development was approved as part of a "Transfer of Density" proposal and agreement between the Town and the developer under the Town's then existing Transfer of Density Regulations. The developer donated land worth several million dollars to the Town in order to obtain higher density development rights. The Outline Development Plan Resolution specifically provides that the transfer of the living units to the Planned Unit Development from the site transferred to the Town shall be perpetual.

However, Paragraph 25. of the Outline Development Plan Resolution provides:

"The approval of this Outline Development Plan shall be for a period of 15 years . . . "

Someone could argue therefore that because of this paragraph the Outline Development Plan would still expire at the end of 15 years although applications for final approval of all phases or sections of the Planned Unit Development were filed within 15 years. Although we think such an argument is ridiculous an ambiguity may exist as a result of the language in Paragraph 25.

The Planned Unit Development is also zoned NPD, Negotiated Planned Development, under the Town's Zoning Code and designated NPD, Negotiated Planned Development, under the Town's Comprehensive Plan.

Under these circumstances, there is no legal, practical or other reason why the Outline Development Plan Resolutions or the Outline Development Plan itself should have an expiration date. Therefore, we would modify our prior request and ask that the Outline Development Plan Resolutions be clarified to expressly state that the original development schedule has been satisfied and that the Outline Development Plan Resolutions and the Outline Development Plan itself will continue in full force and effect without any specific expiration dates.

We would also further modify our prior request and ask that the Site Plan Approval Resolutions and the Site Plan for The Water

Mr. Daniel Gaffney
May 16, 1995
Page 3

Club be extended for two (2) years rather than one (1) year as originally requested, i.e., from March 6, 1996 to March 6, 1998.

Thank you for your prompt attention to this matter.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

cc: Mr. Steve Wechsler
Mr. Jerome Ansel
Ms. Rhonda Hogan
Mr. Jim Curnyn
Andrew Nathan, Esquire
Jerry Aron, Esquire

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

HFI DEVELOPMENTS, INC.

SITE PLAN
DEVELOPMENT BOOK



August, 1995

INDEX

Exhibit A-1	General Information
Exhibit A-2	Letter to Owner
Exhibit A-3	Town of Longboat Key Application for Site Plan Review
Exhibit A-4	Site Plan Checklist
Exhibit A-5	Letter to Town of Longboat Key
Exhibit A-6	Drainage Analysis
Exhibit A-7	Traffic Impact Analysis
Exhibit B-1	Site Plans (attached)
Exhibit B-2	No Permits are required from D.E.P.
Exhibit B-3	SWFWMD Construction Permit Application
Exhibit C-1	Architect's Plans (attached)
Exhibit D-1	Schedule of Construction

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-1

GENERAL INFORMATION

EXHIBIT A-1
GENERAL INFORMATION

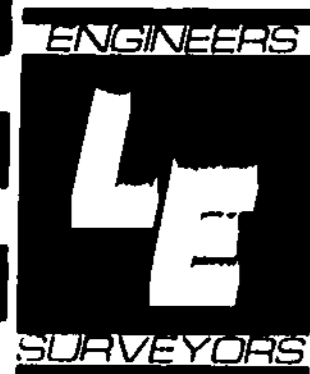
1. **NAME:** HFI Developments, Inc.
2. **LESSEE:** Mr. James Layfield
6350 Gulf Of Mexico Drive
Longboat Key, FL 34228
(941) 383-5543
3. **ENGINEER/SURVEYOR:** Landry & Esber
130 N. Tamiami Trail, Suite 301
Sarasota, FL 34236
(941) 955-6004
4. **ARCHITECT:** Skirball Group, Inc.
1509 S. Orange Ave.
Sarasota, FL 34239
(941) 951-1777
5. **WASTEWATER SYSTEM:** Town of Longboat Key and
Manatee County Utility Systems
6. **WATER DISTRIBUTION SYSTEM:** Town of Longboat Key and
Manatee County Utility Systems
7. **DRAINAGE SYSTEM:** Surface water runoff to swales, retention and
discharge to Sarasota Bay.
8. All construction in accordance with applicable provisions of the Town of Longboat Key Tree
Ordinance.
9. **Zoning:** C-1
10. **PROPOSED:** Office/Retail Building

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-2

LETTER TO OWNER

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



Landry & Esber

ENGINEERS · SURVEYORS

130 N. Tamiami Trail, Suite 301 · Sarasota, Florida 34236
(813) 955-6004 · FAX (813) 955-7501

August 17, 1995

Mr. James Layfield
HFI Developments, Inc.
6350 Gulf Of Mexico Drive
Longboat Key, Florida 34228

RE: HFI Developments, Inc.

Dear Mr. Layfield:

Pursuant to your request, we have prepared a site plan for the office building. We have enclosed a copy of the plans and development book for your records. This plan set and book will be transmitted to the Town of Longboat Key for their review and approval.

The plan set includes the following drawings:

<u>Description</u>	<u>Sheet Number</u>
A. Site Development Plan	
Cover Sheet	D-1
Aerial Photo	D-2
Existing Conditions	D-3
Site Plan	D-4
Tree Location	D-5
Landscape Plan	D-6

If you have any questions concerning this submittal, please do not hesitate to contact us.

Sincerely,

LANDRY & ESBER


William B. Houghton, P.E.

Enclosures

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-3

**TOWN OF LONGBOAT KEY
APPLICATION FOR SITE PLAN REVIEW**

**TOWN OF LONGBOAT KEY, FLORIDA
APPLICATION FOR SITE PLAN REVIEW**

DATE: May 31, 1995 NEW REVISED

NAME OF DEVELOPMENT HFI Developments, Inc.

APPLICANT	ENGINEER OR SURVEYOR	ARCHITECT
Name <u>HFI Developments, Inc.</u>	Name <u>Landry & Esber</u>	Name <u>Skirball Group, Inc.</u>
Address <u>6350 Gulf of Mexico Dr.</u> <u>Longboat Key, FL 34228</u>	Address <u>130 N. Tamiami Tr.</u> <u>Suite 301</u> <u>Sarasota, FL 34236</u>	Address <u>1509 S. Orange</u> <u>Ave.</u> <u>Sarasota, FL 34239</u>
Phone <u>(941) 383-5543</u>	<u>(941) 955-6004</u>	<u>(941) 951-1777</u>
Owner <u>Samual J. and Hilda G. Hood</u>		Phone <u>(519) 894-3222</u>

Address 162 Concession Street, Cambridge, Ontario, Canada N1R 2H7

Site Location 6350 Gulf Of Mexico Drive, Longboat Key, FL (Manatee County)

Zoning District C-1 Area of Site 1.30 Acres

% Ground Coverage 17.2% Total Units 0 Density 0 D.U./Acre

Proposed For Each Existing and New Building

BLDG A USE <u>Office + Apts.</u>	SQ.FT <u>3,560</u>	HGT. <u>22.2 Ft.</u>	# FLRS <u>2</u>	1ST FLR ELEV <u>5.0 Exist.</u>
BLDG A USE <u>Addition</u>	SQ.FT <u>5,168</u>	HGT. <u>24.0 Ft.</u>	# FLRS <u>1</u>	1ST FLR ELEV <u>5.0*Addition</u>
BLDG C USE _____	SQ.FT _____	HGT. _____	# FLRS _____	1ST FLR ELEV _____
BLDG D USE _____	SQ.FT _____	HGT. _____	# FLRS _____	1ST FLR ELEV _____

PARKING REQUIRED _____ PARKING INDICATED _____

Attached hereto are the necessary approvals of the Federal, State, County and Regional Agencies. YES NO Is Public Hearing Required? YES NO

If Yes, hearing required, Comment: Site Plan Approval

Proposed complies with Comprehensive Plan and Zoning Ordinance. YES NO

Proposed complies with Subdivision Ordinance and Town Code. YES NO

Amount of Performance Bond Required _____

Amount of Maintenance Bond Required _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: *Sam Luffield*

Application Fee \$ _____ Receipt # _____ Date _____

Acknowledgement - Initial

Building Department _____ Planning & Zoning Board _____ Date _____

Commissioners _____ Date _____

Application and Plans Accepted By:

DATE: _____

Planning Official Signature _____

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS

2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237

(813) 366-8100

FACSIMILE:

(813) 366-8384

REPLY TO: P.O. BOX 4195
SARASOTA, FLORIDA 34230

100 NORTH TAMPA, SUITE 3150
POSTAL DRAWER 3430

TAMPA, FLORIDA 33601

(813) 221-2100

TAMPA FACSIMILE

(813) 229-0550

MICHAEL J. FUREN

April 20, 1995

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Street
Longboat Key, FL 34228

Re:

Application For: Site Plan Approval

Project: Office Building Addition

Site Location: 6350 Gulf of Mexico Drive, Longboat Key,
Florida, 34228

Applicant: HFI Developments, Inc., a Florida corporation

Dear Mr. Gaffney:

I am submitting the following statements, certifications, and information in behalf of the Applicant pursuant to the Longboat Key Zoning Code and request that they be included as part of the above referenced Application which is being filed with the Town concurrently with this letter:

1. Pursuant to and in accordance with the requirements of the Longboat Key Zoning Code, this will verify and certify that as of April 14, 1995 at 5:00 p.m. the record owner of the fee simple title to the real property that is the subject of the above-referenced Application was as set forth in Exhibit A annexed hereto and incorporated herein by reference. Exhibit A also sets forth each and every other person having a legal ownership interest in the real property that is the subject of the Application.

2. In accordance with and pursuant to the Longboat Key Town Code please be advised that the location, size and character of all open space in the proposed development is as set forth and shown on the Site Plan being submitted concurrently with this document.

Mr. Daniel Gaffney
April 21, 1995
Page 2

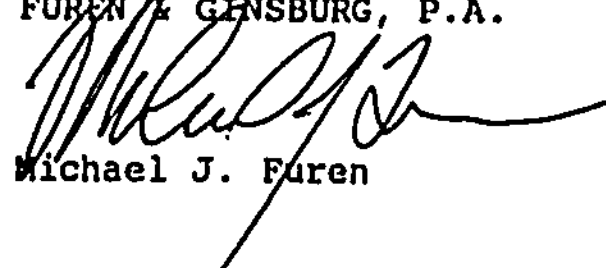
The common open space will be owned by the owner of the real property and will be operated, managed and maintained by the owner or by the long term lessee of the real property for the common use and enjoyment of all the tenants within the proposed development.

The costs and expenses of maintaining the open space in the proposed development will be shared equally by all the tenants in the development as part of the common area maintenance expenses of the development.

If you should have any questions or require any additional information or clarifications, please call me immediately. Thank you for your immediate attention and review.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

HUNTERGAFFNEY.420

Mr. Daniel Gaffney
April 21, 1995
Page 3

EXHIBIT A

Owner: Samuel J. Hood and Hilda G. Hood, husband and wife.

Lessee: HFI Developments, Inc., a Florida corporation pursuant to Memorandum and Short Form of Long-Term Lease dated and effective as of September 29, 1994 and recorded in Official Records Book 1445, Page 680, Public Records of Manatee County, Florida.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

April 20, 1995

Mr. Daniel Gaffney
Planning, Zoning and Building Director
Town of Longboat Key, Florida
610 General Harris Street
Longboat Key, FL 34228

Re: Application for Site Plan Approval
Project: Wedebrook Realty Expansion
6350 Gulf of Mexico Drive
Longboat Key, Florida

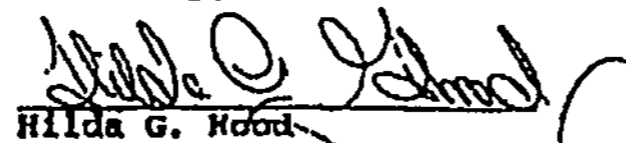
Dear Mr. Gaffney:

The undersigned are the owners of the real property included within the above-referenced Application for Site Plan Approval.

Please be advised that HFI Developments, Inc., a Florida corporation, and its authorized agents, designees and consultants have been and are authorized to file and process the above-referenced Application for Site Plan Approval pursuant to Sections 158.095, 158.097 and 158.099 of the Longboat Key Zoning Code.

Thank you for your attention to this matter.

Sincerely,


Hilda G. Hood

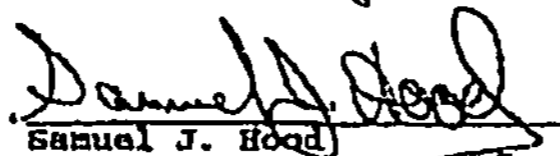

Samuel J. Hood

EXHIBIT A-4

SITE PLAN CHECKLIST

EXHIBIT A-4

HFI DEVELOPMENTS, INC.
SITE PLAN CHECKLIST
SECTION 158.097

"APPLICATION FOR SITE PLAN APPROVAL"

- (A) The character of the site will be an existing office building with two (2) accessory use dwelling units (apartments) on the second floor (3,560 SF) and a proposed addition with 5,124 SF. The ownership is 1.30± acres.
- (B) The site plan for the project has been submitted as Sheet D-4 of Exhibit B-1 (attached). The site plan labels the title of the project as HFI Developments, Inc. The existing conditions plan (D-3), has contours at one-half foot intervals referenced to mean sea level. The following chart indicates additional information found on the site plan:

	<u>Proposed</u>	<u>Allowed</u>
Impervious Area (S.F.):		
Building Coverage	9,509 SF	
Existing Parking	5,850 SF	
Proposed Parking	4,821 SF	
Driveway and Front Parking	<u>8,535 SF</u>	
	28,715 SF (50.7%)	45,302 (Max.) (80%)
Open Space (S.F.)		
Total Site	56,628 SF	
Total Impervious	(-) <u>28,715 SF</u>	
	27,913 SF (49.3%)	11,326 (Min.) (20%)
Front Setback (Ft.) (Existing Building)	41.6' (Min.)	45 (Min.)
Front Setback (Ft.) (Building Addition)	45.0' (Min.)	45 (Min.)
Rear Setback (Ft.)	281.6'	20 (Min.)
Side Setback (Ft.) (Existing Building)	25.8' (Min.)	25 (Min.)
Side Setback (Ft.) (Building Addition)	15.0' (Min.)	0 (Min.)
Building Separation *	N/A	30 (Min.)
MHWL Setback (Ft.)	N/A	20 (Min.)

* Proposed Building Addition.

- (C) An affidavit of ownership is included.

(D) We have shown on Sheet D-2 and D-3, Exhibit B-1 (attached), the relationship of the project to existing development in the area including streets, utilities, residential and commercial development, ecological features and important physical features in and adjoining this project.

(E) The proposed land use for the site is an existing office building with two (2) accessory use dwelling units (apartments) on the second floor and a proposed one story addition.

Existing Building	1st Floor	1,800 SF (Office)
	2nd Floor	1,980 SF (2 Apartments)
Proposed Building	1 Floor	2,113 SF (Retail)
		2,805 SF (Office)

(F) We have provided the following tabulation of upland and wetland acreage and percentages:

	<u>Acres</u>	<u>Percent</u>
(1.) Jurisdictional, Landward of MHWL:	0.21	16.1
Uplands:	<u>1.09</u>	<u>83.9</u>
Total Project:	1.30	100.0
(2.) Total Site:	1.3 Acres	(56,628 SF)
Impervious:	<u>.66 Acres</u>	<u>(28,715 SF)</u>
Open Space:	.64 Acres	(27,913 SF)
Total Open Space % = 27,913 / 56,628 = 49.3%		
Provided 49.3%, Minimum Required 20%		
(3.) Total Site:	1.3 Acres	(56,628 SF)
Jurisdictional Lands:	.21 Acres (-)	(9,148 SF)
Impervious:	<u>.66 Acres (-)</u>	<u>(28,715 SF)</u>
Upland Open Space:	=	18,765 SF
Total Upland Open Space % = 18,765 / 56,628 = 33.1%		
Provided 33.1%, Minimum Required 15%		

(G) We have provided the architectural definition of the building envelope for the accessory use structures in Exhibit E-1 (attached).

(H) The type and location of all trees protected by Town regulation have been shown on Sheet D-4 of Exhibit B-1 (attached). All trees in the proposed parking area have been removed under Permit TP.00207 issued 7/28/95.

(I) We have shown the location of all the existing utilities on Sheet D-4 of Exhibit B-1 (attached).

- (J) The landscape features of the project have been shown on the Sheet D-4 as part of Exhibit B-1 (attached). The existing landscape area per SPE 94-64 is noted on Sheet D-4 with the types and sizes of plantings. These plantings are along the south property line to the east end of the existing parking area, and along the east side of the existing parking area. Existing landscaping was also installed in the existing parking area island and the north side of the existing parking area. A row of 10-10 ft. oak trees were installed along the north property line and a hedge and landscaped area along the west property line was installed for the future (now proposed) parking area. A heavy tree buffer exists along the south property line east of the existing parking area.
- (K) We have shown the location of all pedestrian walks on Sheet D-4 of Exhibit B-1 (attached). Walkways are along the south side of the existing building, in the concourse and along the east and west sides of the building.
- (L) We have included the location of all facilities on Sheet D-4 of Exhibit B-1 (attached). The disposition of all open space has been shown on this drawing. We have also included calculations indicating how the Town's open space requirements are being met. No recreation space is required. A list of these calculations is provided as follows:

Open Space:	0.63 Acres
Total Project Site:	1.30 Acres
% Open Space =	48.2%

- (M) The waste disposal area is existing and shown on Sheet D-4 of Exhibit B-1 (attached), all other storage areas are totally enclosed. Asphalt slab with 6' opaque fence.
- (N) A traffic analysis is not required. We have provided the location and dimension of the existing driveways on Gulf of Mexico Drive, on Sheet D-4 of Exhibit B-1 (attached).

Off Street Parking:

	Office		Residential
Existing Building	1,800 SF @ 1/250 SF =	7.2	2-Apartments
Proposed Retail	2,113 SF @ 1/200 SF =	10.57	
Proposed Office	<u>2,805 SF @ 1/250 SF =</u>	<u>11.22</u>	
		28.99	<u>2 Apartments</u>
			2 (2 EACH) = 4

Parking Required:

$28.99 + 4 = 32.99 = 33$ Spaces

Parking Spaces Provided = 33 (Including 2 handicap)

Loading Area = 1

(O) The flood zone for the existing office building with two (2) accessory use dwelling units (apartments) and one proposed addition, that is being used is A-13, El. 11.0' as shown on FIRM Map Panel 125126-0005D (May 18, 1992). A surface water management plan based on best management practices has been provided on Sheet D-4 of Exhibit B-1 (attached). The surface water management plan consists of swales and a retention pond which provide for water quality, attenuation requirements is provided in the adjacent wetlands. The finished floor elevation will be 5.0' and the building addition will be flood proofed to elevation 11.0'.

(P) A soil erosion and sedimentation plan has been provided on Sheet D-4 of Exhibit B-1 (attached). Silt barriers during construction are shown.

(Q) A copy of the SWFWMD application for permit is included, water and sewer service is existing.

<u>Exhibit</u>	<u>Permit</u>	<u>Agency</u>
B-2	Wastewater Potable Water	FDEP (Not Required) FDEP (Not Required)
B-3	Storm Water	SWFWMD
B-4	Driveway Connection	FDOT (Not Required)

Water and sewer services only are required; no permit is required for services.

Driveway is existing; an FDOT connection permit is not required.

(R) There are no additional data, maps, plans or statements necessary for the particular use and activity involved.

(S) There is no additional data pertinent to the site development plan.

(T) We are unaware of any additional material or information that the Town may require.

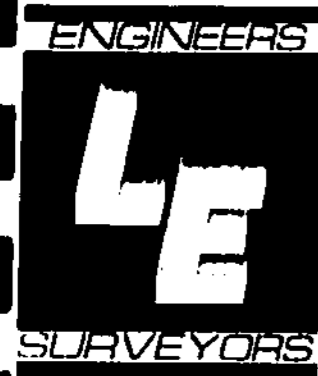
(U) Departures: (none required)

(V) This project is not a PUD.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-5

**LETTER TO
TOWN OF LONGBOAT KEY**



Landry & Esber

ENGINEERS • SURVEYORS

130 N. Tamiami Trail, Suite 301 • Sarasota, Florida 34236
(813) 955-6004 • FAX (813) 955-7501

August 11, 1995

Mr. Griff Roberts, Town Manager
Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Re: H.F.I. Developments, Inc.

Dear Mr. Roberts:

For the referenced project, we request in accordance with Section 158.099(A)(2), "Submission Procedures" of the Longboat Key Zoning Code, that the Town waive the requirement for obtaining all County, Regional, State, and Federal Permits prior to submission of the application for site plan review, thereby allowing concurrent approval of the various permit applications. A copy of the SWFWMD permit application for stormwater is included in our site plan application package. DEP permits for potable water, sanitary sewer and FDOT driveway connection permits are not required as they are all existing.

We would appreciate your review and approval of this request at your earliest convenience. If you should have any questions concerning this request, please do not hesitate to contact us.

Sincerely,

LANDRY & ESBER

William B. Houghton, P.E.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-6

DRAINAGE ANALYSIS

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

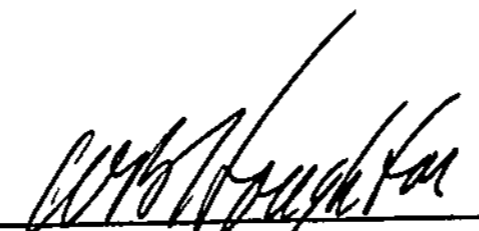
**DRAINAGE REPORT
FOR
HFI DEVELOPMENTS, INC.
GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA**

PREPARED FOR:

**H.F.I. DEVELOPMENTS, INC.
6350 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228**

PREPARED BY

**LANDRY & ESBER
130 NORTH TAMiami TRAIL, SUITE 301
SARASOTA, FLORIDA 34236**



William B. Houghton, P.E.

AUGUST, 1995

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 - A. **Description of Conditions**
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 - D. **Water Quality Calculations**

I. PRE-DEVELOPMENT

A. DESCRIPTION OF CONDITIONS

The project site is a portion of Lots 20A and 21A, Subdivision of Longboat Key, per Plat Book 7, Page 16, Public Records of Manatee County, Florida, lying easterly of Gulf Of Mexico Drive in Section 23, Township 35 South, Range 16 East.

The parcel is approximately 490 feet long and 115 feet wide, consisting of 1.30 acres more or less.

There is an existing building and parking lot on the westerly end of the parcel and the remainder is vacant. Jurisdictional land lies to the east end of the property.

The ground cover consists of trees and native low shrubs and grass.

II. POST-DEVELOPMENT

A. DESCRIPTION OF CONDITIONS

The proposed project consists of constructing a second building on the site and adding parking.

The stormwater treatment system will be a wet on line system for treatment only. The entire treatment area will be littoral zone and the discharge will be into the existing wetland area. The system has been designed to treat the first one and one half inches of run off from the entire site. No attenuation is required for this site as the receiving water is Sarasota Bay.

STORMWATER DESIGN DATA SUMMARY B.

PROJECT: WEDEBROCK DEVELOPMENTS			
BASIN NO. - POND NO.	#1		
POND BOTTOM ELEVATION	0.5		
SEASONAL HIGH WATER ELEV.	2.5		
CONTROL DEVICE ELEVATION	2.5		
DESIGN LOW WATER ELEVATION	2.5		
WEIR INVERT ELEVATION	3.8		
DESIGN HIGH WATER ELEVATION	3.94		
TOP OF BANK ELEVATION	4.5		
AREA @ TOP OF BANK (AC.)	0.304		
VOLUME @ DWE (AC-FT)	0.13		
VOLUME @ TOB (AC-FT)	0.16		
25YR / 24HR DISCHARGE	WEIR WIDTH FT.	20	
	PRE-DEV. (CFS)	N/A	
	POST-DEV. (CFS)	3.27	
TREATMENT AREA (AC.)	1.06		
TREATMENT VOL. REQ. (AC-FT)	0.13		
TREATMENT VOL. PRO. (AC-FT)	0.14		
METHOD OF TREATMENT	WET		
CONTROL DEVICE TYPE	Orifice		
CONTROL DEVICE DIMENSION	3/4 "		
RECOVERY TIME (HR.)	120		
100 YR FLOOD PLAIN	ENCRO.(AC-FT)	-----	
	COMP. (AC-FT)	-----	

NOTE: RECEIVING WATERS SARASOTA BAY
NO ATTENUATION REQUIRED

C. WATER QUANTITY CALCULATIONS

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WEDEBROCK DEV. LBK.WATER QUANTITY
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BASIN NAME	B1-1
NODE NAME	N1-1
UNIT HYDROGRAPH	UH256
PEAKING FACTOR	256.
RAINFALL FILE	T2M24HFL
RAIN AMOUNT (in)	8.00
STORM DURATION (hrs)	24.00
AREA (ac)	1.06
CURVE NUMBER	90.00
DCIA (%)	.00
TC (mins)	15.00
LAG TIME (hrs)	.00
BASIN STATUS	ONSITE

BASIN QMX (cfs)	TMX (hrs)	VOL (in)	NOTES
B1-1	3.75	12.07	6.80 WEDEBROCK DEV. WATER QUANTITY

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CONTROL PARAMETERS

START TIME: .00
END TIME: 24.00

TO TIME (hours)	SIMULATION INC (secs)	PRINT INC (mins)
10.00	100.00	60.00
16.00	5.00	60.00
24.00	5.00	60.00

RUNOFF HYDROGRAPH FILE: DEFAULT
OFFSITE HYDROGRAPH FILE: DEFAULT
BOUNDARY DATABASE FILE: NONE

NOTE:

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NODE NAME	NODE TYPE	INI STAGE (ft)	X-COOR (ft)	Y-COOR (ft)	LENGTH (ft)	STAGE (ft)	AREA/TIME (ac)/(hr)
N1-1	AREA	3.600	.000	.000	.000	3.600	.100
						4.000	.304
N2-1000	TIME	2.500	.000	.000	.000	2.500	.000
						2.500	200.000

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>>REACH NAME : R2-1
FROM NODE : N1-1
TO NODE : N2-1000
REACH TYPE : CIRCULAR CULVERT
FLOW DIRECTION : POSITIVE AND NEGATIVE FLOWS ALLOWED
TURBO SWITCH : OFF

CULVERT DATA :
SPAN (in): 12.000 RISE (in): 12.000 LENGTH (ft): 40.000
U/S INVERT (ft): 1.500 D/S INVERT (ft): 1.300 MANNING N: .013
ENTRNC LOSS: .500 # OF CULVERTS: 1.000

POSITION A : RECTANGULAR RISER SLOT
CREST EL. (ft): 3.800 CREST LN. (ft): 20.000 OPENING (ft): 999.000
WEIR COEF.: 3.200 GATE COEF.: .600 NUMBER OF ELEM.: 1.000

POSITION B : NOT USED

NOTE:

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REACH SUMMARY
=====

INDEX	RCHNAME	FRMNODE	TONODE	REACH TYPE
1	R2-1	N1-1	N2-1000	CIRCULAR CULVERT

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NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N1-1

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	3.60	.00	.00	.00	.00	.00
1.00	3.60	.00	.00	.00	.00	.00
2.00	3.60	.00	.00	.00	.00	.00
3.00	3.60	.00	.01	.00	.00	.00
4.00	3.61	.00	.03	.00	.00	.00
5.00	3.63	.01	.06	.00	.00	.00
6.00	3.65	.01	.07	.00	.00	.00
7.00	3.69	.02	.10	.00	.00	.00
8.00	3.74	.03	.14	.00	.00	.00
9.00	3.81	.04	.18	.00	.00	.03
10.00	3.82	.05	.25	.00	.00	.24
11.00	3.83	.05	.43	.00	.00	.40
12.00	3.94	.07	3.65	.00	.00	3.27
13.00	3.88	.06	1.14	.00	.00	1.35
14.00	3.84	.05	.41	.00	.00	.44
15.00	3.83	.05	.28	.00	.00	.30
16.00	3.82	.05	.23	.00	.00	.24
17.00	3.82	.05	.19	.00	.00	.20
18.00	3.82	.04	.17	.00	.00	.17
19.00	3.82	.04	.15	.00	.00	.15
20.00	3.82	.04	.14	.00	.00	.14
21.00	3.82	.04	.12	.00	.00	.13
22.00	3.82	.04	.12	.00	.00	.12
23.00	3.81	.04	.11	.00	.00	.11
24.00	3.81	.04	.09	.00	.00	.09

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COMPANY QUASIJUDICIAL FILE

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NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N2-1000

TIME (hrs)	STAGE (ft)	VOLUME (af)	←----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	2.50	.00	.00	.00	.00	.00
1.00	2.50	.00	.00	.00	.00	.00
2.00	2.50	.00	.00	.00	.00	.00
3.00	2.50	.00	.00	.00	.00	.00
4.00	2.50	.00	.00	.00	.00	.00
5.00	2.50	.00	.00	.00	.00	.00
6.00	2.50	.00	.00	.00	.00	.00
7.00	2.50	.00	.00	.00	.00	.00
8.00	2.50	.00	.00	.00	.00	.00
9.00	2.50	.00	.00	.00	.03	.00
10.00	2.50	.01	.00	.00	.24	.00
11.00	2.50	.04	.00	.00	.40	.00
12.00	2.50	.13	.00	.00	3.27	.00
13.00	2.50	.34	.00	.00	1.35	.00
14.00	2.50	.41	.00	.00	.44	.00
15.00	2.50	.44	.00	.00	.30	.00
16.00	2.50	.46	.00	.00	.24	.00
17.00	2.50	.48	.00	.00	.20	.00
18.00	2.50	.49	.00	.00	.17	.00
19.00	2.50	.50	.00	.00	.15	.00
20.00	2.50	.52	.00	.00	.14	.00
21.00	2.50	.53	.00	.00	.13	.00
22.00	2.50	.54	.00	.00	.12	.00
23.00	2.50	.55	.00	.00	.11	.00
24.00	2.50	.56	.00	.00	.09	.00

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REACH MAXIMUM FLOW REPORT
=====

REACH ID	TIME (hrs)	FLOW (cfs)	FR NODE NAME	STAGE (ft)	TO NODE NAME	STAGE (ft)
R2-1	12.00	3.27	N1-1	3.94	N2-1000	2.50

D. WATER QUALITY CALCULATIONS

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WEDEBROCK DEV. LBK WATER QUALITY CAL.
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CONTROL PARAMETERS
=====

START TIME: .00
END TIME: 120.00

TO TIME (hours)	SIMULATION INC (secs)	PRINT INC (mins)
120.00	300.00	600.00

RUNOFF HYDROGRAPH FILE: DEFAULT
OFFSITE HYDROGRAPH FILE: DEFAULT
BOUNDARY DATABASE FILE: NONE

NOTE:

WEDEBROCK REAL ESTATE
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NODE NAME	NODE TYPE	INI STAGE (ft)	X-COOR (ft)	Y-COOR (ft)	LENGTH (ft)	STAGE (ft)	AREA/TIME (ac)/(hr)
N2-1	AREA	3.800	.000	.000	.000	2.500	.055
						3.500	.098
						4.000	.300
N2-1000	TIME	2.500	.000	.000	.000	2.500	.000
						2.500	200.000

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>>REACH NAME : R2-1 . .
FROM NODE : N2-1
TO NODE : N2-1000
REACH TYPE : CIRCULAR WEIR/GATE/ORIFICE, MAVIS EQ.
FLOW DIRECTION : POSITIVE AND NEGATIVE FLOWS ALLOWED
INVERT EL. (ft): 2.500 SPAN (ins): .750 RISE (ins): .750
WEIR COEF.: 3.000 GATE COEF.: .600 NUMBER OF ELEM.: 1.000
NOTE:

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REACH SUMMARY
=====

INDEX	RCHNAME	FRMNODE	TONODE	REACH TYPE
1	R2-1	N2-1	N2-1000	CIRCULAR WEIR/GATE/ORIFICE, MAVIS EQ.

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NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N2-1

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	3.80	.14	.00	.00	.00	.02
10.00	3.73	.12	.00	.00	.00	.02
20.00	3.67	.11	.00	.00	.00	.02
30.00	3.60	.10	.00	.00	.00	.01
40.00	3.54	.08	.00	.00	.00	.01
50.00	3.44	.07	.00	.00	.00	.01
60.00	3.30	.06	.00	.00	.00	.01
70.00	3.16	.05	.00	.00	.00	.01
80.00	3.04	.04	.00	.00	.00	.01
90.00	2.94	.03	.00	.00	.00	.01
100.00	2.84	.03	.00	.00	.00	.01
110.00	2.76	.02	.00	.00	.00	.01
120.00	2.69	.01	.00	.00	.00	.01

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NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N2-1000

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	2.50	.00	.00	.00	.02	.00
10.00	2.50	.01	.00	.00	.02	.00
20.00	2.50	.03	.00	.00	.02	.00
30.00	2.50	.04	.00	.00	.02	.00
40.00	2.50	.05	.00	.00	.01	.00
50.00	2.50	.06	.00	.00	.01	.00
60.00	2.50	.08	.00	.00	.01	.00
70.00	2.50	.09	.00	.00	.01	.00
80.00	2.50	.09	.00	.00	.01	.00
90.00	2.50	.10	.00	.00	.01	.00
100.00	2.50	.11	.00	.00	.01	.00
110.00	2.50	.12	.00	.00	.01	.00
120.00	2.50	.12	.00	.00	.01	.00

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EXHIBIT B-1

**SITE PLANS
(ATTACHED)**

EXHIBIT B-1 (ATTACHED)

SITE DEVELOPMENT PLAN:

<u>DESCRIPTION</u>	<u>SHEET NUMBER</u>
Cover Sheet	D-1
Aerial Photo	D-2
Existing Conditions	D-3
Site Plan	D-4
Tree Location	D-5
Landscape Plan	D-6

EXHIBIT B-2

**FDEP PERMIT FOR WASTEWATER
COLLECTION/TRANSMISSION SYSTEM
AND DRINKING WATER DISTRIBUTION
SYSTEM ARE NOT REQUIRED.**

**WATER & SEWER IS EXISTING AND
SERVICES ONLY DO NOT REQUIRE A PERMIT.**

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EXHIBIT B-3

**SWFWMD
CONSTRUCTION PERMIT
APPLICATION**

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PERMIT APPLICATION

**SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT**

2379 BROAD STREET • BROOKSVILLE, FL 34809-6899
(904) 796-7211 or FLORIDA WATS 1 (800) 423-1476

SURFACE WATER MANAGEMENT – NOTICED GENERAL CONSTRUCTION

PERMITS ARE REQUIRED PURSUANT TO SECTION 373.413, FLORIDA STATUTES (F.S.) AND RULES 40D-4.041, 40D-40.041 AND 40D-40.042, FLORIDA ADMINISTRATIVE CODE (F.A.C.). THIS APPLICATION WILL BE PROCESSED IN ACCORDANCE WITH THE PROCEDURE DESCRIBED IN RULE 40D-1.603, F.A.C. WITHIN 30 DAYS AFTER RECEIPT OF THIS APPLICATION, THE DISTRICT WILL NOTIFY YOU IF THE APPLICATION IS COMPLETE OR MAY REQUEST ADDITIONAL INFORMATION NECESSARY TO COMPLETE THE APPLICATION. IF YOU HAVE ANY QUESTIONS REGARDING THE APPLICATION, YOU ARE ENCOURAGED TO SCHEDULE A PRE-APPLICATION CONFERENCE WITH THE DISTRICT STAFF BY CALLING THE APPROPRIATE DISTRICT PERMITTING DIVISION WHICH HANDLES PERMITS FOR PROJECTS WITHIN YOUR COUNTY.

- PROVIDE ALL APPLICABLE INFORMATION BELOW. ATTACH ADDITIONAL INFORMATION IF NECESSARY.
- PLEASE SUBMIT THREE COPIES OF APPLICATION, DRAWINGS, CALCULATIONS, ETC.
- A PROCESSING FEE IS REQUIRED WITH THIS APPLICATION IN ACCORDANCE WITH RULE 40D-0.201.

GENERAL INFORMATION

PLEASE CHECK APPROPRIATE BOX: <input type="checkbox"/> NOTICED GENERAL PERMIT <input type="checkbox"/> MODIFICATION OF EXISTING PERMIT, NO.:	
OWNER(S) OF LAND:	AGENT OF OWNER, AUTHORIZED TO SECURE PERMIT (IF APPLICABLE):
NAME SAMUEL J. & HILDA G. HOOD	NAME LANDRY & ESBER
ADDRESS 6350 Gulf Of Mexico Drive	ADDRESS 130 N. Tamiami Tr., Suite 301
CITY, STATE, ZIP Longboat Key, FL 34228	CITY, STATE, ZIP Sarasota, FL 34236
TELEPHONE (941) 383-5543	TELEPHONE (941) 955-6004
PERSON WHO PREPARED PLANS AND SPECIFICATIONS:	PERSON WHO WILL CONSTRUCT PROPOSED WORK (IF KNOWN):
NAME WILLIAM B. HOUGHTON, P.E.	NAME WEDEBROCK DEVELOPMENTS
ADDRESS 130 N. Tamiami Tr., Suite 301	ADDRESS 6350 Gulf Of Mexico Drive
CITY, STATE, ZIP Sarasota, FL 34236	CITY, STATE, ZIP Longboat Key, FL 34228
COMPANY Landry & Esber	TELEPHONE (941) 383-5543
DESCRIPTION OF LAND:	
COUNTY MANATEE	SECTION 25 TOWNSHIP 35 S RANGE 16 E
PROJECT NAME (INCLUDING PHASE): HFI Developments, Inc.	
TOTAL LAND AREA (ACRES): 1.30	PROJECT SIZE (ACRES) IF DIFFERENT THAN TOTAL LAND AREA:
BRIEF DESCRIPTION OF PROJECT: (TYPE, LAND USE, ETC.) Construct new building, parking lot, and wet stormwater treatment system south of Wake Island Road on the easterly side of Gulf Of Mexico Drive, in Manatee County.	
HAVE YOU HAD A PRE-APPLICATION CONFERENCE WITH DISTRICT STAFF? <input type="checkbox"/> YES <input type="checkbox"/> NO	
DATE OF CONFERENCE	WITH WHOM?

CERTIFICATION OF CONDITIONS OF ISSUANCE — 40D-40.301

INSTRUCTIONS: In order to obtain a Noticed General Construction Permit, the project must meet ALL OF THE REQUIREMENTS of section A; or, ONE OF THE REQUIREMENTS of section B1 below AND BOTH OF THE REQUIREMENTS of section B2 below. Review each section, check each requirement at the left in section A or the requirements of section B to indicate the project complies with the requirements. The Design Engineer must initial EITHER section A or section B under which the project qualifies.

SECTION A

COMPLIANCE BY THIS PROJECT WITH ALL OF THE FOLLOWING CONDITIONS OF ISSUANCE IS HEREBY CERTIFIED:

- The total land area does not equal or exceed 10 acres. (see 40D-4.021 (1)).
- The area of impervious surface will not equal or exceed two acres.
- The activities will not be conducted in wetlands.
- The activities will not be conducted in existing lakes, streams, or other water courses.
- The activities will not utilize pumps for storm water management.
- The activities will not utilize storm drainage facilities larger than one 24 inch diameter pipe or its hydraulic equivalent.
- NOTE: Exceptions to this are FDOT projects that will not increase the size or hydraulic capacity of any existing facility.
- Discharges from the site will meet State water quality standards and criteria, as set forth in Chapter 17-3 and Rule 17-4.242.
- The proposed building floors will be above the 100-year flood elevations.
- The activities can otherwise reasonably be expected to have acceptable or insignificant water resources impacts.
- The Surface Water Management System can be effectively maintained; and
- The Surface Water Management System will meet the applicable water quality criteria in the Basis of Review described in Rule 40D-4.091(1).

DESIGN ENGINEER'S INITIALS
REQUIRED IF THE PROJECT
QUALIFIES UNDER SECTION A

SECTION B

1. EXEMPTION OF THIS PROJECT FROM WATER QUANTITY AND ENVIRONMENTAL REVIEW BY ONE OF THE FOLLOWING CONDITIONS, AS INDICATED, IS HEREBY CERTIFIED.

- 40D-4.051(4) - DISTRICT PERMIT RECEIVED PRIOR TO OCTOBER 1, 1984
- 40D-4.051(6) - NOTICED DRI/PHASED PROJECT APPROVED PRIOR TO OCTOBER 1, 1984
- 40D-4.051(7) - MINING, EXCEPT PHOSPHATE
- 40D-4.051(8) - NORMAL AND NECESSARY FARMING AND FORESTRY

2. COMPLIANCE BY THIS PROJECT WITH BOTH OF THE FOLLOWING CONDITIONS OF ISSUANCE IS HEREBY CERTIFIED:

- The Surface Water Management System can be effectively maintained; and
- The Surface Water Management System will meet the applicable water quality criteria in the Basis of Review described in Rule 40D-4.091(1).

DESIGN ENGINEER'S INITIALS
REQUIRED IF THE PROJECT
QUALIFIES UNDER SECTION B

COMMENTS:

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

CONTENT OF APPLICATION AND SITE INFORMATION - 40D-40.111(1)

INSTRUCTIONS: THE FOLLOWING INFORMATION IS NECESSARY TO PROPERLY EVALUATE YOUR PERMIT APPLICATION:

- Respond to each item leaving no blanks.
- If you feel that an item DOES NOT apply to your project, write "NOT APPLICABLE" or "N/A" in that space.
- Your response to each item must indicate where the requested information can be found in the accompanying plans, maps, reports, etc.
- Please be specific when identifying the plan sheet number(s), map(s), report(s), page(s), etc. that contain all supporting information.

1 Provide a location sketch of sufficient detail to allow someone to locate the project for a site visit.

Attached Sheet P-1

2 Provide a copy of the boundary survey and/or a legal description and acreage of the total land area of contiguous property owned or controlled by the applicant adjacent to and including the project. Also provide a legal description and acreage of the project area required to construct, operate and maintain the system; if different from the total land area. Provide a copy of the deed or other evidence of ownership.

Attached

Provide recent aerial photo map(s), legible for photo interpretation with a scale no smaller than 1" = 800'; with total land, project area and any on-site wetlands delineated.

Attached Sheet P-2

4 Provide a detailed topographic map (with contours) of the site and adjacent hydrologically related areas, including the location, size (in acres) and description of type of any on-site wetlands; and the location and description of bench marks (minimum of one per major water control structure).

Attached Sheet P-3

Provide the project site development plan and acreage of the total area of impervious surface.

Attached Sheet P-4

6 Provide the Surface Water Management System design plans, calculations and reports signed and sealed by a Florida Registered Professional Engineer, if required by Chapter 471,F.S.

Attached

Provide construction drawings signed and sealed by the design engineer showing the location and details of the Surface Water Management System including but not limited to any preserved wetlands, lakes, culverts, pipes, under drains, exfiltration trenches, discharge structures, pumps and related facilities such as paving, grading and erosion or sediment control measures to be employed. Also provide operation and maintenance guidelines and schedules.

Attached

8 Indicate type of water quality treatment system used: (see Permit Information Manual, Part B, Sect. 3.2.2)

- | | |
|---|--|
| <input type="checkbox"/> Wet detention | <input type="checkbox"/> Off-line retention |
| <input type="checkbox"/> On-line retention | <input type="checkbox"/> Off-line exfiltration |
| <input type="checkbox"/> On-line detention with effluent filtration | <input type="checkbox"/> Other (explain) |

9 Are there existing Consumptive Use Permits from Southwest Florida Water Management District within the total land area? If so, provide the permit number(s).

None

10 Are there any existing wells located within the project site? If so, indicate how they will be utilized or properly abandoned by a licensed water well contractor in accordance with Rules 40D-3 and 17-21.10(4), F.A.C.

None

11 Provide a letter or other certification from the owner clearly identifying and authorizing the agent who is applying for the permit to sign for and bind the owner, if applicable.

Attached

12 Provide a letter or other evidence of potential acceptance by the operation and maintenance entity, if the entity is to be a public body such as a city or drainage district. If the entity is a homeowners or other association, documents verifying either the present or imminent existence of such an organization and its ability to accept operation and maintenance responsibility are required.

