

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

MICROFILMING INFORMATION SHEET

TO: LASON  
FROM: Town of Longboat Key  
Town Clerk Department  
501 Bay Isles Road  
Longboat Key, FL 34228  
DATE: 03-06-2002  
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.

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The database should include the following fields:

QUZ017

Roll# 55

Image# 316

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Total number of pages in this collection: 44

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PUBLIX SUPERMARKET  
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D2 - 4/28/99

RESOLUTION 99-09

A RESOLUTION OF THE TOWN OF LONGBOAT KEY,  
FLORIDA, AMENDING RESOLUTION 78-24, AS AMENDED,  
APPROVING A SITE PLAN AMENDMENT TO ALLOW A 2,200  
SQUARE FOOT ADDITION TO THE PUBLIX SUPERMARKET  
LOCATED IN PHASE I OF THE TOWN PLAZA AT 525 BAY  
ISLES PARKWAY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Resolution 78-24, as amended, approved the site plan for  
Phase I of the Bay Isles Civic-Commercial Center (a/k/a Town Plaza) which  
includes the Publix Supermarket; and

WHEREAS, Resolution 79-12, amending Resolution 78-24, was approved  
with a condition that the supermarket shall have a gross maximum of 36,580  
square feet; and

WHEREAS, the current gross area of the Publix Supermarket is 36,000  
square feet; and

WHEREAS, the Dead River Company has submitted a site plan  
amendment application to amend Resolution 79-12 to allow the supermarket to  
have a gross maximum of 38,780 square feet; and

WHEREAS, Resolution 86-43, amending Resolution 78-24, established  
that permitted retail commercial uses at the Bay Isles Civic Commercial Center  
shall have a gross maximum area of 127,064 square feet; and

WHEREAS, the Dead River Company has submitted a site plan  
amendment application to amend Resolution 78-24, as amended, to increase the  
gross maximum retail commercial uses at the Bay Isles Civic Commercial Center  
area to 129,264 square; 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 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

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TOWN CLERK  
501 BAY ISLES ROAD  
LONGBOAT KEY, FL 34228

RETURNED TO:

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RESOLUTION 99-09 (CONT)  
D2 - 4/28/99

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

- (a) With the recommended conditions of approval the plan is consistent with the comprehensive plan, the purpose and intent of the zoning district in which it is located and the provisions of the Outline Development Plan contained in Resolution 75-27, as amended.
- (b) With the recommended conditions of approval the plan is in conformance with all applicable regulations of the zoning district in which it is located.
- (c) With the recommended conditions of approval the plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, utility facilities, and other essential services.
- (d) With the recommended conditions of approval 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 buildings in the proposed development and those adjoining the site.
- (e) With the recommended conditions of approval the plan is in conformance 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 Phase I of the Bay Isles Commercial Center, 525 Bay Isles Parkway, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Exhibit A" "Conditions Requisite for Approval", Phase I of the Bay Isles Commercial Center, 525 Bay Isles Parkway, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

0234-18

PUBLIX SUPERMARKET  
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RESOLUTION 99-09 (CONT)  
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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 \_\_\_\_\_, 1999.

ATTEST: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
TOWN CLERK

Attachment: Exhibit "A" Conditions for Approval

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EXHIBIT "A"  
CONDITIONS REQUISITE FOR APPROVAL

PHASE I OF THE BAY ISLES COMMERCIAL CENTER

- 1) The provisions of the site plan application for the subject property dated March 30, 1998, received on April 15, 1999, shall be complied with unless waived or modified by the above conditions or by written agreement between the Town and the applicant or amended pursuant to Code. Any and all improvements shall comply with Planned Development (PD) provisions of Town Code.
- 2) Except for the amendments specified herein, all conditions of approval contained in Resolution 78-24, as amended, shall remain in full force and effect.
- 3) Condition 4 of Resolution 79-12 shall be revised as follows:
  4. That the supermarket shall have a gross maximum of 38,780 square feet.
- 4) Condition 4 of Resolution 86-43 shall be revised as follows:
  4. The total square footage of the Bay Isles Commercial Center shall not exceed 129,264 square feet, including the 268 square feet approved for outdoor seating.
- 5) 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 Planning, Zoning & Building Department.
- 6) All on-site infrastructure, including but not limited to, utilities and landscaping, stormwater systems and grading shall be completed prior to final building permit inspection.
- 7) Approval of utilities, stormwater system and all site work, including all necessary off-site improvements, and the posting of a satisfactory performance bond must be received from the Public Works Department prior to the commencement of any work.