Attached

IV. APPLICATION CERTIFICATIONS		
• STATEMENTS BY APPLICANT •		
A. I hereby acknowledge that:		
1. Construction of any portion of this project prior to receiving a District Construction Permit is a violation of Section 373.413, Florida Statutes (F.S.), and Rules 40D-4.041, 40D-40.041 and 40D-40.042, Florida Administrative Code.		
2. The District has the authority, pursuant to Chapter 373, F.S., to enter and inspect the property described in this application for the purpose of determining compliance with District rules.		
B. By executing this application the applicant states that:		
1. The property legally described in the survey drawing and/or legal description of the total land area is owned/controlled by the undersigned applicant and encompasses the project area referenced in the permit application.		
2. The total contiguous property owned or controlled by the applicant adjacent to and including this project does not equal or exceed 10 acres. This statement does not apply to projects submitting requests in accordance with Rule 40D-4.041(4) and Section II.B of this application form.		
C. Within 30 days after completion of the permitted Surface Water Management System, the owner shall submit to the District a Statement of Completion. The Statement of Completion shall contain As-Built drawings and certification by a Professional Engineer that the project has been constructed in accordance with the permitted design and a request to transfer the permit to an approved operation and maintenance entity. The owner hereby agrees to retain the below-named Engineer to be in responsible charge of observing on-site construction of this project and submitting the As-Built drawings and certification.		
ENGINEER'S NAME	FL REGISTRATION NO	COMPANY NAME
William B. Houghton, P.E.	PE 33150	Landry & Esber
ADDRESS		
30 N. Tamiami Trail, Suite 301		
CITY, STATE, ZIP		PHONE
Sarasota, Florida 34236		(813) 955-6004
D. By executing this application the owner hereby agrees to accept responsibility for operation and maintenance of the Surface Water Management System authorized by the permit. If the owner is required to or otherwise intends to request transfer of the permit upon completion of the system to another entity who shall be responsible for operation and maintenance, the owner shall provide the information requested below. (See Permit Information Manual, Part B, Section 3.1.6):		
OPERATION & MAINTENANCE ENTITY	NAME OF CONTACT PERSON (PRINT)	
HFI DEVELOPMENTS, INC., a Florida corp.	Jim Layfield	
ADDRESS		
6350 Gulf of Mexico Drive		
CITY, STATE, ZIP		PHONE
Longboat Key, Florida 34228		(813) 383-5543
E. I hereby certify that the information contained herein is true and accurate and that I have legal authority to execute this application to perform construction activities on the property identified herein.		
OWNER'S NAME (PRINT)		NAME OF PERSON SIGNING APPLICATION (PRINT)
Samuel J. & Hilda G. Hood		
SIGNATURE OF OWNER OR AUTHORIZED AGENT	DATE	TITLE (IF APPLICABLE)
<i>Samuel J. Hood</i> Samuel J. Hood	05/30/95	
<i>Hilda G. Hood</i> Hilda G. Hood		COMPANY NAME (IF APPLICABLE)



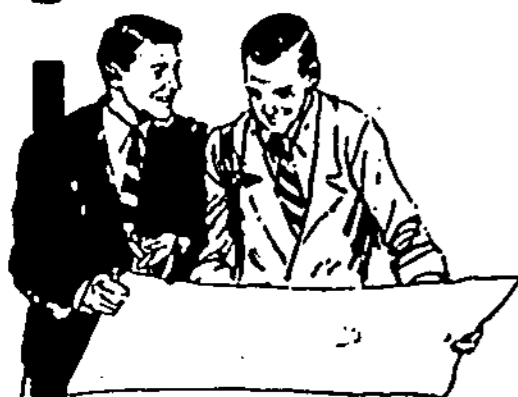
WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

APPLICATION CERTIFICATIONS

• STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN FLORIDA •

This is to certify that the engineering features of this Surface Water Management System have been designed/examined by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the Conditions of Issuance in Section II. of this application are being complied with by the project; and the system has been designed in accordance with the applicable specifications required under the Basis of Review as referenced in Section 40D-4.091, Florida Administrative Code. Projects designed to the criteria in the Basis of Review are presumed to provide reasonable assurance of compliance with State water quality standards. It is also stated that the undersigned has furnished the applicant with a set of guidelines and schedules for the maintenance and operation of the Surface Water Management System.

ENGINEER'S NAME (TYPE OR PRINT)	FL REGISTRATION NO.	• AFFIX SEAL •
William B. Houghton, P.E.	PE 33150	
COMPANY NAME		
Landry & Esber		
ADDRESS		
130 N. Tamiami Tr. Suite 301		
CITY, STATE, ZIP	PHONE	
Sarasota, FL 34236	(941) 955-6004	
ENGINEER'S SIGNATURE	DATE	
<i>William B. Houghton</i>	8, 29, 95	



Southwest Florida Water
Management District



EXHIBIT D-1

SCHEDULE OF CONSTRUCTION

EXHIBIT D-1

SCHEDULE OF CONSTRUCTION

Construction to begin within six (6) months of final approval by the town.

Construction to be completed within twelve (12) months of commencement.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-7

TRAFFIC IMPACT ANALYSIS

EXHIBIT A-7
HFI DEVELOPMENTS, INC.
SITE PLAN CHECKLIST
TRAFFIC IMPACT ANALYSIS

A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS

2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237

(813) 366-0100

FACSIMILE:

(813) 366-6384

REPLY TO: P.O. BOX 4195
SARASOTA, FLORIDA 34230

100 NORTH TAMPA SUITE 2150
POSTAL DRAWER 3430

TAMPA, FLORIDA 33601

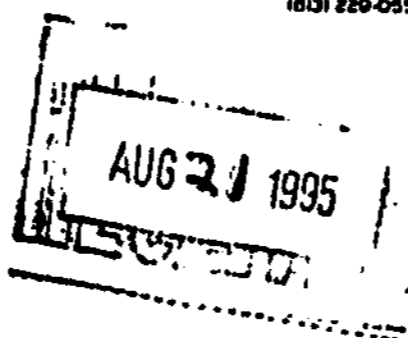
(813) 221-2100

TAMPA FACSIMILE

(813) 229-0550

MICHAEL J. FUREN

August 17, 1995



Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application for: Site Plan Approval
Project: Building Addition at
Wedebrock Realty
Site Location: 6350 Gulf of Mexico Drive, Longboat
Key, Florida 34228
Applicant: HFI Developments, Inc., a Florida
corporation

Dear Dan:

This will confirm that pursuant to Section 158.097 of the Longboat Key Zoning Code, you have determined that a traffic impact analysis shall not be required for this particular development as the Town has recently assessed all of the traffic impacts at buildout of the Town as part of the "EAR" process.

We appreciate not having to go through this expensive academic exercise when the Town already has an in-house analysis indicating there will be no need for additional improvements along Gulf of Mexico Drive to support this building addition.

Sincerely,

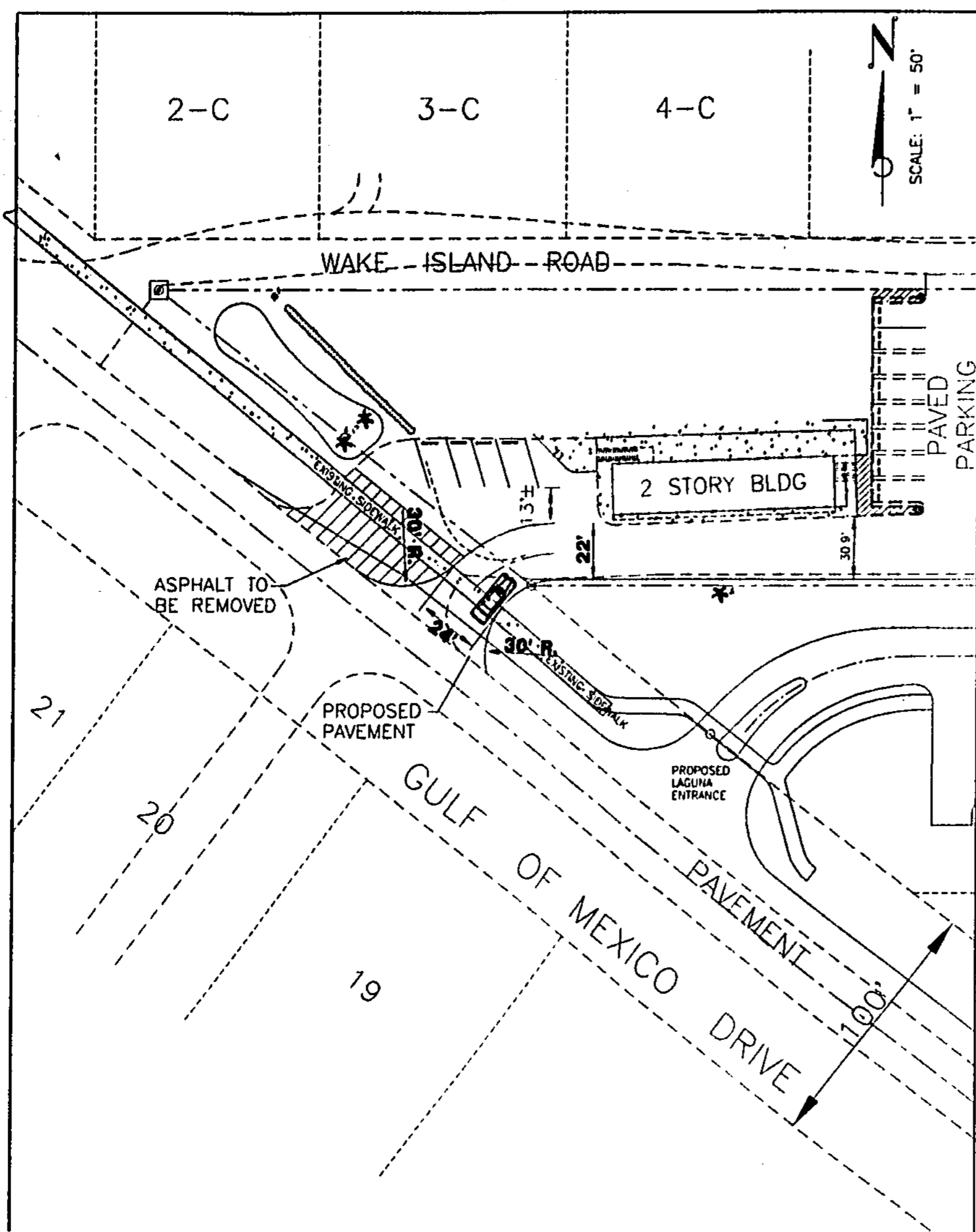
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.



Michael J. Furen

MJF:jwc

cc: Mr. Jim Layfield
Mr. Bob Marischen
Mr. Sam Esber
Mr. Phil Skirball

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



 Landry & Esber ENGINEERS · SURVEYORS 130 N. Tamiami Trail, Suite 501 Sarasota, Florida 34236 (813)955-6004 FAX (813)955-7501	REVISED		
	HT	DATE	DESCRIPTION

Scott Pickett

Draft 6 - 10/3/95

RESOLUTION 95-21

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 4, 1985, the Town Commission adopted Resolution 85-7, approving a site plan for Casablanca Videos II, 6350 Gulf of Mexico Drive; and

WHEREAS, HFI Developments, Inc., the owner of the property located at 6350 Gulf of Mexico Drive, has requested to amend the Site Plan to allow for construction of an addition to the existing building; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the application and referred the same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations of the zoning district in which it is located.
- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between wings in the proposed development and those adjoining the site.

RESOLUTION 95-21 (CONT)
Draft 6 - 10/3/95

- (e) The plan conforms with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY THAT:

Section 1. The site plan amendment for HFI Developments, Inc., Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", HFI Developments, Inc., Longboat Key, Florida 34228, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the 2nd day of OCTOBER, 1995.



Mayor

Attest:



Town Clerk

Attachment: Exhibit "A"

RESOLUTION 95-21 (CONT)
Draft 6 - 10/3/95

EXHIBIT "A"
RESOLUTION NO. 95-21

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN AMENDMENT REVIEW

HFI DEVELOPMENTS, INC.

1. The provisions of the site plan application for the subject property, dated May 31, 1995, and received September 5, 1995, and site plans received on September 5, 1995, shall be complied with unless waived or modified by the below conditions or by written agreement between the Town and the applicant or amended pursuant to Town Code. Any and all improvements shall comply with C-1 provisions of the Town Zoning Code, except as otherwise provided for in the site plan and/or conditions of approval.
2. Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency, and all applicable permits received from such agencies, shall be submitted to the Town Planning, Zoning & Building Department.
3. The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Manatee County Mosquito Control Department.
4. All utilities shall be located underground.
5. A construction fence shall be provided to secure the construction site.
6. Approval of the proposed Site Plan shall be subject to payment of all staff review charges.
7. Approval of utilities, storm water system and all site work, including all necessary off-site improvements and the posting of a satisfactory performance bond must be received by the Public Works Department prior to the commencement of any work.
8. All nuisance exotic species of trees on the entire site shall be removed including Australian Pine (*Casuarina* spp.) and Brazilian Pepper (*Schinus terebinthifolius*). All efforts shall be made to avoid the removal of native vegetation however whenever such native vegetation having a dbh of 4" or greater has to be removed, the applicant shall replace that vegetation on-site at a ratio of two (2) replaced for each one (1) removed at a minimum nursery size of 30 gallons and a minimum height of 10 feet.

RESOLUTION 95-21 (CONT)
Draft 6 - 10/3/95

9. Native and drought resistant plant species shall be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant.
10. The slope of all graded areas on the site shall not exceed a ratio of 4:1 (four (4) feet horizontal for every one (1) foot vertical). Prior to the issuance of the any Certificate of Occupancy or Temporary Certificate of Occupancy, the applicant shall submit an "as-built" grading plan to and approved by the Town Planning, Zoning and Building Department.
11. In order to improve pedestrian and bicyclist safety along the sidewalk that crosses the project access driveway, the applicant shall:
- a. Provide bar-type striping along the edge of the sidewalk, crossing the roadway and continuing thirty (30) feet in each direction, consistent with those provided at the intersections of Gulf of Mexico Drive and Neptune, Spinnaker and Dream Island Roads.
 - b. Install bike-crossing warning signs at the approach of the access driveway to Gulf of Mexico Drive.
 - c. Consult with the Town Public Works Department or subcontractor retained by the Town Public Works Department on the design and specifications of the improvements listed above.
 - d. The required sidewalk-related improvements shall be installed by the applicant to the Town of Longboat Key specifications.
12. The applicant shall submit to the Planning, Zoning & Building Department a shoreline stabilization plan for the retention pond. The stabilization plan shall show finished grade along the shoreline and include a landscaping plan for the shoreline. The shoreline stabilization plan shall be approved by the Planning, Zoning & Building Department prior to the issuance of any building permit.
13. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:
- a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or

RESOLUTION 95-21 (CONT)
Draft 6 - 10/3/95

- b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before October 2, 1996 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline); or
- c. A final Certificate of Occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building of development phase of the project.

14. Due to safety concerns of the Town, the applicant, prior to the issuance of a building permit, shall make a good faith and bona fide effort to obtain the approval of the Florida Department of Transportation ("FDOT") for a redesigned and revised entrance driveway for the project so that the existing driveway connection where it crosses the existing public sidewalk will be narrowed to a pavement width of twenty-four (24) feet. In the event the FDOT approves the reduction in the existing driveway width where the driveway crosses the existing public sidewalk to twenty-four (24) feet then (a) the driveway connection for the project where it crosses the existing public sidewalk shall be twenty-four (24) feet, (b) any redesign of the internal traffic circulation and parking plan for the project required as a result of the narrowing and reduction of the existing driveway connection to twenty-four (24) feet where it crosses the existing public sidewalk (including the redesign or relocation of one (1) or more of the four (4) parking spaces located in front of the existing wing of the building and shown on the site plan dated September 5, 1995) shall be approved by the Director of Planning, Zoning & Building as a "site plan exemption" pursuant to Section 158.100 of the Town Zoning Code, and (c) if the redesign of the internal traffic circulation and parking plan for the project results in the loss of one (1) or more of the four (4) parking spaces in front of the existing wing of the building then the applicant and the project are granted a departure, pursuant to Section 158.102(D) of the Town Zoning Code from the required parking requirements that would otherwise be applicable to the project.

15. Prior to the issuance of a building permit, the applicant shall be subject to the payment of sewer/water connection fees applicable to the building addition.

16. The portion of the building addition shown on the site plan dated September 5, 1995 for office uses and the existing office uses in the existing wing of the building shall not be converted to or used for any retail commercial uses.

RESOLUTION 95-21 (CONT)
Draft 6 - 10/3/95

17. Parking of construction-related vehicles shall be prohibited along Gulf of Mexico Drive.

18. All permanent signs will comply with Chapter 156, Sign Code, of the Town of Longboat Key at the time a Certificate of Occupancy is issued.

MEMORANDUM

DATE: 09-25-95

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, ¹⁰⁵ Planning, Zoning & Building Director
SUBJECT: RESOLUTION 95-21: HFI DEVELOPMENTS, INC. SITE PLAN
AMENDMENT APPLICATION

During the public hearing held on September 19, 1995, the Planning and Zoning Board unanimously recommended conditional APPROVAL of the HFI Developments, Inc. site plan amendment application. The specific motion of the P&Z Board is as follows:

MR. KARSH MOVED THAT THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 95-21 WHICH APPROVED A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE SUBJECT TO THE GENERIC CONDITIONS OUTLINED IN THE STAFF PRESENTATION AND SUBJECT TO THE FOLLOWING CONDITIONS: 1) THAT THE OFFICE SECTION OF THE NEW ADDITION BE USED FOR ONLY OFFICE SPACE AND NO RETAIL BE PERMITTED; 2) THAT THE APPLICANT WAS SUBJECT TO SEWER AND WATER FEES THAT WERE APPLICABLE TO THE NEW ADDITION; 3) THAT TWO (2) OF THE FOUR PARKING (4) SPACES OUTLINED IN THE PROPOSAL BE ELIMINATED LEAVING ONLY TWO (2) HANDICAP SPACES IN THE FRONT SECTION OF THE ADDITION; 4) THAT THE DRIVEWAY BE REDUCED TO 24 FEET TO CONFORM TO THE TOWN CODE AS PRESENTLY WRITTEN; AND 5) THAT ITEM "D" INCLUDED IN THE FINDINGS OF FACT CONTAINED WITHIN THE STAFF REPORT BE CHANGED TO STATE, "...BUILDING ARRANGEMENTS BOTH BETWEEN BUILDINGS WINGS...". MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: KARSH, AYE; DIAMANT, AYE; LEGLER, AYE; MONROE, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE.

As indicated in the above motion, in addition to staff's 13 recommended conditions, the Planning and Zoning Board recommended the inclusion of the following three (3) additional conditions of approval to Resolution 95-21:

1. Limited Commercial Retail Uses, as set forth in Section 158.125 of the Town Zoning Code, shall not be permitted in the portion of the building addition designated for office use.
2. Prior to issuance of a building permit, the applicant shall be subject to the payment of sewer/water connection fees applicable to the building addition.
3. Prior to the issuance of a building permit, the driveway connection onto Gulf of Mexico Drive where the drive extends across the public sidewalk shall be narrowed to a width of twenty-four (24) feet.

RESOLUTION 95-21: HFI DEVELOPMENTS, INC. SITE PLAN
09-25-95
Page: 2

Enclosed, for your review and consideration, please find the following support documentation:

1. Supplemental staff report to the P&Z Board dated 9-11-95;
2. Original staff report to the P&Z Board dated 6-13-95;
3. Draft Resolution 95-21, including the amended findings of facts, and the three (3) additional conditions of approval recommended by the P&Z Board; and
4. Draft minutes of the P&Z Board from the 6-20-95 and 9-19-95 meetings on this subject.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

DG/dmc

Draft 5 - 9/26/95

RESOLUTION 95-21

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 4, 1985, the Town Commission adopted Resolution 85-7, approving a site plan for Casablanca Videos II, 6350 Gulf of Mexico Drive; and

WHEREAS, HFI Developments, Inc., the owner of the property located at 6350 Gulf of Mexico Drive, has requested to amend the Site Plan to allow for construction of an addition to the existing building; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the application and referred the same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations of the zoning district in which it is located.
- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between wings in the proposed development and those adjoining the site.

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

- (e) The plan conforms with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY THAT:

Section 1. The site plan amendment for HFI Developments, Inc., Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", HFI Developments, Inc., Longboat Key, Florida 34228, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the _____ day of _____, 1995.

Mayor

Attest:

Town Clerk

Attachment: Exhibit "A"

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

EXHIBIT "A"
RESOLUTION NO. 95-21

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN AMENDMENT REVIEW

HFI DEVELOPMENTS, INC.

1. The provisions of the site plan application for the subject property, dated May 31, 1995, and received September 5, 1995, and site plans received on September 5, 1995, shall be complied with unless waived or modified by the below conditions or by written agreement between the Town and the applicant or amended pursuant to Town Code. Any and all improvements shall comply with C-1 provisions of the Town Zoning Code, except as otherwise provided for in the site plan and/or conditions of approval.
2. Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency, and all applicable permits received from such agencies, shall be submitted to the Town Planning, Zoning & Building Department.
3. The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Manatee County Mosquito Control Department.
4. All utilities shall be located underground.
5. A construction fence shall be provided to secure the construction site.
6. Approval of the proposed Site Plan shall be subject to payment of all staff review charges.
7. Approval of utilities, storm water system and all site work, including all necessary off-site improvements and the posting of a satisfactory performance bond must be received by the Public Works Department prior to the commencement of any work.
8. All nuisance exotic species of trees on the entire site shall be removed including Australian Pine (*Casuarina* spp.) and Brazilian Pepper (*Schinus terebinthifolius*). All efforts shall be made to avoid the removal of native vegetation however whenever such native vegetation having a dbh of 4" or greater has to be removed, the applicant shall replace that vegetation on-site at a ratio of two (2) replaced for each one (1) removed at a minimum nursery size of 30 gallons and a minimum height of 10 feet.

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

9. Native and drought resistant plant species shall be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant.

10. The slope of all graded areas on the site shall not exceed a ratio of 4:1 (four (4) feet horizontal for every one (1) foot vertical). Prior to the issuance of the any Certificate of Occupancy or Temporary Certificate of Occupancy, the applicant shall submit an "as-built grading plan to and approved by the Town Planning, Zoning and Building Department.

11. In order to improve pedestrian and bicyclist safety along the sidewalk that crosses the project access driveway, the applicant shall:

- a. Provide bar-type striping along the edge of the sidewalk, crossing the roadway and continuing thirty (30) feet in each direction, consistent with those provided at the intersections of Gulf of Mexico Drive and Neptune, Spinnaker and Dream Island Roads.
- b. Install bike-crossing warning signs at the approach of the access driveway to Gulf of Mexico Drive.
- c. Consult with the Town Public Works Department or subcontractor retained by the Town Public Works Department on the design and specifications of the improvements listed above.
- d. The required sidewalk-related improvements shall be installed by the applicant to the Town of Longboat Key specifications.

12. The applicant shall submit to the Planning, Zoning & Building Department a shoreline stabilization plan for the retention pond. The stabilization plan shall show finished grade along the shoreline and include a landscaping plan for the shoreline. The shoreline stabilization plan shall be approved by the Planning, Zoning & Building Department prior to the issuance of any building permit.

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

13. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:

- a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
- b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before October 2, 1996 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline); or
- c. A final Certificate of Occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building of development phase of the project.

14. Due to safety concerns, two (2) of the four (4) parking spaces, shown on the site plan dated September 5, 1995, located in front of the existing wing of the building shall be removed from the site plan. The remaining two (2) front parking spaces shall be designed as handicapped parking spaces. This reduction of two (2) parking spaces will result in the property having two (2) parking spaces less than is required by Section 158.128 of the Town Zoning Code. Due to this deficiency in the number of on-site parking spaces, limited commercial uses, as set forth in Section 158.125 of the Town Zoning Code, shall not be permitted in the portion of the building addition designated for office use, as well as in the existing office wing of the building.

15. Prior to the issuance of a building permit, the applicant shall be subject to the payment of sewer/water connection fees applicable to the building addition.

16. Prior to the issuance of a building permit, the driveway connection onto Gulf of Mexico Drive where the drive extends across the public sidewalk shall be narrowed to a width of twenty-four (24) feet.

17. Parking of construction-related vehicles shall be prohibited along Gulf of Mexico Drive.

MEMORANDUM

DATE: 09-11-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, ^{OS} Planning, Zoning & Building Director
SUBJECT: SUPPLEMENTAL STAFF REPORT
HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

APPLICANT: Mr. James Layfield
HFI Developments, Inc.
6350 Gulf of Mexico Drive
Longboat Key, FL 34228

SITE LOCATION: 6350 Gulf of Mexico Drive

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE
DESIGNATION: CL, Limited Commercial

EXISTING USE: One (1) office building with real estate offices on the first floor and
two (2) accessory dwelling units/apartments on the second story.

REQUEST: The applicant requests site plan amendment approval to construct a one (1) story office/retail building addition to the existing office building. Additional proposed improvements include a second on-site parking lot and new stormwater management facilities. The proposal represents a revision to the site plan that was presented at the June 20, 1995 Planning & Zoning Board hearing.

PROJECT SUMMARY

The applicant previously submitted a site plan for a two (2) story office building addition to the existing office building. The previously proposed building addition contained 5,124 square feet of gross leasable office space and had a building coverage (footprint) equal to 4,354.1 square feet. The revised site plan received from the applicant consists of a one (1) story office/retail building addition with 4,918 square feet of gross leasable area (2,113 square feet of retail space and 2,805 square feet of office space) and a building coverage (footprint) equal to 7,194.6 square feet. To facilitate the Board's review of the revised site plan, all significant changes from the previously proposed site plan are outlined below.

SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
APPLICATION
9/12/95
PAGE 2

1. Concourse Between the Existing Building and the Building Addition.

At the June 20, 1995 Planning & Zoning Board meeting, both the staff and the Board raised concerns over the roofed structure between the existing building and the building addition. Specifically, in assessing whether the previous site plan complied with the Town requirement that there be no more than one (1) principal building on the property, there was concern over the extent to which the existing building and the building addition were structurally connected. Conclusions from the review of the previous plans resulted in a determination that the proposal represented a second principal building, rather than an addition to the existing building.

In response to this concern, the applicant has hired the architectural firm of Skirball Group, Inc., and has proposed the following revisions to the structure between the existing building and the building addition.

- Classified the area between the two (2) wings of the building as a pedestrian concourse providing access to both wings.
- Redesigned the structural connections between the two (2) wings of the building which is significantly more substantial than was previously proposed.
- Represented that the connections between the north and south wings and the concourse roof has been designed by a Florida licensed professional engineer in accordance with the Standard Building Code requirements.

2. Mixed Use Building Addition.

In the previous submission, the entire gross leasable area of the building addition was designated as office use. The revised proposal contains a mix of office and retail space in the building addition. The revised building addition has three units. The front unit, with a gross leasable area of 2,113 square feet, is classified as retail space, while the two (2) rear units with a combined gross leasable area of 2,805 square feet are classified as office space.

3. Footprint/Height of Building Addition.

As previously discussed, the applicant has revised the footprint and height of the building addition. The previous submission proposed a two (2) story building addition with a smaller building footprint. The current proposal consists of a one (1) story addition with a larger building footprint. As a result of the building redesign, the total building coverage (footprint) of the building addition has increased from the previously proposed 4,354.1 square feet to the currently proposed building coverage (footprint) of 7,194.6 square feet.

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4. Relocation of Proposed Parking Area.

The previously submitted site plan proposed a new parking area in front of the existing building and proposed building addition. The revised submission proposes to locate the additional parking area directly behind the existing rear parking area. In addition, four (4) existing legal, non-conforming parking spaces in front of the existing building will be retained.

5. Proposed Standards With Respect to Applicable Zoning Requirements.

As a result of the site plan revision, the proposed standards for the project have changed. Provided below is a summary of the existing standards for the site, and both the previous and currently proposed standards, relative to applicable Zoning Code requirements:

SUMMARY OF ZONING REQUIREMENTS

	Existing	Previously Proposed	Currently Proposed	Allowed
Building Coverage	5.7%	12.1%	16.0%	30% (max.)
Open Space Area	71.0%	61.0%	49.3%	20% (min.)
Upland Open Space Area	55.0%	45.0%	33.1%	15% (min.)
Transition Yard Setback	25.8 ft.	25.8 ft.	25.8 ft.	25 ft. (min.)
Side Yard Setback	62.0 ft.	23.0 ft.	15.0 ft.	15 ft. (min.)*
Front Yard Setback	41.6 ft. **	62.9 ft.	45.0 ft.	45 ft. (Min.)
Rear Yard Setback	281.6 ft.	281.6 ft.	281.6 ft.	20 ft. (min.)
Building Height	11.5 ft.	17.0 ft.	20' 10"	30 ft. (max.)
Parking	22 spaces	32 spaces	33 spaces	33 spaces (min.)

* Wake Island Road has been platted and recorded as an alley, rather than as a public or private street. As a result, a fifteen (15) foot setback from the alley is required, rather than a forty-five (45) foot setback which would be required for a street.

** Legal Non-Conformity

**SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
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This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Code. Staff's assessment of this site plan application is provided below for your review and consideration.

STAFF ASSESSMENT

Staff has determined that the site plan amendment application for HFI Developments, Inc. is in compliance with all applicable requirements of Town Code. The revised addition to the existing office building specifically complies with the yard, lot and bulk regulations contained in the Town Zoning Code. No departures from Town Code have been requested, nor has staff identified any departures from Town Code.

In the attached June 13, 1995 staff report regarding the previous plans, two issues of concern were raised. The first issue concerned the need for a transportation impact study. This topic was discussed at the June 20, 1995 Planning & Zoning Board meeting. Given that the existing and projected level of service on Gulf of Mexico Drive at this location is acceptable based on the results of the Comprehensive Plan update process, the Board decided that a transportation impact study was not needed for the site plan amendment application. Staff concurred with this determination.

The second issue previously raised by staff was whether the proposed site plan complied with the Town Code, Chapter 157 requirement that there be no more than one principal structure on any one lot of record. The previously proposed building addition was attached to the existing building by an ornamental, aluminum framed structure with clear fiberglass panels. In the June 13, 1995 staff report, staff stated that "in order to comply with the one principal structure per lot restriction, the proposed addition needs to be structurally connected to the existing building, and that the connection, as a structural component of the building, is required to comply with all applicable Building Code requirements, including but not limited to the appropriate wind load rating".

The revised proposal provides a more substantial, architecturally-designed connection between the two (2) wings of the proposed building. In addition, the applicant's architect has provided a note on the architectural drawing which states that the connections between north and south wings and the concourse roof has been designed by a Florida licensed professional engineer in accordance with Standard Building Code requirements. Given these revisions to the design and specifications for the concourse roof structure, staff feel that the proposed building addition now appears to comply with the Town requirement that there be only one principal structure on any lot of record.

As per Town Code Chapter 158.103, the granting or denial of applications for site plan approval by written resolution shall include not only conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of approval, with or without changes or special conditions, or for the disapproval. The resolution shall set forth with particularity in what respects the

**SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
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plan would or would not be in the public interest, including but not limited to findings of fact and conclusions.

To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

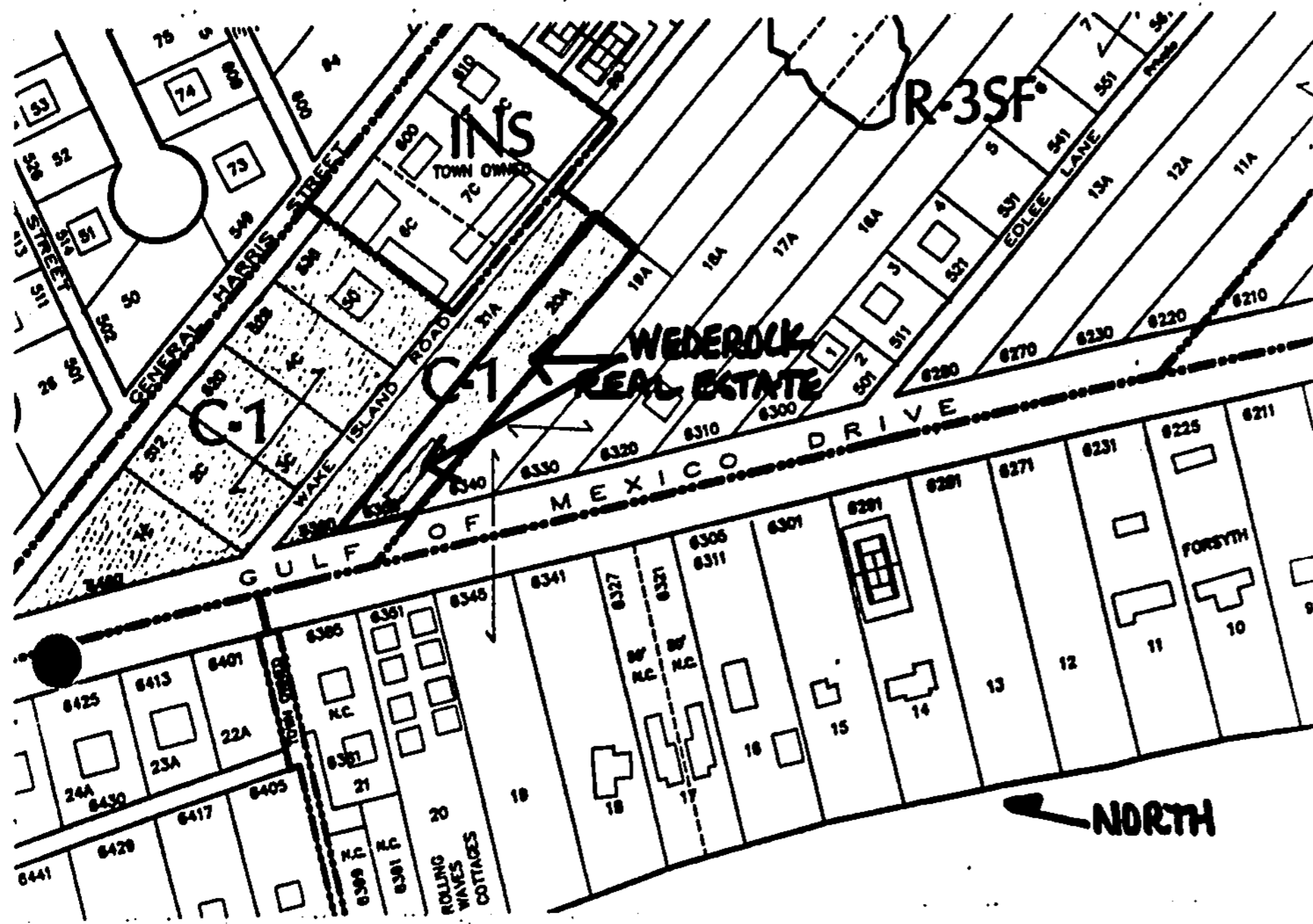
- A. The site plan IS consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. The site plan IS in conformance with all applicable regulations of the zoning district in which it is located.
- C. The site plan IS in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The site plan IS consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- E. The site plan IS in conformance with Town policy in respect to sufficiency of ownership.

STAFF RECOMMENDATION

Based upon staff's analysis, all procedural and substantive requirements of Town Code regarding the site plan amendment application have been satisfied, and subject to the conditions contained in Exhibit A of the attached draft Resolution, staff would recommend APPROVAL of the HFI Developments, Inc. Site Plan Amendment Application.

Attached, please find a copy of the previous staff report dated 6-13-95, and the revised site plan application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



MEMORANDUM

DATE: 06-13-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

APPLICANT: Mr. James Layfield
HFI Developments, Inc.
6350 Gulf of Mexico Drive
Longboat Key, FL 34228

SITE LOCATION: 6350 Gulf of Mexico Drive

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE
DESIGNATION: CL, Limited Commercial

EXISTING USE: One (1) office building with real estate offices on the first floor and two
(2) 880 square foot accessory dwelling units/apartments on the second
story.

REQUEST: The applicant requests site plan amendment approval to construct a two (2) story office building addition to the existing office building. Additional proposed improvements include a second on-site parking lot and new-stormwater management facilities.

PROJECT SUMMARY

The 1.3 acre subject property is located immediately adjacent to the Laguna PUD site, (see location map). In fact, the property is legally described as Parcel 1 of the Laguna at Longboat Key Subdivision which was approved by the Town Commission on March 6, 1995. The property received Site Plan Approval through the adoption of Resolution 85-07. The applicant requests an amendment to the Site Plan to permit the proposed two (2) story office building addition.

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The proposed site plan amendment will add 5,124 square feet of office space to the 1,800 square feet of office space located on the first floor of the existing building. The applicant has proposed to retain the existing two (2) dwelling units/apartments that are located on the second story of the existing building.

The proposed site plan amendment includes the construction of a new thirteen (13) space parking lot and two (2) stormwater detention areas, both located in the front portion of the property. Finally, the entrance on the property from Gulf of Mexico Drive has been narrowed to accommodate one of the detention areas.

The finished floor elevation of the existing building and the addition will be five (5) feet above sea level. The applicant proposes to provide the structure flood protection through the use of flood proofing panels.

Provided below is a summary of the proposed standards for the HFI Developments, Inc. Site Plan Amendment Application, as well as, the applicable Zoning Code requirements:

SUMMARY OF ZONING REQUIREMENTS

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed</u>
Building Coverage	5.7%	12.1%	30% (max.)
Open Space Area	71.0%	61.0%	20% (min.)
Upland Open Space Area	55.0%	45.0%	15% (min.)
Transition Yard Setback	25.8 ft.	25.8 ft.	25 ft. (min.)
Side Yard Setback	62.0 ft.	23.0 ft.	15 ft. (min.)*
Front Yard Setback	41.6 ft. **	62.9 ft.	45 ft. (Min.)
Rear Yard Setback	281.6 ft.	281.6 ft.	20 ft. (min.)
Building Height	11.5 ft.	17.0 ft.	30 ft. (max.)
Parking	14 spaces	32 spaces	32 spaces (min.)

* Wake Island Road has been platted and recorded as an alley, rather than as a public or private street. As a result, a fifteen (15) foot setback from the alley is required, rather than a forty-five (45) foot setback which would be required for a street.

** Legal Non-Conformity

This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Code. Staff's assessment of this site plan application is provided below for your review and consideration.

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
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STAFF ASSESSMENT

With two exceptions noted below, staff has determined that the site plan amendment application for HFI Developments, Inc. is in compliance with all applicable requirements of Town Code. The proposed addition to the existing office building specifically complies with the yard, lot and bulk regulations contained in the Town Zoning Code. No departures from Town Code have been requested, nor has staff identified any departures from Town Code.

Chapter 157 of the Town Code requires that there be no more than one principal structure on any one lot of record. The proposed building addition is attached to the existing building by an ornamental, aluminum framed structure with clear fiberglass panels. In order to comply with the one principal structure per lot restriction, staff has advised the applicant that the proposed addition needs to be structurally connected to the existing building, and that the connection, as a structural component of the building, is required to comply with all applicable Building Code requirements, including but not limited to the appropriate wind load rating.

The applicant has agreed to work with staff in revising the connection between the existing structure and the proposed addition, but unfortunately the applicant's architect was not available to prepare revised architectural plans for the June 20, 1995 Planning and Zoning Board meeting date. In order to facilitate this application and avoid a two month delay in processing the application that is caused by the summer recess of the Planning and Zoning Board, staff would recommend approval of the site plan amendment application with a condition of approval that prior to the issuance of a building permit, the applicant submit architectural plans with a structural roof connection which complies with all applicable Building Code requirements.

The second issue of concern is the applicant's claim that a transportation impact study is not required for the proposed site plan amendment. Town Code Section 158.102(F)(1) states that a transportation impact study shall be required if a proposed development generates more than one hundred (100) trips per day. The applicant has conducted an analysis which found that the combined office space on the property would generate only 92 trips per day. Staff has assessed that the applicant's traffic analysis is flawed in two ways. First, the applicant based their analysis on average weekday vehicle trips when the Town Code requires that the analysis be based on peak season, peak hour parking generation. Second, the applicant reduced the average weekday trip count by 25% to account for off-season conditions, when as already stated, the Town Code requires that the analysis be based on the peak season, peak hour condition. This requirement of Code ensures that all future developments are designed to accommodate peak hour demand while maintaining minimum level-of-service standards adopted by the Town for traffic circulation.

For the reasons stated above, staff has determined that a traffic impact study is required for the proposed site plan amendment. As such, staff recommend a second condition of approval whereby prior to the

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issuance of a building permit, the applicant shall submit to the Planning, Zoning and Building Department a transportation impact study, prepared by a certified transportation engineer, in accordance with the methodology specified in Town Code Section 158.102(E), and in the event that the proposed development reduces the level of service on Gulf of Mexico Drive, that the applicant provide all necessary improvements to retain the Town's adopted level of service for Gulf of Mexico Drive.

As per Town Code Chapter 158.103, the granting or denial of applications for site plan approval by written resolution shall include not only conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of approval, with or without changes or special conditions, or for the disapproval. The resolution shall set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following.

To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

- A. The site plan IS consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. The site plan IS in conformance with all applicable regulations of the zoning district in which it is located.
- C. The site plan IS in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The site plan IS consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- E. The site plan IS in conformance with Town policy in respect to sufficiency of ownership.

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
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STAFF RECOMMENDATION

Based upon staff's analysis, all procedural and substantive requirements of Town Code regarding the site plan amendment application have been satisfied, and subject to the conditions contained in Exhibit A of the attached draft Resolution, staff would recommend APPROVAL of the HFI Developments, Inc. Site Plan Amendment Application.

Attached, please find a copy of the site plan application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

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TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING

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SEPTEMBER 19, 1995

The regular meeting of the Planning and Zoning Board was called to order at 9:00 a.m.

Members Present: Chairman Rosenberg, Vice-Chairman Diamant,
Secretary Legler, Members Redgrave,
Rothenberg, Monroe, Karsh

Members Absent: Hamovit, Lee

Also Present: Michael Furen, Phil Skirball, Sam Esber; David
Persson, Town Attorney; Daniel Gaffney,
Planning, Zoning & Building Director; Scott
Pickett, Planner; Donna Chipman,
Administrative Secretary

AGENDA ITEM #2
APPROVAL OF MINUTES

MR. LEGLER MOVED THE MINUTES OF THE 6-20-95 REGULAR MEETING BE APPROVED AS WRITTEN. MR. KARSH SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

AGENDA ITEM #3
HFI DEVELOPMENTS, INC.

a. Site Plan Amendment

Mrs. Chipman swore-in all those testifying at this hearing at this time.

Mr. Gaffney commented that the HFI Developments, Inc. site plan had been continued from the 6-20-95 P&Z Board meeting. He stated that since that meeting the applicant had revised the site plans and hired an architect to design the renovations in accordance with the zoning and building codes of the Town.

Mr. Pickett stated that the applicant was requesting a site plan amendment approval to construct a one (1) story office/retail building addition to the existing office building. He noted that additional improvements consisted of a second on-site parking lot and new stormwater management facilities. He stated that the applicant had previously submitted a site plan for a two (2) story office building addition to the existing office building. He commented that the previously proposed addition contained 5,124 sq.ft. of gross leasable office space and had a building coverage

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(footprint) of 4,354. sq.ft, and the revised plans consisted of a one (1) story office/retail building addition with 4,918 sq.ft. of gross leasable area and a building coverage of 7,195 sq.ft.

Mr. Pickett noted that at the 6-20-95 P&Z Board meeting, staff and the Board were concerned with the roof structure between the existing building and the proposed addition, specifically whether the previous site plan complied with the Town requirement that there be not more than one (1) principal building on a property. After review it was determined that the proposal represented a second principal building rather than an addition. He stated that as a result, the applicant hired an architectural firm, the Skirball Group, to redesign the structure. He explained that the revisions included: 1) classification of the area between the two wings as a "pedestrian concourse"; 2) redesigned the structural connections between the wings; and 3) represented that the connection between the north and south wings and the concourse roof had been designed by a Florida licensed professional engineer in accordance with the requirements of the Standard Building Code.

Mr. Pickett stated that the revised site plan contained a mix of office space and retail space. He said the applicant had revised the footprint and height of the building addition which increased the total building coverage from 4,354 sq.ft to 7,195 sq.ft. He also stated that the previous site plan proposed a new parking area in front of the existing building and addition. He commented that the revised submission proposed to locate the additional parking area directly behind the existing rear parking area and retain the four (4) existing legal, nonconforming parking spaces in the front of the existing building. He continued with reviewing the Summary of Zoning Requirements contained within the staff report.

Mr. Pickett stated that Staff had determined that the site plan amendment application was in compliance with all applicable Town Code requirements, and that the revised addition specifically complied with the yard, lot and bulk regulations of the Zoning Code. He noted that one of the issues at the 6-20-95 P&Z Board meeting was the transportation impact study, and it was determined that given that the existing and projected level of service on Gulf of Mexico Drive at the specific location were acceptable based on the results of the Comprehensive Plan update process, the Board decided that a transportation study would not be needed for the site.

Concerning the structural connection between the wings, Mr. Pickett stated that the revised proposal provided a more substantial, architecturally-designed connection between the two wings of the proposed building. He commented there was a note included on the plans that the connection and the concourse roof had been designed by a Florida licensed professional engineer in accordance with the building code. He continued by reviewing the Findings of Fact and Conclusions contained in the staff report.

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Pursuant to published notice, the public hearing was opened.

Michael Furen, attorney representing the applicant, presented the certified mail receipts to the Board. He noted that the applicant agreed to and accepted the conditions for approval.

Phil Skirball, Skirball Group Architects, stated he was representing the applicant. He stated there was an existing 2-story building on the site, and the applicant was proposing to add a wing to the building on the north side with a pedestrian concourse between the two buildings. He explained there would be a 15 ft. high pedestrian concourse that would be sky lit, and a one-story proposed office/retail structure. He commented they had reduced the bulk and mass of the structure from the street view by reducing the building from two stories to one story. He stated they had redesigned the link between the north and south wing from an aluminum frame with fiberglass panels to a concrete and steel structure that would house a roof and skylight panels. He also noted there was a reduction of parking spaces from 6 to 4 in the front of the building and the remainder of the parking would be in the rear of the building. He reviewed the site plan drawings and a colored illustration with the Board.

Mr. Rothenberg asked if there were entrances to the concourse at the east and west sides. Mr. Skirball responded yes; the concourse was opened all the way between the structures. Mr. Rothenberg stated that he noticed the entrance to the street was half way across the length in the front of the property as opposed to what he would consider a "driveway". Mr. Skirball stated the drive was existing and would remain in its present state. Mr. Rothenberg asked if the drive was in conflict with the code or requirements of FDOT. Mr. Pickett stated there were no code requirements for the driveway width in the interior portion of the site. He said there was discussions with the applicant concerning the driveway and the narrowing of the entrance to the maximum 24 ft. at the area that it met the sidewalk.

Mr. Rothenberg commented that the additional parking was fine, but there was a large amount of "blacktop" and not many trees to break up the space. Mr. Pickett referred to Sheet D6 of the site plan which illustrated the landscaping improvements that would be provided on the site.

Mr. Diamant felt the entire scheme of the project had improved. He commented that the reduction in the massing to one-story and moving the parking from the front to the east side was fine. However, he voiced concern with the driveway arrangement and felt the applicant could maintain the handicap parking in the front and still narrow the driveway. He questioned the materials used for the concourse. Mr. Skirball stated that he attempted to depict in the rendering the concept that he wished to develop. He commented that the top of the concourse roof was 24 ft. above grade. He was

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concerned with the transparency and the possibility that it may get hot in the area, and he believed it may be best to use some type of solid material. Mr. Diamant asked if there were any changes contemplated for the second story of the existing building. Mr. Skirball stated there were windows that faced the concourse from the second floor, and he had proposed to remove existing windows in two locations and adding egress windows in two other locations.

Mr. Karsh stated he understood there were 4 parking spaces in the front and the remainder in the back. Mr. Pickett stated there were two parking spaces in the front of the building that had been designated as handicap spaces. Mr. Karsh asked whether the Board should explore the possibility of the narrowing of the driveway if it effected the parking in the front. Sam Esber, Landry & Esber, representing the applicant, explained that the way the access moved along the building and exited at the north, it was difficult to get a good side view at that angle. He also noted there would be four (4) spaces that would be backing out into the area creating another visual concern. He said after reviewing the intersection, it was felt that if they moved and changed the intersection, it would create a problem with pedestrians and bicyclists on Gulf of Mexico Drive. He said it was decided that the best enhancement would be striping along the existing, northerly portion of the driveway to reduce and control the exiting point of the traffic. Mr. Diamant disagreed with Mr. Esber's statements. He said the present plan would have vehicles backing out into the public right-of-way, and felt that would be a hazard. Mr. Esber stated the alignment of the existing building and the setback of 22 ft. from the corner to the property line presented a very difficult intersection to work with. Mr. Diamant felt the four parking spaces may need to be redesigned or reduced to two spaces to allow backing into the driveway, rather than the right-of-way.

Mr. Furen stated the applicant had extensive discussions on the parking and the plans reflected the final decision; there was no area to relocate the spaces to the south. Mr. Esber stated they had reduced the number of parking spaces. He said the appearance that a vehicle would be backing into the right-of-way was not present. He said the difficulty was the return of pavement on the south side was not in an area perpendicular and parallel to the road coming in to the curve.

Mr. Karsh asked how many parking spaces currently existed in the front. Mr. Furen responded there were six (6) spaces, but two spaces closest to the pavement would be eliminated. Mr. Diamant asked how many spaces were required by Town Code. Mr. Esber replied the site had the exact number of spaces required by code. He noted they were not allowed to install any spaces in the east end of the property due to the jurisdictional area. Mr. Furen stated there were currently 33 spaces. Mr. Diamant questioned the

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result if the 4 spaces in the front were eliminated and asked if the driveway could be revised to the proper widths. Mr. Esber stated they would not be able to revise the intersection, because the way the driveway approached Gulf of Mexico Drive and ran along the existing building.

Mr. Rosenberg read a letter into the record received from Phillip Lombardo in opposition to the site plan amendment application.

Mr. Karsh asked what type of retail establishments would be occupying the existing building and what market change directed the revision in the plans. Mr. Pickett read the retail uses that would be permitted in the C-1 district from the Zoning Code. Mr. Rothenberg stated he was not sure why the 4 spaces in front were vital to the applicant. He felt it would be easier to compromise in connection with the parking in the rear and satisfy the concerns caused by the 4 spaces in front. Mr. Furen stated unless the P&Z Board could reduce the code requirements for parking for this site, the applicant could not discuss a compromise. Mr. Karsh asked if Mr. Furen was suggesting that the Board allow a variance for the reduction in parking. Mr. Furen stated that he indicated that the P&Z Board did not have the authority to grant a variance for the parking. Mr. Monroe commented that he did not agree with the parking spaces in the front, but it did provide handicap parking.

Mr. Karsh stated the site had the required number of parking spaces, 4 spaces being in front of the site, and asked since the Board was concerned with the 4 spaces in front, did the Board have the authority to grant a variance allowing 4 less spaces for the site. Mr. Persson responded the Board could recommend a departure from the supplemental controls (Section 158.102(L)); the Board could recommend approval with deletion of the 4 spaces recognizing it was a departure from the supplemental controls.

Mr. Diamant questioned the width of the present driveway. Mr. Pickett replied it was in excess of 24 ft. Mr. Diamant asked if the Board could request the applicant to conform with the present code, because of the hazardous nature of the legal, nonconforming driveway.

The Board recessed for 10 minutes to allow the Town Attorney time to research the issues of the parking departure and the driveway width.

Mr. Persson explained that Mr. Diamant's question concerning the narrowing of the width of the driveway related to the reduction in the number of parking spaces. He said if the Board had the power to relocate or narrow the entrance which would require the reduction of spaces, then they would have the authority based upon Section 158.102(D). He noted that section of the code allowed the Board to review the safety issues and the impact upon safety. He

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felt the Board could, as a condition of approval, require the 24 ft. entrance, and staff had discussed the issue with the applicant, and the applicant was willing to consider to: 1) retain the current size of the building; or 2) eliminate two parking spaces and leave 2 spaces for handicap parking, and reduce the entrance to 24 ft. Mr. Gaffney stated Section 158.102(D) addressed the Town's wish to ensure safety and proper internal circulation, and he would recommend that the reduction of the width of the driveway entrance to a maximum of 24 ft. would be a better alternative than the reduction of the 2 parking spaces.

Mr. Pickett stated that the applicant would be subject to sewer and water connection fees for the new office and retail space. He noted those fees were due upon application for the building permit. He stated the current office space would remain office space and could not be converted to retail because there was a higher parking demand, and there was no additional parking to meet that demand.

No one else wished to be heard, and the hearing was closed.

Mr. Diamant commented that he believed the project had "vastly improved". He stated by narrowing the driveway, the applicant would decrease the paved areas and increase the areas for possible landscaping. Mr. Rosenberg commented that he believed the applicant was unhappy in June with the continuation of the hearing, but he noted that the Board wished to be prepared to give the applicant every possible chance for approval. He stated that if applicants submitted the appropriate drawings, documentation, etc. initially, it would possibly prevent continuations.

MR. KARSH MOVED THAT THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 95-21 WHICH APPROVED A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE SUBJECT TO THE GENERIC CONDITIONS OUTLINED IN THE STAFF PRESENTATION AND SUBJECT TO THE FOLLOWING CONDITIONS: 1) THAT THE OFFICE SECTION OF THE NEW ADDITION BE USED FOR ONLY OFFICE SPACE AND NO RETAIL BE PERMITTED; 2) THAT THE APPLICANT WAS SUBJECT TO SEWER AND WATER FEES THAT WERE APPLICABLE TO THE NEW ADDITION; 3) THAT TWO (2) OF THE FOUR (4) SPACES OUTLINED IN THE PROPOSAL BE ELIMINATED LEAVING ONLY TWO (2) HANDICAP SPACES IN THE FRONT SECTION OF THE ADDITION; 4) THAT THE DRIVEWAY BE REDUCED TO 24 FEET TO CONFORM TO THE TOWN CODE AS PRESENTLY WRITTEN; AND 5) THAT ITEM "D" INCLUDED IN THE FINDINGS OF FACT CONTAINED WITHIN THE STAFF REPORT BE CHANGED TO STATE, "...BUILDING ARRANGEMENTS BOTH BETWEEN BUILDINGS WINGS...". MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: KARSH, AYE; DIAMANT, AYE; LEGLER, AYE; MONROE, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE.

P&Z BOARD

**6-20-95

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AGENDA ITEM #4
WEDEBROCK REAL ESTATE

Pursuant to published notice, the public hearing was opened.

Chairman Rosenberg stated the Board had received a letter of objection from Phil Lombardo concerning the proposal.

Scott Pickett, Planner, was sworn-in. Mr. Pickett read from the staff report noting that the applicant was requesting a site plan amendment to construct a two (2) story office building addition to the existing office building with additional improvements of a second on-site parking lot and new stormwater management facilities. He said the proposed amendment would add 5,124 sq.ft. of office space to the 1,800 sq.ft. of office space located on the first floor of the existing building. The applicant was proposing to retain the existing two (2) dwelling units/apartments that were located on the second story of the existing building. He reviewed the Summary of Zoning Requirements with the Board. He noted that the front yard setback was a legal, nonconformity on the existing building. Also, he stated that Wake Island Road had been platted and recorded as an alley, rather than a public or private street, and a 15 ft. setback was required. Mr. Pickett explained that Chapter 157 of the Town Code required that there be no more than one principal structure on any one lot of record. He noted that the proposed building addition was attached to the existing building by an ornamental, aluminum framed structure with clear fiberglass panels. He commented that in order for the applicant to comply with the one principal structure per lot restriction, staff had advised that the proposed addition needed to be structurally connected to the existing building, and that the connection was required to comply with all applicable Building Code requirements. He stated that the applicant was working with staff and agreed to make the revisions, but the architect for the project was not available to prepare revised drawings for this meeting. He said staff was suggesting a condition of approval that prior to the issuance of a building permit, the applicant submit architectural plans with a structural roof connection which complied with all applicable Building Code requirements.

Mr. Pickett stated another staff concern was the transportation impact study for the project. Mr. Gaffney commented that it had appeared, based on the information, that the project would generate more than 100 trips per day. He said the transportation issue was addressed as part of the Comprehensive Plan. He said there were no areas north of Putting Green Lane where there was a projected decrease in Level of Service at build-out. He pointed out that there was a provision in the Town Code that allowed the applicant to request a waiver from that requirement, and staff had no objection to a departure from the impact study. Mr. Pickett continued by reviewing the Findings of Fact with the Board.

Mr. Diamant stated it was difficult from the submitted materials to visualize how the two buildings would be connected. He also voiced concern that there were no landscape plans submitted with the application. Mr. Pickett stated that staff was concerned also when

P&Z BOARD

**6-20-95

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summer because there would be less traffic and people on the island, and the project would be completed by November. Mr. Diamant asked when Mr. Layfield would be applying for the building permit. Mr. Layfield replied within the next three weeks they would meet with staff to revise plans and apply for a building permit.

Mr. Rosenberg asked what would happen to the space between the buildings as a result of the roofover. Mr. Layfield responded that there was a parking lot in the front of the building and a parking lot in the rear of the building, and there would be an atrium area between the buildings.

Richard Simcoe, Building Official, was sworn-in. Mr. Diamant asked what constituted a principal structure. Mr. Gaffney responded staff referred to the Building Code, and how the Building Code would define the minimum structural connection so that it was listed as an addition to an existing building, rather than a separate free-standing building. Mr. Diamant asked if two buildings could be constructed 10 ft. apart. Mr. Simcoe explained on this site there was a structure that would be connected by a concrete, protected breezeway with a roofover. He said the Building Code did not have a problem with referring to the structure as an addition. Mr. Hamovit asked if the buildings would be required to have integrated HVAC, electrical or sewage systems. Mr. Simcoe stated that in a mall, the individual stores had their own A/C systems, self-contained fire protection, etc. and were considered separate structures, but the entire building was considered one building.

Mr. Diamant again asked if a 10 ft. separation was allowed between the buildings and the type of construction. Mr. Simcoe stated the new building was a Type 6 construction, and the 10 ft. separation was adequate because of the amount of openings between the buildings. Mr. Karsh asked if the Board could be sure that the Board would be complying with the Code by not having two separate buildings on the property if the addition and the existing building had a roofover. Mr. Simcoe replied the Building Code could accommodate that situation. Mr. Karsh stated that the Board would not be violating the Building Code by allowing two separate buildings being connected with some type of roof. Mr. Simcoe replied that was correct.

Mr. Diamant asked if the proposed building would be sprinklered. Mr. Simcoe stated the Fire Code would require a sprinkler system for a commercial building. Mr. Layfield stated that the Fire Marshal had visited the site approximately 6-7 weeks ago during the remodel of the existing building, and required two (2) smoke alarms to be hardwired in the two (2) upstairs units. He said they also installed three (3) fire extinguishers in the units. Mr. Furen stated that the new construction would comply with the Fire Code of the Town and if the code required the existing building to be sprinklered, then the applicant would install such a system.

Mr. Legler suggested an additional condition that the Town hire an architect, paid for by the applicant, to review and give final approval to the revised plans. Mr. Furen stated that the applicant did not agree with that condition. Mr. Hamovit stated he was concerned with the idea that the zoning code was satisfied because the building code was satisfied. Mr.

P&Z BOARD

**6-20-95

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Karsh stated that the zoning code stated one building and the building code allowed two buildings to become one building through a connection of some type. He asked if there was a problem, would the building code supercede the zoning code. Mr. Gaffney explained that the two codes complimented each other and worked together. He said staff would need to refer to the Building Code to supplement and confirm the requirements of the Zoning Code - which was one principal building.

No one else wished to be heard, and the hearing was closed.

MR. KARSH MOVED THAT THE P&Z BOARD APPROVE RESOLUTION 95-21 WHICH APPROVED THE SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. SUBJECT TO THE CONDITIONS ATTACHED IN EXHIBIT "A" OF THE RESOLUTION AND WITH THE ADDITION IN CONDITION #3 OF THE LANGUAGE, "...IN THE JUDGEMENT OF THE TOWN'S PLANNING, ZONING & BUILDING DEPARTMENT"; THE DELETION OF CONDITION #4 WHICH ADDRESSED THE TRANSPORTATION IMPACT STUDY; AND THE ADDITIONAL CONDITION THAT THE APPLICANT MUST SUBMIT APPROPRIATE LANDSCAPING PLANS WHICH WERE APPROVED BY THE PLANNING, ZONING & BUILDING DEPARTMENT AND THEIR LANDSCAPE EXPERT. MR. LEGLER SECONDED THE MOTION.

Mr. Diamant stated he was uncomfortable with the application, and voiced concern with the applicant's architect not being available. He did not agree with staff's statement that the site plan was consistent as to design standards. Also, he noted he also disagreed with Item "c" of staff's report concerning the design, adequacy and construction. He was concerned with the absence of the required submittals and felt the Board was entitled to the proper submittal to review the entire application. He felt the application should be resubmitted when all materials and participants were available. Mr. Hamovit agreed; he was concerned with the idea of determining that the addition was one building based solely upon the Building Code. He felt that may be possible in reviewing plans which indicated it was one building; however, those plans were not available, and he felt the Board should wait until those plans were submitted for review. Mr. Legler felt the Board was placing a burden on the Planning, Zoning & Building Department to make an architectural decision.

MOTION FAILED ON ROLL CALL VOTE: DIAMANT, NO; HAMOVIT, NO; KARSH, NO; LEGLER, NO; ROSENBERG, NO.

MR. HAMOVIT MOVED THAT THE SITE PLAN AMENDMENT APPLICATION FOR HFI DEVELOPMENTS, INC. BE CONTINUED UNTIL THE 9-19-95 REGULAR P&Z BOARD MEETING AT WHICH TIME THE APPLICANT SHOULD SUBMIT MATERIALS TO THE BOARD THAT WOULD PERMIT THE BOARD TO CONCLUDE FROM THE NECESSARY INFORMATION, THAT IT SATISFIED THE REQUIREMENTS FOR THE CODE. MR. DIAMANT SECONDED THE MOTION.

P&Z BOARD

**6-20-95

Mr. Furen strongly objected to the motion.

MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; HAMOVIT, AYE; KARSH, AYE; LEGLER, AYE; ROSENBERG, AYE.

The Board recessed for lunch from 12:30 p.m. to 1:20 p.m.

AGENDA ITEM #5
SAILBOAT SQUARE

Mrs. Chipman swore-in all those testifying at this hearing at this time. Pursuant to published notice, the public hearing was opened. Sam Holloday, Siebert Architects, representing the applicant, submitted the Return Receipts to the Board.

Mr. Gaffney read from the staff report noting that the applicant was requesting additions and alterations to Building "C" which was situated on the bayfront area of the site. He commented that the property was comprised of two (2) adjoining parcels: Parcel 1, the northern-most portion of the property fronting Gulf of Mexico Drive and Channel Lane and was used exclusively for on-site parking for Sailboat Square; and Parcel 2, the three (3) office buildings and the remainder of the on-site parking. He stated that all proposed construction activities were limited to Building "C" (bayfront office building), and the proposal would increase the current floor area from 7,021 sq.ft. to 8,337 sq.ft. He continued by reviewing the Summary of Zoning Requirements contained in the staff report. He noted that all applicable Town Code requirements had been met. He reviewed the findings of fact that staff had included in the staff report with the Board.

No one else wished to be heard, and the hearing was closed.

MR. KARSH MOVED THE P&Z BOARD RECOMMEND APPROVAL OF DRAFT RESOLUTION 95-23 WHICH APPROVED A SITE PLAN AMENDMENT FOR SAILBOAT SQUARE ALLOWING CONSTRUCTION OF ADDITIONS AND ALTERATIONS TO BUILDING "C" SUBJECT TO THE CONDITIONS ATTACHED AS EXHIBIT "A" TO THE RESOLUTION. MR. HAMOVIT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; HAMOVIT, AYE; KARSH, AYE; LEGLER, AYE; ROSENBERG, AYE.

BOUNDARY SURVEY

PARCEL 1, LAGUNA AT LONGBOAT KEY, A SUBDIVISION, AS
RECORDED IN PLAT BOOK 28, PAGES 160, 161 AND 162,
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LEGEND


(P) PLAT
(M) MEASURED
L.B. LAND SURVEYOR BUSINESS
P.L.S. PROFESSIONAL LAND SURVEYOR
⊙ SET 5/8" IRON ROD W/CAP - L.B.#6461
● FOUND IRON ROD W/CAP - L.B.#6432
■ FOUND CONCRETE MONUMENT
P.R.M. PERMANENT REFERENCE MONUMENT
□ UTILITY POLE

SURVEYORS NOTES

1. UNDERGROUND FEATURES (I.E. DRAINAGE PIPES, UTILITY LINES, FOUNDATIONS, IRRIGATION LINES, ETC.) ARE NOT ABSTRACTED AS PART OF THIS SURVEY.
2. BEARINGS BASED ON PLAT LINE AS SHOWN.
3. SURVEYED PARCEL CONTAINS 56,829 ± SQ.FT. (1.30 ACRES)

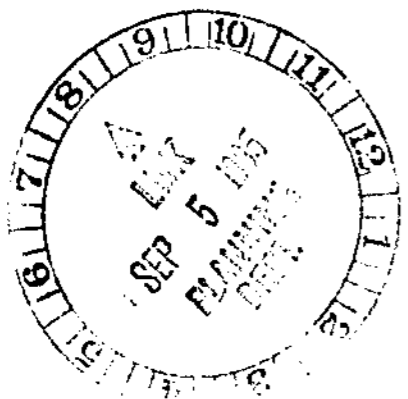
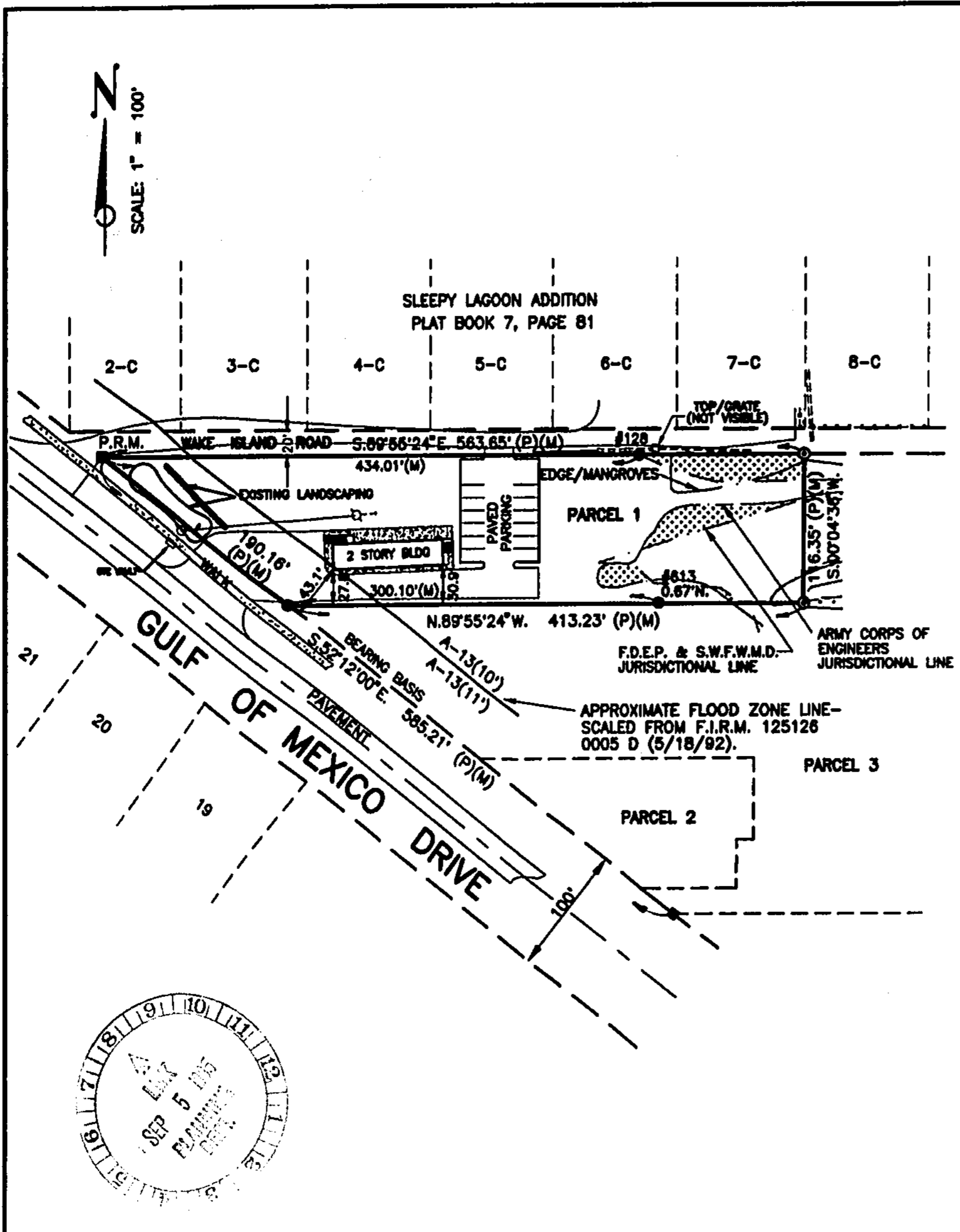
CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


ALEX S. ESBER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE #4349

AUG 28 1995
SIGNING DATE
4/14/95
FIELD SURVEY DATE

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



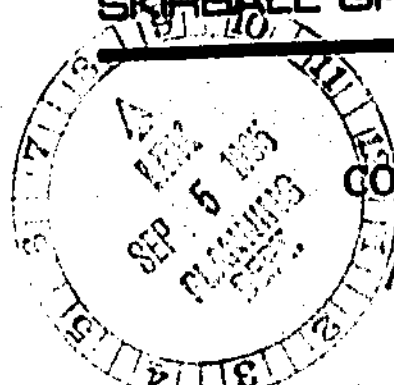
ENGINEERS
Landry & Esber
ENGINEERS • SURVEYORS

130 N. Tomiami Trail, Suite 301 Sarasota, Florida 34236
(813)955-6004 FAX (813)955-7501

REVISED	BY	DATE	DESCRIPTION
	BGR	5/31/95	SURVEY (WEDEBND.DWG) B02502/55

SKIRBALL GROUP

ARCHITECTS & PLANNERS



COMMERCIAL DEVELOPMENT FOR HFI DEVELOPMENTS, INC.



ADDENDUM TO ARCHITECTURAL DRAWING SUBMITTAL

This addendum describes the architectural concept of the proposed building addition and explains how the proposed design meets the architectural criteria stated in the Town of Longboat Key Zoning Code. This addendum has been prepared to assist in the site plan approval process at the request of the planning staff to assist the Board in understanding the function of the proposed building addition.

The building addition has been planned to accomplish three major goals taken from section 158.02 of the Code, and applied specifically to this project:

1. The provision of light, air, and access to the interior spaces of the building.
2. The integration of the two wings of the proposed facility into a unified project.
3. The scaling of the masses of the components of the building appropriate to the surrounding land use and surrounding architectural and visual environment.

In order to provide light and air to the new office and retail space, as well as the maintenance of access to light and air for the existing space, the main bulk of the building addition has been designed approximately 15' away from the north side of the existing wing. Also, the design of the new space has been limited to one story, so as to maintain the light and air to the existing space. The connection between the new and old wings, in compliance with the Code, has been designed as a concourse with a sheltering and somewhat transparent roof, which will allow light, air, ventilation, and access to and from the space below. This design feature has been incorporated in order to achieve a good architectural design, and to comply with section 158.102 of the Code, paragraphs (B)(2)(a) and (B)(2)(b), which require adequate light, air, access, privacy in the arrangement of buildings, and sufficient exterior exposure for residential buildings, as well as the integration of the parts of the development, and convenient access to and from adjacent uses. The roofed concourse, which provides access to all parts of the building, integrates the north and south wings, and provides a central area of convenient access from neighboring adjacent parcels, and from the parts of the building itself to other parts of the building.

The addition is related to the original wing visually, in accordance with 158.102(B)(2)(c), insofar as the addition incorporates the same exterior finishes, roof shapes, and fenestration sill and head heights, while improving on the general appearance of the building, and adding a unique design feature to the building with the sloped concourse roof. The treatment of the front, sides, and rear of the building are comparable in amenity and appearance to each other and all building walls are oriented so as to insure adequate light and air exposure to the rooms within, in accordance with paragraphs (d) and (f) of 158.102.

Exterior lighting is planned to be recessed under a roof overhang, which is both consistent with the treatment of the existing south wing, as well as shielding neighboring properties as well as public streets from direct lighting exposure. h6829.sam

SKIRBALL GROUP

ARCHITECTS & PLANNERS

COMMERCIAL DEVELOPMENT FOR HFI DEVELOPMENTS, INC.



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Exterior lighting is planned to be recessed under a roof overhang, which is both consistent with the treatment of the existing south wing, as well as shielding neighboring properties as well as public streets from direct lighting exposure.

MEMORANDUM

DATE: 09-25-95

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, ¹⁰⁵ Planning, Zoning & Building Director
SUBJECT: RESOLUTION 95-21: HFI DEVELOPMENTS, INC. SITE PLAN
AMENDMENT APPLICATION

During the public hearing held on September 19, 1995, the Planning and Zoning Board unanimously recommended conditional APPROVAL of the HFI Developments, Inc. site plan amendment application. The specific motion of the P&Z Board is as follows:

MR. KARSH MOVED THAT THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 95-21 WHICH APPROVED A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE SUBJECT TO THE GENERIC CONDITIONS OUTLINED IN THE STAFF PRESENTATION AND SUBJECT TO THE FOLLOWING CONDITIONS: 1) THAT THE OFFICE SECTION OF THE NEW ADDITION BE USED FOR ONLY OFFICE SPACE AND NO RETAIL BE PERMITTED; 2) THAT THE APPLICANT WAS SUBJECT TO SEWER AND WATER FEES THAT WERE APPLICABLE TO THE NEW ADDITION; 3) THAT TWO (2) OF THE FOUR PARKING (4) SPACES OUTLINED IN THE PROPOSAL BE ELIMINATED LEAVING ONLY TWO (2) HANDICAP SPACES IN THE FRONT SECTION OF THE ADDITION; 4) THAT THE DRIVEWAY BE REDUCED TO 24 FEET TO CONFORM TO THE TOWN CODE AS PRESENTLY WRITTEN; AND 5) THAT ITEM "D" INCLUDED IN THE FINDINGS OF FACT CONTAINED WITHIN THE STAFF REPORT BE CHANGED TO STATE, "...BUILDING ARRANGEMENTS BOTH BETWEEN BUILDINGS WINGS...". MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: KARSH, AYE; DIAMANT, AYE; LEGLER, AYE; MONROE, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE.

As indicated in the above motion, in addition to staff's 13 recommended conditions, the Planning and Zoning Board recommended the inclusion of the following three (3) additional conditions of approval to Resolution 95-21:

1. Limited Commercial Retail Uses, as set forth in Section 158.125 of the Town Zoning Code, shall not be permitted in the portion of the building addition designated for office use.
2. Prior to issuance of a building permit, the applicant shall be subject to the payment of sewer/water connection fees applicable to the building addition.
3. Prior to the issuance of a building permit, the driveway connection onto Gulf of Mexico Drive where the drive extends across the public sidewalk shall be narrowed to a width of twenty-four (24) feet.

RESOLUTION 95-21: HFI DEVELOPMENTS, INC. SITE PLAN
09-25-95
Page: 2

Enclosed, for your review and consideration, please find the following support documentation:

1. Supplemental staff report to the P&Z Board dated 9-11-95;
2. Original staff report to the P&Z Board dated 6-13-95;
3. Draft Resolution 95-21, including the amended findings of facts, and the three (3) additional conditions of approval recommended by the P&Z Board; and
4. Draft minutes of the P&Z Board from the 6-20-95 and 9-19-95 meetings on this subject.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

DG/dmc

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

SUPPLEMENTAL STAFF REPORT TO P&Z BOARD
DATED 9-11-95

MEMORANDUM

DATE: 09-11-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: SUPPLEMENTAL STAFF REPORT
HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

APPLICANT: Mr. James Layfield
HFI Developments, Inc.
6350 Gulf of Mexico Drive
Longboat Key, FL 34228

SITE LOCATION: 6350 Gulf of Mexico Drive

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE
DESIGNATION: CL, Limited Commercial

EXISTING USE: One (1) office building with real estate offices on the first floor and
two (2) accessory dwelling units/apartments on the second story.

REQUEST: The applicant requests site plan amendment approval to construct a one (1) story office/retail building addition to the existing office building. Additional proposed improvements include a second on-site parking lot and new stormwater management facilities. The proposal represents a revision to the site plan that was presented at the June 20, 1995 Planning & Zoning Board hearing.

PROJECT SUMMARY

The applicant previously submitted a site plan for a two (2) story office building addition to the existing office building. The previously proposed building addition contained 5,124 square feet of gross leasable office space and had a building coverage (footprint) equal to 4,354.1 square feet. The revised site plan received from the applicant consists of a one (1) story office/retail building addition with 4,918 square feet of gross leasable area (2,113 square feet of retail space and 2,805 square feet of office space) and a building coverage (footprint) equal to 7,194.6 square feet. To facilitate the Board's review of the revised site plan, all significant changes from the previously proposed site plan are outlined below.

**SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
APPLICATION
9/12/95
PAGE 2**

1. Concourse Between the Existing Building and the Building Addition.

At the June 20, 1995 Planning & Zoning Board meeting, both the staff and the Board raised concerns over the roofed structure between the existing building and the building addition. Specifically, in assessing whether the previous site plan complied with the Town requirement that there be no more than one (1) principal building on the property, there was concern over the extent to which the existing building and the building addition were structurally connected. Conclusions from the review of the previous plans resulted in a determination that the proposal represented a second principal building, rather than an addition to the existing building.

In response to this concern, the applicant has hired the architectural firm of Skirball Group, Inc., and has proposed the following revisions to the structure between the existing building and the building addition.

- Classified the area between the two (2) wings of the building as a pedestrian concourse providing access to both wings.
- Redesigned the structural connections between the two (2) wings of the building which is significantly more substantial than was previously proposed.
- Represented that the connections between the north and south wings and the concourse roof has been designed by a Florida licensed professional engineer in accordance with the Standard Building Code requirements.

2. Mixed Use Building Addition.

In the previous submission, the entire gross leasable area of the building addition was designated as office use. The revised proposal contains a mix of office and retail space in the building addition. The revised building addition has three units. The front unit, with a gross leasable area of 2,113 square feet, is classified as retail space, while the two (2) rear units with a combined gross leasable area of 2,805 square feet are classified as office space.

3. Footprint/Height of Building Addition.

As previously discussed, the applicant has revised the footprint and height of the building addition. The previous submission proposed a two (2) story building addition with a smaller building footprint. The current proposal consists of a one (1) story addition with a larger building footprint. As a result of the building redesign, the total building coverage (footprint) of the building addition has increased from the previously proposed 4,354.1 square feet to the currently proposed building coverage (footprint) of 7,194.6 square feet.

SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
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4. Relocation of Proposed Parking Area.

The previously submitted site plan proposed a new parking area in front of the existing building and proposed building addition. The revised submission proposes to locate the additional parking area directly behind the existing rear parking area. In addition, four (4) existing legal, non-conforming parking spaces in front of the existing building will be retained.

5. Proposed Standards With Respect to Applicable Zoning Requirements.

As a result of the site plan revision, the proposed standards for the project have changed. Provided below is a summary of the existing standards for the site, and both the previous and currently proposed standards, relative to applicable Zoning Code requirements:

SUMMARY OF ZONING REQUIREMENTS

	Existing	Previously Proposed	Currently Proposed	Allowed
Building Coverage	5.7%	12.1%	16.0%	30% (max.)
Open Space Area	71.0%	61.0%	49.3%	20% (min.)
Upland Open Space Area	55.0%	45.0%	33.1%	15% (min.)
Transition Yard Setback	25.8 ft.	25.8 ft.	25.8 ft.	25 ft. (min.)
Side Yard Setback	62.0 ft.	23.0 ft.	15.0 ft.	15 ft. (min.)*
Front Yard Setback	41.6 ft. **	62.9 ft.	45.0 ft.	45 ft. (Min.)
Rear Yard Setback	281.6 ft.	281.6 ft.	281.6 ft.	20 ft. (min.)
Building Height	11.5 ft.	17.0 ft.	20' 10"	30 ft. (max.)
Parking	22 spaces	32 spaces	33 spaces	33 spaces (min.)

* Wake Island Road has been platted and recorded as an alley, rather than as a public or private street. As a result, a fifteen (15) foot setback from the alley is required, rather than a forty-five (45) foot setback which would be required for a street.

** Legal Non-Conformity

**SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
APPLICATION
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PAGE 4**

This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Code. Staff's assessment of this site plan application is provided below for your review and consideration.

STAFF ASSESSMENT

Staff has determined that the site plan amendment application for HFI Developments, Inc. is in compliance with all applicable requirements of Town Code. The revised addition to the existing office building specifically complies with the yard, lot and bulk regulations contained in the Town Zoning Code. No departures from Town Code have been requested, nor has staff identified any departures from Town Code.

In the attached June 13, 1995 staff report regarding the previous plans, two issues of concern were raised. The first issue concerned the need for a transportation impact study. This topic was discussed at the June 20, 1995 Planning & Zoning Board meeting. Given that the existing and projected level of service on Gulf of Mexico Drive at this location is acceptable based on the results of the Comprehensive Plan update process, the Board decided that a transportation impact study was not needed for the site plan amendment application. Staff concurred with this determination.

The second issue previously raised by staff was whether the proposed site plan complied with the Town Code, Chapter 157 requirement that there be no more than one principal structure on any one lot of record. The previously proposed building addition was attached to the existing building by an ornamental, aluminum framed structure with clear fiberglass panels. In the June 13, 1995 staff report, staff stated that "in order to comply with the one principal structure per lot restriction, the proposed addition needs to be structurally connected to the existing building, and that the connection, as a structural component of the building, is required to comply with all applicable Building Code requirements, including but not limited to the appropriate wind load rating".

The revised proposal provides a more substantial, architecturally-designed connection between the two (2) wings of the proposed building. In addition, the applicant's architect has provided a note on the architectural drawing which states that the connections between north and south wings and the concourse roof has been designed by a Florida licensed professional engineer in accordance with Standard Building Code requirements. Given these revisions to the design and specifications for the concourse roof structure, staff feel that the proposed building addition now appears to comply with the Town requirement that there be only one principal structure on any lot of record.

As per Town Code Chapter 158.103, the granting or denial of applications for site plan approval by written resolution shall include not only conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of approval, with or without changes or special conditions, or for the disapproval. The resolution shall set forth with particularity in what respects the

SUPPLEMENTAL STAFF REPORT: HFI DEVELOPMENTS SITE PLAN AMENDMENT
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plan would or would not be in the public interest, including but not limited to findings of fact and conclusions.

To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

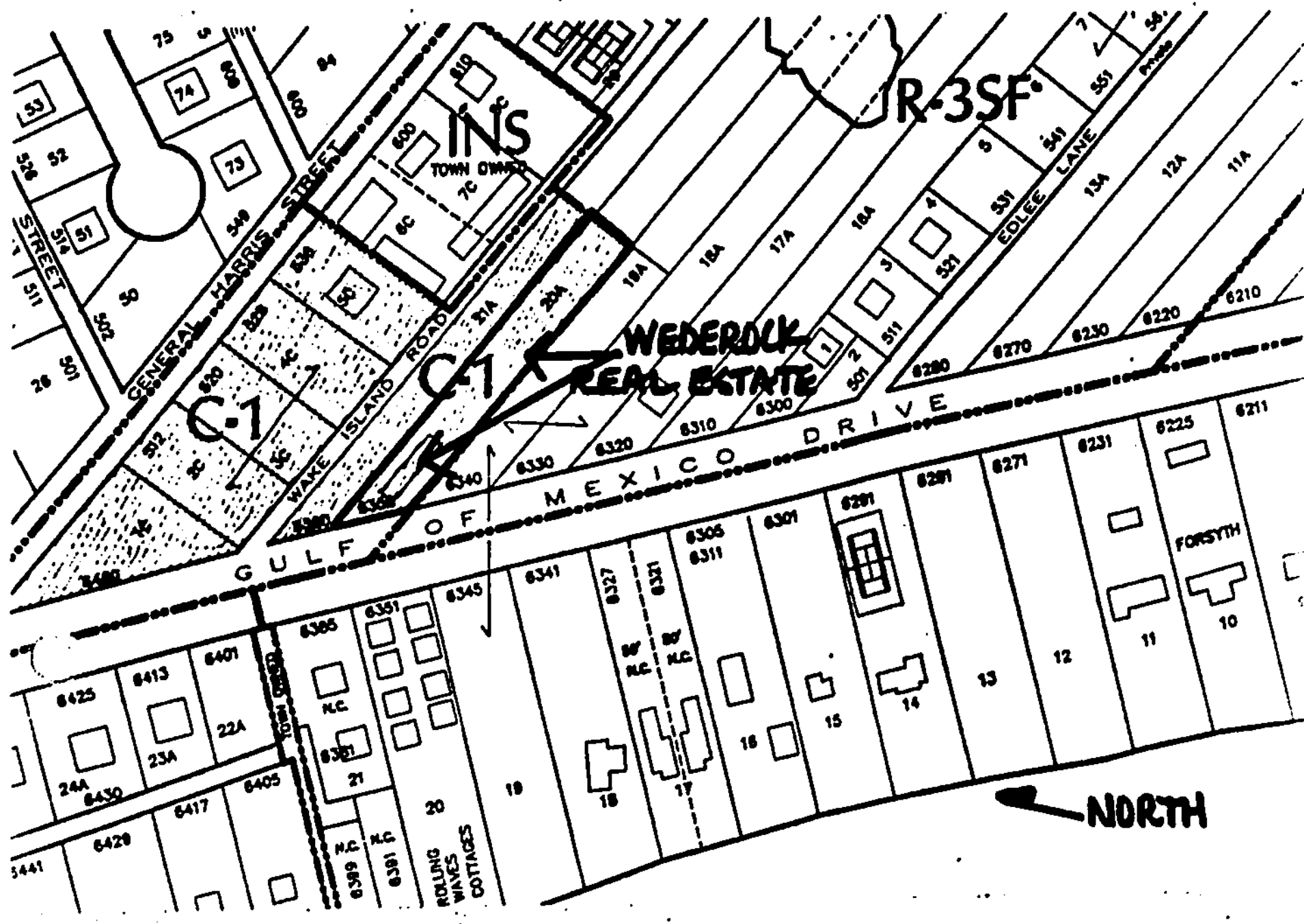
- A. The site plan **IS** consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. The site plan **IS** in conformance with all applicable regulations of the zoning district in which it is located.
- C. The site plan **IS** in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The site plan **IS** consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- E. The site plan **IS** in conformance with Town policy in respect to sufficiency of ownership.

STAFF RECOMMENDATION

Based upon staff's analysis, all procedural and substantive requirements of Town Code regarding the site plan amendment application have been satisfied, and subject to the conditions contained in Exhibit A of the attached draft Resolution, staff would recommend **APPROVAL** of the HFI Developments, Inc. Site Plan Amendment Application.

Attached, please find a copy of the previous staff report dated 6-13-95, and the revised site plan application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

PREVIOUS STAFF REPORT DATED 6-13-95

MEMORANDUM

DATE: 06-13-95

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

APPLICANT: Mr. James Layfield
HFI Developments, Inc.
6350 Gulf of Mexico Drive
Longboat Key, FL 34228

SITE LOCATION: 6350 Gulf of Mexico Drive

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE DESIGNATION: CL, Limited Commercial

EXISTING USE: One (1) office building with real estate offices on the first floor and two (2) 880 square foot accessory dwelling units/apartments on the second story.

REQUEST: The applicant requests site plan amendment approval to construct a two (2) story office building addition to the existing office building. Additional proposed improvements include a second on-site parking lot and new-stormwater management facilities.

PROJECT SUMMARY

The 1.3 acre subject property is located immediately adjacent to the Laguna PUD site, (see location map). In fact, the property is legally described as Parcel 1 of the Laguna at Longboat Key Subdivision which was approved by the Town Commission on March 6, 1995. The property received Site Plan Approval through the adoption of Resolution 85-07. The applicant requests an amendment to the Site Plan to permit the proposed two (2) story office building addition.

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
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The proposed site plan amendment will add 5,124 square feet of office space to the 1,800 square feet of office space located on the first floor of the existing building. The applicant has proposed to retain the existing two (2) dwelling units/apartments that are located on the second story of the existing building.

The proposed site plan amendment includes the construction of a new thirteen (13) space parking lot and two (2) stormwater detention areas, both located in the front portion of the property. Finally, the entrance on the property from Gulf of Mexico Drive has been narrowed to accommodate one of the detention areas.

The finished floor elevation of the existing building and the addition will be five (5) feet above sea level. The applicant proposes to provide the structure flood protection through the use of flood proofing panels.

Provided below is a summary of the proposed standards for the HFI Developments, Inc. Site Plan Amendment Application, as well as, the applicable Zoning Code requirements:

SUMMARY OF ZONING REQUIREMENTS

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed</u>
Building Coverage	5.7%	12.1%	30% (max.)
Open Space Area	71.0%	61.0%	20% (min.)
Upland Open Space Area	55.0%	45.0%	15% (min.)
Transition Yard Setback	25.8 ft.	25.8 ft.	25 ft. (min.)
Side Yard Setback	62.0 ft.	23.0 ft.	15 ft. (min.)*
Front Yard Setback	41.6 ft. **	62.9 ft.	45 ft. (Min.)
Rear Yard Setback	281.6 ft.	281.6 ft.	20 ft. (min.)
Building Height	11.5 ft.	17.0 ft.	30 ft. (max.)
Parking	14 spaces	32 spaces	32 spaces (min.)

* Wake Island Road has been platted and recorded as an alley, rather than as a public or private street. As a result, a fifteen (15) foot setback from the alley is required, rather than a forty-five (45) foot setback which would be required for a street.

** Legal Non-Conformity

This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Code. Staff's assessment of this site plan application is provided below for your review and consideration.

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
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STAFF ASSESSMENT

With two exceptions noted below, staff has determined that the site plan amendment application for HFI Developments, Inc. is in compliance with all applicable requirements of Town Code. The proposed addition to the existing office building specifically complies with the yard, lot and bulk regulations contained in the Town Zoning Code. No departures from Town Code have been requested, nor has staff identified any departures from Town Code.

Chapter 157 of the Town Code requires that there be no more than one principal structure on any one lot of record. The proposed building addition is attached to the existing building by an ornamental, aluminum framed structure with clear fiberglass panels. In order to comply with the one principal structure per lot restriction, staff has advised the applicant that the proposed addition needs to be structurally connected to the existing building, and that the connection, as a structural component of the building, is required to comply with all applicable Building Code requirements, including but not limited to the appropriate wind load rating.

The applicant has agreed to work with staff in revising the connection between the existing structure and the proposed addition, but unfortunately the applicant's architect was not available to prepare revised architectural plans for the June 20, 1995 Planning and Zoning Board meeting date. In order to facilitate the this application and avoid a two month delay in processing the application that is caused by the summer recess of the Planning and Zoning Board, staff would recommend approval of the site plan amendment application with a condition of approval that prior to the issuance of a building permit, the applicant submit architectural plans with a structural roof connection which complies with all applicable Building Code requirements.