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RESOLUTION 99-09 (CONT)  
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- 8) All utilities shall be located underground.
- 9) A construction fence shall be provided to secure the construction site.
- 10) The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Sarasota County Mosquito Control Department.
- 11) Approval of the proposed site plan shall be subject to payment of all staff review charges.
- 12) Parking of construction-related vehicles shall be prohibited along Gulf of Mexico Drive.
- 13) A Town tree permit shall be required for the removal or relocation of any tree.
- 14) Prior to the issuance of a building permit the applicant shall provide a revised site plan that certifies the amount of proposed open space on the Town Plaza Phase I site.
- 15) Prior to the issuance of a building permit, the applicant shall submit a landscaping plan demonstrating compliance with the applicable Town tree regulating requirements and Xeriscape standards.
- 16) Prior to the issuance of a building permit, the applicant shall document the status of the existing building with regard to all current ADA and Florida Accessibility Code standards and both the existing building and the approved addition shall be improved in compliance with said standards.

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PUBLIX SUPERMARKET  
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MEMORANDUM

DATE: 5-25-99

TO: Bruce St. Denis, Town Manager

FROM: Martin P. Black, AICP  
Community Services Director

SUBJECT: RESOLUTION 99-09: PUBLIX SUPERMARKET EXPANSION

During the public hearing held on May 18, 1999, the Planning and Zoning Board recommended APPROVAL with conditions of Resolution 99-09 concerning the Publix Supermarket Expansion. The specific motion of the P&Z Board is as follows:

**MR. DROHLICH MADE A MOTION THAT THE P&Z BOARD RECOMMEND APPROVAL OF THE PUBLIX SUPERMARKET EXPANSION SITE PLAN AMENDMENT APPLICATION. MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; DROHLICH, AYE; KARSH, AYE; LEE, AYE; LEVIN, AYE.**

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

1. Resolution 99-09;
2. Memo, Black to Planning & Zoning Board, dated 4-26-99;
3. Applicant's Application Package; and
4. Draft minutes of the 5-18-99 P&Z Board meeting on this issue.

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

MPB/dmc

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PUBLIX SUPERMARKET  
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MEMORANDUM

DATE: 4-26-99

TO: Planning & Zoning Board  
FROM: Martin P. Black, AICP  
Community Services Director *[Signature]*  
SUBJECT: PUBLIX SUPERMARKET EXPANSION: SITE PLAN AMENDMENT  
APPLICATION

APPLICANT: Mr. Bruce Franklin, President  
Authorized Agent for Owner  
The ADP Group  
149 Coconut Avenue  
Sarasota, FL 34236

SITE LOCATION: Publix Supermarket  
525 Bay Isles Parkway  
Town Plaza Phase I  
Bay Isles PUD

EXISTING ZONING: PD, Planned Development District

FUTURE LAND  
USE DESIGNATION: PD, Planned Development

EXISTING USE: A 36,000 square foot supermarket building.

REQUEST: The applicant requests a Site Plan Amendment to approve a 2,200 square foot expansion to the existing Publix Supermarket.

**BACKGROUND**

The original Bay Isles Outline Development Plan (ODP), adopted by Resolution 75-27, established general use provisions for the Bay Isles Civic and Commercial Center which includes all phases of the Town Plaza. All subsequent Town action pertaining to Town Plaza Phase I was regulated through a series of site plan approvals.

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Previous site plan approvals established the following development standards that are applicable to the subject application:

STANDARDS FOR TOWN PLAZA PHASE I

- The supermarket shall have a gross maximum of 36,580 square feet.
- The parking area shall have 280 parking spaces and the parking area shall be developed in a "park-like" manner.

STANDARDS FOR BAY ISLES CIVIC COMMERCIAL CENTER

- Permitted retail commercial uses shall have a gross maximum of 127,064 square feet.
- A minimum of fifty (50%) of the area shall be open space.

**PROJECT SUMMARY**

The applicant has requested a site plan amendment application to allow a 2,209 square foot expansion of the Publix supermarket. The expansion is requested to relocate an existing storage area and permit the modernization of the deli section to better serve the residents of Longboat Key.

As reflected on the attached site plan the expansion is proposed on the north side of the supermarket building, where the existing service area is located. A total of eleven (11) new parking spaces are proposed to the front of the site for public parking. Existing parking to the rear of the site adjoining the service area is proposed to be formalized as ten (10) spaces for employee parking. The site is to provide a total of 285 parking spaces.