The second issue of concern is the applicant's claim that a transportation impact study is not required for the proposed site plan amendment. Town Code Section 158.102(F)(1) states that a transportation impact study shall be required if a proposed development generates more than one hundred (100) trips per day. The applicant has conducted an analysis which found that the combined office space on the property would generate only 92 trips per day. Staff has assessed that the applicant's traffic analysis is flawed in two ways. First, the applicant based their analysis on average weekday vehicle trips when the Town Code requires that the analysis be based on peak season, peak hour parking generation. Second, the applicant reduced the average weekday trip count by 25% to account for off-season conditions, when as already stated, the Town Code requires that the analysis be based on the peak season, peak hour condition. This requirement of Code ensures that all future developments are designed to accommodate peak hour demand while maintaining minimum level-of-service standards adopted by the Town for traffic circulation.

For the reasons stated above, staff has determined that a traffic impact study is required for the proposed site plan amendment. As such, staff recommend a second condition of approval whereby prior to the

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION

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issuance of a building permit, the applicant shall submit to the Planning, Zoning and Building Department a transportation impact study, prepared by a certified transportation engineer, in accordance with the methodology specified in Town Code Section 158.102(E), and in the event that the proposed development reduces the level of service on Gulf of Mexico Drive, that the applicant provide all necessary improvements to retain the Town's adopted level of service for Gulf of Mexico Drive.

As per Town Code Chapter 158.103, the granting or denial of applications for site plan approval by written resolution shall include not only conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of approval, with or without changes or special conditions, or for the disapproval. The resolution shall set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following.

To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

- A. The site plan IS consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. The site plan IS in conformance with all applicable regulations of the zoning district in which it is located.
- C. The site plan IS in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The site plan IS consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- E. The site plan IS in conformance with Town policy in respect to sufficiency of ownership.

HFI DEVELOPMENTS INC.: SITE PLAN AMENDMENT APPLICATION
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STAFF RECOMMENDATION

Based upon staff's analysis, all procedural and substantive requirements of Town Code regarding the site plan amendment application have been satisfied, and subject to the conditions contained in Exhibit A of the attached draft Resolution, staff would recommend APPROVAL of the HFI Developments, Inc. Site Plan Amendment Application.

Attached, please find a copy of the site plan application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

DRAFT RESOLUTION 95-21

Draft 5 - 9/26/95

RESOLUTION 95-21

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 4, 1985, the Town Commission adopted Resolution 85-7, approving a site plan for Casablanca Videos II, 6350 Gulf of Mexico Drive; and

WHEREAS, HFI Developments, Inc., the owner of the property located at 6350 Gulf of Mexico Drive, has requested to amend the Site Plan to allow for construction of an addition to the existing building; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the application and referred the same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be approved with conditions; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations of the zoning district in which it is located.
- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between wings in the proposed development and those adjoining the site.

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

- (e) The plan conforms with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY THAT:

Section 1. The site plan amendment for HFI Developments, Inc., Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", HFI Developments, Inc., Longboat Key, Florida 34228, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the ____ day of _____, 1995.

Mayor

Attest:

Town Clerk

Attachment: Exhibit "A"

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

EXHIBIT "A"
RESOLUTION NO. 95-21

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN AMENDMENT REVIEW

HFI DEVELOPMENTS, INC.

1. The provisions of the site plan application for the subject property, dated May 31, 1995, and received September 5, 1995, and site plans received on September 5, 1995, shall be complied with unless waived or modified by the below conditions or by written agreement between the Town and the applicant or amended pursuant to Town Code. Any and all improvements shall comply with C-1 provisions of the Town Zoning Code, except as otherwise provided for in the site plan and/or conditions of approval.
2. Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency, and all applicable permits received from such agencies, shall be submitted to the Town Planning, Zoning & Building Department.
3. The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Manatee County Mosquito Control Department.
4. All utilities shall be located underground.
5. A construction fence shall be provided to secure the construction site.
6. Approval of the proposed Site Plan shall be subject to payment of all staff review charges.
7. Approval of utilities, storm water system and all site work, including all necessary off-site improvements and the posting of a satisfactory performance bond must be received by the Public Works Department prior to the commencement of any work.
8. All nuisance exotic species of trees on the entire site shall be removed including Australian Pine (*Casuarina* spp.) and Brazilian Pepper (*Schinus terebinthifolius*). All efforts shall be made to avoid the removal of native vegetation however whenever such native vegetation having a dbh of 4" or greater has to be removed, the applicant shall replace that vegetation on-site at a ratio of two (2) replaced for each one (1) removed at a minimum nursery size of 30 gallons and a minimum height of 10 feet.

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

9. Native and drought resistant plant species shall be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant.

10. The slope of all graded areas on the site shall not exceed a ratio of 4:1 (four (4) feet horizontal for every one (1) foot vertical). Prior to the issuance of the any Certificate of Occupancy or Temporary Certificate of Occupancy, the applicant shall submit an "as-built grading plan to and approved by the Town Planning, Zoning and Building Department.

11. In order to improve pedestrian and bicyclist safety along the sidewalk that crosses the project access driveway, the applicant shall:

- a. Provide bar-type striping along the edge of the sidewalk, crossing the roadway and continuing thirty (30) feet in each direction, consistent with those provided at the intersections of Gulf of Mexico Drive and Neptune, Spinnaker and Dream Island Roads.
- b. Install bike-crossing warning signs at the approach of the access driveway to Gulf of Mexico Drive.
- c. Consult with the Town Public Works Department or subcontractor retained by the Town Public Works Department on the design and specifications of the improvements listed above.
- d. The required sidewalk-related improvements shall be installed by the applicant to the Town of Longboat Key specifications.

12. The applicant shall submit to the Planning, Zoning & Building Department a shoreline stabilization plan for the retention pond. The stabilization plan shall show finished grade along the shoreline and include a landscaping plan for the shoreline. The shoreline stabilization plan shall be approved by the Planning, Zoning & Building Department prior to the issuance of any building permit.

RESOLUTION 95-21 (CONT)
Draft 5 - 9/26/95

13. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:

- a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
- b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before October 2, 1996 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline); or
- c. A final Certificate of Occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building of development phase of the project.

14. Due to safety concerns, two (2) of the four (4) parking spaces, shown on the site plan dated September 5, 1995, located in front of the existing wing of the building shall be removed from the site plan. The remaining two (2) front parking spaces shall be designed as handicapped parking spaces. This reduction of two (2) parking spaces will result in the property having two (2) parking spaces less than is required by Section 158.128 of the Town Zoning Code. Due to this deficiency in the number of on-site parking spaces, limited commercial uses, as set forth in Section 158.125 of the Town Zoning Code, shall not be permitted in the portion of the building addition designated for office use, as well as in the existing office wing of the building.

15. Prior to the issuance of a building permit, the applicant shall be subject to the payment of sewer/water connection fees applicable to the building addition.

16. Prior to the issuance of a building permit, the driveway connection onto Gulf of Mexico Drive where the drive extends across the public sidewalk shall be narrowed to a width of twenty-four (24) feet.

17. Parking of construction-related vehicles shall be prohibited along Gulf of Mexico Drive.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

DRAFT MINUTES FROM 9-19-95 P&Z BOARD MEETING

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TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING

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SEPTEMBER 19, 1995

The regular meeting of the Planning and Zoning Board was called to order at 9:00 a.m.

Members Present: Chairman Rosenberg, Vice-Chairman Diamant,
Secretary Legler, Members Redgrave,
Rothenberg, Monroe, Karsh

Members Absent: Hamovit, Lee

Also Present: Michael Furen, Phil Skirball, Sam Esber; David
Persson, Town Attorney; Daniel Gaffney,
Planning, Zoning & Building Director; Scott
Pickett, Planner; Donna Chipman,
Administrative Secretary

AGENDA ITEM #2
APPROVAL OF MINUTES

MR. LEGLER MOVED THE MINUTES OF THE 6-20-95 REGULAR MEETING BE APPROVED AS WRITTEN. MR. KARSH SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

AGENDA ITEM #3
HFI DEVELOPMENTS, INC.

a. Site Plan Amendment

Mrs. Chipman swore-in all those testifying at this hearing at this time.

Mr. Gaffney commented that the HFI Developments, Inc. site plan had been continued from the 6-20-95 P&Z Board meeting. He stated that since that meeting the applicant had revised the site plans and hired an architect to design the renovations in accordance with the zoning and building codes of the Town.

Mr. Pickett stated that the applicant was requesting a site plan amendment approval to construct a one (1) story office/retail building addition to the existing office building. He noted that additional improvements consisted of a second on-site parking lot and new stormwater management facilities. He stated that the applicant had previously submitted a site plan for a two (2) story office building addition to the existing office building. He commented that the previously proposed addition contained 5,124 sq.ft. of gross leasable office space and had a building coverage

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(footprint) of 4,354 sq.ft, and the revised plans consisted of a one (1) story office/retail building addition with 4,918 sq.ft. of gross leasable area and a building coverage of 7,195 sq.ft.

Mr. Pickett noted that at the 6-20-95 P&Z Board meeting, staff and the Board were concerned with the roof structure between the existing building and the proposed addition, specifically whether the previous site plan complied with the Town requirement that there be not more than one (1) principal building on a property. After review it was determined that the proposal represented a second principal building rather than an addition. He stated that as a result, the applicant hired an architectural firm, the Skirball Group, to redesign the structure. He explained that the revisions included: 1) classification of the area between the two wings as a "pedestrian concourse"; 2) redesigned the structural connections between the wings; and 3) represented that the connection between the north and south wings and the concourse roof had been designed by a Florida licensed professional engineer in accordance with the requirements of the Standard Building Code.

Mr. Pickett stated that the revised site plan contained a mix of office space and retail space. He said the applicant had revised the footprint and height of the building addition which increased the total building coverage from 4,354 sq.ft to 7,195 sq.ft. He also stated that the previous site plan proposed a new parking area in front of the existing building and addition. He commented that the revised submission proposed to locate the additional parking area directly behind the existing rear parking area and retain the four (4) existing legal, nonconforming parking spaces in the front of the existing building. He continued with reviewing the Summary of Zoning Requirements contained within the staff report.

Mr. Pickett stated that Staff had determined that the site plan amendment application was in compliance with all applicable Town Code requirements, and that the revised addition specifically complied with the yard, lot and bulk regulations of the Zoning Code. He noted that one of the issues at the 6-20-95 P&Z Board meeting was the transportation impact study, and it was determined that given that the existing and projected level of service on Gulf of Mexico Drive at the specific location were acceptable based on the results of the Comprehensive Plan update process, the Board decided that a transportation study would not be needed for the site.

Concerning the structural connection between the wings, Mr. Pickett stated that the revised proposal provided a more substantial, architecturally-designed connection between the two wings of the proposed building. He commented there was a note included on the plans that the connection and the concourse roof had been designed by a Florida licensed professional engineer in accordance with the building code. He continued by reviewing the Findings of Fact and Conclusions contained in the staff report.

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Pursuant to published notice, the public hearing was opened.

Michael Furen, attorney representing the applicant, presented the certified mail receipts to the Board. He noted that the applicant agreed to and accepted the conditions for approval.

Phil Skirball, Skirball Group Architects, stated he was representing the applicant. He stated there was an existing 2-story building on the site, and the applicant was proposing to add a wing to the building on the north side with a pedestrian concourse between the two buildings. He explained there would be a 15 ft. high pedestrian concourse that would be sky lit, and a one-story proposed office/retail structure. He commented they had reduced the bulk and mass of the structure from the street view by reducing the building from two stories to one story. He stated they had redesigned the link between the north and south wing from an aluminum frame with fiberglass panels to a concrete and steel structure that would house a roof and skylight panels. He also noted there was a reduction of parking spaces from 6 to 4 in the front of the building and the remainder of the parking would be in the rear of the building. He reviewed the site plan drawings and a colored illustration with the Board.

Mr. Rothenberg asked if there were entrances to the concourse at the east and west sides. Mr. Skirball responded yes; the concourse was opened all the way between the structures. Mr. Rothenberg stated that he noticed the entrance to the street was half way across the length in the front of the property as opposed to what he would consider a "driveway". Mr. Skirball stated the drive was existing and would remain in its present state. Mr. Rothenberg asked if the drive was in conflict with the code or requirements of FDOT. Mr. Pickett stated there were no code requirements for the driveway width in the interior portion of the site. He said there was discussions with the applicant concerning the driveway and the narrowing of the entrance to the maximum 24 ft. at the area that it met the sidewalk.

Mr. Rothenberg commented that the additional parking was fine, but there was a large amount of "blacktop" and not many trees to break up the space. Mr. Pickett referred to Sheet D6 of the site plan which illustrated the landscaping improvements that would be provided on the site.

Mr. Diamant felt the entire scheme of the project had improved. He commented that the reduction in the massing to one-story and moving the parking from the front to the east side was fine. However, he voiced concern with the driveway arrangement and felt the applicant could maintain the handicap parking in the front and still narrow the driveway. He questioned the materials used for the concourse. Mr. Skirball stated that he attempted to depict in the rendering the concept that he wished to develop. He commented that the top of the concourse roof was 24 ft. above grade. He was

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concerned with the transparency and the possibility that it may get hot in the area, and he believed it may be best to use some type of solid material. Mr. Diamant asked if there were any changes contemplated for the second story of the existing building. Mr. Skirball stated there were windows that faced the concourse from the second floor, and he had proposed to remove existing windows in two locations and adding egress windows in two other locations.

Mr. Karsh stated he understood there were 4 parking spaces in the front and the remainder in the back. Mr. Pickett stated there were two parking spaces in the front of the building that had been designated as handicap spaces. Mr. Karsh asked whether the Board should explore the possibility of the narrowing of the driveway if it effected the parking in the front. Sam Esber, Landry & Esber, representing the applicant, explained that the way the access moved along the building and exited at the north, it was difficult to get a good side view at that angle. He also noted there would be four (4) spaces that would be backing out into the area creating another visual concern. He said after reviewing the intersection, it was felt that if they moved and changed the intersection, it would create a problem with pedestrians and bicyclists on Gulf of Mexico Drive. He said it was decided that the best enhancement would be striping along the existing, northerly portion of the driveway to reduce and control the exiting point of the traffic. Mr. Diamant disagreed with Mr. Esber's statements. He said the present plan would have vehicles backing out into the public right-of-way, and felt that would be a hazard. Mr. Esber stated the alignment of the existing building and the setback of 22 ft. from the corner to the property line presented a very difficult intersection to work with. Mr. Diamant felt the four parking spaces may need to be redesigned or reduced to two spaces to allow backing into the driveway, rather than the right-of-way.

Mr. Furen stated the applicant had extensive discussions on the parking and the plans reflected the final decision; there was no area to relocate the spaces to the south. Mr. Esber stated they had reduced the number of parking spaces. He said the appearance that a vehicle would be backing into the right-of-way was not present. He said the difficulty was the return of pavement on the south side was not in an area perpendicular and parallel to the road coming in to the curve.

Mr. Karsh asked how many parking spaces currently existed in the front. Mr. Furen responded there were six (6) spaces, but two spaces closest to the pavement would be eliminated. Mr. Diamant asked how many spaces were required by Town Code. Mr. Esber replied the site had the exact number of spaces required by code. He noted they were not allowed to install any spaces in the east end of the property due to the jurisdictional area. Mr. Furen stated there were currently 33 spaces. Mr. Diamant questioned the

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result if the 4 spaces in the front were eliminated and asked if the driveway could be revised to the proper widths. Mr. Esber stated they would not be able to revise the intersection, because the way the driveway approached Gulf of Mexico Drive and ran along the existing building.

Mr. Rosenberg read a letter into the record received from Phillip Lombardo in opposition to the site plan amendment application.

Mr. Karsh asked what type of retail establishments would be occupying the existing building and what market change directed the revision in the plans. Mr. Pickett read the retail uses that would be permitted in the C-1 district from the Zoning Code. Mr. Rothenberg stated he was not sure why the 4 spaces in front were vital to the applicant. He felt it would be easier to compromise in connection with the parking in the rear and satisfy the concerns caused by the 4 spaces in front. Mr. Furen stated unless the P&Z Board could reduce the code requirements for parking for this site, the applicant could not discuss a compromise. Mr. Karsh asked if Mr. Furen was suggesting that the Board allow a variance for the reduction in parking. Mr. Furen stated that he indicated that the P&Z Board did not have the authority to grant a variance for the parking. Mr. Monroe commented that he did not agree with the parking spaces in the front, but it did provide handicap parking.

Mr. Karsh stated the site had the required number of parking spaces, 4 spaces being in front of the site, and asked since the Board was concerned with the 4 spaces in front, did the Board have the authority to grant a variance allowing 4 less spaces for the site. Mr. Persson responded the Board could recommend a departure from the supplemental controls (Section 158.102(L)); the Board could recommend approval with deletion of the 4 spaces recognizing it was a departure from the supplemental controls.

Mr. Diamant questioned the width of the present driveway. Mr. Pickett replied it was in excess of 24 ft. Mr. Diamant asked if the Board could request the applicant to conform with the present code, because of the hazardous nature of the legal, nonconforming driveway.

The Board recessed for 10 minutes to allow the Town Attorney time to research the issues of the parking departure and the driveway width.

Mr. Persson explained that Mr. Diamant's question concerning the narrowing of the width of the driveway related to the reduction in the number of parking spaces. He said if the Board had the power to relocate or narrow the entrance which would require the reduction of spaces, then they would have the authority based upon Section 158.102(D). He noted that section of the code allowed the Board to review the safety issues and the impact upon safety. He

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felt the Board could, as a condition of approval, require the 24 ft. entrance, and staff had discussed the issue with the applicant, and the applicant was willing to consider to: 1) retain the current size of the building; or 2) eliminate two parking spaces and leave 2 spaces for handicap parking, and reduce the entrance to 24 ft. Mr. Gaffney stated Section 158.102(D) addressed the Town's wish to ensure safety and proper internal circulation, and he would recommend that the reduction of the width of the driveway entrance to a maximum of 24 ft. would be a better alternative than the reduction of the 2 parking spaces.

Mr. Pickett stated that the applicant would be subject to sewer and water connection fees for the new office and retail space. He noted those fees were due upon application for the building permit. He stated the current office space would remain office space and could not be converted to retail because there was a higher parking demand, and there was no additional parking to meet that demand.

No one else wished to be heard, and the hearing was closed.

Mr. Diamant commented that he believed the project had "vastly improved". He stated by narrowing the driveway, the applicant would decrease the paved areas and increase the areas for possible landscaping. Mr. Rosenberg commented that he believed the applicant was unhappy in June with the continuation of the hearing, but he noted that the Board wished to be prepared to give the applicant every possible chance for approval. He stated that if applicants submitted the appropriate drawings, documentation, etc. initially, it would possibly prevent continuations.

MR. KARSH MOVED THAT THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 95-21 WHICH APPROVED A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 6350 GULF OF MEXICO DRIVE SUBJECT TO THE GENERIC CONDITIONS OUTLINED IN THE STAFF PRESENTATION AND SUBJECT TO THE FOLLOWING CONDITIONS: 1) THAT THE OFFICE SECTION OF THE NEW ADDITION BE USED FOR ONLY OFFICE SPACE AND NO RETAIL BE PERMITTED; 2) THAT THE APPLICANT WAS SUBJECT TO SEWER AND WATER FEES THAT WERE APPLICABLE TO THE NEW ADDITION; 3) THAT TWO (2) OF THE FOUR (4) SPACES OUTLINED IN THE PROPOSAL BE ELIMINATED LEAVING ONLY TWO (2) HANDICAP SPACES IN THE FRONT SECTION OF THE ADDITION; 4) THAT THE DRIVEWAY BE REDUCED TO 24 FEET TO CONFORM TO THE TOWN CODE AS PRESENTLY WRITTEN; AND 5) THAT ITEM "D" INCLUDED IN THE FINDINGS OF FACT CONTAINED WITHIN THE STAFF REPORT BE CHANGED TO STATE, "...BUILDING ARRANGEMENTS BOTH BETWEEN BUILDINGS WINGS...". MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: KARSH, AYE; DIAMANT, AYE; LEGLER, AYE; MONROE, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

MINUTES FROM THE 6-20-95 P&Z BOARD MEETING

P&Z BOARD

**6-20-95

AGENDA ITEM #4
WEDEBROCK REAL ESTATE

Pursuant to published notice, the public hearing was opened.

Chairman Rosenberg stated the Board had received a letter of objection from Phil Lombardo concerning the proposal.

Scott Pickett, Planner, was sworn-in. Mr. Pickett read from the staff report noting that the applicant was requesting a site plan amendment to construct a two (2) story office building addition to the existing office building with additional improvements of a second on-site parking lot and new stormwater management facilities. He said the proposed amendment would add 5,124 sq.ft. of office space to the 1,800 sq.ft. of office space located on the first floor of the existing building. The applicant was proposing to retain the existing two (2) dwelling units/apartments that were located on the second story of the existing building. He reviewed the Summary of Zoning Requirements with the Board. He noted that the front yard setback was a legal, nonconformity on the existing building. Also, he stated that Wake Island Road had been platted and recorded as an alley, rather than a public or private street, and a 15 ft. setback was required. Mr. Pickett explained that Chapter 157 of the Town Code required that there be no more than one principal structure on any one lot of record. He noted that the proposed building addition was attached to the existing building by an ornamental, aluminum framed structure with clear fiberglass panels. He commented that in order for the applicant to comply with the one principal structure per lot restriction, staff had advised that the proposed addition needed to be structurally connected to the existing building, and that the connection was required to comply with all applicable Building Code requirements. He stated that the applicant was working with staff and agreed to make the revisions, but the architect for the project was not available to prepare revised drawings for this meeting. He said staff was suggesting a condition of approval that prior to the issuance of a building permit, the applicant submit architectural plans with a structural roof connection which complied with all applicable Building Code requirements.

Mr. Pickett stated another staff concern was the transportation impact study for the project. Mr. Gaffney commented that it had appeared, based on the information, that the project would generate more than 100 trips per day. He said the transportation issue was addressed as part of the Comprehensive Plan. He said there were no areas north of Putting Green Lane where there was a projected decrease in Level of Service at build-out. He pointed out that there was a provision in the Town Code that allowed the applicant to request a waiver from that requirement, and staff had no objection to a departure from the impact study. Mr. Pickett continued by reviewing the Findings of Fact with the Board.

Mr. Diamant stated it was difficult from the submitted materials to visualize how the two buildings would be connected. He also voiced concern that there were no landscape plans submitted with the application. Mr. Pickett stated that staff was concerned also when

P&Z BOARD

**6-20-95

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summer because there would be less traffic and people on the island, and the project would be completed by November. Mr. Diamant asked when Mr. Layfield would be applying for the building permit. Mr. Layfield replied within the next three weeks they would meet with staff to revise plans and apply for a building permit.

Mr. Rosenberg asked what would happen to the space between the buildings as a result of the roofover. Mr. Layfield responded that there was a parking lot in the front of the building and a parking lot in the rear of the building, and there would be an atrium area between the buildings.

Richard Simcoe, Building Official, was sworn-in. Mr. Diamant asked what constituted a principal structure. Mr. Gaffney responded staff referred to the Building Code, and how the Building Code would define the minimum structural connection so that it was listed as an addition to an existing building, rather than a separate free-standing building. Mr. Diamant asked if two buildings could be constructed 10 ft. apart. Mr. Simcoe explained on this site there was a structure that would be connected by a concrete, protected breezeway with a roofover. He said the Building Code did not have a problem with referring to the structure as an addition. Mr. Hamovit asked if the buildings would be required to have integrated HVAC, electrical or sewage systems. Mr. Simcoe stated that in a mall, the individual stores had their own A/C systems, self-contained fire protection, etc. and were considered separate structures, but the entire building was considered one building.

Mr. Diamant again asked if a 10 ft. separation was allowed between the buildings and the type of construction. Mr. Simcoe stated the new building was a Type 6 construction, and the 10 ft. separation was adequate because of the amount of openings between the buildings. Mr. Karsh asked if the Board could be sure that the Board would be complying with the Code by not having two separate buildings on the property if the addition and the existing building had a roofover. Mr. Simcoe replied the Building Code could accommodate that situation. Mr. Karsh stated that the Board would not be violating the Building Code by allowing two separate buildings being connected with some type of roof. Mr. Simcoe replied that was correct.

Mr. Diamant asked if the proposed building would be sprinklered. Mr. Simcoe stated the Fire Code would require a sprinkler system for a commercial building. Mr. Layfield stated that the Fire Marshal had visited the site approximately 6-7 weeks ago during the remodel of the existing building, and required two (2) smoke alarms to be hardwired in the two (2) upstairs units. He said they also installed three (3) fire extinguishers in the units. Mr. Furen stated that the new construction would comply with the Fire Code of the Town and if the code required the existing building to be sprinklered, then the applicant would install such a system.

Mr. Legler suggested an additional condition that the Town hire an architect, paid for by the applicant, to review and give final approval to the revised plans. Mr. Furen stated that the applicant did not agree with that condition. Mr. Hamovit stated he was concerned with the idea that the zoning code was satisfied because the building code was satisfied. Mr.

P&Z BOARD

**6-20-95

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Karsh stated that the zoning code stated one building and the building code allowed two buildings to become one building through a connection of some type. He asked if there was a problem, would the building code supercede the zoning code. Mr. Gaffney explained that the two codes complimented each other and worked together. He said staff would need to refer to the Building Code to supplement and confirm the requirements of the Zoning Code - which was one principal building.

No one else wished to be heard, and the hearing was closed.

MR. KARSH MOVED THAT THE P&Z BOARD APPROVE RESOLUTION 95-21 WHICH APPROVED THE SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC. SUBJECT TO THE CONDITIONS ATTACHED IN EXHIBIT "A" OF THE RESOLUTION AND WITH THE ADDITION IN CONDITION #3 OF THE LANGUAGE, "...IN THE JUDGEMENT OF THE TOWN'S PLANNING, ZONING & BUILDING DEPARTMENT"; THE DELETION OF CONDITION #4 WHICH ADDRESSED THE TRANSPORTATION IMPACT STUDY; AND THE ADDITIONAL CONDITION THAT THE APPLICANT MUST SUBMIT APPROPRIATE LANDSCAPING PLANS WHICH WERE APPROVED BY THE PLANNING, ZONING & BUILDING DEPARTMENT AND THEIR LANDSCAPE EXPERT. MR. LEGLER SECONDED THE MOTION.

Mr. Diamant stated he was uncomfortable with the application, and voiced concern with the applicant's architect not being available. He did not agree with staff's statement that the site plan was consistent as to design standards. Also, he noted he also disagreed with Item "c" of staff's report concerning the design, adequacy and construction. He was concerned with the absence of the required submittals and felt the Board was entitled to the proper submittal to review the entire application. He felt the application should be resubmitted when all materials and participants were available. Mr. Hamovit agreed; he was concerned with the idea of determining that the addition was one building based solely upon the Building Code. He felt that may be possible in reviewing plans which indicated it was one building; however, those plans were not available, and he felt the Board should wait until those plans were submitted for review. Mr. Legler felt the Board was placing a burden on the Planning, Zoning & Building Department to make an architectural decision.

MOTION FAILED ON ROLL CALL VOTE: DIAMANT, NO; HAMOVIT, NO; KARSH, NO; LEGLER, NO; ROSENBERG, NO.

MR. HAMOVIT MOVED THAT THE SITE PLAN AMENDMENT APPLICATION FOR HFI DEVELOPMENTS, INC. BE CONTINUED UNTIL THE 9-19-95 REGULAR P&Z BOARD MEETING AT WHICH TIME THE APPLICANT SHOULD SUBMIT MATERIALS TO THE BOARD THAT WOULD PERMIT THE BOARD TO CONCLUDE FROM THE NECESSARY INFORMATION, THAT IT SATISFIED THE REQUIREMENTS FOR THE CODE. MR. DIAMANT SECONDED THE MOTION.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

MEMORANDUM

DATE: 10-02-95

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: RESOLUTION 95-21: HFI DEVELOPMENTS, INC. - REVISED
CONDITIONS OF APPROVAL

Attached, for your review and consideration, please find revised conditions of approval #14 and #16 contained within Resolution 95-21 approving a site plan amendment for HFI Developments, Inc. This resolution is scheduled for the 10-2-95 Town Commission meeting for review.

If you have any questions, or desire any additional information, please let me know.

DG/dmc

RESOLUTION 95-21: HFI DEVELOPMENTS, INC. - REVISED
10-02-95
Page: 2

RESOLUTION 95-21

REVISED CONDITION 14

14. Due to safety concerns of the Town, the applicant, prior to the issuance of a building permit, shall make a good faith and bona fide effort to obtain the approval of the Florida Department of Transportation ("FDOT") for a redesigned and revised entrance driveway for the project so that the existing driveway connection where it crosses the existing public sidewalk will be narrowed to a pavement width of twenty-four (24) feet. In the event the FDOT approves the reduction in the existing driveway width where the driveway crosses the existing public sidewalk to twenty-four (24) feet then (a) the driveway connection for the project where it crosses the existing public sidewalk shall be twenty-four (24) feet, (b) any redesign of the internal traffic circulation and parking plan for the project required as a result of the narrowing and reduction of the existing driveway connection to twenty-four (24) feet where it crosses the existing public sidewalk (including the redesign or relocation of one (1) or more of the four (4) parking spaces located in front of the existing wing of the building and shown on the site plan dated September 5, 1995) shall be approved by the Director of Planning, Zoning & Building as a "site plan exemption" pursuant to Section 158.100 of the Town Zoning Code, and (c) if the redesign of the internal traffic circulation and parking plan for the project results in the loss of one (1) or more of the four (4) parking spaces in front of the existing wing of the building then the applicant and the project are granted a departure, pursuant to Section 158.102(D) of the Town Zoning Code from the required parking requirements that would otherwise be applicable to the project.

REVISED CONDITION 16:

16. The portion of the building addition shown on the site plan dated September 5, 1995 for office uses and the existing office uses in the existing wing of the building shall not be converted to or used for any retail commercial uses.

MEMORANDUM

DATE: 10-02-95

TO: Town Commission
FROM: Griff Roberts, Town Manager
SUBJECT: Revisions to Resolution 95-21

The attached revisions to Resolution 95-21 have just been received by my office and are being faxed to provide you some advance notice prior to tonight's meeting. I apologize for the lateness of this material.

I will have Dan Gaffney apprise you of these tonight as the subject is presented for consideration.



GHR/dhs

cc: Dan Gaffney, Planning, Zoning & Building Director

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

OCT-02-'95 MON 16:12 ID:

TEL NO:

#375 P01

M E M O R A N D U M

DATE: 10-02-95

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: RESOLUTION 95-21: HFI DEVELOPMENTS, INC. - REVISED
CONDITIONS OF APPROVAL

Attached, for your review and consideration, please find revised conditions of approval #14 and #16 contained within Resolution 95-21 approving a site plan amendment for HFI Developments, Inc. This resolution is scheduled for the 10-2-95 Town Commission meeting for review.

If you have any questions, or desire any additional information, please let me know.

DG/dmc

OCT 2 1995

RESOLUTION 95-21: HFI DEVELOPMENTS, INC. - REVISED
10-02-95
Page: 2

RESOLUTION 95-21

REVISED CONDITION 14

14. Due to safety concerns of the Town, the applicant, prior to the issuance of a building permit, shall make a good faith and bona fide effort to obtain the approval of the Florida Department of Transportation ("FDOT") for a redesigned and revised entrance driveway for the project so that the existing driveway connection where it crosses the existing public sidewalk will be narrowed to a pavement width of twenty-four (24) feet. In the event the FDOT approves the reduction in the existing driveway width where the driveway crosses the existing public sidewalk to twenty-four (24) feet then (a) the driveway connection for the project where it crosses the existing public sidewalk shall be twenty-four (24) feet, (b) any redesign of the internal traffic circulation and parking plan for the project required as a result of the narrowing and reduction of the existing driveway connection to twenty-four (24) feet where it crosses the existing public sidewalk (including the redesign or relocation of one (1) or more of the four (4) parking spaces located in front of the existing wing of the building and shown on the site plan dated September 5, 1995) shall be approved by the Director of Planning, Zoning & Building as a "site plan exemption" pursuant to Section 158.100 of the Town Zoning Code, and (c) if the redesign of the internal traffic circulation and parking plan for the project results in the loss of one (1) or more of the four (4) parking spaces in front of the existing wing of the building then the applicant and the project are granted a departure, pursuant to Section 158.102(D) of the Town Zoning Code from the required parking requirements that would otherwise be applicable to the project.

REVISED CONDITION 16:

16. The portion of the building addition shown on the site plan dated September 5, 1995 for office uses and the existing office uses in the existing wing of the building shall not be converted to or used for any retail commercial uses.

D2 - 8/29/96

RESOLUTION 96-22

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING RESOLUTION 95-21, APPROVING A SITE PLAN AMENDMENT FOR HFI DEVELOPMENTS, INC., (a/k/a Wedebrook Realty) LOCATED AT 6350 GULF OF MEXICO DRIVE, TO EXTEND FOR A PERIOD OF ONE (1) YEAR REQUIREMENTS FOR COMPLIANCE WITH CONDITION 13(b) OF RESOLUTION 95-21, DEADLINE FOR ISSUANCE OF BUILDING PERMITS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the site plan for HFI DEVELOPMENTS (aka Wedebrook Realty) located at 6350 Gulf of Mexico Drive, Longboat Key, Florida, was approved by the Town by Resolution 85-7, adopted February 4, 1985; and

WHEREAS, Resolution 85-7 was subsequently amended by Resolution 95-21; and

WHEREAS, Condition 13(b) of Resolution 95-21 further specifies that an approved site plan becomes null and void if a complete application for a building permit has not been submitted and a building permit issued in accordance with Condition 13(b); and

WHEREAS, special conditions and circumstances exist which do not result from the voluntary actions of the applicant, his representatives or agents, which have caused an unforeseeable delay in the ability of the Town to issue permits in accordance with the development schedule contained within Resolution 95-21; and

WHEREAS, HFI Developments, Inc., has requested a twelve (12) month extension for compliance with Condition 13(b) of Resolution 95-21; and

RESOLUTION 96-22 (CONT)
D2- 8/29/96

WHEREAS, the site plan adopted by Resolution 95-21 has not been modified, and all conditions of approval contained therein remain valid; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted the Application and referred same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Town Commission makes these conclusions and findings of fact:

- (a) Special conditions and circumstances exist which do not result from the voluntary actions of the applicant, his representatives or agents, which have caused an unforeseeable delay in the ability of the Town to issue a building permit.
- (b) The special conditions and circumstances include, but are not limited to:
 - 1) Unforeseeable delay and complexity in resolving the permissible width of the entrance and exit for the project on and from Gulf of Mexico Drive with the Florida Department of Transportation and the Town;
 - 2) Unforeseen delays and problems in finalizing the financing for the project;
 - 3) Unforeseen delays in completing the final design of the overhead connection between the existing building and the proposed addition; and
 - 4) Unforeseen delays and problems in concluding negotiations with tenants for the proposed addition.

RESOLUTION 96-22 (CONT)
D2- 8/29/96

- (c) No material benefit would be derived to the Town by requesting the applicant to resubmit an application for site plan approval, at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF
LONGBOAT KEY, THAT:

Section 1. The site plan amendment for the HFI DEVELOPMENTS, INC., 6350 Gulf of Mexico Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", HFI Developments, Inc., 6350 Gulf of Mexico Drive, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the 16th day of September, 1996.


Mayor

ATTEST:


Town Clerk

Attachment: Exhibit "A"
Conditions for Approval

RESOLUTION 96-22 (CONT)
D2- 8/29/96

EXHIBIT "A"

CONDITIONS REQUISITE FOR APPROVAL

1. Except for the amendments specified herein, all conditions of approval contained within Resolution 95-21 shall remain in full force and effect.
2. Condition 13(b) of Resolution 95-21 shall be revised as follows:
 13. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:
 - b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before ~~October 2, 1996~~ October 2, 1997 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline)

WEDEBROCK REAL ESTATE CO
QUASIJUDICIAL FILE
9-16-96, Page 10

REGULAR MEETING (CONT.)

Loiselle, aye; Metz, aye; Sagman, aye; Drohlich, aye; Farber, aye.

VIII. Resolutions and Public Hearing

1. (QUASIJUDICIAL) Resolution 96-21, Approving the Petition of Diana Kaeding for a Vested Rights Determination - 713 Norton Street

Pursuant to published notice, the public hearing was opened. No one wished to be heard; therefore, no one was sworn, and the public hearing was closed.

It was moved by Farber, seconded by Metz, to adopt Res. 96-21 approving the petition of Diana Kaeding on a vested rights determination. Motion carried unanimously on roll call vote: Farber, aye; Metz, aye; Legler, aye; Loiselle; Patterson, aye; Sagman, aye; Drohlich, aye.

2. (QUASIJUDICIAL) Resolution 96-22, Approving a Site Plan Amendment for HFI Development, Inc. (a/k/a Wedebrook Realty) located at 6350 Gulf of Mexico Drive, to Extend for One-Year Requirements for Compliance of Resolution 95-21, Condition 13 (b) DEADLINE FOR ISSUANCE OF BUILDING PERMITS

Town Clerk Arends swore all those who were to make presentations during the public hearing.

Pursuant to published notice, the public hearing was opened.

Jim Layfield, 6350 Gulf of Mexico Drive, duly sworn, stated he was the Vice-President of HFI Development, Inc. and was present to answer any questions the Commission may have. The required certified mail and registered mail return receipts were submitted for the record.

Commissioner Legler asked why HFI Development, Inc. was requesting the one-year extension.

Mr. Layfield explained there had been problems with the FDOT concerning the driveway entrance; these were resolved approximately two months ago; however, prospective tenants had not wanted to obligate themselves until those problems were resolved.

No one else wished to be heard, and the public hearing was closed.

It was moved by Loiselle, seconded by Sagman, to adopt Res. 96-22 approving the site plan amendment. Motion carried unanimously on roll call vote: Loiselle, aye; Sagman, aye; Drohlich, aye; Farber, aye; Legler, aye; Metz, aye; Patterson, aye.

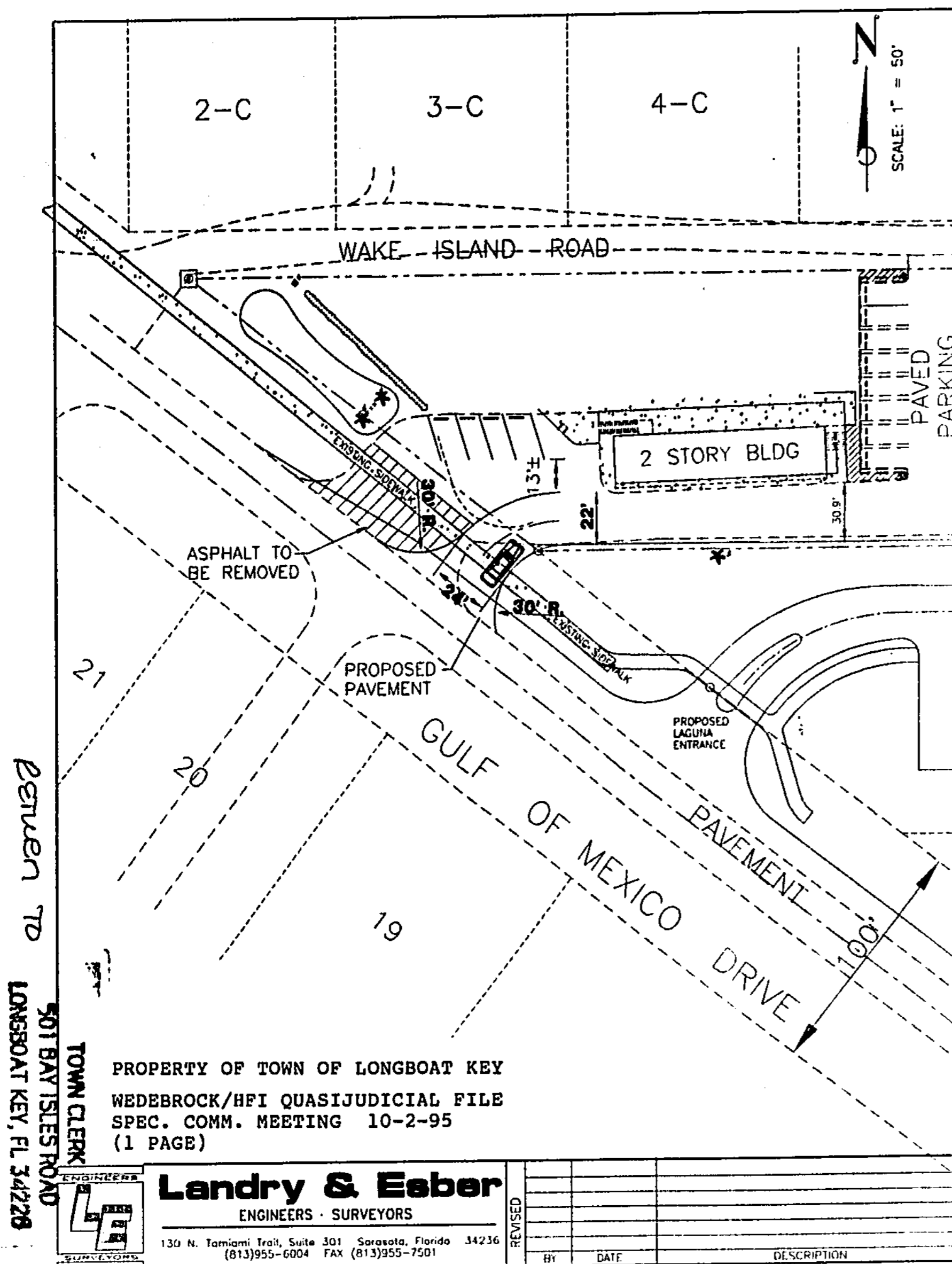
IX. Unfinished Business

X. New Business

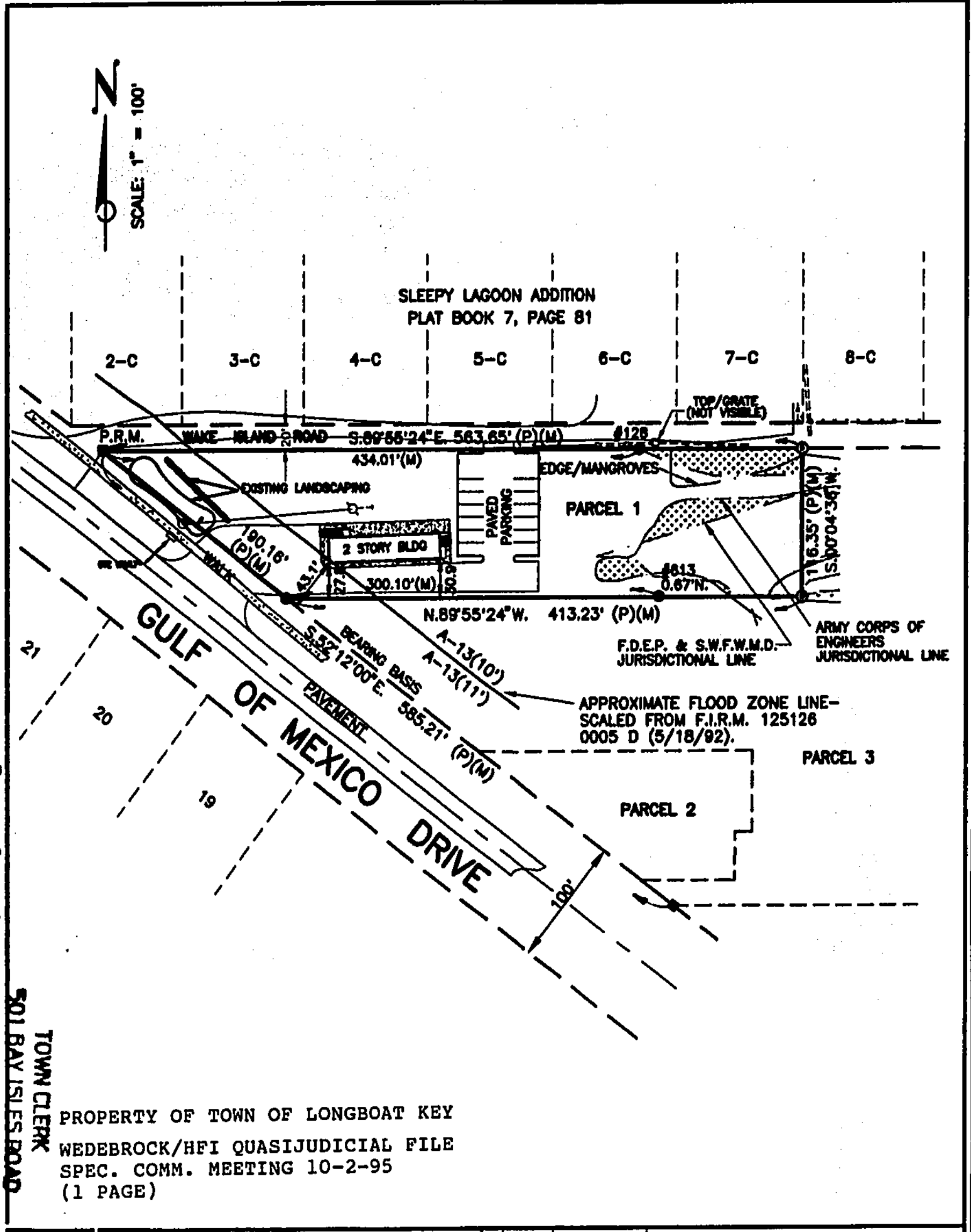
1. Request by Karen Cory/Michael Falconer to Hold Wedding on Whitney Beach, December 8, 1996 at Sunset (approximately 5:30 PM - 6:30 PM)

It was moved by Patterson, seconded by Loiselle, to approve the

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



Return to: LONGBOAT KEY, FL 34228

TOWN CLERK
501 RAYLISES ROAD

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/HFI QUASIJUDICIAL FILE
SPEC. COMM. MEETING 10-2-95
(1 PAGE)

ENGINEERS
Landry & Esber
ENGINEERS • SURVEYORS
130 N. Tamiami Trail, Suite 301 Sarasota, Florida 34236
(813)955-8004 FAX (813)955-7501

REVISED	BY	DATE	DESCRIPTION
	BGR	5/31/95	SURVEY (WEDEBND.DWG) B02502/55

BOUNDARY SURVEY

PARCEL 1, LAGUNA AT LONGBOAT KEY, A SUBMISION, AS
RECORDED IN PLAT BOOK 28, PAGES 160, 161 AND 162,
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LEGEND


(P)	PLAT
(M)	MEASURED
L.B.	LAND SURVEYOR BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
⊙	SET 5/8" IRON ROD W/CAP - L.B.#6481
●	FOUND IRON ROD W/CAP - L.B.#6432
■	FOUND CONCRETE MONUMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
□	UTILITY POLE

SURVEYORS NOTES

1. UNDERGROUND FEATURES (I.E. DRAINAGE PIPES, UTILITY LINES, FOUNDATIONS, IRRIGATION LINES, ETC.) ARE NOT ABSTRACTED AS PART OF THIS SURVEY.
2. BEARINGS BASED ON PLAT LINE AS SHOWN.
3. SURVEYED PARCEL CONTAINS 56,829 ± SQ.FT. (1.30 ACRES)

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


ALEX S. ESBER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE #4349

AUG 29 2005
SIGNING DATE
4/14/95
FIELD SURVEY DATE

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

HFI DEVELOPMENTS, INC.