A note on the proposed site plan states that the building expansion will match the existing structure in height and exterior architectural treatment.

In addition to amending the approved site plan, the application requests that two development standards provided in Resolution 78-24, as amended, be revised as follows:

1. The supermarket shall have a maximum gross area of ~~36,580~~ 38,780 square feet.
2. The commercial retail uses in the Bay Isles Civic Commercial Center shall have a maximum gross area of ~~127,064~~ 129,264 square feet.

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**STAFF REVIEW**

Upon review of the subject site plan amendment application, staff has identified the following issues:

**ON-SITE PARKING**

The approved site plan required a maximum of 290 parking spaces in Town Plaza Phase I. The existing Phase I parking area contains 264 parking spaces. The proposed site plan provides a net increase in Phase I formal parking spaces of twenty one (21). The applicant contends that no new parking spaces should be required because the building expansion represents a modernization of the existing supermarket to better service the existing Publix customers and that expansion will not add new uses to the supermarket. The addition of eleven (11) spaces to the front of the project site does, however, exceed the established parking space ratio for Phase I and represents a needed addition of general public parking.

Staff has determined that the documentation submitted by the applicant supports the proposed Publix expansion and that any increase in demand for parking on the site will be offset by the proposed additional eleven (11) general public spaces and formalizing ten (10) employee spaces at the service area. The addition of these spaces can be accomplished while maintaining the original premise of the 290 space limit and existing "park-like" conditions.

**OPEN SPACE**

With one remaining vacant tract in the Civic Commercial Center and the Longboat Key Tennis Center developed with more than the minimum required open space, staff has determined that the Civic Commercial Center is in compliance with the minimum 50% open space standard. With the proposed additional parking spaces, the applicant asserts that there will be a one (1) percent increase in overall impervious area but has not provided an open space calculation for the Town Plaza Phase I site plan. Staff recommends that the applicant be required to confirm the amount of proposed open space on the Town Plaza Phase I property as a condition of site plan approval.

**LANDSCAPE PLAN/TREE PERMIT**

The applicant has not provide a landscape plan for new landscaping improvements or for relocation of existing vegetation. Staff recommends that the applicant be required to submit a landscaping/tree relocation plan and, if required, a Town Tree Permit for the removal or relocation of any tree.

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HANDICAP ACCESSIBILITY

The scope of the proposed building expansion may require both the existing building and proposed addition to be in compliance with all ADA and Florida Accessibility Code standards. Prior to the issuance of a building permit, the applicant shall document the status of the existing building with regard to all current ADA and Florida Accessibility Code standards.

RELOCATED DUMPSTER

The proposed site plan includes the relocation of an existing dumpster and demonstrates compliance with applicable Town screening standards.

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.

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. With the recommended conditions of approval, the site plan is consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- B. With the recommended conditions of approval, the site plan is in conformance with all applicable regulations of the zoning district in which it is located.
- C. With the recommended conditions of approval, 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. With the recommended conditions of approval, 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;

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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. With the recommended conditions of approval, the site plan is in conformance with Town policy in respect to sufficiency of ownership.

Finally, all procedural and substantive requirements of Town Code regarding the site plan amendment application have been satisfied.

**STAFF RECOMMENDATION**

Based upon staff's review outlined above, staff is in a position to recommend favorable consideration of the subject Site Plan Amendment application by the Planning and Zoning Board, subject to compliance with the conditions contained in Exhibit A of the attached draft resolution.

Attached, please find a copy of the Site Plan 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 Community Services Department.

Respectfully Submitted:

  
\_\_\_\_\_  
Martin P. Black, AICP  
Community Services Director

MB/sp

cc: Bruce Franklin, The ADP Group

Attachments: Draft Resolution  
Site Plan Amendment Application and Support Documentation

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April 15, 1999

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Mr. Martin Black, AICP  
Planning, Zoning and Building Director  
Town of Longboat Key  
610 General Harris Street  
Longboat Key, Florida 34228

Re: Publix Expansion - Longboat Key, Florida

Dear Marty:

I am writing to transmit an application for Site Plan Review for the above referenced project, as well as describe the proposed revisions to the Site Plan for the expansion of Publix. The owner proposes to expand the Publix building by 2,200 square feet (an increase of less than 1% in impervious surface) in order to relocate an existing storage area and permit the modernization of the deli section. The proposed expansion is conceived to better serve the residents of Longboat Key and not necessarily promote increased clientele.