**SITE PLAN
DEVELOPMENT BOOK**

August, 1995

INDEX

Exhibit A-1	General Information
Exhibit A-2	Letter to Owner
Exhibit A-3	Town of Longboat Key Application for Site Plan Review
Exhibit A-4	Site Plan Checklist
Exhibit A-5	Letter to Town of Longboat Key
Exhibit A-6	Drainage Analysis
Exhibit A-7	Traffic Impact Analysis
Exhibit B-1	Site Plans (attached)
Exhibit B-2	No Permits are required from D.E.P.
Exhibit B-3	SWFWMD Construction Permit Application
Exhibit C-1	Architect's Plans (attached)
Exhibit D-1	Schedule of Construction

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-1

GENERAL INFORMATION

EXHIBIT A-1

GENERAL INFORMATION

1. **NAME:** HFI Developments, Inc.
2. **LESSEE:** Mr. James Layfield
6350 Gulf Of Mexico Drive
Longboat Key, FL 34228
(941) 383-5543
3. **ENGINEER/SURVEYOR:** Landry & Esber
130 N. Tamiami Trail, Suite 301
Sarasota, FL 34236
(941) 955-6004
4. **ARCHITECT:** Skirball Group, Inc.
1509 S. Orange Ave.
Sarasota, FL 34239
(941) 951-1777
5. **WASTEWATER SYSTEM:** Town of Longboat Key and
Manatee County Utility Systems
6. **WATER DISTRIBUTION SYSTEM:** Town of Longboat Key and
Manatee County Utility Systems
7. **DRAINAGE SYSTEM:** Surface water runoff to swales, retention and
discharge to Sarasota Bay.
8. All construction in accordance with applicable provisions of the Town of Longboat Key Tree
Ordinance.
9. **Zoning:** C-1
10. **PROPOSED:** Office/Retail Building

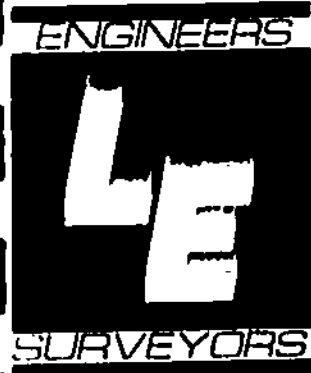
add "LEGAL"!

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-2

LETTER TO OWNER

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



Landry & Esber

ENGINEERS • SURVEYORS

130 N. Tamiami Trail, Suite 301 • Sarasota, Florida 34236
(813) 955-6004 • FAX (813) 955-7501

August 17, 1995

Mr. James Layfield
HFI Developments, Inc.
6350 Gulf Of Mexico Drive
Longboat Key, Florida 34228

RE: HFI Developments, Inc.

Dear Mr. Layfield:

Pursuant to your request, we have prepared a site plan for the office building. We have enclosed a copy of the plans and development book for your records. This plan set and book will be transmitted to the Town of Longboat Key for their review and approval.

The plan set includes the following drawings:

	<u>Description</u>	<u>Sheet Number</u>
A.	Site Development Plan	
	Cover Sheet	D-1
	Aerial Photo	D-2
	Existing Conditions	D-3
	Site Plan	D-4
	Tree Location	D-5
	Landscape Plan	D-6

If you have any questions concerning this submittal, please do not hesitate to contact us.

Sincerely,

LANDRY & ESBER

William B. Houghton, P.E.

Enclosures

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-3

**TOWN OF LONGBOAT KEY
APPLICATION FOR SITE PLAN REVIEW**

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

TOWN OF LONGBOAT KEY, FLORIDA
APPLICATION FOR SITE PLAN REVIEW

DATE: May 31, 1995 NEW REVISED

NAME OF DEVELOPMENT HFI Developments, Inc.

APPLICANT	ENGINEER OR SURVEYOR	ARCHITECT
Name <u>HFI Developments, Inc.</u>	Name <u>Landry & Esber</u>	Name <u>Skirball Group, Inc.</u>
Address <u>6350 Gulf of Mexico Dr.</u> <u>Longboat Key, FL 34228</u>	Address <u>130 N. Tamiami Tr.</u> <u>Suite 301</u> <u>Sarasota, FL 34236</u>	Address <u>1509 S. Orange</u> <u>Ave.</u> <u>Sarasota, FL 34239</u>
Phone <u>(941) 383-5543</u>	<u>(941) 955-6004</u>	<u>(941) 951-1777</u>
Owner <u>Samual J. and Hilda G. Hood</u>		Phone <u>(519) 894-3222</u>

Address 162 Concession Street, Cambridge, Ontario, Canada N1R 2H7

Site Location 6350 Gulf Of Mexico Drive, Longboat Key, FL (Manatee County)

Zoning District C-1 Area of Site 1.30 Acres
% Ground Coverage 17.2% Total Units 0 Density 0 D.U./Acre

Proposed For Each Existing and New Building

BLDG A USE <u>Office + Apts.</u>	SQ.FT. <u>3,560</u>	HGT. <u>22.2 Ft.</u>	# FLRS <u>2</u>	1ST FLR ELEV. <u>5.0 Exist.</u>
BLDG A USE <u>Addition</u>	SQ.FT. <u>5,168</u>	HGT. <u>24.0 Ft.</u>	# FLRS <u>1</u>	1ST FLR ELEV. <u>5.0*Addition</u>
BLDG C USE _____	SQ.FT. _____	HGT. _____	# FLRS _____	1ST FLR ELEV. _____
BLDG D USE _____	SQ.FT. _____	HGT. _____	# FLRS _____	1ST FLR ELEV. _____

PARKING REQUIRED _____ PARKING INDICATED _____

Attached hereto are the necessary approvals of the Federal, State, County and Regional Agencies. YES _____ NO Is Public Hearing Required? YES NO _____

If Yes, hearing required, Comment: Site Plan Approval

Proposed complies with Comprehensive Plan and Zoning Ordinance. YES NO _____

Proposed complies with Subdivision Ordinance and Town Code. YES NO _____

Amount of Performance Bond Required _____

Amount of Maintenance Bond Required _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: *Sam Luffield*

Application Fee \$ _____ Receipt # _____ Date _____

Acknowledgement - Initial
Building Department _____ Planning & Zoning Board _____ Date _____
Commissioners _____ Date _____

Application and Plans Accepted By:

DATE: _____
Planning Official Signature _____

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS

2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
(813) 366-8100

FACSIMILE:

(813) 366-6384
REPLY TO: P.O. BOX 4185
SARASOTA, FLORIDA 34230

100 NORTH TAMPA, SUITE 3150
POSTAL DRAWER 3430
TAMPA, FLORIDA 33601
(813) 281-2100

TAMPA FACSIMILE
(813) 229-0550

MICHAEL J. FUREN

April 20, 1995

Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Street
Longboat Key, FL 34228

Re:
Application For: Site Plan Approval

Project: Office Building Addition

Site Location: 6350 Gulf of Mexico Drive, Longboat Key,
Florida, 34228

Applicant: HFI Developments, Inc., a Florida corporation

Dear Mr. Gaffney:

I am submitting the following statements, certifications, and information in behalf of the Applicant pursuant to the Longboat Key Zoning Code and request that they be included as part of the above referenced Application which is being filed with the Town concurrently with this letter:

1. Pursuant to and in accordance with the requirements of the Longboat Key Zoning Code, this will verify and certify that as of April 14, 1995 at 5:00 p.m. the record owner of the fee simple title to the real property that is the subject of the above-referenced Application was as set forth in Exhibit A annexed hereto and incorporated herein by reference. Exhibit A also sets forth each and every other person having a legal ownership interest in the real property that is the subject of the Application.

2. In accordance with and pursuant to the Longboat Key Town Code please be advised that the location, size and character of all open space in the proposed development is as set forth and shown on the Site Plan being submitted concurrently with this document.

Mr. Daniel Gaffney
April 21, 1995
Page 2

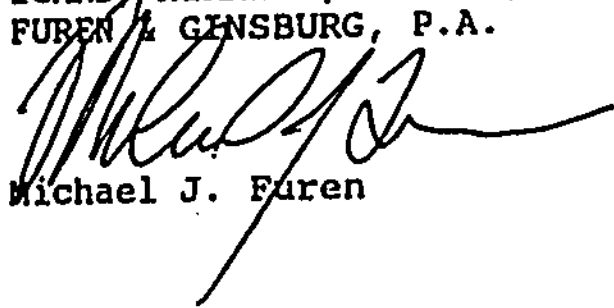
The common open space will be owned by the owner of the real property and will be operated, managed and maintained by the owner or by the long term lessee of the real property for the common use and enjoyment of all the tenants within the proposed development.

The costs and expenses of maintaining the open space in the proposed development will be shared equally by all the tenants in the development as part of the common area maintenance expenses of the development.

If you should have any questions or require any additional information or clarifications, please call me immediately. Thank you for your immediate attention and review.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

HUNTERGAFFNEY.420

Mr. Daniel Gaffney
April 21, 1995
Page 3

EXHIBIT A

Owner: Samuel J. Hood and Hilda G. Hood, husband and wife.

Lessee: HFI Developments, Inc., a Florida corporation pursuant to Memorandum and Short Form of Long-Term Lease dated and effective as of September 29, 1994 and recorded in Official Records Book 1445, Page 680, Public Records of Manatee County, Florida.

April 20, 1995

Mr. Daniel Gaffney
Planning, Zoning and Building Director
Town of Longboat Key, Florida
610 General Harris Street
Longboat Key, FL 34228

Re: Application for Site Plan Approval
Project: Wedebrook Realty Expansion
6350 Gulf of Mexico Drive
Longboat Key, Florida


Dear Mr. Gaffney:

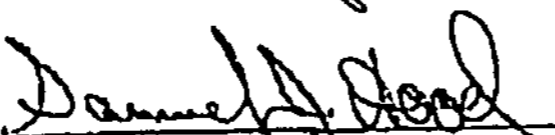
The undersigned are the owners of the real property included within the above-referenced Application for Site Plan Approval.

Please be advised that HFI Developments, Inc., a Florida corporation, and its authorized agents, designees and consultants have been and are authorized to file and process the above-referenced Application for Site Plan Approval pursuant to Sections 158.095, 158.097 and 158.099 of the Longboat Key Zoning Code.

Thank you for your attention to this matter.

Sincerely,


Hilda G. Hood


Samuel J. Hood

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-4

SITE PLAN CHECKLIST

EXHIBIT A-4

HFI DEVELOPMENTS, INC.
SITE PLAN CHECKLIST
SECTION 158.097

"APPLICATION FOR SITE PLAN APPROVAL"

- (A) The character of the site will be an existing office building with two (2) accessory use dwelling units (apartments) on the second floor (3,560 SF) and a proposed addition with 5,124 SF. The ownership is 1.30± acres.
- (B) The site plan for the project has been submitted as Sheet D-4 of Exhibit B-1 (attached). The site plan labels the title of the project as HFI Developments, Inc. The existing conditions plan (D-3), has contours at one-half foot intervals referenced to mean sea level. The following chart indicates additional information found on the site plan:

	<u>Proposed</u>	<u>Allowed</u>
Impervious Area (S.F.):		
Building Coverage	9,509 SF	
Existing Parking	5,850 SF	
Proposed Parking	4,821 SF	
Driveway and Front Parking	<u>8,535 SF</u>	
	28,715 SF (50.7%)	45,302 (Max.) (80%)
Open Space (S.F.)		
Total Site	56,628 SF	
Total Impervious	(-) <u>28,715 SF</u>	
	27,913 SF (49.3%)	11,326 (Min.) (20%)
Front Setback (Ft.) (Existing Building)	41.6' (Min.)	45 (Min.)
Front Setback (Ft.) (Building Addition)	45.0' (Min.)	45 (Min.)
Rear Setback (Ft.)	281.6'	20 (Min.)
Side Setback (Ft.) (Existing Building)	25.8' (Min.)	25 (Min.)
Side Setback (Ft.) (Building Addition)	15.0' (Min.)	0 (Min.)
Building Separation *	N/A	30 (Min.)
MHWL Setback (Ft.)	N/A	20 (Min.)

* Proposed Building Addition.

- (C) An affidavit of ownership is included.

(D) We have shown on Sheet D-2 and D-3, Exhibit B-1 (attached), the relationship of the project to existing development in the area including streets, utilities, residential and commercial development, ecological features and important physical features in and adjoining this project.

(E) The proposed land use for the site is an existing office building with two (2) accessory use dwelling units (apartments) on the second floor and a proposed one story addition.

Existing Building	1st Floor	1,800 SF (Office)
	2nd Floor	1,980 SF (2 Apartments)
Proposed Building	1 Floor	2,113 SF (Retail) 2,805 SF (Office)

(F) We have provided the following tabulation of upland and wetland acreage and percentages:

	<u>Acres</u>	<u>Percent</u>
(1.) Jurisdictional, Landward of MHWL:	0.21	16.1
Uplands:	<u>1.09</u>	<u>83.9</u>
Total Project:	1.30	100.0
(2.) Total Site:	1.3 Acres (56,628 SF)	
Impervious:	<u>.66 Acres (28,715 SF)</u>	
Open Space:	.64 Acres (27,913 SF)	
Total Open Space % = 27,913 / 56,628 = 49.3%		
Provided 49.3%, Minimum Required 20%		
(3.) Total Site:	1.3 Acres (56,628 SF)	
Jurisdictional Lands:	.21 Acres (-) (9,148 SF)	
Impervious:	<u>.66 Acres (-) (28,715 SF)</u>	
Upland Open Space:	= 18,765 SF	
Total Upland Open Space % = 18,765 / 56,628 = 33.1%		
Provided 33.1%, Minimum Required 15%		

(G) We have provided the architectural definition of the building envelope for the accessory use structures in Exhibit E-1 (attached).

(H) The type and location of all trees protected by Town regulation have been shown on Sheet D-4 of Exhibit B-1 (attached). All trees in the proposed parking area have been removed under Permit TP.00207 issued 7/28/95.

(I) We have shown the location of all the existing utilities on Sheet D-4 of Exhibit B-1 (attached).

(J) The landscape features of the project have been shown on the Sheet D-4 as part of Exhibit B-1 (attached). The existing landscape area per SPE 94-64 is noted on Sheet D-4 with the types and sizes of plantings. These plantings are along the south property line to the east end of the existing parking area, and along the east side of the existing parking area. Existing landscaping was also installed in the existing parking area island and the north side of the existing parking area. A row of 10-10 ft. oak trees were installed along the north property line and a hedge and landscaped area along the west property line was installed for the future (now proposed) parking area. A heavy tree buffer exists along the south property line east of the existing parking area.

(K) We have shown the location of all pedestrian walks on Sheet D-4 of Exhibit B-1 (attached). Walkways are along the south side of the existing building, in the concourse and along the east and west sides of the building.

(L) We have included the location of all facilities on Sheet D-4 of Exhibit B-1 (attached). The disposition of all open space has been shown on this drawing. We have also included calculations indicating how the Town's open space requirements are being met. No recreation space is required. A list of these calculations is provided as follows:

Open Space:	0.63 Acres
Total Project Site:	1.30 Acres
% Open Space =	48.2%

(M) The waste disposal area is existing and shown on Sheet D-4 of Exhibit B-1 (attached), all other storage areas are totally enclosed. Asphalt slab with 6' opaque fence.

(N) A traffic analysis is not required. We have provided the location and dimension of the existing driveways on Gulf of Mexico Drive, on Sheet D-4 of Exhibit B-1 (attached).

Off Street Parking:

	Office	Residential
Existing Building	1,800 SF @ 1/250 SF = 7.2	2-Apartments
Proposed Retail	2,113 SF @ 1/200 SF = 10.57	
Proposed Office	<u>2,805 SF @ 1/250 SF = 11.22</u>	
	28.99	2 Apartments
		2 (2 EACH) = 4

Parking Required:

28.99 + 4 = 32.99 = 33 Spaces

Parking Spaces Provided = 33 (Including 2 handicap)

Loading Area = 1

(O) The flood zone for the existing office building with two (2) accessory use dwelling units (apartments) and one proposed addition, that is being used is A-13, El. 11.0' as shown on FIRM Map Panel 125126-0005D (May 18, 1992). A surface water management plan based on best management practices has been provided on Sheet D-4 of Exhibit B-1 (attached). The surface water management plan consists of swales and a retention pond which provide for water quality, attenuation requirements is provided in the adjacent wetlands. The finished floor elevation will be 5.0' and the building addition will be flood proofed to elevation 11.0'.

(P) A soil erosion and sedimentation plan has been provided on Sheet D-4 of Exhibit B-1 (attached). Silt barriers during construction are shown.

(Q) A copy of the SWFWMD application for permit is included, water and sewer service is existing.

<u>Exhibit</u>	<u>Permit</u>	<u>Agency</u>
B-2	Wastewater Potable Water	FDEP (Not Required) FDEP (Not Required)
B-3	Storm Water	SWFWMD
B-4	Driveway Connection	FDOT (Not Required)

Water and sewer services only are required; no permit is required for services.

Driveway is existing; an FDOT connection permit is not required.

(R) There are no additional data, maps, plans or statements necessary for the particular use and activity involved.

(S) There is no additional data pertinent to the site development plan.

(T) We are unaware of any additional material or information that the Town may require.

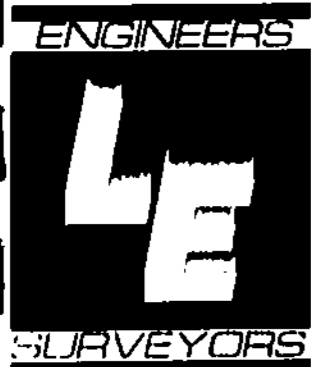
(U) Departures: (none required)

(V) This project is not a PUD.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-5

**LETTER TO
TOWN OF LONGBOAT KEY**



Landry & Esber

ENGINEERS • SURVEYORS

130 N. Tamiami Trail, Suite 301 • Sarasota, Florida 34236
(813) 955-6004 • FAX (813) 955-7501

August 11, 1995

Mr. Griff Roberts, Town Manager
Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Re: H.F.I. Developments, Inc.

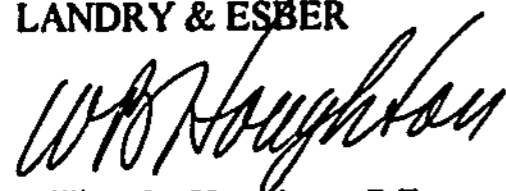
Dear Mr. Roberts:

For the referenced project, we request in accordance with Section 158.099(A)(2), "Submission Procedures" of the Longboat Key Zoning Code, that the Town waive the requirement for obtaining all County, Regional, State, and Federal Permits prior to submission of the application for site plan review, thereby allowing concurrent approval of the various permit applications. A copy of the SWFWMD permit application for stormwater is included in our site plan application package. DEP permits for potable water, sanitary sewer and FDOT driveway connection permits are not required as they are all existing.

We would appreciate your review and approval of this request at your earliest convenience. If you should have any questions concerning this request, please do not hesitate to contact us.

Sincerely,

LANDRY & ESBER



William B. Houghton, P.E.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-6
DRAINAGE ANALYSIS

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

**DRAINAGE REPORT
FOR
HFI DEVELOPMENTS, INC.
GULF OF MEXICO DRIVE
LONGBOAT KEY, FLORIDA**

PREPARED FOR:

**H.F.I. DEVELOPMENTS, INC.
6350 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL 34228**

PREPARED BY

**LANDRY & ESBER
130 NORTH TAMiami TRAIL, SUITE 301
SARASOTA, FLORIDA 34236**

William B. Houghton, P.E.

AUGUST, 1995

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I. Pre-Development Analysis

A. Description of Conditions

II. Post-Development Design

A. Description of Conditions

B. Summary Sheets

C. Water Quantity Calculations

D. Water Quality Calculations

I. PRE-DEVELOPMENT

A. DESCRIPTION OF CONDITIONS

The project site is a portion of Lots 20A and 21A, Subdivision of Longboat Key, per Plat Book 7, Page 16, Public Records of Manatee County, Florida, lying easterly of Gulf Of Mexico Drive in Section 23, Township 35 South, Range 16 East.

The parcel is approximately 490 feet long and 115 feet wide, consisting of 1.30 acres more or less.

There is an existing building and parking lot on the westerly end of the parcel and the remainder is vacant. Jurisdictional land lies to the east end of the property.

The ground cover consists of trees and native low shrubs and grass.

II. POST-DEVELOPMENT

A. DESCRIPTION OF CONDITIONS

The proposed project consists of constructing a second building on the site and adding parking.

The stormwater treatment system will be a wet on line system for treatment only. The entire treatment area will be littoral zone and the discharge will be into the existing wetland area. The system has been designed to treat the first one and one half inches of run off from the entire site. No attenuation is required for this site as the receiving water is Sarasota Bay.

STORMWATER DESIGN DATA SUMMARY B.

PROJECT: WEDEBROCK DEVELOPMENTS		
BASIN NO. - POND NO.	#1	
POND BOTTOM ELEVATION	0.5	
SEASONAL HIGH WATER ELEV.	2.5	
CONTROL DEVICE ELEVATION	2.5	
DESIGN LOW WATER ELEVATION	2.5	
WEIR INVERT ELEVATION	3.8	
DESIGN HIGH WATER ELEVATION	3.94	
TOP OF BANK ELEVATION	4.5	
AREA @ TOP OF BANK (AC.)	0.304	
VOLUME @ DWE (AC-FT)	0.13	
VOLUME @ TOB (AC-FT)	0.16	
	WEIR WIDTH FT.	20
25YR / 24HR	PRE-DEV. (CFS)	N/A
DISCHARGE	POST-DEV. (CFS)	3.27
TREATMENT AREA (AC.)	1.06	
TREATMENT VOL. REQ. (AC-FT)	0.13	
TREATMENT VOL. PRO. (AC-FT)	0.14	
METHOD OF TREATMENT	WET	
CONTROL DEVICE TYPE	Orifice	
CONTROL DEVICE DIMENSION	3/4 "	
RECOVERY TIME (HR.)	120	
100 YR	ENCRO.(AC-FT)	-----
FLOOD PLAIN	COMP. (AC-FT)	-----

NOTE: RECEIVING WATERS SARASOTA BAY
NO ATTENUATION REQUIRED

C. WATER QUANTITY CALCULATIONS

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

Advanced Interconnected Channel & Pond Routing (adICPR Ver 1.30)
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WEDEBROCK DEV. LBK.WATER QUANTITY
4\19\95

BASIN NAME B1-1
NODE NAME N1-1

UNIT HYDROGRAPH UH256
PEAKING FACTOR 256.

RAINFALL FILE T2M24HFL
RAIN AMOUNT (in) 8.00
STORM DURATION (hrs) 24.00

AREA (ac) 1.06
CURVE NUMBER 90.00
DCIA (%) .00
TC (mins) 15.00
LAG TIME (hrs) .00
BASIN STATUS ONSITE

BASIN QMX (cfs)	TMX (hrs)	VOL (in)	NOTES
B1-1	3.75	12.07	6.80 WEDEBROCK DEV. WATER QUANTITY

WEDEBROCK REAL ESTATE
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CONTROL PARAMETERS

START TIME: .00
END TIME: 24.00

<u>TO TIME</u> <u>(hours)</u>	<u>SIMULATION INC</u> <u>(secs)</u>	<u>PRINT INC</u> <u>(mins)</u>
10.00	100.00	60.00
16.00	5.00	60.00
24.00	5.00	60.00

RUNOFF HYDROGRAPH FILE: DEFAULT
OFFSITE HYDROGRAPH FILE: DEFAULT
BOUNDARY DATABASE FILE: NONE

NOTE:

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NODE NAME	NODE TYPE	INI STAGE (ft)	X-COOR (ft)	Y-COOR (ft)	LENGTH (ft)	STAGE (ft)	AREA/TIME (ac)/(hr)
N1-1	AREA	3.600	.000	.000	.000	3.600 4.000	.100 .304
N2-1000	TIME	2.500	.000	.000	.000	2.500 2.500	.000 200.000

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>>REACH NAME : R2-1
FROM NODE : N1-1
TO NODE : N2-1000
REACH TYPE : CIRCULAR CULVERT
FLOW DIRECTION : POSITIVE AND NEGATIVE FLOWS ALLOWED
TURBO SWITCH : OFF

CULVERT DATA :
SPAN (in): 12.000 RISE (in): 12.000 LENGTH (ft): 40.000
U/S INVERT (ft): 1.500 D/S INVERT (ft): 1.300 MANNING N: .013
ENTRNC LOSS: .500 # OF CULVERTS: 1.000

POSITION A : RECTANGULAR RISER SLOT
CREST EL. (ft): 3.800 CREST LN. (ft): 20.000 OPENING (ft): 999.000
WEIR COEF.: 3.200 GATE COEF.: .600 NUMBER OF ELEM.: 1.000

POSITION B : NOT USED

NOTE:

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REACH SUMMARY
=====

INDEX	RCHNAME	FRMNODE	TONODE	REACH TYPE
1	R2-1	N1-1	N2-1000	CIRCULAR CULVERT

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=====
NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N1-1

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	3.60	.00	.00	.00	.00	.00
1.00	3.60	.00	.00	.00	.00	.00
2.00	3.60	.00	.00	.00	.00	.00
3.00	3.60	.00	.01	.00	.00	.00
4.00	3.61	.00	.03	.00	.00	.00
5.00	3.63	.01	.06	.00	.00	.00
6.00	3.65	.01	.07	.00	.00	.00
7.00	3.69	.02	.10	.00	.00	.00
8.00	3.74	.03	.14	.00	.00	.00
9.00	3.81	.04	.18	.00	.00	.03
10.00	3.82	.05	.25	.00	.00	.24
11.00	3.83	.05	.43	.00	.00	.40
12.00	3.94	.07	3.65	.00	.00	3.27
13.00	3.88	.06	1.14	.00	.00	1.35
14.00	3.84	.05	.41	.00	.00	.44
15.00	3.83	.05	.28	.00	.00	.30
16.00	3.82	.05	.23	.00	.00	.24
17.00	3.82	.05	.19	.00	.00	.20
18.00	3.82	.04	.17	.00	.00	.17
19.00	3.82	.04	.15	.00	.00	.15
20.00	3.82	.04	.14	.00	.00	.14
21.00	3.82	.04	.12	.00	.00	.13
22.00	3.82	.04	.12	.00	.00	.12
23.00	3.81	.04	.11	.00	.00	.11
24.00	3.81	.04	.09	.00	.00	.09

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=====
NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N2-1000

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	2.50	.00	.00	.00	.00	.00
1.00	2.50	.00	.00	.00	.00	.00
2.00	2.50	.00	.00	.00	.00	.00
3.00	2.50	.00	.00	.00	.00	.00
4.00	2.50	.00	.00	.00	.00	.00
5.00	2.50	.00	.00	.00	.00	.00
6.00	2.50	.00	.00	.00	.00	.00
7.00	2.50	.00	.00	.00	.00	.00
8.00	2.50	.00	.00	.00	.03	.00
9.00	2.50	.00	.00	.00	.24	.00
10.00	2.50	.01	.00	.00	.40	.00
11.00	2.50	.04	.00	.00	3.27	.00
12.00	2.50	.13	.00	.00	1.35	.00
13.00	2.50	.34	.00	.00	.44	.00
14.00	2.50	.41	.00	.00	.30	.00
15.00	2.50	.44	.00	.00	.24	.00
16.00	2.50	.46	.00	.00	.20	.00
17.00	2.50	.48	.00	.00	.17	.00
18.00	2.50	.49	.00	.00	.15	.00
19.00	2.50	.50	.00	.00	.14	.00
20.00	2.50	.52	.00	.00	.13	.00
21.00	2.50	.53	.00	.00	.12	.00
22.00	2.50	.54	.00	.00	.11	.00
23.00	2.50	.55	.00	.00	.09	.00
24.00	2.50	.56	.00	.00		.00

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COMPANY QUASIJUDICIAL FILE

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WEDEBROCK DEV. LBK.WATER QUANTITY
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REACH MAXIMUM FLOW REPORT
=====

REACH ID	TIME (hrs)	FLOW (cfs)	FR NODE NAME	STAGE (ft)	TO NODE NAME	STAGE (ft)
R2-1	12.00	3.27	N1-1	3.94	N2-1000	2.50

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

D. WATER QUALITY CALCULATIONS

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

Advanced Interconnected Channel & Pond Routing (adICPR Ver 1.30)
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WEDEBROCK DEV. LBK WATER QUALITY CAL.
4\19\95

CONTROL PARAMETERS
=====

START TIME: .00
END TIME: 120.00

TO TIME (hours)	SIMULATION INC (secs)	PRINT INC (mins)
----- 120.00	----- 300.00	----- 600.00

RUNOFF HYDROGRAPH FILE: DEFAULT
OFFSITE HYDROGRAPH FILE: DEFAULT
BOUNDARY DATABASE FILE: NONE

NOTE:

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

Advanced Interconnected Channel & Pond Routing (adICPR Ver 1.30)
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WEDEBROCK DEV. LBK WATER QUALITY CAL.
4\19\95

NODE NAME	NODE TYPE	INI STAGE (ft)	X-COOR (ft)	Y-COOR (ft)	LENGTH (ft)	STAGE (ft)	AREA/TIME (ac)/(hr)
N2-1	AREA	3.800	.000	.000	.000	2.500 3.500 4.000	.055 .098 .300
N2-1000	TIME	2.500	.000	.000	.000	2.500 2.500	.000 200.000

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

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WEDEBROCK DEV. LBK WATER QUALITY CAL.
4\19\95

>>REACH NAME : R2-1
FROM NODE : N2-1
TO NODE : N2-1000
REACH TYPE : CIRCULAR WEIR/GATE/ORIFICE, MAVIS EQ.
FLOW DIRECTION : POSITIVE AND NEGATIVE FLOWS ALLOWED
INVERT EL. (ft): 2.500 SPAN (ins): .750 RISE (ins): .750
WEIR COEF.: 3.000 GATE COEF.: .600 NUMBER OF ELEM.: 1.000
NOTE:

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

Advanced Interconnected Channel & Pond Routing (adICPR Ver 1.30)
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WEDEBROCK DEV. LBK WATER QUALITY CAL.
4\19\95

REACH SUMMARY
=====

INDEX	RCHNAME	FRMNODE	TONODE	REACH TYPE
1	R2-1	N2-1	N2-1000	CIRCULAR WEIR/GATE/ORIFICE, MAVIS EQ.

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WEDEBROCK DEV. LBK WATER QUALITY CAL.
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NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N2-1

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	3.80	.14	.00	.00	.00	.02
10.00	3.73	.12	.00	.00	.00	.02
20.00	3.67	.11	.00	.00	.00	.02
30.00	3.60	.10	.00	.00	.00	.02
40.00	3.54	.08	.00	.00	.00	.01
50.00	3.44	.07	.00	.00	.00	.01
60.00	3.30	.06	.00	.00	.00	.01
70.00	3.16	.05	.00	.00	.00	.01
80.00	3.04	.04	.00	.00	.00	.01
90.00	2.94	.03	.00	.00	.00	.01
100.00	2.84	.03	.00	.00	.00	.01
110.00	2.76	.02	.00	.00	.00	.01
120.00	2.69	.01	.00	.00	.00	.01

Advanced Interconnected Channel & Pond Routing (adICPR Ver 1.30)
Copyright 1989-1990, Streamline Technologies, Inc.

WEDEBROCK DEV. LBK WATER QUALITY CAL.
4\19\95

NODAL STAGE/VOLUME/FLOW REPORT
=====

NODE ID: N2-1000

TIME (hrs)	STAGE (ft)	VOLUME (af)	<----- RUNOFF (cfs)	INFLOW OFFSITE (cfs)	-----> OTHER (cfs)	OUTFLOW (cfs)
.00	2.50	.00	.00	.00	.02	.00
10.00	2.50	.01	.00	.00	.02	.00
20.00	2.50	.03	.00	.00	.02	.00
30.00	2.50	.04	.00	.00	.02	.00
40.00	2.50	.05	.00	.00	.01	.00
50.00	2.50	.06	.00	.00	.01	.00
60.00	2.50	.08	.00	.00	.01	.00
70.00	2.50	.09	.00	.00	.01	.00
80.00	2.50	.09	.00	.00	.01	.00
90.00	2.50	.10	.00	.00	.01	.00
100.00	2.50	.11	.00	.00	.01	.00
110.00	2.50	.12	.00	.00	.01	.00
120.00	2.50	.12	.00	.00	.01	.00

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT B-1

**SITE PLANS
(ATTACHED)**

EXHIBIT B-1 (ATTACHED)

SITE DEVELOPMENT PLAN:

<u>DESCRIPTION</u>	<u>SHEET NUMBER</u>
Cover Sheet	D-1
Aerial Photo	D-2
Existing Conditions	D-3
Site Plan	D-4
Tree Location	D-5
Landscape Plan	D-6

EXHIBIT B-2

**FDEP PERMIT FOR WASTEWATER
COLLECTION/TRANSMISSION SYSTEM
AND DRINKING WATER DISTRIBUTION
SYSTEM ARE NOT REQUIRED.**

**WATER & SEWER IS EXISTING AND
SERVICES ONLY DO NOT REQUIRE A PERMIT.**

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT B-3

**SWFWMD
CONSTRUCTION PERMIT
APPLICATION**

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE



PERMIT APPLICATION

**SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT**

2379 BROAD STREET • BROOKSVILLE, FL 34609-0899
(804) 796-7211 or FLORIDA WATS 1 (800) 423-1476

SURFACE WATER MANAGEMENT – NOTICED GENERAL CONSTRUCTION

PERMITS ARE REQUIRED PURSUANT TO SECTION 373.413, FLORIDA STATUTES (F.S.) AND RULES 40D-4.041, 40D-40.041 AND 40D-40.042, FLORIDA ADMINISTRATIVE CODE (F.A.C.). THIS APPLICATION WILL BE PROCESSED IN ACCORDANCE WITH THE PROCEDURE DESCRIBED IN RULE 40D-1.603, F.A.C. WITHIN 30 DAYS AFTER RECEIPT OF THIS APPLICATION, THE DISTRICT WILL NOTIFY YOU IF THE APPLICATION IS COMPLETE OR MAY REQUEST ADDITIONAL INFORMATION NECESSARY TO COMPLETE THE APPLICATION. IF YOU HAVE ANY QUESTIONS REGARDING THE APPLICATION, YOU ARE ENCOURAGED TO SCHEDULE A PRE-APPLICATION CONFERENCE WITH THE DISTRICT STAFF BY CALLING THE APPROPRIATE DISTRICT PERMITTING DIVISION WHICH HANDLES PERMITS FOR PROJECTS WITHIN YOUR COUNTY.

- PROVIDE ALL APPLICABLE INFORMATION BELOW. ATTACH ADDITIONAL INFORMATION IF NECESSARY.
- PLEASE SUBMIT THREE COPIES OF APPLICATION, DRAWINGS, CALCULATIONS, ETC.
- A PROCESSING FEE IS REQUIRED WITH THIS APPLICATION IN ACCORDANCE WITH RULE 40D-0.201.

GENERAL INFORMATION

LEASE CHECK		APPROPRIATE BOX: <input type="checkbox"/> NOTICED GENERAL PERMIT		<input type="checkbox"/> MODIFICATION OF EXISTING PERMIT, NO.:	
OWNER(S) OF LAND:		AGENT OF OWNER, AUTHORIZED TO SECURE PERMIT (IF APPLICABLE):			
NAME SAMUEL J. & HILDA G. HOOD		NAME LANDRY & ESBER			
ADDRESS 6350 Gulf Of Mexico Drive		ADDRESS 130 N. Tamiami Tr., Suite 301			
CITY, STATE, ZIP Longboat Key, FL 34228		CITY, STATE, ZIP Sarasota, FL 34236			
TELEPHONE (941) 383-5543		TELEPHONE (941) 955-6004			
PERSON WHO PREPARED PLANS AND SPECIFICATIONS:		PERSON WHO WILL CONSTRUCT PROPOSED WORK (IF KNOWN):			
NAME WILLIAM B. HOUGHTON, P.E.		NAME WEDEBROCK DEVELOPMENTS			
ADDRESS 130 N. Tamiami Tr., Suite 301		ADDRESS 6350 Gulf Of Mexico Drive			
CITY, STATE, ZIP Sarasota, FL 34236		CITY, STATE, ZIP Longboat Key, FL 34228			
COMPANY Landry & Esber		TELEPHONE (941) 955-6004		TELEPHONE (941) 383-5543	
DESCRIPTION OF LAND:					
COUNTY: MANATEE		SECTION 25	TOWNSHIP 35 S	RANGE 16 E	
PROJECT NAME (INCLUDING PHASE): HFI Developments, Inc.					
TOTAL LAND AREA (ACRES): 1.30		PROJECT SIZE (ACRES) IF DIFFERENT THAN TOTAL LAND AREA:			
BRIEF DESCRIPTION OF PROJECT: (TYPE, LAND USE, ETC.)					
Construct new building, parking lot, and wet stormwater treatment system south of Wake Island Road on the easterly side of Gulf Of Mexico Drive, in Manatee County.					
DO YOU HAVE A PRE-APPLICATION CONFERENCE WITH DISTRICT STAFF? <input type="checkbox"/> YES <input type="checkbox"/> NO					
DATE OF CONFERENCE		WITH WHOM?			

CERTIFICATION OF CONDITIONS OF ISSUANCE — 40D-40.301

INSTRUCTIONS: In order to obtain a Noticed General Construction Permit, the project must meet **ALL OF THE REQUIREMENTS** of section A; or, **ONE OF THE REQUIREMENTS** of section B1 below **AND BOTH OF THE REQUIREMENTS** of section B2 below. Review each section, check each requirement at the left in section A or the requirements of section B to indicate the project complies with the requirements. The Design Engineer must initial EITHER section A or section B under which the project qualifies.

SECTION A

COMPLIANCE BY THIS PROJECT WITH ALL OF THE FOLLOWING CONDITIONS OF ISSUANCE IS HEREBY CERTIFIED:

- The total land area does not equal or exceed 10 acres. (see 40D-4.021 [1]).
- The area of impervious surface will not equal or exceed two acres.
- The activities will not be conducted in wetlands.
- The activities will not be conducted in existing lakes, streams, or other water courses.
- The activities will not utilize pumps for storm water management.
- The activities will not utilize storm drainage facilities larger than one 24 inch diameter pipe or its hydraulic equivalent.
- NOTE: Exceptions to this are FDOT projects that will not increase the size or hydraulic capacity of any existing facility.
- Discharges from the site will meet State water quality standards and criteria, as set forth in Chapter 17-3 and Rule 17-4.242.
- The proposed building floors will be above the 100-year flood elevations.
- The activities can otherwise reasonably be expected to have acceptable or insignificant water resources impacts.
- The Surface Water Management System can be effectively maintained; and
- The Surface Water Management System will meet the applicable water quality criteria in the Basis of Review described in Rule 40D-4.091(1).

DESIGN ENGINEER'S INITIALS
REQUIRED IF THE PROJECT
QUALIFIES UNDER SECTION A

SECTION B

1. EXEMPTION OF THIS PROJECT FROM WATER QUANTITY AND ENVIRONMENTAL REVIEW BY ONE OF THE FOLLOWING CONDITIONS, AS INDICATED, IS HEREBY CERTIFIED.

- 40D-4.051(4) - DISTRICT PERMIT RECEIVED PRIOR TO OCTOBER 1, 1984
- 40D-4.051(6) - NOTICED DRI/PHASED PROJECT APPROVED PRIOR TO OCTOBER 1, 1984
- 40D-4.051(7) - MINING, EXCEPT PHOSPHATE
- 40D-4.051(8) - NORMAL AND NECESSARY FARMING AND FORESTRY

2. COMPLIANCE BY THIS PROJECT WITH BOTH OF THE FOLLOWING CONDITIONS OF ISSUANCE IS HEREBY CERTIFIED:

- The Surface Water Management System can be effectively maintained; and
- The Surface Water Management System will meet the applicable water quality criteria in the Basis of Review described in Rule 40D-4.091(1).

DESIGN ENGINEER'S INITIALS
REQUIRED IF THE PROJECT
QUALIFIES UNDER SECTION B

COMMENTS:

IV. APPLICATION CERTIFICATIONS		
• STATEMENTS BY APPLICANT •		
<p>A. I hereby acknowledge that:</p> <ol style="list-style-type: none"> Construction of any portion of this project prior to receiving a District Construction Permit is a violation of Section 373.413, Florida Statutes (F.S.), and Rules 40D-4.041, 40D-40.041 and 40D-40.042, Florida Administrative Code. The District has the authority, pursuant to Chapter 373, F.S., to enter and inspect the property described in this application for the purpose of determining compliance with District rules. 		
<p>B. By executing this application the applicant states that:</p> <ol style="list-style-type: none"> The property legally described in the survey drawing and/or legal description of the total land area is owned/controlled by the undersigned applicant and encompasses the project area referenced in the permit application. The total contiguous property owned or controlled by the applicant adjacent to and including this project does not equal or exceed 10 acres. This statement does not apply to projects submitting requests in accordance with Rule 40D-4.041(4) and Section II.B of this application form. 		
<p>C. Within 30 days after completion of the permitted Surface Water Management System, the owner shall submit to the District a Statement of Completion. The Statement of Completion shall contain As-Built drawings and certification by a Professional Engineer that the project has been constructed in accordance with the permitted design and a request to transfer the permit to an approved operation and maintenance entity. The owner hereby agrees to retain the below-named Engineer to be in responsible charge of observing on-site construction of this project and submitting the As-Built drawings and certification.</p>		
ENGINEER'S NAME	FL REGISTRATION NO	COMPANY NAME
William B. Houghton, P.E.	PE 33150	Landry & Esber
ADDRESS		PHONE
30 N. Tamiami Trail, Suite 301		(813) 955-6004
CITY, STATE, ZIP		
Sarasota, Florida 34236		
<p>D. By executing this application the owner hereby agrees to accept responsibility for operation and maintenance of the Surface Water Management System authorized by the permit. If the owner is required to or otherwise intends to request transfer of the permit upon completion of the system to another entity who shall be responsible for operation and maintenance, the owner shall provide the information requested below. (See Permit Information Manual, Part B, Section 3.1.6):</p>		
OPERATION & MAINTENANCE ENTITY		NAME OF CONTACT PERSON (PRINT)
HFI DEVELOPMENTS, INC., a Florida corp.		Jim Layfield
ADDRESS		PHONE
6350 Gulf of Mexico Drive		(813) 383-5543
CITY, STATE, ZIP		
Longboat Key, Florida 34228		
<p>E. I hereby certify that the information contained herein is true and accurate and that I have legal authority to execute this application to perform construction activities on the property identified herein.</p>		
OWNER'S NAME (PRINT)		NAME OF PERSON SIGNING APPLICATION (PRINT)
Samuel J. & Hilda G. Hood		
NATURE OF OWNER OR AUTHORIZED SIGNATURE	DATE	TITLE (IF APPLICABLE)
<i>Samuel J. Hood</i>	05/30/95	
<i>Hilda G. Hood</i>		
		COMPANY NAME (IF APPLICABLE)



Southwest Florida Water
Management District



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

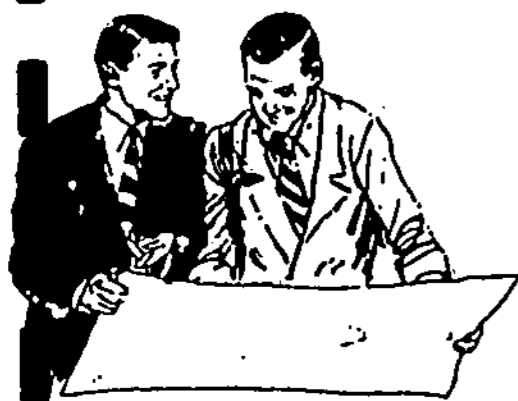
APPLICATION CERTIFICATIONS

• STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN FLORIDA •

This is to certify that the engineering features of this Surface Water Management System have been designed/examined by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the Conditions of Issuance in Section II. of this application are being complied with by the project; and the system has been designed in accordance with the applicable specifications required under the Basis of Review as referenced in Section 40D-4.091, Florida Administrative Code. Projects designed to the criteria in the Basis of Review are presumed to provide reasonable assurance of compliance with State water quality standards. It is also stated that the undersigned has furnished the applicant with a set of guidelines and schedules for the maintenance and operation of the Surface Water Management System.