Although no new parking spaces should be required for the additional square footage (as the renovation will not add any additional uses), there will be an addition of 11 parking spaces in front for clientele parking and 10 parking spaces in the rear of the building for employee parking (reference concept plan). Also, Mr. Mark Adler, P.E., of Bishop & Associates, confirmed the existing handicap parking exceeded the amount required for this project, including the expansion.

The following issues were brought up in your pre-application meeting with Marilyn Tidwell, of our office:

- Emergency vehicle clearance - This addition will not disrupt any existing vehicle clearance.
- Dumpster enclosure - The enclosure will be a standard 6' gated fence.

Enclosed in our packet are the following items for your review:

1. A check in the amount of \$725.00 made payable to the Town of Longboat Key for application fees

**LRS = LAND RESOURCE STRATEGIES, INCORPORATED**  
An ADP Group Company

LAND PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • DEVELOPMENT STRATEGY • ZONING/PLANNING  
145 CROCKFORD AVENUE, SARASOTA, FLORIDA 34236 TELEPHONE (941) 557-1435 TELECOPIER (941) 554-7569



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Mr. Martin Black, AICP  
Planning, Zoning and Building Director  
April 15, 1999  
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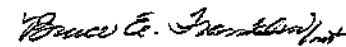
2. Town of Longboat Key Application for Site Plan Review
3. Application for Site Plan Approval Information Requirements Checklist per Section 158.097 of the Zoning Code
4. Correspondence from the property owner, Dead River Properties, authorizing The ADF Group / Land Resource Strategies, Inc. to represent them in the application process
5. Dead River Company Incumbency Certificate
6. Correspondence dated April 13, 1999 from Tom Renee regarding the defined Longboat Key market area and anticipated decrease in patronage and traffic congestion due to the new store opening on Holmes Beach.
7. Site Plan
8. Boundary Survey
9. Concept Plan (also depicts existing water and sewer lines)

As we are in the process of seeking a release relating to an underground utility easement from FP&L, I am requesting that our application be processed concurrently with that request.

If additional information is required, please contact me or Marilyn at your earliest convenience. As we are very anxious to proceed expeditiously with this project, your assistance is greatly appreciated.

Sincerely,

LAND RESOURCE STRATEGIES, INC.



Bruce E. Franklin  
President

Enclosures

cc: Mr. Tom Renee  
Mr. Tom Marnausa  
Ms. Marilyn Tidwell

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TOWN OF LONGBOAT KEY, FLORIDA  
APPLICATION FOR SITE PLAN REVIEW

DATE: March 30, 1999 NEW  REVISED

NAME OF DEVELOPMENT Publix Expansion - Longboat Key, Florida

APPLICANT ENGINEER OR SURVEYOR ARCHITECT

|  |         |         |
|--|---------|---------|
| Name <u>Bruce E. Franklin, President</u> | Name    | Name    |
| <u>Land Resource Strategies</u>          |         |         |
| Address <u>149 Coconut Avenue</u>        | Address | Address |
| <u>Sarasota, FL 34236</u>                |         |         |
| Phone <u>(813) 957-1435</u>              | Phone   | Phone   |

Owner Dand River Properties Address 42 Atlantic Place, South Portland, ME 04106

Site Location 525 Bay Isles

Zoning District PD Area of Site 9.75 AC± % Ground Coverage 75%

Total Units N/A Density N/A

Proposed For Each Existing and New Building

|  |                      |   |                 |                                      |
|--|----------------------|---|-----------------|--------------------------------------|
| BLDG A Existing USE <u>Supermarket</u> | SQ.FT. <u>35,600</u> | HGT. <u>22' to roof and 31' to peak</u> | # FLRS <u>1</u> | 1 <sup>st</sup> FLR ELEV <u>8.50</u> |
| BLDG A Proposed USE <u>Supermarket</u> | SQ.FT. <u>38,800</u> | HGT. <u>22' to roof and 31' to peak</u> | # FLRS <u>1</u> | 1 <sup>st</sup> FLR ELEV <u>8.50</u> |
| BLDG B USE                             | SQ.FT.               | HGT.                                    | # FLRS          | 1 <sup>st</sup> FLR ELEV             |
| BLDG C USE                             | SQ.FT.               | HGT.                                    | # FLRS          | 1 <sup>st</sup> FLR ELEV             |

PARKING REQUIRED \_\_\_\_\_ PARKING INDICATED 288 Spaces

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 \_\_\_\_\_  
 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 for the performance of construction.