• AFFIX SEAL •

ENGINEER'S NAME (TYPE OR PRINT)	FL REGISTRATION NO.
William B. Houghton, P.E.	PE 33150
COMPANY NAME	
Landry & Esber	
ADDRESS	
130 N. Tamiami Tr. Suite 301	
CITY, STATE, ZIP	PHONE
Sarasota, FL 34236	(941) 955-6004
ENGINEER'S SIGNATURE	DATE
	/ /



**Southwest Florida Water
Management District**



EXHIBIT D-1

SCHEDULE OF CONSTRUCTION

EXHIBIT D-1
SCHEDULE OF CONSTRUCTION

Construction to begin within six (6) months of final approval by the town.

Construction to be completed within twelve (12) months of commencement.

EXHIBIT A-7

TRAFFIC IMPACT ANALYSIS

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

EXHIBIT A-7
HFI DEVELOPMENTS, INC.
SITE PLAN CHECKLIST
TRAFFIC IMPACT ANALYSIS

A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELLORS

2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237

(813) 366-8100

FACSIMILE:

(813) 366-6384

REPLY TO: P.O. BOX 4195
SARASOTA, FLORIDA 34230

100 NORTH TAMPA, SUITE 3150
POSTAL DRAWER 3430

TAMPA, FLORIDA 33601

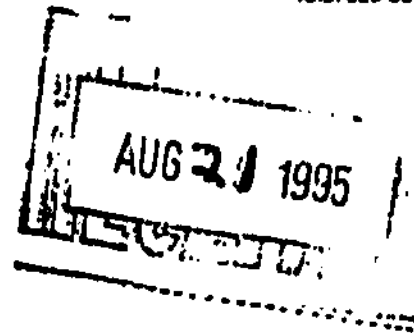
(813) 221-2100

TAMPA FACSIMILE

(813) 229-0550

MICHAEL J. FUREN

August 17, 1995



Mr. Daniel Gaffney
Planning, Zoning & Building Director
Town of Longboat Key, Florida
610 General Harris Drive
Longboat Key, FL 34228

Re: Application for: Site Plan Approval
Project: Building Addition at
Wedebrock Realty
Site Location: 6350 Gulf of Mexico Drive, Longboat
Key, Florida 34228
Applicant: HFI Developments, Inc., a Florida
corporation

Dear Dan:

This will confirm that pursuant to Section 158.097 of the Longboat Key Zoning Code, you have determined that a traffic impact analysis shall not be required for this particular development as the Town has recently assessed all of the traffic impacts at buildout of the Town as part of the "EAR" process.

We appreciate not having to go through this expensive academic exercise when the Town already has an in-house analysis indicating there will be no need for additional improvements along Gulf of Mexico Drive to support this building addition.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.


Michael J. Furen

MJF:jwc

cc: Mr. Jim Layfield
Mr. Bob Marischen
Mr. Sam Esber
Mr. Phil Skirball

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/HFI QUASIJUDICIAL FILE
SPEC. COMM. MEETING 10-2-95
(1 PAGE) 4" x 6" COLOR AERIAL PIC

TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

Jack ELKA
PHOTOGRAPHY

P.O. Box 582
Anna Maria, Florida 34216
(813) 778-2711

25



**ICARD, MERRILL, CULLIS,
TIMM, FUREN & GINSBURG, P. A.**

ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 600
POSTAL DRAWER 4195
SARASOTA, FLORIDA 34230

TO:

*Donna Chipman
(Wedelrock Certified)*

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

TOWN OF LONGBOAT KEY
NOTICE OF ZONING (PERMITTED USE) CHANGE

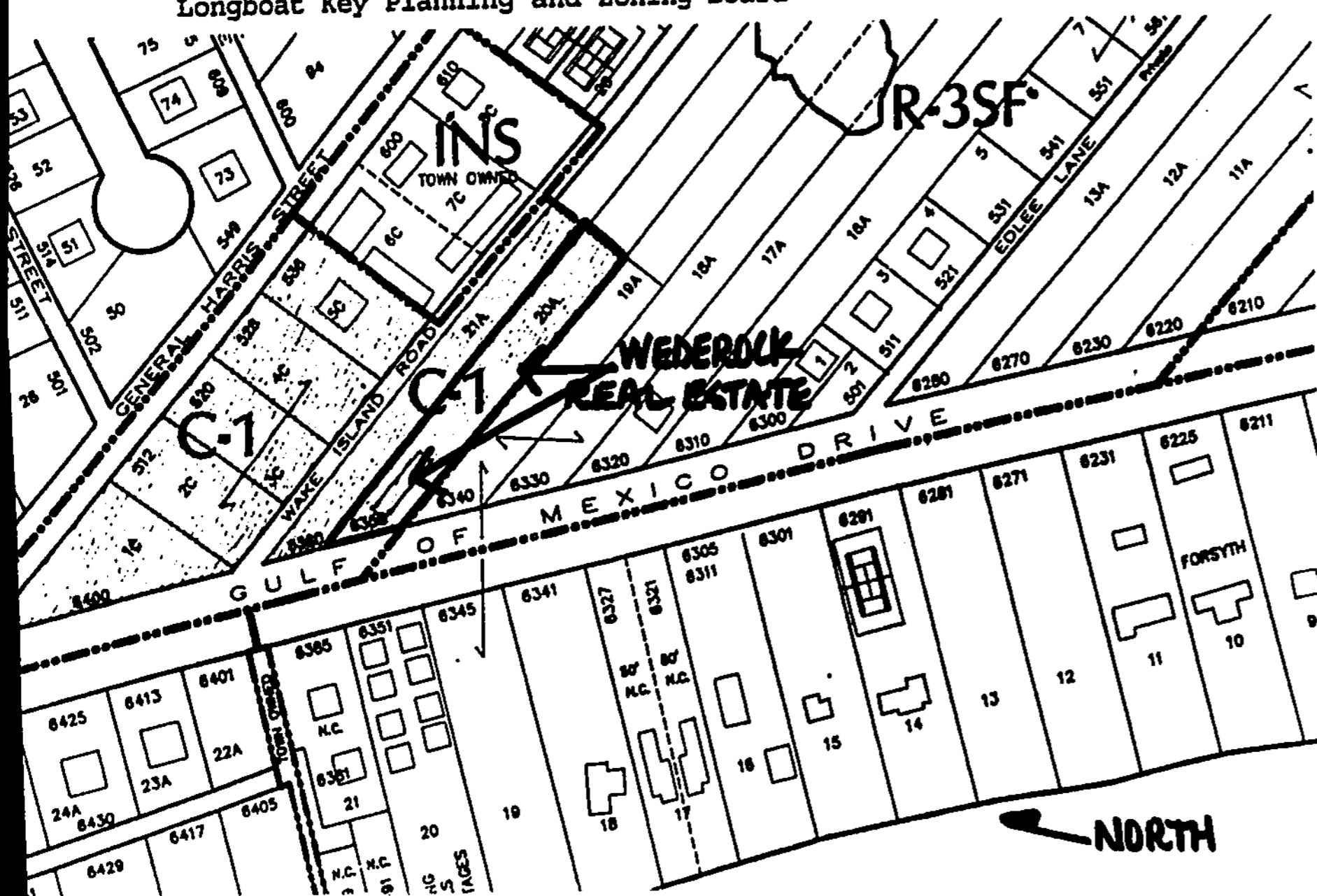
Notice is hereby given that the Town of Longboat Key will be considering a site plan amendment application for HFI Developments, Inc. to allow for construction of an addition to the existing building (Wedebrock Real Estate) at 6350 Gulf of Mexico Drive.

A public hearing before the Planning and Zoning Board on the proposal will be held on September 19, 1995 at 9:00 A.M., or as soon thereafter as may be heard, at the Town Commission Chambers, Town Hall, 501 Bay Isles Road, Longboat Key, Florida.

All interested persons may appear and be heard with respect to the proposed amendment. Copies of the proposed amendment and related material may be viewed at the Planning, Zoning and Building Department, 610 General Harris Street, between 8:30 a.m. and 5:00 p.m. weekdays. Questions may be directed to the Planning, Zoning & Building Department at 383-3721.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, a record of the proceedings will be needed. For such purpose that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

By: Harry Rosenberg, Chairman
Longboat Key Planning and Zoning Board



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

NOTE:
Complete items 1 and/or 2 for additional services.
Complete items 3, and 4a & b.
Print your name and address on the reverse of this form so that we can return the card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
If "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

Article Addressed to:
EDWARD & THERESA WOODLAND
7157 Longboat Dr., North
Longboat Key, FL 34228

22174-26511

Signature - (Addressee)
[Signature]

Signature - (Agent)

DOMESTIC RETURN RECEIPT
Form 3811, December 1991

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

4a. Article Number
P 912 563 900

4b. Service Type
 CERTIFIED

7. Date of Delivery
09-25-95

8. Addressee's Address
(ONLY if requested and fee paid.)

POSTAGE .32
RETURN RECEIPT SERVICE 2.20
CERTIFIED FEE + RETURN RECEIPT 2.52
TOTAL POSTAGE AND FEES 5.04

POSTMARK OR DATE

SENT TO:
EDWARD & THERESA WOODLAND
7157 Longboat Dr., North
Longboat Key, FL 34228

22174-26511

PS FORM 3800
RECEIPT FOR CERTIFIED MAIL
UNITED STATES POSTAL SERVICE

NOTE:
Complete items 1 and/or 2 for additional services.
Complete items 3, and 4a & b.
Print your name and address on the reverse of this form so that we can return the card to you.
Attach this form to the front of the mailpiece, or on the back if space does not permit.
If "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

Article Addressed to:
WIER PARTNERSHIP
75 Cider Mill Lane
Fairfield, CTY 06430

22174-26511

Signature - (Addressee)

Signature - (Agent)
[Signature]

DOMESTIC RETURN RECEIPT
Form 3811, December 1991

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

4a. Article Number
P 912 563 898

4b. Service Type
 CERTIFIED

7. Date of Delivery
9-26-95

8. Addressee's Address
(ONLY if requested and fee paid.)

POSTAGE .32
RETURN RECEIPT SERVICE 2.20
CERTIFIED FEE + RETURN RECEIPT 2.52
TOTAL POSTAGE AND FEES 5.04

POSTMARK OR DATE

SENT TO:
WIER PARTNERSHIP
75 Cider Mill Lane
Fairfield, CTY 06430

22174-26511

PS FORM 3800
RECEIPT FOR CERTIFIED MAIL
UNITED STATES POSTAL SERVICE

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK ON DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 501)

HERBERT & MARGARIDA WORTMANN
501 Norton Street
Longboat Key, FL 34228

22174-26511

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

P 912 563 892

PS FORM 3800

THOMAS & MILDRED COBB
511 Edico Lane
Longboat Key, FL 34228

22174-26511

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK ON DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO:

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 501)

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK ON DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 501)

ANTHONY & ESTRELLA VAN REYNOLDS
545 General Harris St.
Longboat Key, FL 34228

22174-26511

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

P 912 563 890

PS FORM 3800

MARGARETA KAHLSROG
549 General Harris St.
Longboat Key, FL 34228

22174-26511

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK ON DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO:

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 501)

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK ON DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND / RESTRICTED ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO: NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 501)

GARY & ANNE CALE
300 Euclid Avenue
Orlando, FL 32801

22174-26511

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

EG9 E95 2TB P

499 E95 2TB P

669 E95 2TB P

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

INSTRUCTIONS:
 • Complete items 1 and/or 2 for additional services.
 • Complete items 3, and 4a & b
 • Print your name and address on the reverse of this form so that we can return this card to you.
 • Attach this form to the front of the mailpiece, or on the back if space does not permit.
 • Write "Return Receipt Requested" on the mailpiece below the article number.
 • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

Article Addressed to:
CLARENCE & SHARRON CATALLO
 6417 Gulfside Road
 Longboat Key, FL 34228

22174-26511

Signature - (Addressee)
[Signature]

Signature - (Agent)
[Signature]

4a. Article Number
 P 912 563 880

4b. Service Type
 CERTIFIED

7. Date of Delivery
 9-27-95

8. Addressee's Address
 (ONLY if requested and fee paid)
 OCT 02 1995

PS Form 3811, December 1991

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE + RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO:
 NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 2061)
CLARENCE & SHARRON CATALLO
 6417 Gulfside Road
 Longboat Key, FL 34228

22174-26511

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

MJP

INSTRUCTIONS:
 • Complete items 1 and/or 2 for additional services.
 • Complete items 3, and 4a & b
 • Print your name and address on the reverse of this form so that we can return this card to you.
 • Attach this form to the front of the mailpiece, or on the back if space does not permit.
 • Write "Return Receipt Requested" on the mailpiece below the article number.
 • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

Article Addressed to:
LOMBARDO, PHILIP J.
LOMBARDO, MARYLYN A.
 24 Masterton Road
 Bronxville, NY 10708

22174-26511

Signature - (Addressee)
[Signature]

Signature - (Agent)
[Signature]

4a. Article Number
 P 912 563 880

4b. Service Type
 CERTIFIED

7. Date of Delivery
 SEP 19 1995

8. Addressee's Address
 (ONLY if requested and fee paid)
 NY BRONXVILLE
 1995
 USPS

PS Form 3811, December 1991

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE + RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO:
 NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 2061)
JAMES & CECILE BURNETT
 2720 SW 7th Place
 Gainesville, FL 32607

22174-26511

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

MJP

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

INSTRUCTIONS:
 • Complete items 1 and/or 2 for additional services.
 • Complete items 3, and 4a & b.
 • Print your name and address on the reverse of this form so that we can return this card to you.
 • Attach this form to the front of the mailpiece, or on the back if space does not permit.
 • Write "Return Receipt Requested" on the mailpiece below the article number.
 • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

Article Addressed to:
ROSE MARY BOND TRUST
11 S. Washington Drive
Sarasota, FL 34236

4a. Article Number
P 912 563 881

4b. Service Type
 CERTIFIED

7. Date of Delivery
9-28-96

8. Addressee's Address
 (ONLY if requested and fee paid)

5. Signature - (Addressee)
Rosemary Bond

6. Signature - (Agent)

PS Form 3811, December 1991

P 912 563 881

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE + RETURN RECEIPT	2.20	
TOTAL POSTAGE AND FEES		2.52	

SENT TO:
 NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 391)

ROSE MARY BOND TRUST
11 S. Washington Drive
Sarasota, FL 34236

22174-26511

PS FORM 3800

RECEIPT FOR CERTIFIED MAIL
 UNITED STATES POSTAL SERVICE

INSTRUCTIONS:
 • Complete items 1 and/or 2 for additional services.
 • Complete items 3, and 4a & b.
 • Print your name and address on the reverse of this form so that we can return this card to you.
 • Attach this form to the front of the mailpiece, or on the back if space does not permit.
 • Write "Return Receipt Requested" on the mailpiece below the article number.
 • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

Article Addressed to:
MANIA, GERALD
MANIA, DIANE
20 Beaver Dam Trail
Old Saybrook, CT 06475

4a. Article Number
P 912 563 476

4b. Service Type
 CERTIFIED

7. Date of Delivery
9-16-95

8. Addressee's Address
 (ONLY if requested and fee paid)

5. Signature - (Addressee)
Diane Mania

6. Signature - (Agent)

PS Form 3811, December 1991

P 912 563 476

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE + RETURN RECEIPT	2.20	
TOTAL POSTAGE AND FEES		2.52	

SENT TO:
 NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 391)

NANCY BOLLEN
6413 Gulf of Mexico Drive
Longboat Key, FL 34228

22174-26511

PS FORM 3800

RECEIPT FOR CERTIFIED MAIL
 UNITED STATES POSTAL SERVICE

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

REGISTERED NO. 483 697 141 POSTMARK

Reg. Fee \$ 4.85	Special Delivery
Handling Charge	Return Receipt 1.10
Postage \$.60	Restricted Delivery
Received by <i>[Signature]</i>	

Customer Must Declare Full Value \$ _____

With Postal Insurance \$25,000; International Indemnity is Limited (See Reverse)

Without Postal Insurance

FROM: MJF/ICARD, MERRILL
P. O. Drawer 4195
Sarasota, FL 34230-4195

TO: EDITH RENFER
Buacherweg 12, CH-5443
Niederrohrdorf, Switzerland

PS Form 3806, RECEIPT FOR REGISTERED MAIL (Customer Copy) April 1991 (See Information on Reverse)

REGISTERED NO. 483 697 141 POSTMARK

Reg. Fee \$ 4.85	Special Delivery
Handling Charge	Return Receipt 1.10
Postage \$.60	Restricted Delivery
Received by <i>[Signature]</i>	

Customer Must Declare Full Value \$ _____

With Postal Insurance \$25,000; International Indemnity is Limited (See Reverse)

Without Postal Insurance

FROM: MJF/ICARD, MERRILL
P. O. Drawer 4195
Sarasota, FL 34230-4195

TO: Dieter & Viola Engelhard
Winterstrasse 3, D-8011
Neukeferloh B, Munich, W. Germany

PS Form 3806, RECEIPT FOR REGISTERED MAIL (Customer Copy) April 1991 (See Information on Reverse)

Registered Article (Envoi recommandé)

Letter (Lettre) Printed Matter (Imprimé) Other (Autre) Recorded Delivery (Envoi à livraison attestée) Express Mail International

Insured Parcel (Colis avec valeur déclarée) Insured Value (Valeur déclarée) Article Number R483 700 766

Office of Mailing (Bureau de dépôt) Date of Posting (Date de dépôt) SARASOTA, FL 34230-9900

Addressee Name or Firm (Nom ou raison sociale du destinataire) RENFER, EDITH H
Street and No. (Rue et No.) Buacherweg 12 - CH-5443
Place and Country (Localité et pays) Niederrohrdorf, Switzerland

This receipt must be signed by (1) the addressee or (2) a person authorized to sign under the regulations of the country of destination or those regulations so provide, by the employee of the office of destination. This signed form will be returned to the sender by the first mail.

The article mentioned above was duly delivered. (L'envoi mentionné ci-dessus a été dûment livré.)

Signature of Addressee (Signature du destinataire) *[Signature]* Date *[Date]*

Office of Destination (Bureau de destination) Employee's Signature (Signature de l'agent du bureau de destination) *[Signature]*

Form 2865, October 1992 (Reverse)

Registered Article (Envoi recommandé)

Letter (Lettre) Printed Matter (Imprimé) Other (Autre) Recorded Delivery (Envoi à livraison attestée) Express Mail International

Insured Parcel (Colis avec valeur déclarée) Insured Value (Valeur déclarée) Article Number R483 697 141

Office of Mailing (Bureau de dépôt) Date of Posting (Date de dépôt) SARASOTA, FL 34230-9900 SEP 18 1995

Addressee Name or Firm (Nom ou raison sociale du destinataire) DIETER & VIOLA ENGELHARD
Street and No. (Rue et No.) Winterstrasse 3, D-8011 Neukeferloh B
Place and Country (Localité et pays) Munich, West Germany

This receipt must be signed by (1) the addressee or (2) a person authorized to sign under the regulations of the country of destination or those regulations so provide, by the employee of the office of destination. This signed form will be returned to the sender by the first mail.

The article mentioned above was duly delivered. (L'envoi mentionné ci-dessus a été dûment livré.)

Signature of Addressee (Signature du destinataire) *[Signature]* Date *[Date]*

Office of Destination (Bureau de destination) Employee's Signature (Signature de l'agent du bureau de destination) *[Signature]*

Form 2865, October 1992 (Reverse)

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

INSTRUCTIONS:

- Complete items 1 and/or 2 for additional services
- Complete items 3, and 4a & b
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit
- Write "Return Receipt Requested" on the mailpiece below the article number
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
**WOODLAND, EDWARD.
 WOODLAND, THERESA
 7157 Longboat Drive, N.
 Longboat Key, FL 34228**

4a. Article Number
P 912 563 486

4b. Service Type
CERTIFIED

7. Date of Delivery
9/14

8. Addressee's Address
(ONLY if requested and fee paid)

5. Signature - (Addressee)
22174-26511

6. Signature - (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

ICARD, MERRILL, CULLIS, TIMM,
 FUREN & GINSBURG, P.A.
 ATTORNEYS AND COUNSELLORS
 2033 MAIN STREET, SUITE 600
 POSTAL DRAWER 4195
 SARASOTA, FLORIDA 34230

CERTIFIED
P 912 563 486
MAIL
 RETURN RECEIPT REQUESTED

FORWARDING & ADDRESS CORRECTION REQUESTED

Name: _____
 1. Date: **9/22**
 2. Month: **9/27**
 Return: **10/7**

Forwarding Order Expired
 Insufficient Address
 Moved, Left No Address
 Unclaimed Refused
 Attempted - Not Known
 No Such Street
 No Such Number

LONGBOAT KEY, FL 34228

9/14
9/12

Woodland, Edward C
 Woodland, Theresa C
 7157 Longboat Dr N
 Longboat Key, FL 34228

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

INSTRUCTIONS:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

DAHLKOG, MARGARETA
549 General Harris St.
Longboat Key, FL 34228

22174-26511

5. Signature - (Addressee)

6. Signature - (Agent)

4a. Article Number
P 912 563 772

4b. Service Type
 CERTIFIED

7. Date of Delivery

8. Addressee's Address
(Only if requested and fee paid.)

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

DOMESTIC RETURN RECEIPT

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
ATTORNEYS AND COUNSELLORS
2033 MAIN STREET, SUITE 600
POSTAL DRAWER 4195
SARASOTA, FLORIDA 34230
FORWARDING & ADDRESS CORRECTION REQUESTED

CERTIFIED MAIL
P 912 563 772
RETURN RECEIPT REQUESTED

Name _____
1st Notice 9/23
2nd Notice 9/27
Return 10/7

FIRST NOTICE
9-6
SECOND NOTICE
9-14
RETURN
9-21

Dahlskog, Margareta
549 General Harris St
Longboat Key, FL 34228

Forwarding Order E.
 Insufficient Address
 Moved, Left No Address
 Unclaimed
 Returned to Office
 Attempted - Not Known
 No Such Street
 No Such Number
LONGBOAT KEY, FL 34228

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

SENDER: • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
Article Addressed to: <p style="text-align: right;">MJP</p> SERRANO, DAVID SERRANO, JULIA ORAMA P. O. Box 3766 San Clemente, CA 92674-3766		4a. Article Number P 912 563 479	
5. Signature -- (Addressee)		4b. Service Type <input checked="" type="checkbox"/> CERTIFIED	
6. Signature -- (Agent)		7. Date of Delivery	
		8. Addressee's Address (ONLY if requested and fee paid)	

PS Form 3811, December 1991 **DOMESTIC RETURN RECEIPT**

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
 ATTORNEYS AND COUNSELLORS
 2033 MAIN STREET, SUITE 600
 POSTAL DRAWER 4185
 SARASOTA, FLORIDA 34230
 FORWARDING & ADDRESS CORRECTION REQUESTED

CERTIFIED
 P 912 563 479
MAIL
 RETURN RECEIPT REQUEST

Name 9-28
 1st Notice 10-3
 2nd Notice 10-3
 Return 10-13

~~Serrano, David R
 Serrano, Julia Orama
 P.O. Box 3766
 San Clemente, CA 92674-3766~~



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

INSTRUCTIONS:
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 • Complete items 3, and 4a & b.
 • Print your name and address on the reverse of this form so that we can return the card to you.
 • Attach this form to the front of the mailpiece, or on the back if space does not permit.
 • Write "Return Receipt Requested" on the mailpiece below the article number.
 • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

Article Addressed to:
DONALD & ARDITH COALE
 12158 Laramie Lane
 Lusby, MD 20657

4a. Article Number
 P 912 563 885

4b. Service Type
 CERTIFIED

7. Date of Delivery
 9/22/95

8. Addressee's Address
 (ONLY if requested and fee paid)

Signature - (Addressee)
Donald Coale

Signature - (Agent)

Form 3811, December 1991 **DOMESTIC RETURN RECEIPT**

INSTRUCTIONS:
 • Complete items 1 and/or 2 for additional services.
 • Complete items 3, and 4a & b.
 • Print your name and address on the reverse of this form so that we can return the card to you.
 • Attach this form to the front of the mailpiece, or on the back if space does not permit.
 • Write "Return Receipt Requested" on the mailpiece below the article number.
 • The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

Article Addressed to:
JAMES & CECILE BURNETT
 2720 SW 7th Place
 Gainesville, FL 32607

4a. Article Number
 P 912 563 895

4b. Service Type
 CERTIFIED

7. Date of Delivery
 9/22/95

8. Addressee's Address
 (ONLY if requested and fee paid)

Signature - (Addressee)
James Burnett

Signature - (Agent)

Form 3811, December 1991 **DOMESTIC RETURN RECEIPT**

POSTAGE	.32
SHOW TO US CALCULATE AND/OR RESTRICTED DELIVERY ADDRESS OR RETURN RECEIPT	1
CERTIFIED FEE - RETURN RECEIPT	2.20
TOTAL POSTAGE AND FEES	2.52
RETURN RECEIPT FEE IS SEPARATE FROM POSTAGE AND FEES. NOT FOR INTERNATIONAL MAIL. SEE THE POST OFFICE FOR DETAILS.	

POSTMARK OR DATE
 SARASOTA, FL
 SEP 22 1995

SENT TO:
 DONALD & ARDITH COALE
 12158 Laramie Lane
 Lusby, MD 20657
 22174-26511

RECEIPT FOR CERTIFIED MAIL

PS FORM 3800

P 912 563 885

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

SENDER:
Complete items 1 and/or 2 for additional services
Complete items 3, and 4a & b
Print your name and address on the reverse of this form so that we can return this card to you
Attach this form to the front of the mailpiece, or on the back if space does not permit
Write "Return Receipt Requested" on the mailpiece below the article number
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery

Article Addressed to:
OTTOMAR HERMANN, JR.
Box 9 Singletary Road
Myakka City, FL 34251
22174-26511

Signature - (Addressee)
Ottomar Hermann, Jr.

Signature - (Agent)

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee

4a. Article Number
P 912 563 887

4b. Service Type
 CERTIFIED

7. Date of Delivery
SEP 20 1995

8. Addressee's Address (ONLY if requested and fee paid)

Form 3811, December 1991 DOMESTIC RETURN RECEIPT

P 912 563 887

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY		
	CERTIFIED FEE - RETURN RECEIPT	2.20	
TOTAL POSTAGE AND FEES		2.52	

SENT TO:
OTTOMAR HERMANN, JR.
Box 9 Singletary Road
Myakka City, FL 34251
26 22174-26511

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 3861)

PS FORM 3800 RECEIPT FOR CERTIFIED MAIL
UNITED STATES POSTAL SERVICE

SENDER:
Complete items 1 and/or 2 for additional services
Complete items 3, and 4a & b
Print your name and address on the reverse of this form so that we can return this card to you
Attach this form to the front of the mailpiece, or on the back if space does not permit
Write "Return Receipt Requested" on the mailpiece below the article number
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery

Article Addressed to:
ELTON & SYDNEY ELSTON
6430 Gulfside Drive
Longboat Key, FL 34228
22174-26511

Signature - (Addressee)
Sydney Elston

Signature - (Agent)

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee

4a. Article Number
P 912 563 904

4b. Service Type
 CERTIFIED

7. Date of Delivery
9/19/95

8. Addressee's Address (ONLY if requested and fee paid)

S Form 3811, December 1991 DOMESTIC RETURN RECEIPT

P 912 563 904

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE SEP 19 1995 SARASOTA FL
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY		
	CERTIFIED FEE - RETURN RECEIPT	2.20	
TOTAL POSTAGE AND FEES		2.52	

SENT TO:
ELTON & SYDNEY ELSTON
6430 Gulfside Drive
Longboat Key, FL 34228
22174-26511

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 3861)

PS FORM 3800 RECEIPT FOR CERTIFIED MAIL
UNITED STATES POSTAL SERVICE

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

MEMBER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, and 4a & b.
 Print your name and address on the reverse of this form so that we can return the card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 HOWARD P. HORTON TRUST
 4127 Bee Ridge Road
 Sarasota, FL 34233

4a. Article Number
 P 912 563 888

4b. Service Type
 CERTIFIED

7. Date of Delivery 9-19-95

8. Addressee's Address
 (ONLY if requested and fee paid.)

22174-26511

Signature - (Addressee)

Signature - (Agent)
Brenda L. Urban

S Form 3811, December 1991

DOMESTIC RETURN RECEIPT

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
TOTAL POSTAGE AND FEES		2.52	

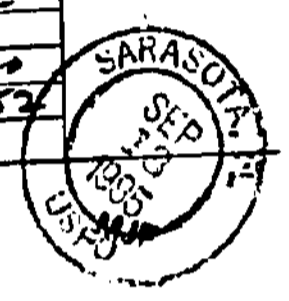
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)

SENT TO:
 HOWARD P. HORTON TRUST
 4127 Bee Ridge Road
 Sarasota, FL 34233

22174-26511

PS FORM 3800

RECEIPT FOR CERTIFIED MAIL



MEMBER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, and 4a & b.
 Print your name and address on the reverse of this form so that we can return the card to you.
 Attach this form to the front of the mailpiece, or on the back if space does not permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
 1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 HIDEAWAY BAY HOMEOWNERS ASSN
 709 Hideaway Bay Drive
 Longboat Key, FL 34228

4a. Article Number
 P 912 563 888

4b. Service Type
 CERTIFIED

7. Date of Delivery 9-19

8. Addressee's Address
 (ONLY if requested and fee paid.)

22174-26511

Signature - (Addressee)

Signature - (Agent)
Thomas Sanders

PS Form 3811, December 1991

DOMESTIC RETURN REC

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
TOTAL POSTAGE AND FEES		2.52	

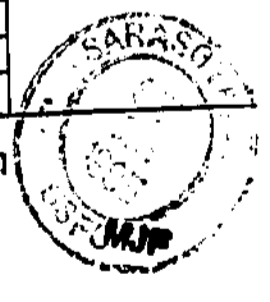
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)

SENT TO:
 HIDEAWAY BAY HOMEOWNERS ASSN
 709 Hideaway Bay Drive
 Longboat Key, FL 34228

22174-26511

PS FORM 3800

RECEIPT FOR CERTIFIED MAIL



WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

R. C. LANDS, INC.
104 Bivouac Point
Ft. Thomas, KY 41075

4a. Article Number
P 912 563 896

4b. Service Type
 CERTIFIED

7. Date of Delivery
9-21-95

5. Signature - (Addressee)
Brad All

6. Signature - (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN REC

POSTAGE

RETURN RECEIPT SERVICE	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY /	RESTRICTED DELIVERY
	CERTIFIED FEE - RETURN RECEIPT	
	TOTAL POSTAGE AND FEES	
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)		


POSTMARK ON DATE
SARASOTA FL 9 SEP 1995

SENT TO:

R. C. LANDS, INC.
104 Bivouac Point
Ft. Thomas, KY 41075

22174-26511

PS FORM 3800

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I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

CYNTHIA JONES
6300 Gulf of Mexico Drive
Longboat Key, FL 34228

4a. Article Number
P 912 563 893

4b. Service Type
 CERTIFIED

7. Date of Delivery
9/21/95

5. Signature - (Addressee)
Cynthia Jones

6. Signature - (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN REC

POSTAGE

RETURN RECEIPT SERVICE	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	RESTRICTED DELIVERY
	CERTIFIED FEE - RETURN RECEIPT	
	TOTAL POSTAGE AND FEES	
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SARASOTA FL 9 SEP 1995

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CYNTHIA JONES
6300 Gulf of Mexico Drive
Longboat Key, FL 34228

22174-26511

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WEDEBROCK REAL ESTATE
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Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.
Article Addressed to:

JERRY PIES
2712 Palma Sola Blvd.
Bradenton, FL 34209

22174-265111

Signature - (Addressee)

Signature - (Agent)

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee

4a. Article Number

P 912 563 902

4b. Service Type

CERTIFIED

Date of Delivery

8. Addressee's Address

(ONLY if requested and fee paid.)

DOMESTIC RETURN RECEIPT

PS Form 3811, December 1991

P 912 563 902

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE SARASOTA FL SEP 20 1995 MJP
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	1	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 302)	
JERRY PIES 2712 Palma Sola Blvd. Bradenton, FL 34209			
22174-265111			

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Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.
Article Addressed to:

PHILIP & MARILYN LOMBARDO
24 Masterson Road
Bronxville, NY 10708

22174-26511

Signature - (Addressee)

Signature - (Agent)

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee

4a. Article Number

P 912 563 899

4b. Service Type

CERTIFIED

Date of Delivery

8. Addressee's Address

(ONLY if requested and fee paid.)

DOMESTIC RETURN RECEIPT

PS Form 3811, December 1991

P 912 563 899

RETURN RECEIPT SERVICE	POSTAGE	32	POSTMARK OR DATE SARASOTA FL SEP 20 1995 MJP
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	1	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE ITEM 302)	
PHILIP & MARILYN LOMBARDO 24 Masterson Road Bronxville, NY 10708			
22174-26511			

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

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Complete items 3, and 4a & b.
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Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

Article Addressed to:
GERALD & DIANE NANIA
20 Beaver Dam Trail
Old Saybrook, CT 06475

4a. Article Number
P 912 563 891

4b. Service Type
 CERTIFIED

7. Date of Delivery
9-22-95

8. Addressee's Address
(ONLY if requested and fee paid.)

1. Signature - (Addressee)
Diane M

2. Signature - (Agent)

Form 3811, December 1991

DOMESTIC RETURN RECEIPT

P 912 563 891

RETURN RECEIPT SERVICE	POSTAGE	0.32	POSTMARK OR DATE
	SHOW TO WHAT DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE + RETURN RECEIPT	2.28	
	TOTAL POSTAGE AND FEES	2.60	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER LABEL)	
GERALD & DIANE NANIA 20 Beaver Dam Trail Old Saybrook, CT 06475			
22174-26511			

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

NOTE:
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Complete items 3, and 4a & b.
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Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee.

Article Addressed to:
KARL & HEINE REINFANDT TRUST
6301 Gulf of Mexico Drive
Longboat Key, FL 34228

4a. Article Number
P 912 563 901

4b. Service Type
 CERTIFIED

7. Date of Delivery
9-19

8. Addressee's Address
(ONLY if requested and fee paid.)

1. Signature - (Addressee)
Heine Reinfandt

2. Signature - (Agent)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

P 912 563 901

RETURN RECEIPT SERVICE	POSTAGE	0.32	POSTMARK OR DATE
	SHOW TO WHAT DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE + RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	
SENT TO:		NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER LABEL)	
KARL & HEINE REINFANDT TRUST 6301 Gulf of Mexico Drive Longboat Key, FL 34228			
22174-26511			

PS FORM 3800



RECEIPT FOR CERTIFIED MAIL

WEDEBROCK REAL ESTATE
COMPANY QUASIJUDICIAL FILE

USER:
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I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee

Article Addressed to:
DAVIDE & JULIA SERRANO
P. O. Box 3766
San Clemente, CA 92674

22174-26511

Signature - (Addressee)
D & Julie Serrano

Signature - (Agent)

4a. Article Number
P 912 563 894

4b. Service Type
 CERTIFIED

7. Date of Delivery
SEP 02 1995

8. Addressee's Address
(ONLY if requested and fee paid)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE SEP 02 1995 SAN CLEMENTE, CA
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO:
DAVIDE & JULIA SERRANO
P. O. Box 3766
San Clemente, CA 92674

22174-26511

PS FORM 3800

RECEIPT FOR CERTIFIED MAIL

UNITED STATES POSTAL SERVICE

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Write "Return Receipt Requested" on the mailpiece below the article number.
The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. Addressee's Address
2. Restricted Delivery
Consult postmaster for fee

Article Addressed to:
DANIEL & MARTHA WANCA
402 West 31st Street
Choyenne, WY 82001

22174-26511

Signature - (Addressee)
D & M Wanca

Signature - (Agent)

4a. Article Number
P 912 563 889

4b. Service Type
 CERTIFIED

7. Date of Delivery
SEP 02 1995

8. Addressee's Address
(ONLY if requested and fee paid)

PS Form 3811, December 1991

DOMESTIC RETURN RECEIPT

RETURN RECEIPT SERVICE	POSTAGE	.32	POSTMARK OR DATE SEP 02 1995 SARASOTA, FL
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT	2.20	
	TOTAL POSTAGE AND FEES	2.52	

SENT TO:
DANIEL & MARTHA WANCA
402 West 31st Street
Choyenne, WY 82001

22174-26511

PS FORM 3800

RECEIPT FOR CERTIFIED MAIL

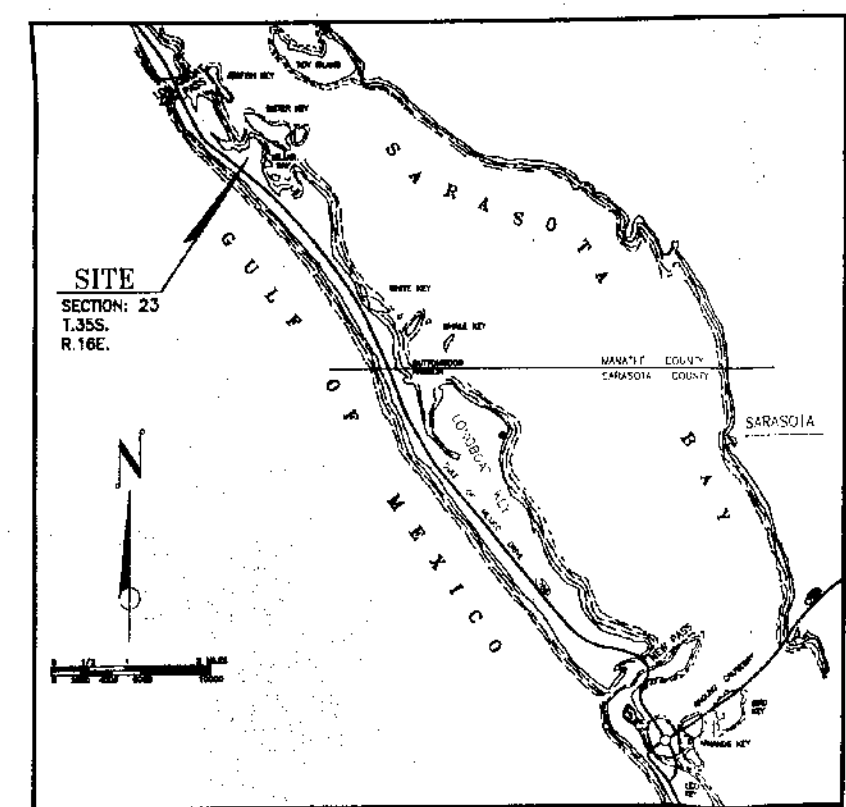
UNITED STATES POSTAL SERVICE

GENERAL NOTES

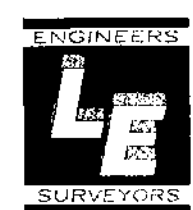
- CAUTION
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE PRIOR TO THE COMMENCEMENT OF EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES IN CONFORMANCE WITH THE TOWN OF LONGBOAT KEY UTILITIES DEPARTMENT.
FLORIDA POWER & LIGHT
GENERAL TELEPHONE COMPANY OF FLORIDA
STORED CABLE TV
FIRST CALL 1-800-227-3385 48 HOURS BEFORE YOU DIG
CANDY 1-800-287-8881 48 HOURS BEFORE YOU DIG
- RESPONSIBILITY REGARDING EXISTING UTILITIES & STRUCTURES
THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE CAREFULLY DONE. IF NECESSARY THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO, AND FOR MAINTENANCE AND PROTECTION OF, EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE POINT OF CONNECTION OF ALL BUILDING SERVICE LINES AT THE BUILDING PRIOR TO INSTALLATION.
- EROSION CONTROL DURING CONSTRUCTION
THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE RUNOFF OF EXCESSIVE MATERIAL FROM LEAVING THE CONSTRUCTION SITE AND BEING DEPOSITED ON THE PROPERTY OF OTHERS OR ON PORTIONS OF THE SITE OUTSIDE THE CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.
- LAWS TO BE OBSERVED
THE CONTRACTOR IS ASSUMED TO BE FAMILIAR WITH, AND AT ALL TIMES SHALL OBSERVE AND COMPLY WITH, ALL FEDERAL, STATE AND LOCAL LAWS, BY-LAWS, SAFETY LAWS, BUILDING AND CONSTRUCTION

HFI DEVELOPMENTS, INC.