Applicant's Signature: [Signature]  
Bruce E. Franklin, President, Land Resource Strategies, Inc.  
 Application Fee \$ 725.00 Receipt # \_\_\_\_\_ Date \_\_\_\_\_

Application and Plans Accepted By: \_\_\_\_\_  
 Date: \_\_\_\_\_ Planning & Zoning Official Signature \_\_\_\_\_

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APPLICATION FOR SITE PLAN APPROVAL INFORMATION  
REQUIREMENTS CHECK LIST PER SECTION 158.097  
OF THE TOWN CODE

(A) Character of use.

The site plan indicates the site location for the 2,200 SF expansion of the existing Publix.

(B) Site Plan attached.

(C) Ownership.

See attached correspondence dated September 14, 1998 from Dirk E. Thomas of Dead River Properties.

(D) Relationship of site to existing developing.

Refer to Bishop & Associates Site Plan and survey and the LES concept plan.

(E) Density or intensity of land use(s).

Publix will be increased by 2,200 SF of commercial area. There will be minimal increase in impervious surface.

(F) Tabulations by acreage and percentage of upland and wetlands.

No wetlands on site. The site is developed area.

(G) Architectural definitions for buildings including:

The addition will match the existing building with the same stucco, cedar and tile.

(H) The type and location of all existing trees protected by town regulations, including a plan how the removal of such vegetation would be avoided and/or replaced or replaced.

No trees will be removed.

(I) Location, design and character of all utilities.

No changes in existing utilities will be required.

(J) Location, height and general character of perimeter walls, ornamental walls, fences, and landscape.

No changes will be made to perimeter screening.

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- (K) Location of all pedestrian walks, malls, and bike paths.  
The survey indicates existing walks, malls, and bike paths.
- (L) Location and character of recreation areas and facilities. Disposition of all open space.  
Open space will not be affected.
- (M) Location and character of all outside facilities.  
Existing refuse area is indicated on the survey, the concept plan indicates relocation of the dumpster and ten additional parking spaces.
- (N) Traffic impact analysis which ensures that the adopted level service standards are not exceeded before capacity related improvements are implemented.  
A traffic impact analysis is not required. Information is provided from Publix as to the affect similar expansions have had on customer numbers.
- (O) Flood protection elevation data and flood zones surface water management plan based on best management practices per Section IV of the Sanitary Sewer, Potable Water, Solid Waste, and Drainage Element of Town Plan.  
The flood zone is delineated on the survey. The existing surface management plan will not be negatively affected.
- (P) Soil erosion and sedimentation plan per Section 3-4 (F) of Town Plan.  
Not applicable.
- (Q) Application for permits and supporting documentation other material submitted to or received from outside permitting agencies.  
Not applicable.
- (R) Additional data, maps, plans or statement required.  
Not applicable.
- (S) Additional data applicant believes is pertinent.  
Not applicable.
- (T) Additional material and information required by Town.  
Not applicable.

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- (U) A list of all departures from the Supplemental Controls (Section 158.102(i)) and a clear description of the nature and extent of the departure and a statement specifically indicating the factual basis for any hardship and/or a statement of the facts constituting the basis for a request for a waiver of the Supplemental Controls.

Not applicable.

- (V) If the project is in a FUD, a statement specifically listing any departures from the Town Code which otherwise would be applicable if the project was not in a FUD. If the project is in the GPD, PD or NPD, departures should be based on the requirements of a zoning district most similar to the use approved for the parcel being considered.

Parking requirements are those based on previous site plan amendments. Proposed expansion will accommodate eleven additional parking spaces in the front parking lot and ten new spaces in the rear.

526 BAY ISLES PARKWAY  
PUBLIX SUPER MARKET  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
AGENDA PACKET MATERIALS  
(22 PAGES)

526 BAY ISLES PARKWAY

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE



September 14, 1998

Mr. Martin Black  
Town Planner  
Town of Long Boat Key  
Long Boat Key, Florida

RE: Town Plaza shopping Center

Dear Mr. Black:

This letter serves to inform you that Tom Mannausa, of Neal Mannausa, and Judy Jones of the ADP Group are representing Dead River Company in the application for expansion of the Town Plaza Shopping Center. They are authorized to present the information necessary for the Planning Board to consider the expansion of the Publix store as agents of Dead River Company.

I have attached to this letter the incumbency certificate from our corporate clerk detailing the officers of Dead River Company. Dead River Company is the Owner and record title holder of the Town Plaza Shopping Center.

Should you have any question please call me.

  
Dirk E. Thomas  
Operations Manager

625 BAY ISLES PARKWAY  
PUBLIX SUPERMARKET  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
AGENDA PACKET MATERIALS  
(22 PAGES)

5  
4  
3  
2  
1

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

DEAD RIVER COMPANY  
INCUMBENCY CERTIFICATE

The undersigned Clerk of Dead River Company hereby certifies that the following officers were duly elected by the Board of Directors at a meeting held April 30, 1998, at which meeting a majority of the Directors were present and participated, and that they continue to serve in their capacities as of this date.

|                     |   |
|---------------------|---|
| F. Andrews Nixon    | Chairman of the Board, President, and Chief Executive Officer |
| Richard M. Roderick | Vice President and Chief Financial Officer                    |
| Robert A. Moore     | Vice President, Secretary and General Counsel                 |
| James A. Burns      | Treasurer   |
| Timothy G. Bishop   | Assistant Treasurer   |

Dated: September 13, 1998

  
Bruce A. Coggeshall  
Clerk

525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKET  
QUASIJUDICIAL FILES  
6-7-98 REG. COMM. MEETING  
AGENDA PACKET MATERIALS  
(22 PAGES)

525 BAY ISLES PARKWAY

PUBLIX SUPERMARKET  
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W01 00000 04 040000



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Fax #: (941) 499-5465  
Remittance Fax #: (941) 954-7509  
Total # of Pages : 2

Tom Reese  
Real Estate Manager  
(941) 688-7407 ext. 2469

April 13, 1999

RECEIVED APR 14 1999

Marilyn Tidwell  
LRS Land Resource Strategies, Inc.  
149 Coconut Avenue  
Sarasota, FL 34236

Dear Marilyn,

Re: Publix # 218 Longboat Key  
Sarasota County, Longboat Key, FL

As a follow-up to our telephone conversations regarding the expansion of the referenced location, please be advised that the request to quantify the number of customers expected to patronize our store after remodeling is not as easy as I had expected.

Obviously, Longboat Key is a unique situation as it has a specific defined market. The Town planners should be aware that we will be alleviating much of the traffic congestion at Avenue of the Flowers when we open our new store at Holmes Beach, Anna Maria Island since we are very confident that the north Longboat Key trade area will patronize our Holmes Beach location. I would like to share with you more information of possible new locations to the south, particularly near the downtown Sarasota area, however, due to confidentiality, I cannot divulge this information at this time.

Based upon our past experiences with expansions of our existing locations Publix has been very successful in generating more sales per customer while maintaining our basic similar customer counts. The reason for this success is readily apparent when one visits our remodeled locations. Typical of our expansions/remodels are the following: newly defined service departments such as bakery and deli, a flexible upgraded produce department, as well as the expansion of our entire front service area in order to accommodate additional register checkstands. Along with generating more sales per customer, we have experienced the benefit of a quicker turnaround time for our customers, thus alleviating some of the parking lot congestion typical of our high volume locations.

625 BAY ISLES PARKWAY  
PUBLIX SUPER MARKET  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
AGENDA PACKET MATERIALS  
(22 PAGES)

RECEIVED APR 14 1999

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

|   |   |  |
|---|---|--|
| PROPERTY OF TOWN OF LONGBOAT KEY<br>525 BAY ISLES PARKWAY<br>PUBLIX SUPER MARKETS<br>QUASIJUDICIAL FILES<br>6-7-99 REG. COMM. MEETING<br>CERTIFIED MAIL RETURN RECEIPTS<br>(25 RETURN RECEIPTS) |   | receive the follow-<br>ing extra fee:<br>a. Address<br>b. Delivery   |
| 3. A/c<br>Veranda Beach Club Condominium<br>Asst<br>1801 Main Street<br>Sarasota, FL 34236-5911   | 2 430 489 515<br>4b. Service Type<br><input type="checkbox"/> Registered<br><input type="checkbox"/> Express Mail<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> COD<br><input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Insured<br><input type="checkbox"/> COD | 4b. Service Type<br><input type="checkbox"/> Registered<br><input type="checkbox"/> Express Mail<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> COD<br><input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Insured<br><input type="checkbox"/> COD |
| 5. Received By: <i>[Signature]</i>  | 7. Date of Delivery<br>5/5/99   | 7. Date of Delivery<br>5/5/99  |
| 6. Signature (Addressee or Agent)   | 8. Addressee's Address (Only if requested and fee is paid)  | 8. Addressee's Address (Only if requested and fee is paid)   |
| PS Form 3811, December 1994   | 10295-99-9 0223 Domestic Return Receipt   | 10295-99-9 0223 Domestic Return Receipt  |