SITE DEVELOPMENT PLAN



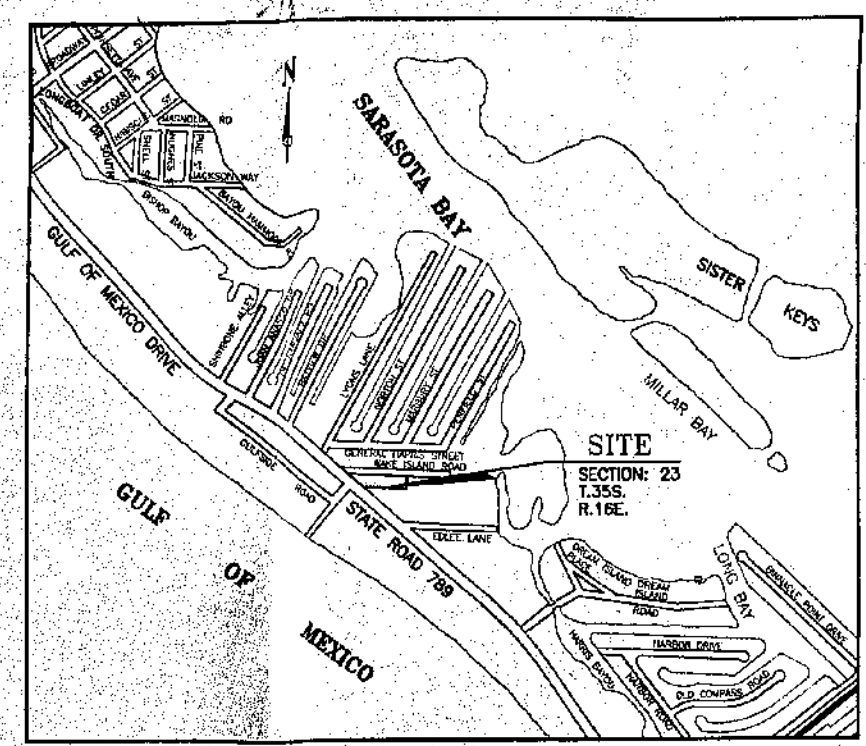
VICINITY MAP



Landry & Esber
ENGINEERS · SURVEYORS
130 N. Tamiami Trail, Suite 301 · Sarasota, Florida 34236
(813)955-6004 · FAX (813)955-7501

INDEX
PROJECT NO: B02502

SHEET NO.	DESCRIPTION
D-1	COVER SHEET
D-2	AERIAL PHOTO
D-3	EXISTING CONDITIONS
D-4	SITE PLAN
D-5	TREE LOCATION PLAN
D-6	LANDSCAPING PLAN



LOCATION MAP

APPROVED: _____ DATE _____
ENGINEER OF RECORD

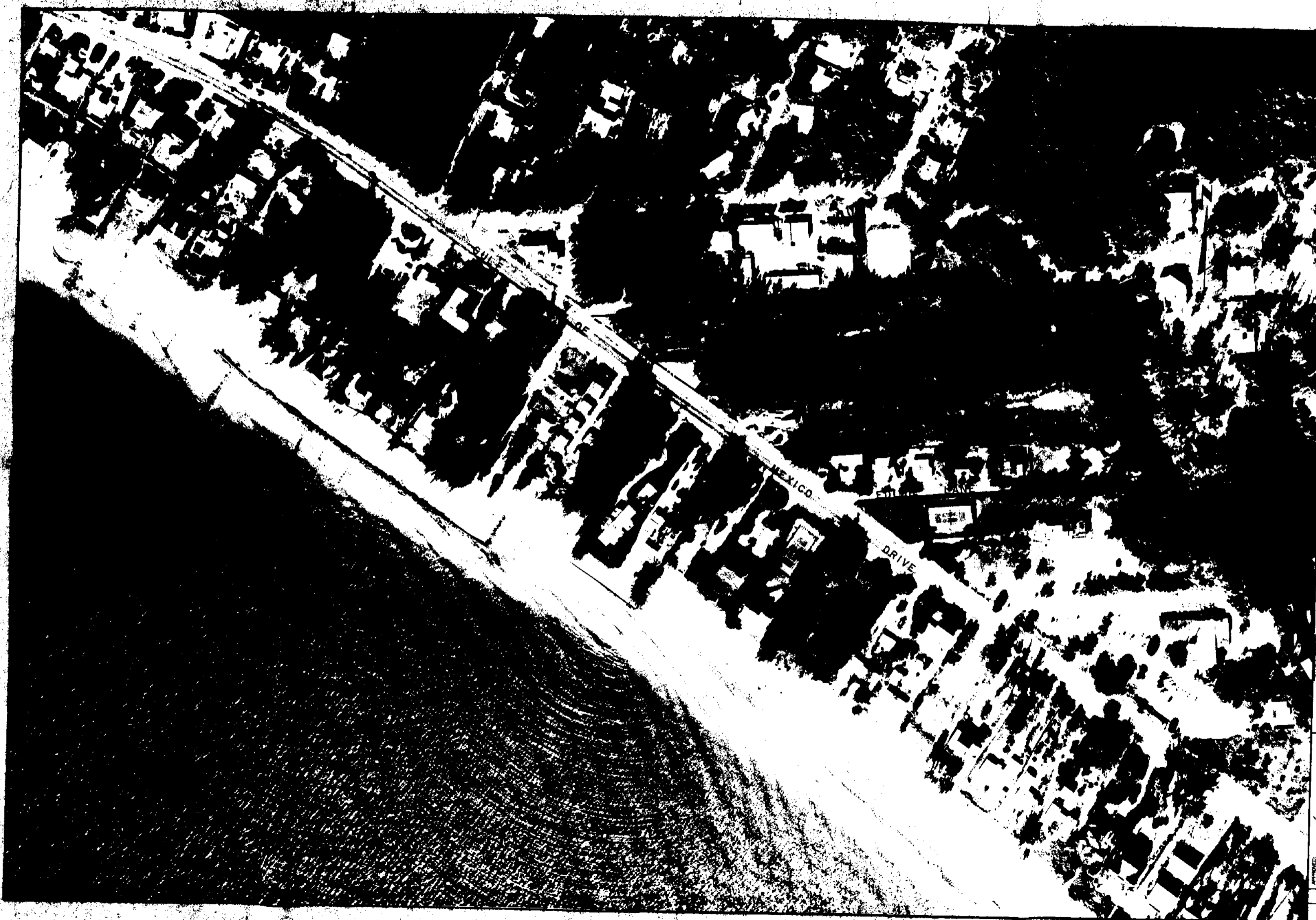


HFI DEVELOPMENTS, INC.
SITE DEVELOPMENT PLAN
COVER SHEET

DATE	4/17/25
SCALE	AS SHOWN
DESIGN	AS SHOWN
CONTRACT	AS SHOWN
DRAWN	AS SHOWN
CHECKED	AS SHOWN
DATE	4/17/25
SCALE	AS SHOWN
DESIGN	AS SHOWN
CONTRACT	AS SHOWN
DRAWN	AS SHOWN
CHECKED	AS SHOWN

APPROVED: _____ DATE _____
ENGINEER OF RECORD

PROJECT NO: B02502
SHEET NO: D-1



HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
AERIAL PHOTO

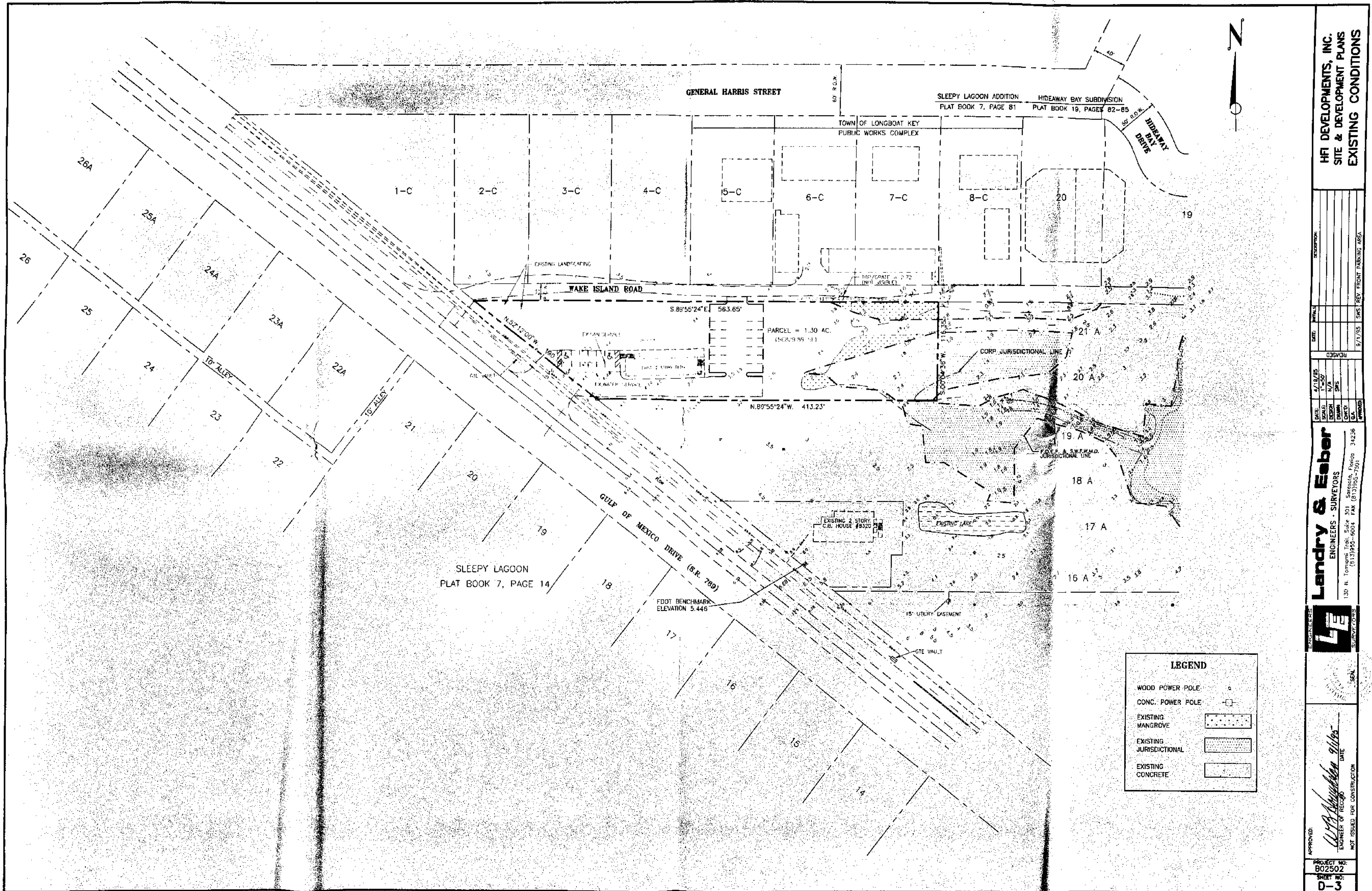
DATE	8/21/85
SCALE	1" = 100'
DESIGNER	MA
DRAWN	MA
CHECKED	MA
APPROVED	

LE Landry & Eeber
ENGINEERS - SURVEYORS
130 N. TOMPKINS TRAIL, SUITE 201, TAMPA, FLORIDA 33604
(813) 995-4001 FAX (813) 995-7501

APPROVED: *[Signature]*
ENGINEER OF RECORD
DATE: _____
NOT ISSUED FOR CONSTRUCTION

PROJECT NO.
B02502
SHEET NO.
D-2

MANATEE COUNTY FLORIDA		SCALE	1" = 100'	SECTION	TWP.	RANGE	SHEET NO.	MAP
PHOTO DATE	NOV. 1981			23	35 S	16 E	11C-3	
PHOTO NO.	PO-2822							



LEGEND

- WOOD POWER POLE
- CONC. POWER POLE
- EXISTING MANGROVE
- EXISTING JURISDICTIONAL
- EXISTING CONCRETE

HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLANS
EXISTING CONDITIONS

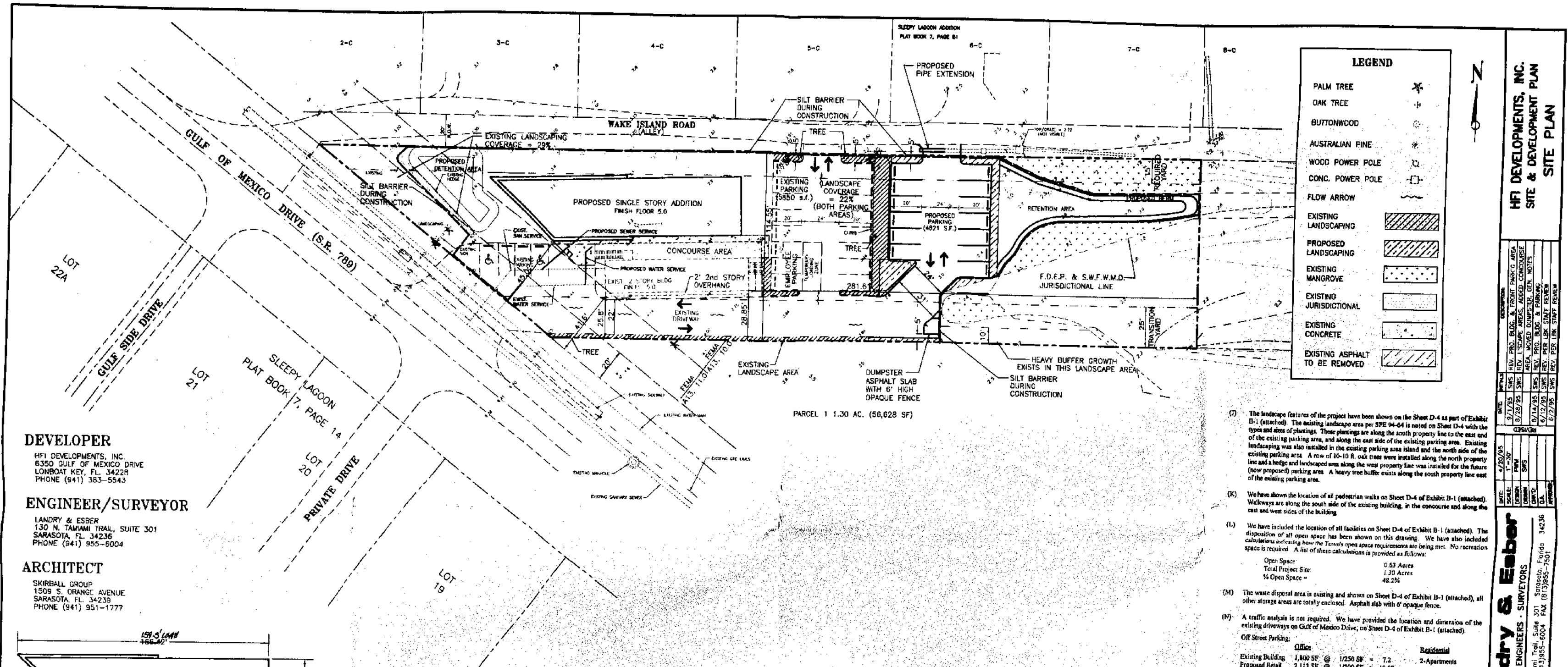
DATE	BY	DESCRIPTION
7/13/85	SMS	FORWARD
1-25	SMS	REVISION
3/1	SMS	REVISION
5/7/85	SMS	REV. FRONT PARKING AREA

Lendry & Esber
ENGINEERS - SURVEYORS
130 N. Tompkins St., Suite 204
Tallahassee, Florida 32306
(904) 295-6004 FAX (904) 295-7591



APPROVED: *[Signature]*
DATE: _____
NOT ISSUED FOR CONSTRUCTION

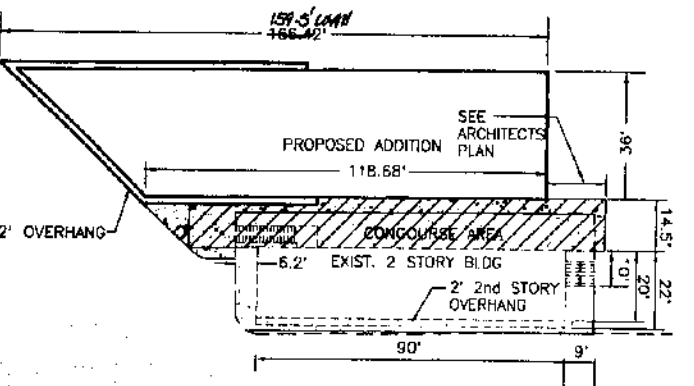
PROJECT NO: B02502
SHEET NO: D-3



DEVELOPER
HFI DEVELOPMENTS, INC.
6350 GULF OF MEXICO DRIVE
LONGBOT KEY, FL 34228
PHONE (941) 383-5543

ENGINEER/SURVEYOR
LANDRY & ESBER
130 N. TAMiami TRAIL, SUITE 301
SARASOTA, FL 34236
PHONE (941) 955-6004

ARCHITECT
SKIRBALL GROUP
1509 S. ORANGE AVENUE
SARASOTA, FL 34239
PHONE (941) 951-1777



**BUILDING COVER
(INCLUDING SIDEWALKS)**

PROPOSED ADDITION =	5574.0 s.f.
EXISTING BUILDING =	2314.4 s.f.
CONCOURSE =	1620.6 s.f.
	9509.0 s.f.
LOT COVERAGE =	BUILDING COVERAGE/TOTAL LOT AREA
LOT COVERAGE =	9509.0 s.f./56,628.0 s.f.
LOT COVERAGE =	16.0%
ALLOWABLE =	30%

**HFI DEVELOPMENTS, INC.
SITE PLAN CHECKLIST
SECTION 158.097
"APPLICATION FOR SITE PLAN APPROVAL"**

- (A) The character of the site will be an existing office building with two (2) accessory use dwelling units (apartments) on the second floor (3,560 SF) and a proposed addition with 5,124 SF. The ownership is 1.302 acres
- (B) The site plan for the project has been submitted as Sheet D-4 of Exhibit B-1 (attached). The site plan labels the site of the project as HFI Developments, Inc. The existing conditions plan (D-3), has contours at one-half foot intervals referenced to mean sea level. The following chart indicates additional information found on the site plan:

	Proposed	Allowed
Impervious Area (S.F.)		
Building Coverage	9,509 SF	
Existing Parking	5,850 SF	
Proposed Parking	4,821 SF	
Driveway and Front Parking	8,235 SF	
	28,715 SF (50.7%)	45,302 (Max.) (80%)
Open Space (S.F.)		
Total Site	56,628 SF	
Total Impervious	(-) 28,115 SF	11,126 (Min.) (20%)
Front Setback (Ft.) (Existing Building)	41.0' (Min.)	45' (Min.)
Front Setback (Ft.) (Building Addition)	45.0' (Min.)	45' (Min.)
Rear Setback (Ft.)	28.1'	20' (Min.)
Side Setback (Ft.) (Existing Building)	25.8' (Min.)	25' (Min.)
Side Setback (Ft.) (Building Addition)	15.0' (Min.)	0' (Min.)
Building Separation*	N/A	10' (Min.)
NEWT. Setback (Ft.)	N/A	20' (Min.)
- (C) An affidavit of ownership is included

- (D) We have shown on Sheet D-2 and D-3, Exhibit B-1 (attached), the relationship of the project to existing development in the area including streets, utilities, residential and commercial development, ecological features and important physical features in and adjoining this project.
- (E) The proposed land use for the site is an existing office building with two (2) accessory use dwelling units (apartments) on the second floor and a proposed one story addition.

Building	Floor	Area (SF)	Use
Existing Building	1st Floor	1,800 SF	(Office)
	2nd Floor	1,980 SF	(2 Apartments)
Proposed Building	1 Floor	2,113 SF	(Retail)
	2nd Floor	2,895 SF	(Office)
- (F) We have provided the following tabulation of upland and wetland acreage and percentages:

	Acres	Percent
(1) Jurisdictional, Landward of MHWL:		
Uplands:	0.21	16.1
	1.02	83.2
Total Project:	1.30	100.0
(2) Total Site:		
Impervious:	1.3 Acres (56,628 SF)	
Open Space:	.64 Acres (28,715 SF)	
Total Open Space % =	27,913 / 56,628 = 49.3%	
Provided 49.3%, Minimum Required 20%		
(3) Total Site:		
Jurisdictional Lands	1.3 Acres (56,628 SF)	
Uplands:	21 Acres (9,148 SF)	
Impervious:	66 Acres (2,871,5 SF)	
Upland Open Space:	= 18,765 SF	
Total Upland Open Space % =	18,765 / 56,628 = 33.1%	
Provided 33.1%, Minimum Required 15%		
- (G) We have provided the architectural definition of the building envelope for the accessory use structures in Exhibit E-1 (attached).
- (H) The type and location of all trees protected by Town regulation have been shown on Sheet D-4 of Exhibit B-1 (attached). All trees in the proposed parking area have been removed under Permit TP 06207 issued 7/28/95.
- (I) We have shown the location of all the existing utilities on Sheet D-4 of Exhibit B-1 (attached).

- (J) The landscape features of the project have been shown on the Sheet D-4 as part of Exhibit B-1 (attached). The existing landscape area per SPE 94-04 is noted on Sheet D-4 with the open and sizes of plantings. These plantings are along the south property line to the east end of the existing parking area, and along the east side of the existing parking area. Existing landscaping was also installed in the existing parking area island and the north side of the existing parking area. A row of 10-10 ft. oak trees were installed along the north property line and a hedge and landscape was installed along the west property line was installed for the future (now proposed) parking area. A heavy tree buffer exists along the south property line east of the existing parking area.
- (K) We have shown the location of all pedestrian walks on Sheet D-4 of Exhibit B-1 (attached). Walkways are along the south side of the existing building, in the concourse and along the east and west sides of the building.
- (L) We have included the location of all facilities on Sheet D-4 of Exhibit B-1 (attached). The disposition of all open space has been shown on this drawing. We have also included calculations reflecting how the Town's open space requirements are being met. No recreation space is required. A list of these calculations is provided as follows:

Open Space:	0.63 Acres
Total Project Site:	1.30 Acres
% Open Space =	48.2%
- (M) The waste disposal area is existing and shown on Sheet D-4 of Exhibit B-1 (attached), all other storage areas are totally enclosed. Asphalt slab with 6' opaque fence.
- (N) A traffic analysis is not required. We have provided the location and dimension of the existing driveways on Gulf of Mexico Drive, on Sheet D-4 of Exhibit B-1 (attached).

Office	Residential
Existing Building: 1,800 SF @ 1/250 SF = 7.2	2 Apartments
Proposed Retail: 2,113 SF @ 1/200 SF = 10.57	
Proposed Office: 4,808 SF @ 1/250 SF = 11.22	2 Apartments
	2 (EACH) = 4
- Parking Required: 28.99 + 4 = 32.99 = 33 Spaces
- Parking Spaces Provided = 33 (including 2 handicaps)
- Loading Area = 1
- (O) The flood zone for the existing office building with two (2) accessory use dwelling units (apartments) and one proposed addition, that is being used as A-13, El. 11.0' as shown on FIRM Map Panel 125126-0005D (May 18, 1992). A surface water management plan based on best management practices has been provided on Sheet D-4 of Exhibit B-1 (attached). The surface water management plan consists of swales and a retention pond which provide for water quality, attenuation requirements is provided in the adjacent wetlands. The finished floor elevation will be 5.0' and the building addition will be flood proofed to elevation 11.0'.
- (P) A soil erosion and sedimentation plan has been provided on Sheet D-4 of Exhibit B-1 (attached). Silt barriers during construction are shown.
- (Q) A copy of the SWFWMD application for permit is included, water and sewer service is existing.

Exhibit	Permit	Agency
B-2	Wastewater	FDOP (Not Required)
B-3	Potable Water	FDOP (Not Required)
B-4	Storm Water	SWFWMD
	Driveway Connection	FDOT (Not Required)
- Water and sewer services only are required; no permit is required for services.
- Driveway is existing; an FDOT connection permit is not required.
- (R) There are no additional data, maps, plans or statements necessary for the particular use and activity involved.
- (S) There is no additional data pertinent to the site development plan.
- (T) We are unaware of any additional material or information that the Town may require.
- (U) Departures: (none required)
- (V) This project is not a PUD.

**HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
SITE PLAN**

Legend

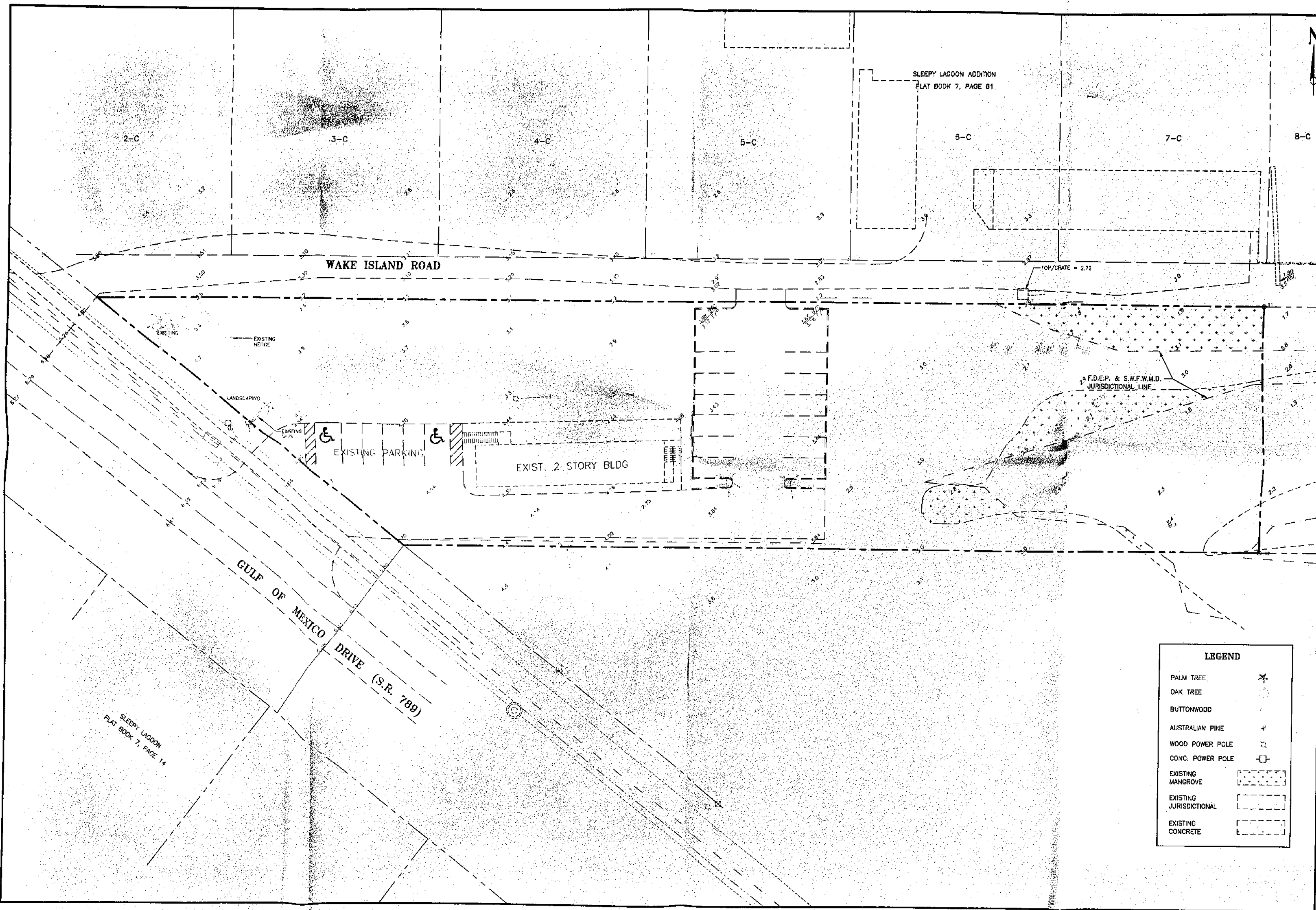
- PALM TREE
- OAK TREE
- BUTTONWOOD
- AUSTRALIAN FINE
- WOOD POWER POLE
- CONC. POWER POLE
- FLOW ARROW
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING MANGROVE
- EXISTING JURISDICTIONAL
- EXISTING CONCRETE
- EXISTING ASPHALT TO BE REMOVED

REVISIONS

DATE	BY	DESCRIPTION
6/27/95	SW	REV. PER. BLDG. & FRONT PARKING AREA
6/27/95	SW	REV. LANDSCAPING AREAS, ADDED CONCOURSE
6/27/95	SW	REV. EXISTING MANGROVE
6/27/95	SW	REV. EXISTING ASPHALT TO BE REMOVED
6/27/95	SW	REV. PER. LK. STAFF REVIEW

APPROVED: *Landry & Esber*
DATE: 9/15/95
NOT ISSUED FOR CONSTRUCTION

PROJECT NO: B02502
SHEET NO: D-4



HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
TREE LOCATION PLAN

DATE	DESCRIPTION
9/17/95	SPS ADDED TREES & NEW FRONT PARKING AREA
5/29/95	SPS REMOVED TREES & ADDED EXIST. PARKING

DATE	SCALE	DESIGN	CHKD.	APP'D.
4/19/95	1/4" = 1'-0"	LS	LS	LS
7/17/95	1/4" = 1'-0"	LS	LS	LS

Landry & Eber
ENGINEERS - SURVEYORS
130 N. Young Blvd., Suite 301, Sarasota, Florida 34236
(813)955-8004 FAX (813)955-7501

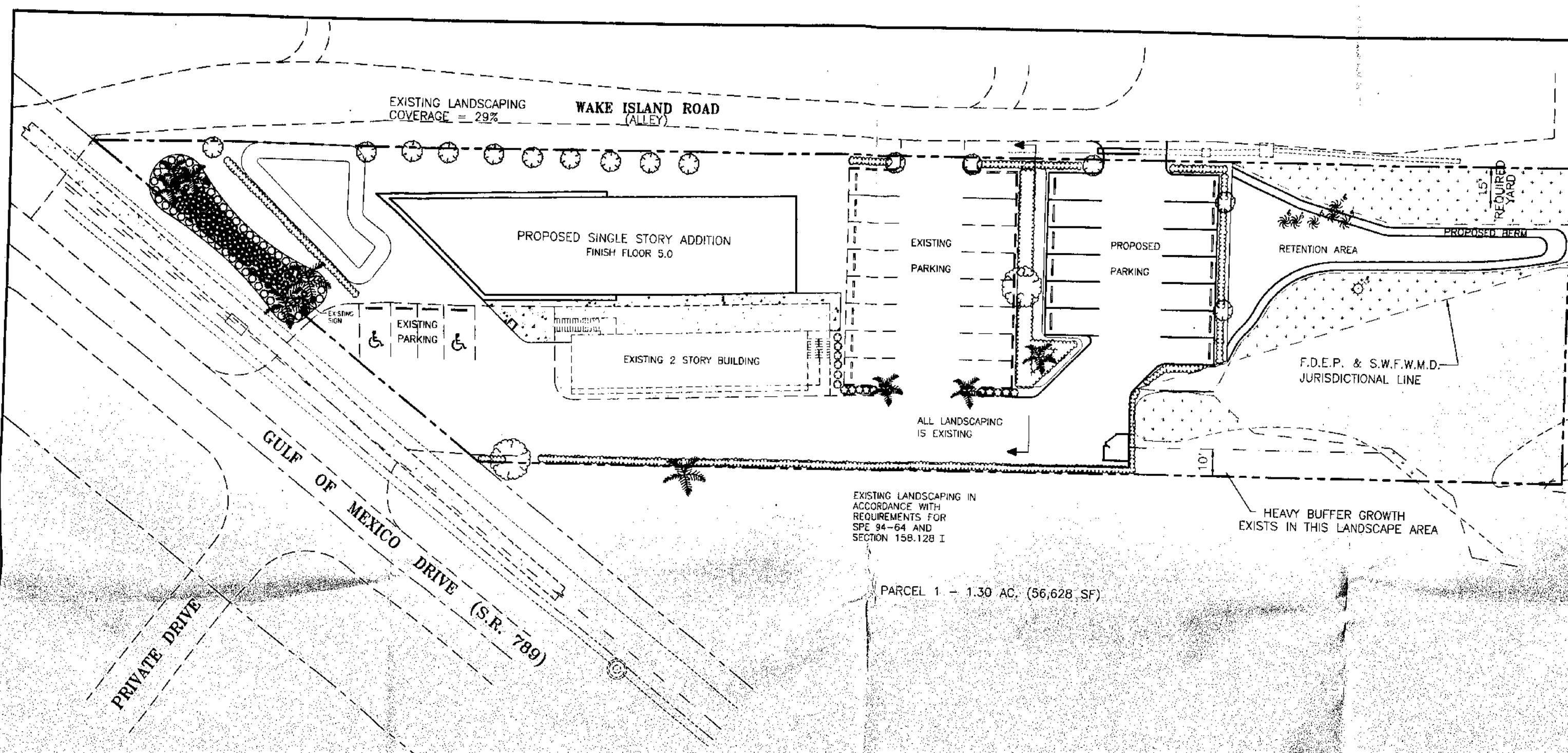
LEGEND

- PALM TREE * (with star symbol)
- OAK TREE (with circle symbol)
- BUTTONWOOD (with square symbol)
- AUSTRALIAN PINE (with triangle symbol)
- WOOD POWER POLE (with vertical line symbol)
- CONC. POWER POLE (with square symbol)
- EXISTING MANGROVE (with wavy line symbol)
- EXISTING JURISDICTIONAL (with dashed line symbol)
- EXISTING CONCRETE (with solid line symbol)

APPROVED: *[Signature]*
ENGINEER OF RECORD DATE

NOT ISSUED FOR CONSTRUCTION

PROJECT NO. B02502
SHEET NO. 0-5



HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
LANDSCAPING PLAN

DATE	8/21/85	DESCRIPTION	
SCALE	1"=20'		
DESIGN			
CHECK			
DATE	8/21/85	DESCRIPTION	
SCALE			
DESIGN			
CHECK			
DATE	8/21/85	DESCRIPTION	
SCALE			
DESIGN			
CHECK			

Landry & Eeber
ENGINEERS - SURVEYORS
130 N. Tompkins Ave., Suite 301, Sarasota, Florida 34236
(813) 955-6504 FAX (813) 951-1201

APPROVED: *[Signature]*
ENGINEER OF RECORD
NOT ISSUED FOR CONSTRUCTION

PROJECT NO: BC2502
SHEET NO: D-6

LEGEND

PALM TREE - 8	
OAK TREE - 17	
SILVER BUTTWOOD - 151	
IXORA - 75	
LIRIOPE - 75	
HIBISCUS - 16	
EXISTING MANGROVE	
EXISTING JURISDICTIONAL	
EXISTING CONCRETE	

DEVELOPER
HFI DEVELOPMENTS, INC.
6350 GULF OF MEXICO DRIVE
LONBOAT KEY, FL 34228
PHONE (813) 383-6543

LANDSCAPE DESIGNER
ROGER MESHBERGER
NATURES DESIGN LANDSCAPING
6220 PINE TREE DRIVE
BRADENTON, FL 34202

GENERAL NOTES

1. CAUTION
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. PRIOR TO THE COMMENCEMENT OF EXCAVATION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES BY CONTACTING:
TOWN OF LONGBOAT KEY UTILITIES
MANATEE CO. UTILITIES DEPARTMENT
FLORIDA POWER & LIGHT
GENERAL TELEPHONE COMPANY OF FLORIDA
SISTER CABLE TV
FIRST CALL 1-800-222-5345 48 HOURS BEFORE YOU DIG
CANDY 1-800-262-8484 48 HOURS BEFORE YOU DIG
2. RESPONSIBILITY REGARDING EXISTING UTILITIES & STRUCTURES
THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE CAREFULLY DONE, AND IF NECESSARY, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO, AND FOR THE MAINTENANCE AND PROTECTION OF, EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE POINT OF CONNECTION OF ALL BUILDING SEWER LINES AT THE GROUND, PRIOR TO INSTALLATION.
4. EROSION CONTROL DURING CONSTRUCTION
THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE RUNOFF OF ERODED SOIL MATERIAL FROM LEAVING THE CONSTRUCTION SITE AND BEING DEPOSITED ON THE PROPERTY OF OTHERS OR ON PORTIONS OF THE SITE OUTSIDE THE CONSTRUCTION LIMITS.
5. THE CONTRACTOR SHALL INSURE THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.
6. LAWS TO BE OBSERVED
THE CONTRACTOR IS ASSUMED TO BE FAMILIAR WITH, AND AT ALL TIMES SHALL OBSERVE AND COMPLY WITH, ALL FEDERAL, STATE, AND LOCAL LAWS, BYLAWS, SAFETY LAWS, BUILDING AND CONSTRUCTION

HFI DEVELOPMENTS, INC.

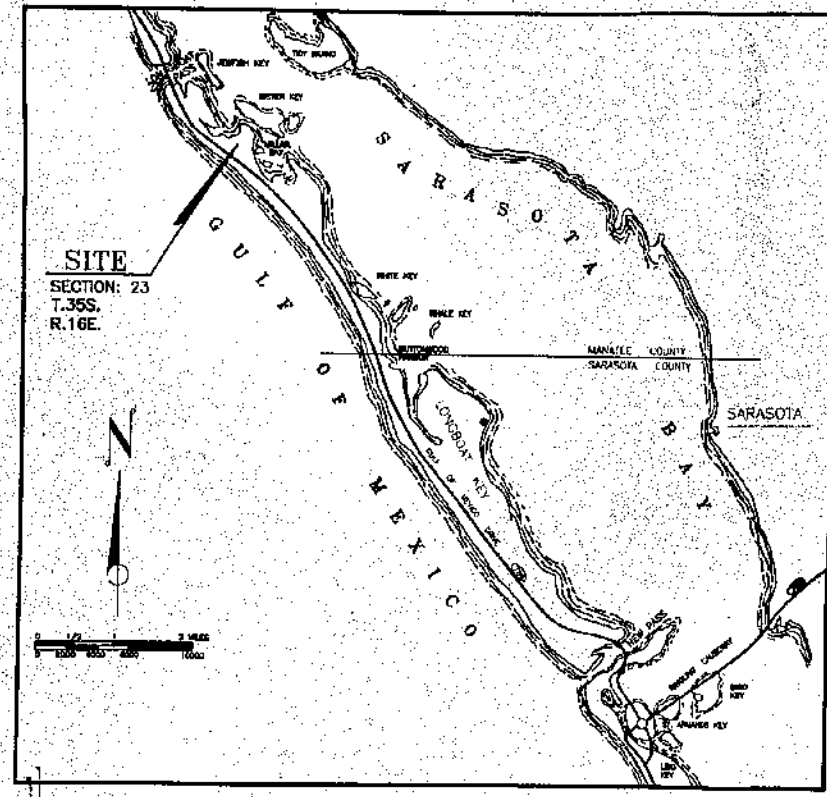
SITE DEVELOPMENT PLAN



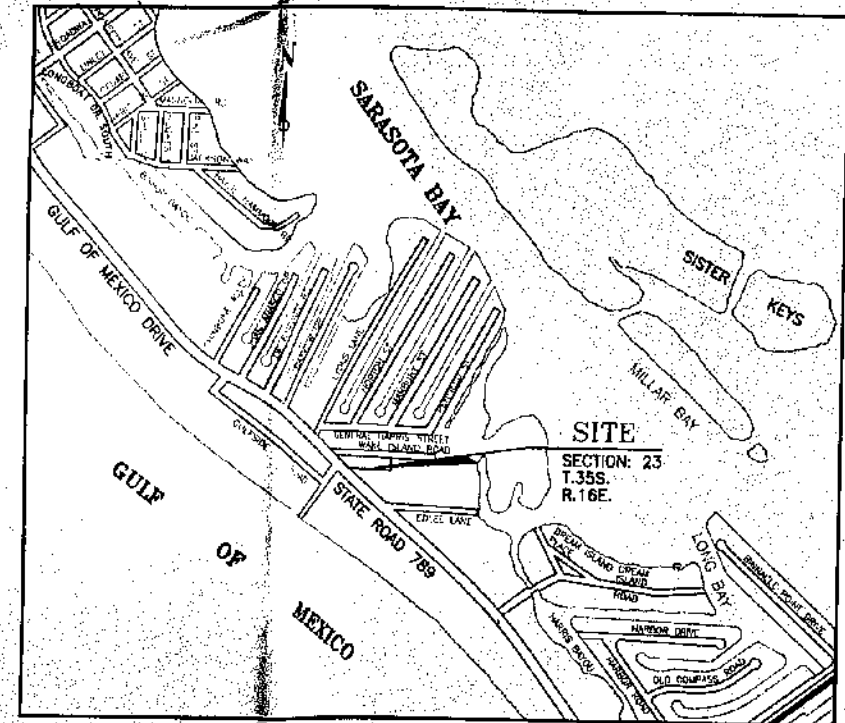
Landry & Esber
ENGINEERS · SURVEYORS
130 N. Tamiami Trail, Suite 301 · Sarasota, Florida 34236
(813)955-6004 · FAX (813)955-7501

INDEX
PROJECT NO: B02502

SHEET NO.	DESCRIPTION
D-1	COVER SHEET
D-2	AERIAL PHOTO
D-3	EXISTING CONDITIONS
D-4	SITE PLAN
D-5	TREE LOCATION PLAN
D-6	LANDSCAPING PLAN



VICINITY MAP



LOCATION MAP

APPROVED: _____ DATE _____
ENGINEER OF RECORD _____ DATE _____
FIGURER OF RECORD _____ DATE _____

HFI DEVELOPMENTS, INC.
SITE DEVELOPMENT PLAN
COVER SHEET

DATE	1. 21. 95
SCALE	AS SHOWN
PROJECT	B02502
DATE	1. 21. 95
SCALE	AS SHOWN
PROJECT	B02502

Landry & Esber
ENGINEERS · SURVEYORS
130 N. Tamiami Trail, Suite 301, Sarasota, Florida
(813)955-6004 FAX (813)955-7501

PROJECT NO: B02502
SHEET OF: D-1

TOWN CLERK
901 DAY ISLES ROAD
LONGBOAT KEY, FL 34228



HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
AERIAL PHOTO

DATE	10/1/91
SCALE	1" = 100'
PROJECT	110-3
APPROVED	

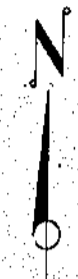
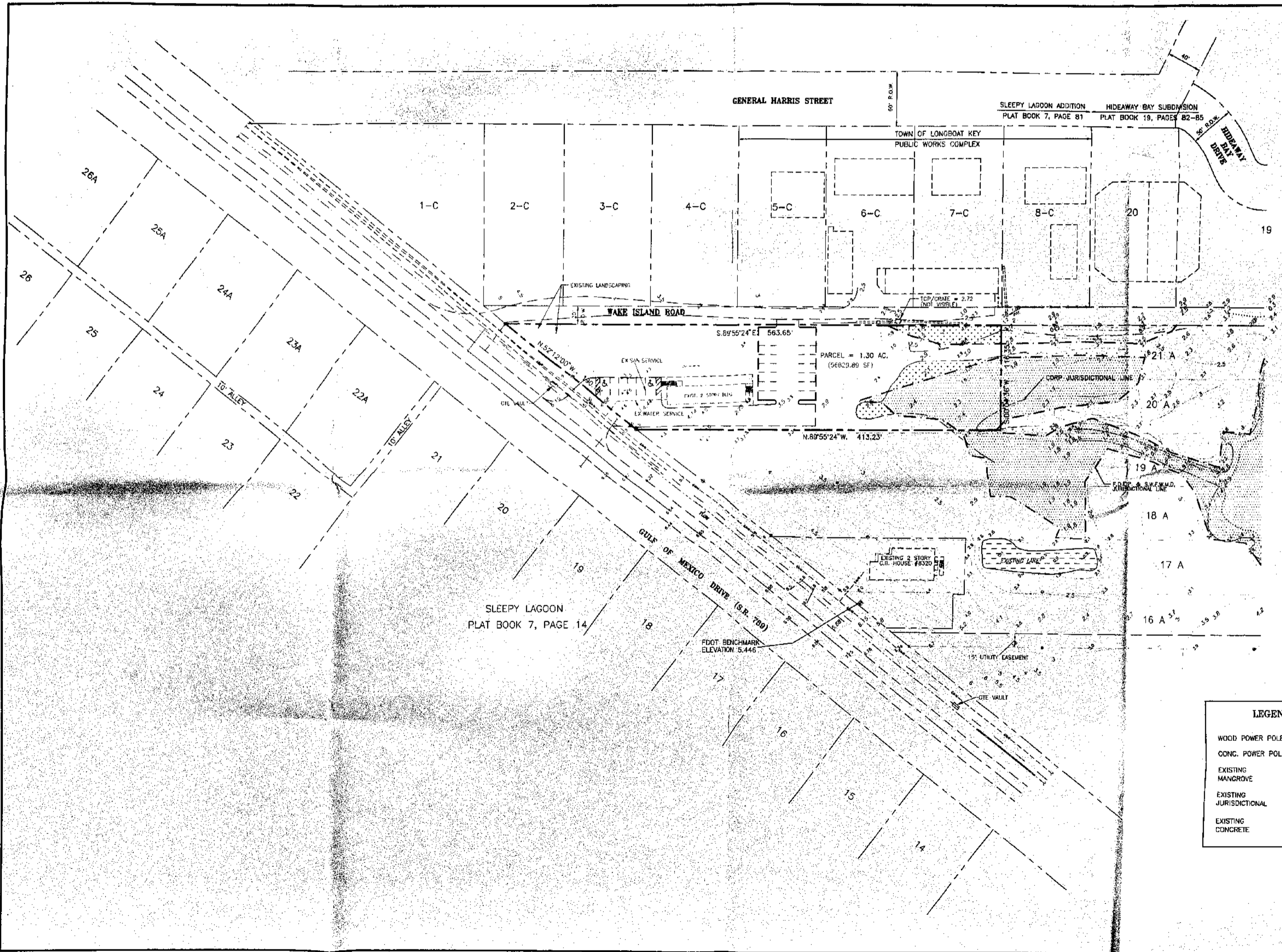
LE Landry & Esber
ENGINEERS - SURVEYORS
130 N. Townsend Blvd. Suite 201
Tampa, Florida 33606
(813) 988-4000 FAX (813) 988-7501

APPROVED: _____
DATE: _____
CHIEF OF RECORD: _____
NOT ISSUED FOR CONSTRUCTION

PROPERTY OF TOWN OF LONGBOAT KEY
WEDEBROCK/REI QUASI-JUDICIAL FILE
SUBJECT MATTER MEETING 10-2-95
(6 PAGES)

MANATEE COUNTY FLORIDA		SCALE	1" = 100'	SECTION	TWP.	RANGE	SHEET NO.	MAP
PROJECT DATE	NOV 1991	PROJECT NO.	FD-2828	23	35 S	16 E	110-3	

BOOK NO.
802502
SHEET NO.
D-2



LEGEND	
WOOD POWER POLE	○
CONC. POWER POLE	□
EXISTING MANGROVE	▨
EXISTING JURISDICTIONAL	▨
EXISTING CONCRETE	▨

HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLANS
EXISTING CONDITIONS

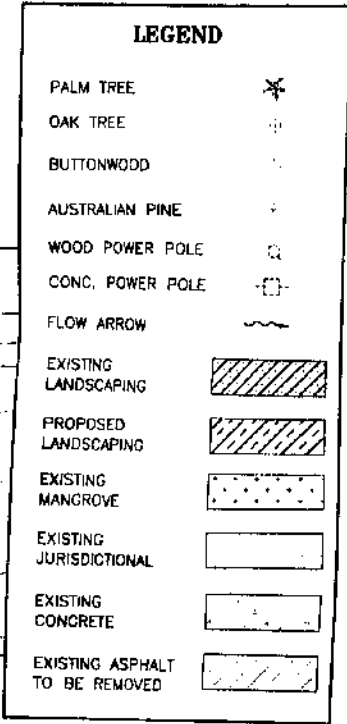
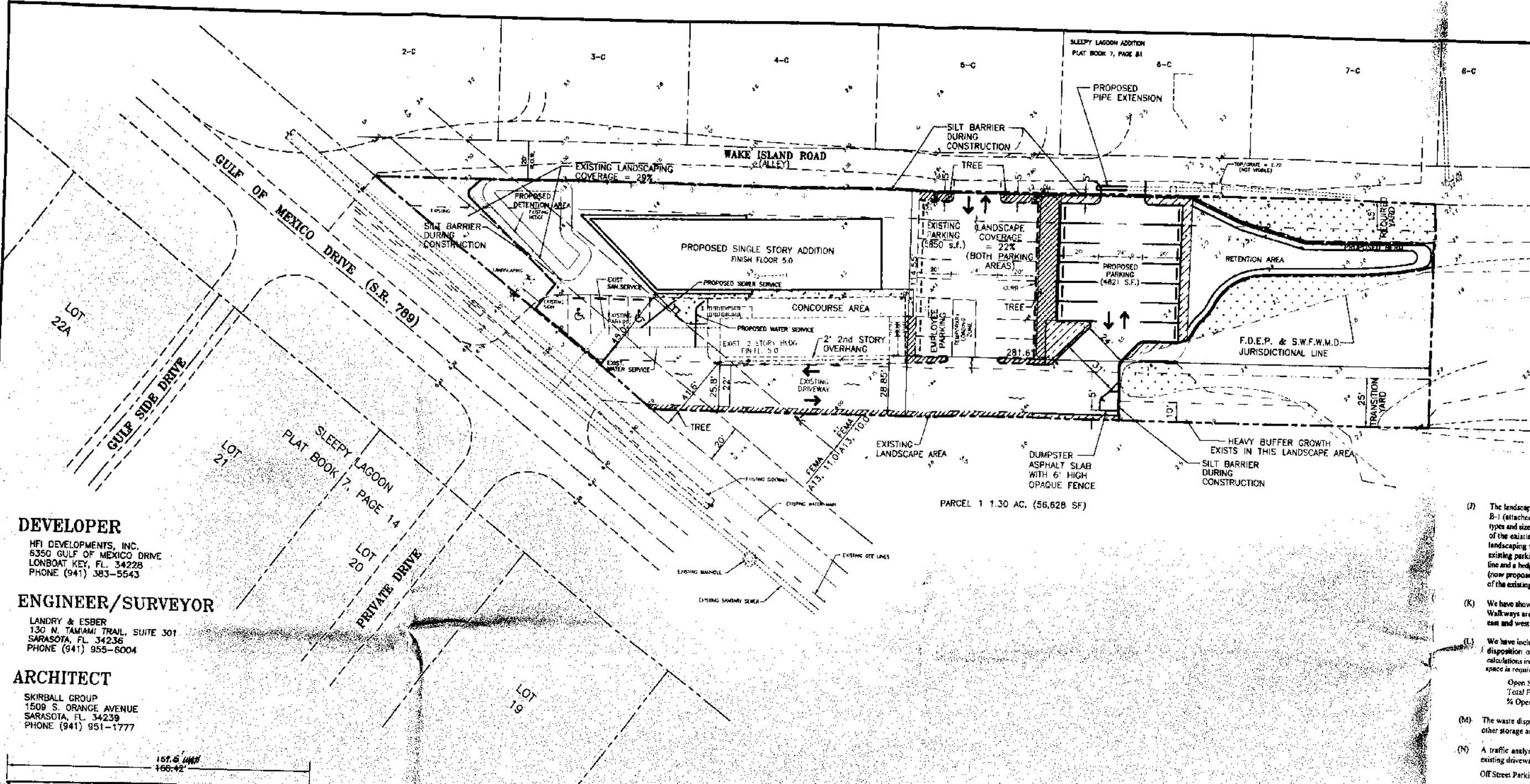
DATE	DESCRIPTION

Lendry & Eeber
ENGINEERS - SURVEYORS
130 N. Tomlinson Trail, Suite 301, Sarasota, Florida 34236
(813) 955-8004 FAX (813) 955-7301



APPROVED: *[Signature]*
DATE: 8/1/93
NOT ISSUED FOR CONSTRUCTION

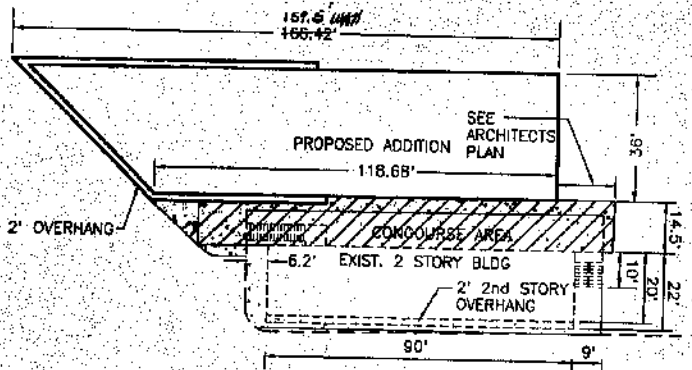
PROJECT NO.
802502
SHEET NO.
D-3



DEVELOPER
HFI DEVELOPMENTS, INC.
8350 GULF OF MEXICO DRIVE
LONGBOT KEY, FL 34228
PHONE (941) 383-5543

ENGINEER/SURVEYOR
LANDRY & ESBER
130 N. TAMAMI TRAIL, SUITE 301
SARASOTA, FL 34236
PHONE (941) 955-6004

ARCHITECT
SKIRBALL GROUP
1509 S. ORANGE AVENUE
SARASOTA, FL 34239
PHONE (941) 951-1777



**BUILDING COVER
(INCLUDING SIDEWALKS)**

PROPOSED ADDITION =	5574.0 s.f.
EXISTING BUILDING =	2314.4 s.f.
CONCOURSE =	1620.6 s.f.
	9509.0 s.f.
LOT COVERAGE =	BUILDING COVERAGE/TOTAL LOT AREA
LOT COVERAGE =	9509.0 s.f./56,628.0 s.f.
LOT COVERAGE =	16.0%
ALLOWABLE =	30%

**HFI DEVELOPMENTS, INC.
SITE PLAN CHECKLIST
SECTION 158.997
"APPLICATION FOR SITE PLAN APPROVAL"**

	Proposed	Allowed
Impervious Area (S.F.)		
Building Coverage	9,509 SF	0.21
Existing Parking	3,850 SF	6.1
Proposed Parking	4,821 SF	8.3
Driveway and Front Parking	3,531 SF	6.1
	28,715 SF (50.7%)	45,302 (Max.) (80%)
Open Space (S.F.)		
Total Site	56,628 SF	
Total Impervious	(-) 28,215 SF	
	27,913 SF (49.3%)	11,328 (Min.) (20%)
Front Setback (Ft.) (Existing Building)	41.0' (Min.)	45' (Min.)
Front Setback (Ft.) (Building Addition)	45.0' (Min.)	45' (Min.)
Rear Setback (Ft.)	28.1'	20' (Min.)
Side Setback (Ft.) (Existing Building)	25.8' (Min.)	25' (Min.)
Side Setback (Ft.) (Building Addition)	15.0' (Min.)	0' (Min.)
Building Separation*	N/A	30' (Min.)
MHWL Setback (Ft.)	N/A	20' (Min.)