|   |   |  |
|---|---|--|
| PROPERTY OF TOWN OF LONGBOAT KEY<br>525 BAY ISLES PARKWAY<br>PUBLIX SUPER MARKETS<br>QUASIJUDICIAL FILES<br>6-7-99 REG. COMM. MEETING<br>CERTIFIED MAIL RETURN RECEIPTS<br>(25 RETURN RECEIPTS) |   | receive the follow-<br>ing extra fee:<br>a. Address<br>b. Delivery   |
| 3. A/c<br>Veranda Beach Club Condominium<br>Asst<br>1801 Main Street<br>Sarasota, FL 34236-5911   | 2 430 289 514<br>4b. Service Type<br><input type="checkbox"/> Registered<br><input type="checkbox"/> Express Mail<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> COD<br><input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Insured<br><input type="checkbox"/> COD | 4b. Service Type<br><input type="checkbox"/> Registered<br><input type="checkbox"/> Express Mail<br><input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> COD<br><input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Insured<br><input type="checkbox"/> COD |
| 5. Received By: <i>[Signature]</i>  | 7. Date of Delivery<br>5/5/99   | 7. Date of Delivery<br>5.22.99   |
| 6. Signature (Addressee or Agent)   | 8. Addressee's Address (Only if requested and fee is paid)  | 8. Addressee's Address (Only if requested and fee is paid)   |
| PS Form 3811, December 1994   | 10295-99-9 0223 Domestic Return Receipt   | 10295-99-9 0223 Domestic Return Receipt  |

525 BAY ISLES PARKWAY

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 294 503

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
5-24-99

5. Received By (Print Name)  
Lindy Lyon

6. Addressee's Address (Only if requested and fee is paid)

8. Signature (Addressee or Agent)  
Lindy Lyon

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 289 517

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
5-27-99

5. Received By (Print Name)  
C/O Wellgrund

6. Addressee's Address (Only if requested and fee is paid)

8. Signature (Addressee or Agent)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 295 518

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
5-24-99

5. Received By (Print Name)  
J. J. Adams

6. Addressee's Address (Only if requested and fee is paid)

8. Signature (Addressee or Agent)  
J. J. Adams

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 294 512

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
5/24/99

5. Received By (Print Name)  
Mr. Vladimir Einisman

6. Addressee's Address (Only if requested and fee is paid)

8. Signature (Addressee or Agent)

PS Form 3811, December 1994

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PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Registered Delivery

3. Article Addressed to:  
Town Plaza 2 Investment Ltd  
1343 Main Street, Fifth Floor  
Sarasota, FL 34236-5637

4a. Article Number:  
Z 430 295 517

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

4c.  Certified  
 Insured  
 COD

7. Date of Delivery:  
5/24/99

5. Received By: (Print Name)  
John R. Meyer

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102205-99-0-0223 Domestic Return Receipt

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Registered Delivery

3. Article Addressed to:  
Mediterranean Capital Corp  
695-0000 Isles Road Suite 120  
Longboat Key, FL 34228

4a. Article Number:  
Z 430 294 513

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

4c.  Certified  
 Insured  
 COD

7. Date of Delivery:  
5-24-99

5. Received By: (Print Name)  
[Signature]

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102205-99-0-0223 Domestic Return Receipt

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Registered Delivery

3. Article Addressed to:  
Granem, J.W.  
& Sullivan H Lee TTEES  
Marina Plaza #2  
Sarasota, FL 34236

4a. Article Number:  
Z 430 289 502

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

4c.  Certified  
 Insured  
 COD

7. Date of Delivery:  
5/24/99

5. Received By: (Print Name)  
[Signature]

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102205-99-0-0223 Domestic Return Receipt

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Registered Delivery

3. Article Addressed to:  
Key Club Associates, Ltd  
Rt: Harbourside Complex  
442 Gulf of Mexico Drive  
Longboat Key, FL 34228