* Proposed Building Addition

- (A) The character of the site will be an existing office building with two (2) accessory use dwelling units (apartments) on the second floor (3,560 SF) and a proposed addition with 5,124 SF. The ownership is 1.30 acres.
- (B) The site plan for the project has been submitted as Sheet D-4 of Exhibit B-1 (attached). The site plan labels the title of the project as HFI Developments, Inc. The existing conditions plan (D-3), has contours at one-half foot intervals referenced to mean sea level. The following chart indicates additional information found on the site plan.
- | | Acres | Percent |
|--------------------------------------|-----------------------------|---------|
| (1) Jurisdictional Landward of MITWL | 0.21 | 16.1 |
| Uplands: | 1.02 | 83.9 |
| Total Project: | 1.30 | 100.0 |
| (2) Total Site: | 1.3 Acres (56,628 SF) | |
| Impervious: | 66 Acres (28,215 SF) | |
| Open Space: | 64 Acres (27,913 SF) | |
| Total Open Space % = | 27,913 / 56,628 = 49.3% | |
| Provided | 49.3%, Minimum Required 20% | |
| (3) Total Site: | 1.3 Acres (56,628 SF) | |
| Jurisdictional Lands | 21 Acres (9,148 SF) | |
| Impervious: | 66 Acres (28,215 SF) | |
| Upland Open Space | 66 Acres (28,215 SF) | |
| Total Upland Open Space % = | 18,765 / 56,628 = 33.1% | |
| Provided | 33.1%, Minimum Required 15% | |
- (C) An affidavit of ownership is included.
- (D) We have shown on Sheet D-2 and D-3, Exhibit B-1 (attached), the relationship of the project to existing development in the area including streets, utilities, residential and commercial development, ecological features and important physical features in and adjoining this project.
- (E) The proposed land use for the site is an existing office building with two (2) accessory use dwelling units (apartments) on the second floor and a proposed one story addition.
- | Existing Building | 1st Floor | 1,800 SF (Office) |
|-------------------|-------------------------|-------------------|
| 2nd Floor | 1,983 SF (2 Apartments) | |
| Proposed Building | 1 Floor | 2,113 SF (Retail) |
| | | 2,805 SF (Office) |
- (F) We have provided the following tabulation of upland and wetland acreage and percentages:
- (G) We have provided the architectural definition of the building envelope for the accessory use structures in Exhibit F-1 (attached).
- (H) The type and location of all trees protected by Town regulation have been shown on Sheet D-4 of Exhibit B-1 (attached). All trees in the proposed parking area have been removed under Permit 17.69207 issued 7/28/95.
- (I) We have shown the location of all the existing utilities on Sheet D-4 of Exhibit B-1 (attached).

- (J) The landscape features of the project have been shown on the Sheet D-4 as part of Exhibit B-1 (attached). The existing landscape area per SPS 94-64 is noted on Sheet D-4 with the types and sizes of plantings. These plantings are along the south property line to the east end of the existing parking area, and along the east side of the existing parking area. Existing landscaping was also installed in the existing parking area (land) and the north side of the existing parking area. A row of 10-10 ft. oak trees was installed along the north property line and a hedge and landscaped area along the west property line was installed for the future (now proposed) parking area. A heavy use buffer exists along the south property line east of the existing parking area.
- (K) We have shown the location of all pedestrian walks on Sheet D-4 of Exhibit B-1 (attached). Walkways are along the south side of the existing building, in the concourse and along the east and west sides of the building.
- (L) We have included the location of all facilities on Sheet D-4 of Exhibit B-1 (attached). The disposition of all open space has been shown on this drawing. We have also included calculations indicating how the Town's open space requirements are being met. No recreation space is required. A list of these calculations is provided as follows:
- | | Acres |
|---------------------|------------|
| Open Space: | 6.63 Acres |
| Total Project Site: | 1.30 Acres |
| % Open Space = | 48.2% |
- (M) The waste disposal area is existing and shown on Sheet D-4 of Exhibit B-1 (attached), all other storage areas are totally enclosed. Asphalt slab with 6' opaque fence.
- (N) A traffic analysis is not required. We have provided the location and dimension of the existing driveways on Gulf of Mexico Drive, on Sheet D-4 of Exhibit B-1 (attached).
- | Off Street Parking: | Office | Residential |
|---------------------|-----------------------------|----------------|
| Existing Building | 1,800 SF @ 1/250 SF = 7.2 | 2-Apartments |
| Proposed Retail | 2,113 SF @ 1/200 SF = 10.57 | |
| Proposed Office | 2,805 SF @ 1/250 SF = 11.22 | 2-Apartments |
| | 28.99 | 2 (2 EACH) = 4 |
- Parking Required
28.99 + 4 = 32.99 = 33 Spaces
- Parking Spaces Provided = 33 (Including 2 handicap)
- Loading Area = 1
- (O) The flood zone for the existing office building with two (2) accessory use dwelling units (apartments) and one proposed addition, that is being used is A-13, Et. 11.0' as shown on FIRM Map Panel 125126-0003D (May 18, 1992). A surface water management plan based on best management practices has been provided on Sheet D-4 of Exhibit B-1 (attached). The surface water management plan consists of swales and a retention pond which provide for water quality, attenuation requirements is provided in the adjacent wetlands. The finished floor elevation will be 3.0' and the building addition will be flood proofed to elevation 11.0'.
- (P) A soil erosion and sedimentation plan has been provided on Sheet D-4 of Exhibit B-1 (attached). Silt barriers during construction are shown.
- (Q) A copy of the SWFWMD application for permit is included, water and sewer service is existing.
- | Exhibiting | Permit | Agency |
|------------|---------------------|---------------------|
| B-2 | Wastewater | FDEP (Not Required) |
| B-3 | Potable Water | FDEP (Not Required) |
| B-4 | Storm Water | SWFWMD |
| B-4 | Driveway Connection | FDOT (Not Required) |
- Water and sewer services only are required, no permit is required for services. Driveway is existing, an FDOT connection permit is not required.
- (R) There are no additional data, maps, plans or statements necessary for the particular use and activity involved.
- (S) There is no additional data pertinent to the site development plan.
- (T) We are unaware of any additional material or information that the Town may require.
- (U) Departures: (none required)
- (V) This project is not a PUD

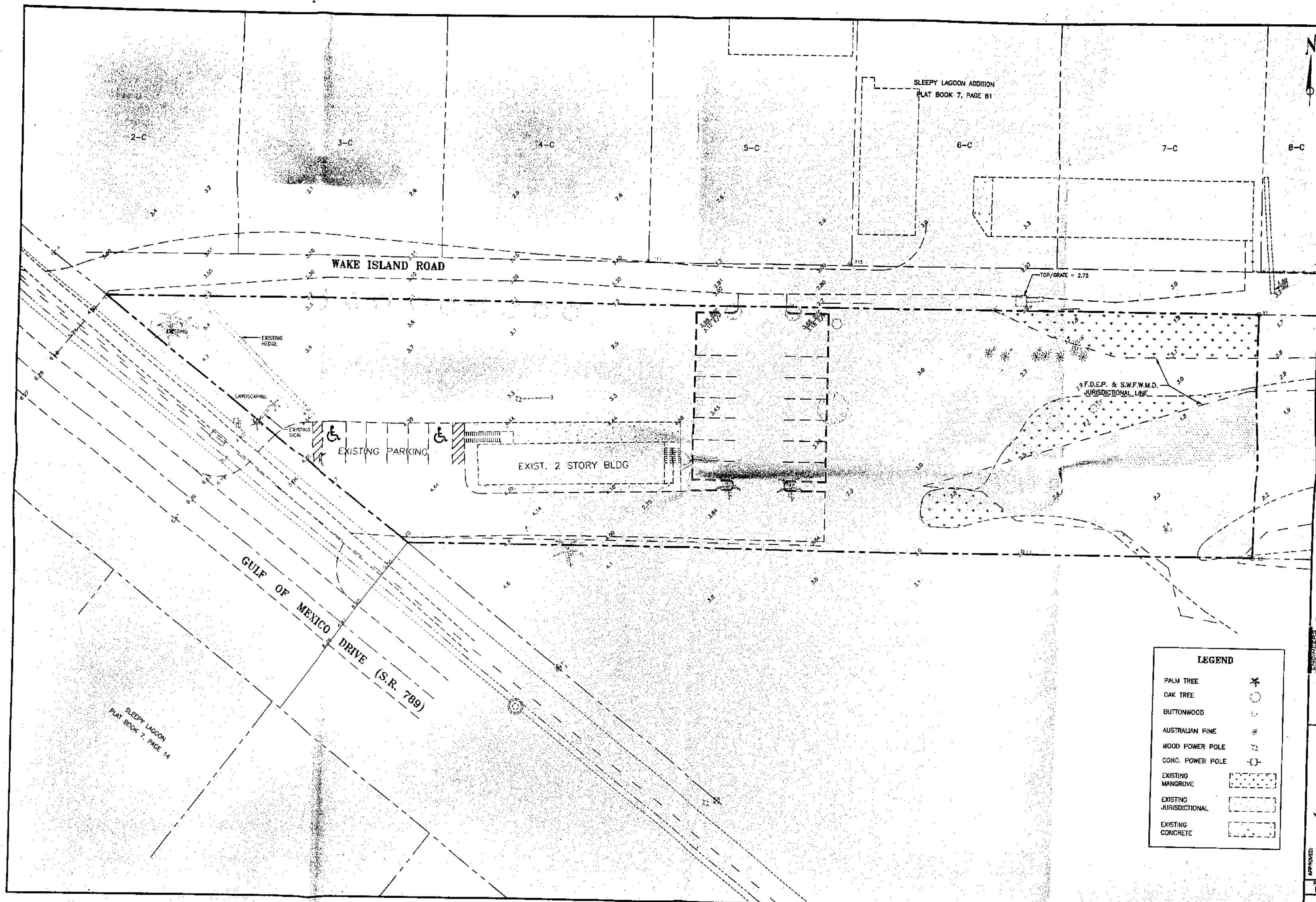
**HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
SITE PLAN**

DATE	BY	REVISION
3/7/95	SW	REV. BLDG. & FRONT PARKING AREA
7/28/95	SW	REV. LANDSCAPE & PROPOSED CONCOURSE
9/12/95	SW	AREA MARKED DUMPSTER
9/12/95	SW	REV. PRO. BLDG. & PARKING
9/12/95	SW	REV. PER. LEN. STATE REVIEW
9/22/95	SW	REV. PER. LEN. STATE REVIEW

Landry & Esber
ENGINEERS & SURVEYORS
130 N. Tamiami Trail, Suite 301
Sarasota, Florida 34236
(941) 955-6004 Fax (941) 955-7870

APPROVED: *[Signature]* DATE: 9/15/95
BOARD OF REGULATORY AFFAIRS
NOT ISSUED FOR CONSTRUCTION

PROJECT NO: B02502
SHEET NO: D-4



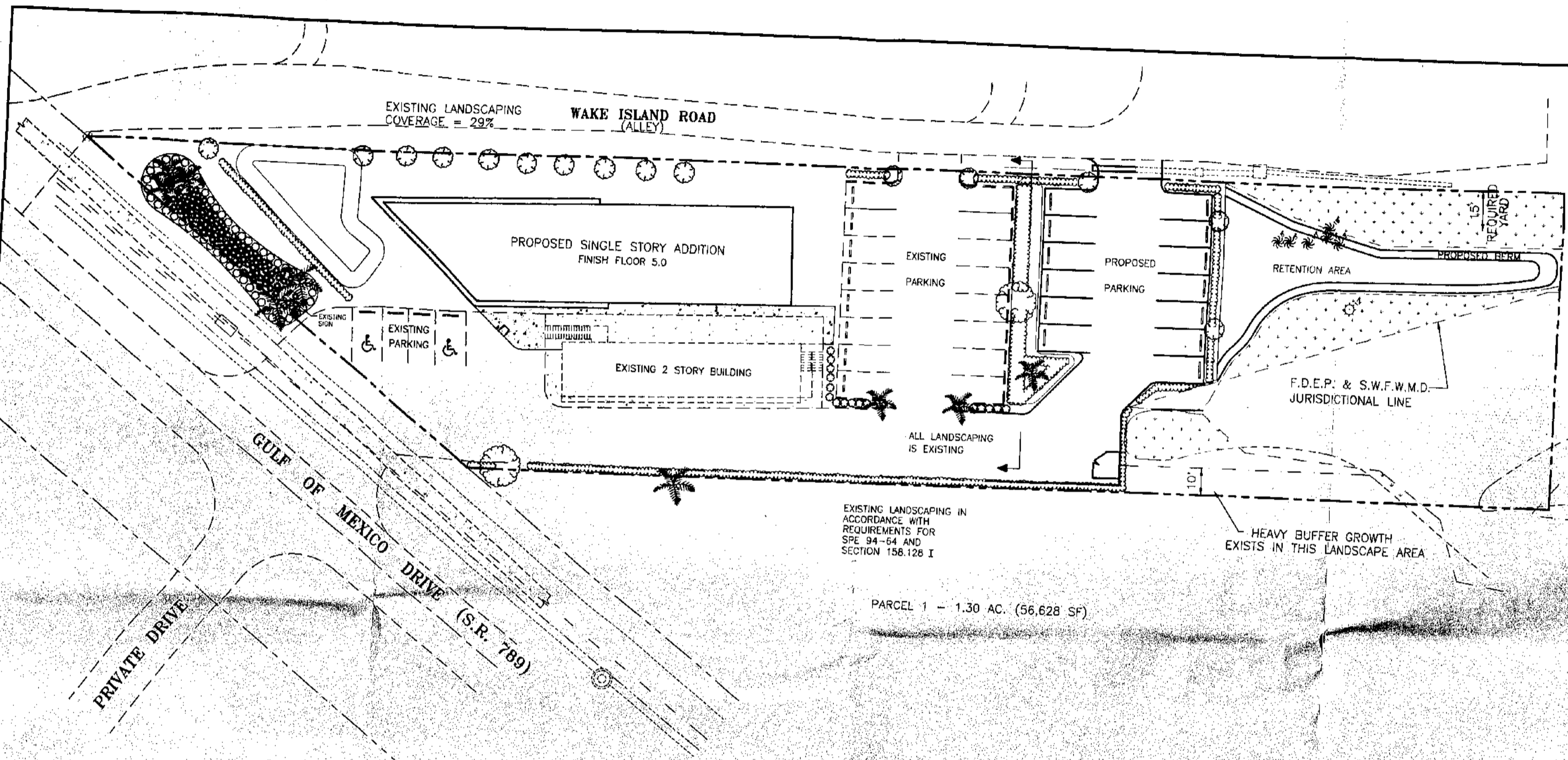
HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
TREE LOCATION PLAN

DATE	4/19/85
SCALE	1"=20'
DESIGN	N/A
DRAWN	SMS
CHECKED	SMS
APPROVED	
PROJECT NO.	34236
SHEET NO.	D-5

Lendry & Eaber
ENGINEERS - SURVEYORS
130 N. Tompkins St., Suite 301, Sarasota, Florida 34236
(813) 555-8844 FAX (813) 555-7501

APPROVED: *[Signature]*
ENGINEER OF RECORD
DATE: _____
NOT ISSUED FOR CONSTRUCTION

PROPERTY OF TOWN OF LONGBOAT KEY
WEDDERROCK/HFI QUASIJUDICIAL FILE
PLAT BOOK 7, PAGE 14
MEETING 10-2-95
(5 PAGES)



EXISTING LANDSCAPING IN ACCORDANCE WITH REQUIREMENTS FOR SPE 94-64 AND SECTION 158.128 I

PARCEL 1 - 1.30 AC. (56,628 SF)

LEGEND

PALM TREE - 9	
OAK TREE - 17	
SILVER BUTTWOOD - 151	
WORA - 75	
LIRIOPE - 75	
HEBISCUS - 16	
EXISTING MANGROVE	
EXISTING JURISDICTIONAL	
EXISTING CONCRETE	

DEVELOPER
HFI DEVELOPMENTS, INC.
6350 GULF OF MEXICO DRIVE
LONBOAT KEY, FL 34228
PHONE (813) 383-5543

LANDSCAPE DESIGNER
ROGER MESHBERGER
NATURES DESIGN LANDSCAPING
6220 PINE TREE DRIVE
BRADENTON, FL 34202

N

HFI DEVELOPMENTS, INC.
SITE & DEVELOPMENT PLAN
LANDSCAPING PLAN

DATE	DESCRIPTION
9/23/95	DESIGN
11/2/95	DESIGN
5/7/95	DESIGN
9/29/95	DESIGN

Lendry & Eaber
ENGINEERS - SURVEYORS
130 N. Tenth St., Suite 301 Sarasota, Florida 34236
(813) 555-6804 Fax (813) 982-7201

APPROVED: *[Signature]*
ENGINEER OF RECORD
DATE: 9/29/95
NOT ISSUED FOR CONSTRUCTION

PROJECT NO: 802502
SHEET NO: D-16

PLAN NOT VALID FOR CONSTRUCTION WITHOUT ARCHITECT'S SEAL AND/OR PROFESSIONAL SEAL

SKIRBALL GROUP, INC.
 ARCHITECTS PLANNERS
 1808 S. ORANGE AVE.
 SARASOTA, FL 34238
 (841) 561-1777
 FAX (841) 564-0308
 LIC. NO. A4000248

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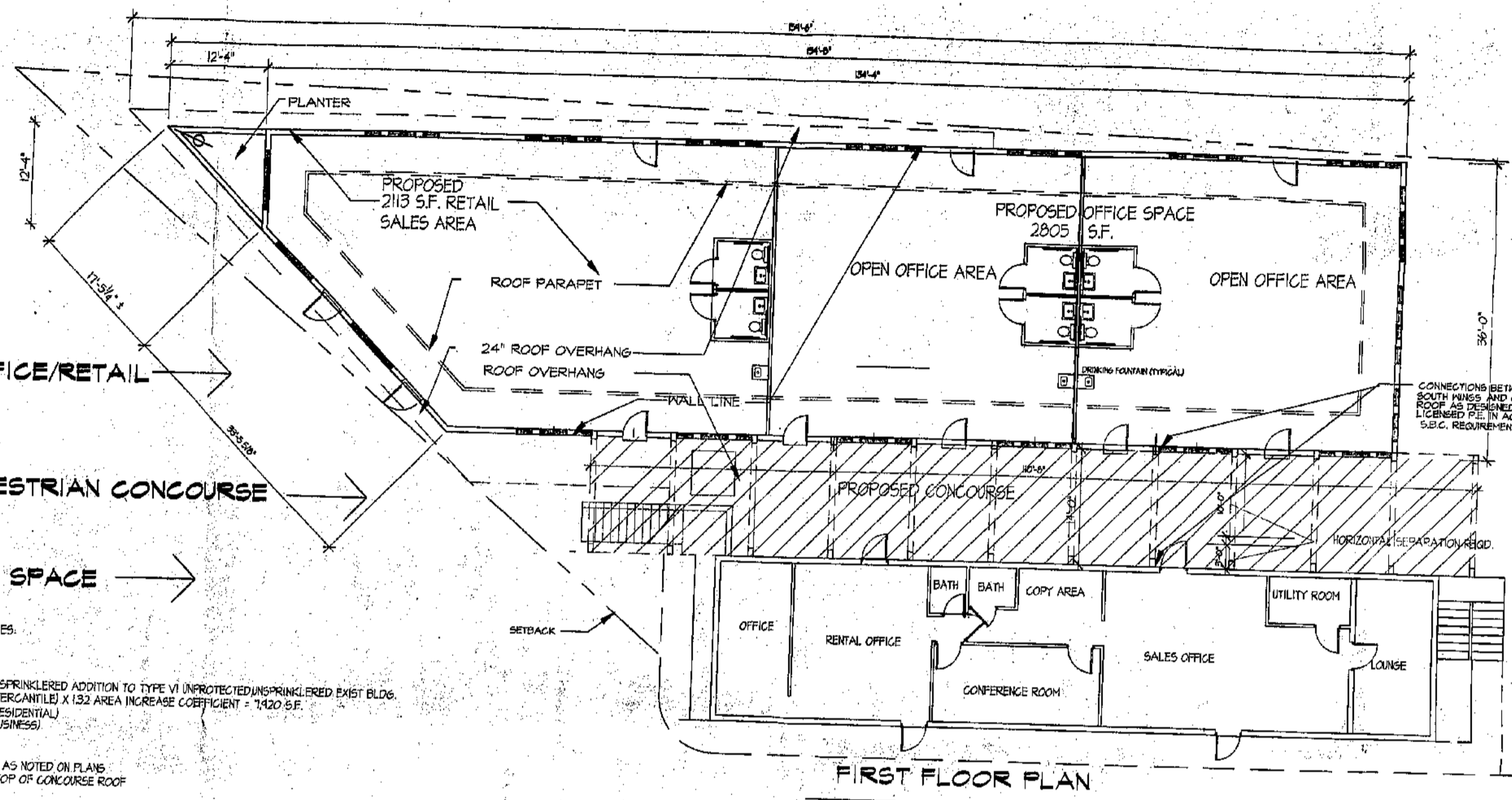
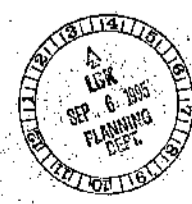
COMMERCIAL DEVELOPMENT FOR HFI DEVELOPMENTS INC.

PLAN & ELEVATIONS

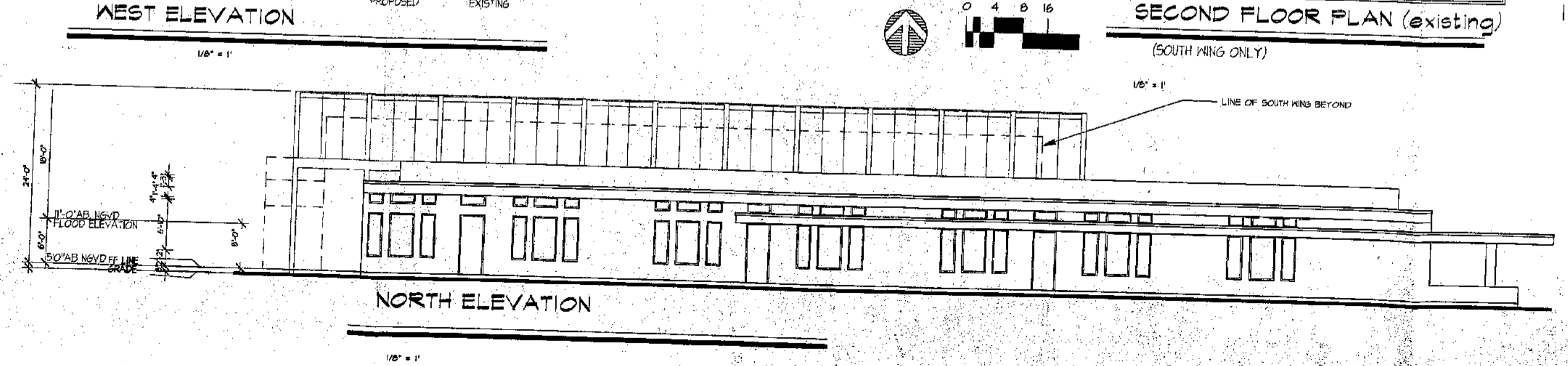
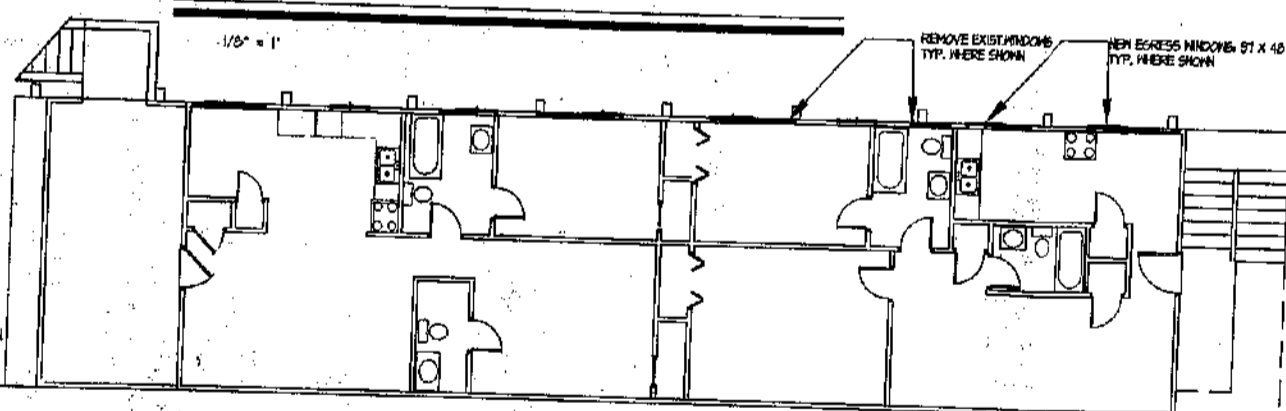
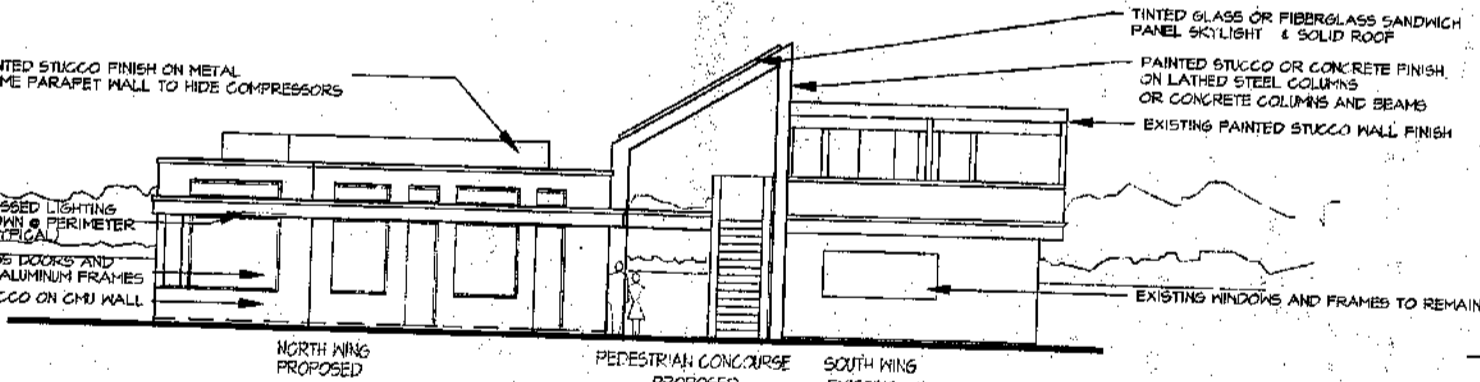
SCHEMATIC
 DEVELOPMENT
 BIDDING
 CONSTRUCTION

 PROJECT NO. 9530
 DATE 8-12-85
 REVISIONS:
 8-28-85 9-1-85 4-4-85 8-21-85

DRAWING NO. 1 OF 1



DESIGN CRITERIA:
 CLASSIFICATION OF BUILDING BY OCCUPANCIES:
 R RESIDENTIAL
 M MERCANTILE
 B BUSINESS
 CONSTRUCTION TYPE: TYPE IV UNPROTECTED SPRINKLERED ADDITION TO TYPE VI UNPROTECTED/UNSPRINKLERED EXIST BLDG.
 ALLOWABLE AREA PER FLOOR: 6,000 S.F./MERCANTILE X 1.32 AREA INCREASE COEFFICIENT = 7,920 S.F.
 ALLOWABLE AREA PER FLOOR: 14,000 S.F./RESIDENTIAL
 ALLOWABLE AREA PER FLOOR: 9,000 S.F./BUSINESS
 PROPOSED AREA PER FLOOR: 7,210
 ARCHITECTURAL DEFINITION OF BUILDING:
 USE: RESIDENTIAL, MERCANTILE AND BUSINESS AS NOTED ON PLANS
 HEIGHT: 20'-10" FROM FLOOD ELEVATION TO TOP OF CONCOURSE ROOF
 NUMBER OF DWELLING UNITS: 2 (EXISTING)
 FLOOR PLANS, SIZE, AND TYPE OF BUILDING ARE AS SHOWN ON THIS PLAN



WEST ELEVATION
 1/8" = 1'

SECOND FLOOR PLAN (existing)
 (SOUTH WING ONLY)
 1/8" = 1'

NORTH ELEVATION
 1/8" = 1'

PLAN NOT VALID FOR
BUILDING PERMITS
AND/OR BASED SEAL

SKIRBALL GROUP, INC.
ARCHITECTS
PLANNERS
1808 S. DRANE AVE.
SARASOTA, FL. 34238
(813) 551-7777
FAX (813) 554-0308
LIC. NO. AAC000148

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PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES.

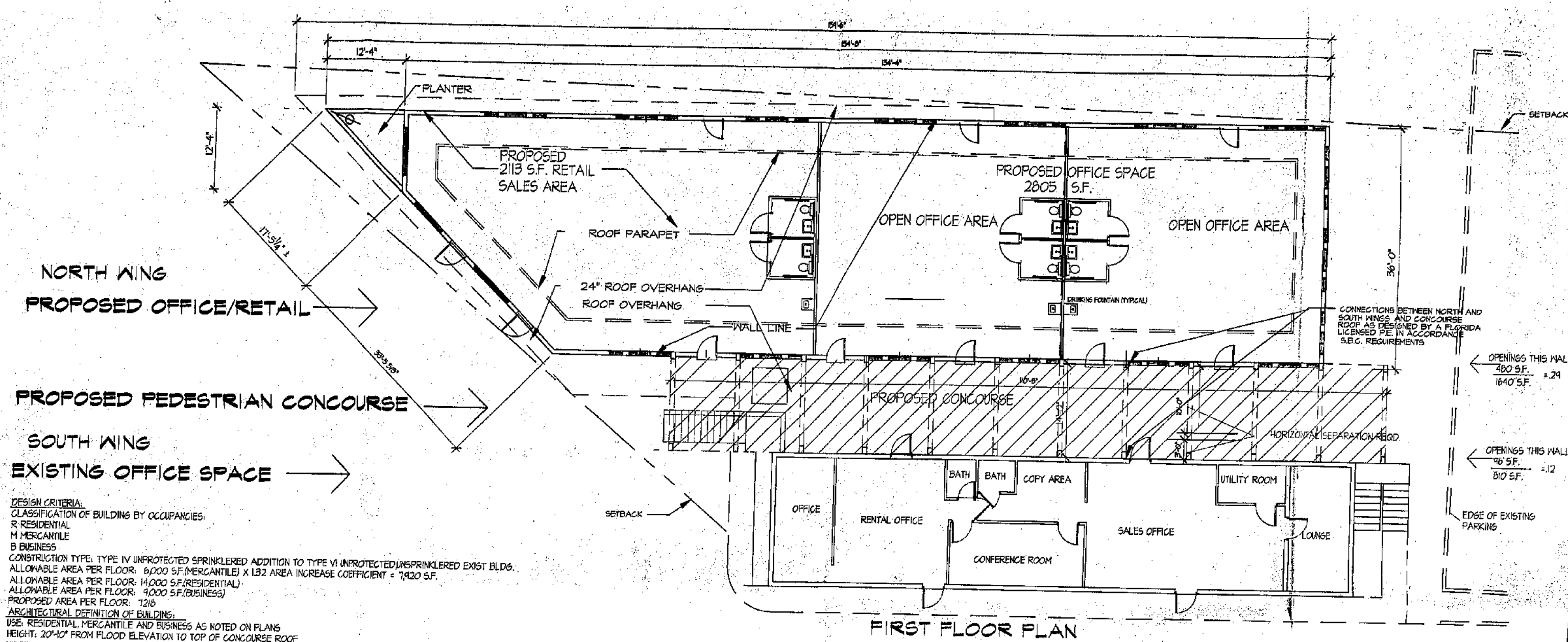
**COMMERCIAL
DEVELOPMENT
FOR
HFI
DEVELOPMENTS
INC.**

**PLAN &
ELEVATIONS**

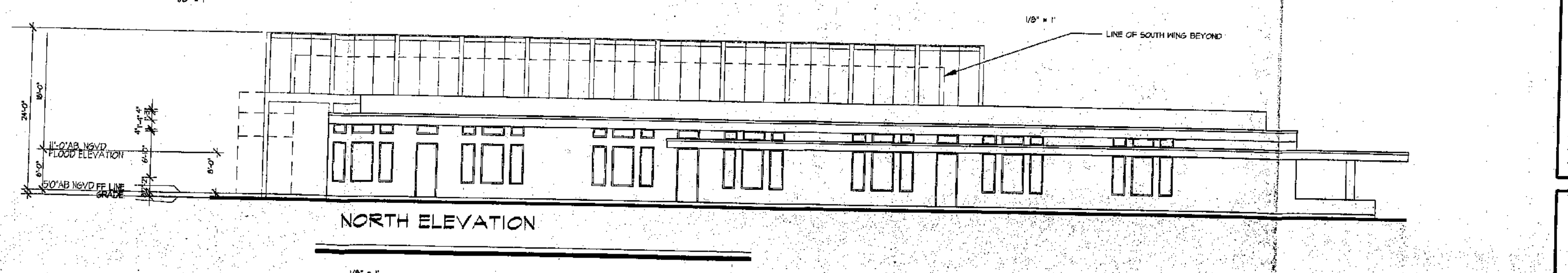
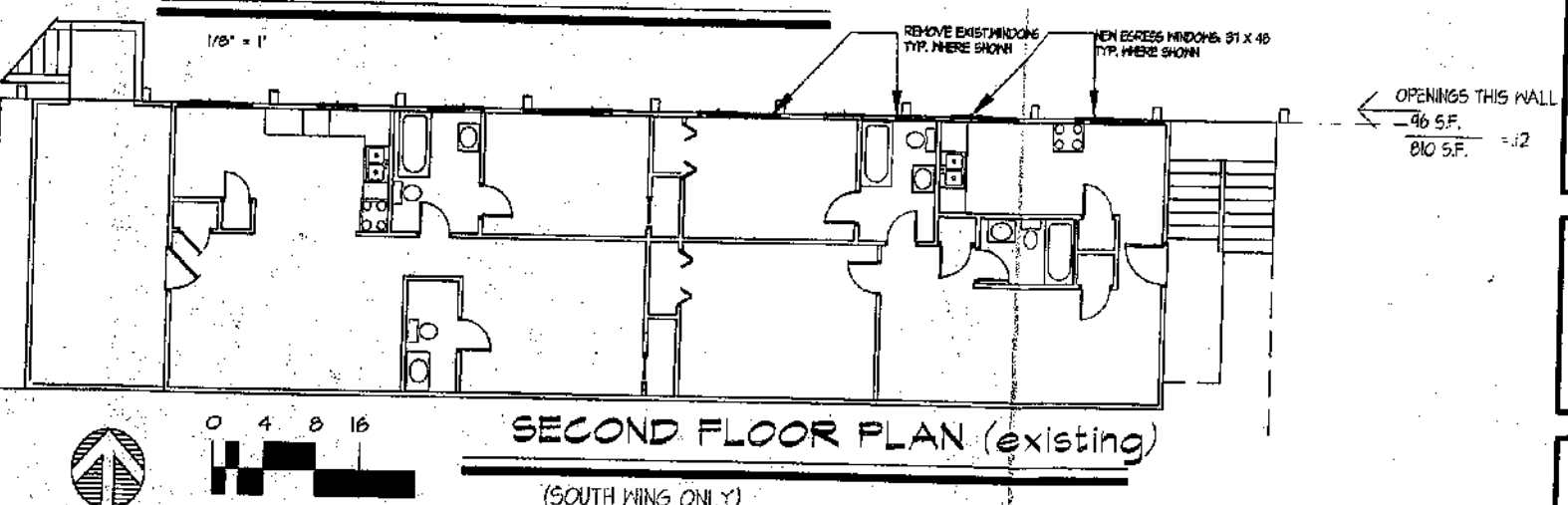
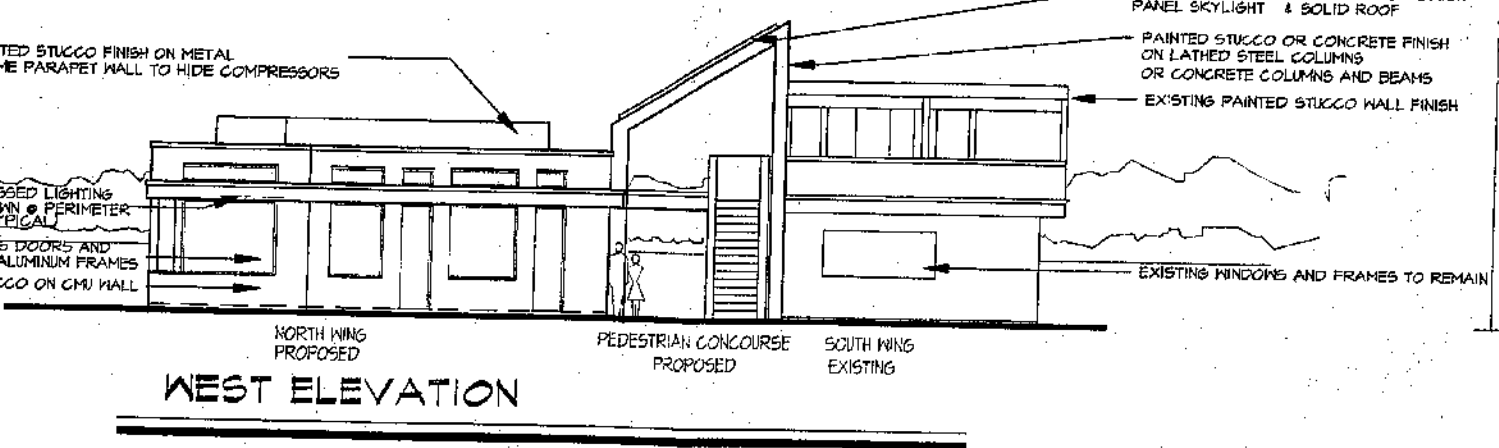
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<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>

PROJECT NO. 4530
DATE 8-12-85
REVISIONS:
8-21-85
8-28-85 9-1-85 9-6-85

DRAWING NO.
1 OF 1



DESIGN CRITERIA:
CLASSIFICATION OF BUILDING BY OCCUPANCIES:
R RESIDENTIAL
M MERCANTILE
B BUSINESS
CONSTRUCTION TYPE: TYPE IV UNPROTECTED SPRINKLERED ADDITION TO TYPE VI UNPROTECTED UNSPRINKLERED EXIST BLDG.
ALLOWABLE AREA PER FLOOR: 6000 S.F.(MERCANTILE) X 1.32 AREA INCREASE COEFFICIENT = 7920 S.F.
ALLOWABLE AREA PER FLOOR: 14000 S.F.(RESIDENTIAL)
ALLOWABLE AREA PER FLOOR: 9000 S.F.(BUSINESS)
PROPOSED AREA PER FLOOR: 1218
ARCHITECTURAL DEFINITION OF BUILDING:
USE: RESIDENTIAL, MERCANTILE AND BUSINESS AS NOTED ON PLANS
HEIGHT: 20'-10" FROM FLOOD ELEVATION TO TOP OF CONCOURSE ROOF
NUMBER OF DWELLING UNITS: 2(EXISTING)
FLOOR PLANS, SIZE, AND TYPE OF BUILDING ARE AS SHOWN ON THIS PLAN



TOWN CLERK
901 N.W. 15th ROAD
LANSBART, FL. 34228