4a. Article Number:  
Z 430 294 514

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

4c.  Certified  
 Insured  
 COD

7. Date of Delivery:

5. Received By: (Print Name)  
[Signature]

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102205-99-0-0223 Domestic Return Receipt

525 BAY ISLES PARKWAY



PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

Facilitate the following or an extra fee:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

President  
Veinte Condominium Association  
C/o Fred Gallaher, Mgr  
2676 Gulf of Mexico Drive  
Longboat Key, FL 34228

2 430 295 524

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

5. Received By: (Print Name)  
Fred Gallaher

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

Facilitate the following or an extra fee:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Secretary  
Islands West Condominium Association  
C/o Ron Holz, Mgr  
2626 Gulf of Mexico Drive  
Longboat Key, FL 34228

2 430 294 505

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

5. Received By: (Print Name)  
Ron Holz

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

Facilitate the following or an extra fee:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

President  
Beachcomber 1 Association  
C/o Mary Miller  
2721 Gulf of Mexico Drive  
Longboat Key, FL 34228

2 430 295 522

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

5. Received By: (Print Name)  
Mary Miller Manager

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

Facilitate the following or an extra fee:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Secretary  
Beachcomber 1 Association  
C/o Mary Miller  
2721 Gulf of Mexico Drive  
Longboat Key, FL 34228

2 430 295 523

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

5. Received By: (Print Name)  
Mary Miller Manager

6. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

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PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 294 504

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
MAY 2 1999

5. Received By: (Print Name)  
SunTrust Bank Gulf Coast  
Property Management  
Post Office Box 2138  
Sarasota, FL 34230-2138

6. Addressee's Address (Only if requested and fee is paid)

6. Signature (Addressee or Agent)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 294 504

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
5-22-99

5. Received By: (Print Name)  
President  
Islands West Condominium Association  
C/o Ron Holz, Mgr  
2626 Gulf of Mexico Drive  
Longboat Key, FL 34228

6. Addressee's Address (Only if requested and fee is paid)

6. Signature (Addressee or Agent)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 295 519

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
6-2-99

5. Received By: (Print Name)  
Mr. & Mrs. George Tomaszewicz  
10 Lakewood Drive  
Deerfield, IL 60015-1257

6. Addressee's Address (Only if requested and fee is paid)

6. Signature (Addressee or Agent)

PS Form 3811, December 1994

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

2 430 295 525

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured

7. Date of Delivery  
5-22-99

5. Received By: (Print Name)  
Secretary  
Vainle Condominium Association  
C/o Fred Galleher, Mgr  
2875 Gulf of Mexico Drive  
Longboat Key, FL 34228

6. Addressee's Address (Only if requested and fee is paid)

6. Signature (Addressee or Agent)

PS Form 3811, December 1994

22233471

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

|   |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| <b>SENDER:</b><br><input type="checkbox"/> Complete 4c and 5 for additional services. Complete items 7, 4a, and 4b.<br><input type="checkbox"/> Place your return address on the reverse of this form so that we can return the card to you.<br><input type="checkbox"/> Attach this form to the front of the mail piece, or on the back if space does not permit.<br><input type="checkbox"/> Write "Return Receipt Requested" on the mail piece before the office number.<br><input type="checkbox"/> The Return Receipt will be sent to return the article was delivered and the date delivered. |  | I also wish to receive the following services (for an extra fee):<br>1. <input type="checkbox"/> Addressee's Address<br>2. <input type="checkbox"/> Restricted Delivery  |  | <b>PROPERTY OF TOWN OF LONGBOAT KEY</b><br>525 BAY ISLES PARKWAY<br>PUBLIX SUPER MARKETS<br>QUASIJUDICIAL FILES<br>6-7-99 REG. COMM. MEETING<br>CERTIFIED MAIL RETURN RECEIPTS<br>(25 RETURN RECEIPTS) |  | To receive the following (for an extra fee):<br>Insured Address<br>Registered Delivery |  |
| 3. Article Addressed to:<br>Secretary<br>Beachcomber 2 Association<br>C/O Janet Tannison<br>2729 Gulf of Mexico Drive<br>Longboat Key, FL 34228   |  | 4a. Article Number<br>2 430 295 521  |  | 5. Addressee's Name:<br>Secretary<br>Veranda Beach Club Condominium<br>Aston<br>1801 Main Street<br>Sarasota, FL 34236-5911  |  | 6. Article Number:<br>2 430 294 507  |  |
| 7. Date of Delivery<br>5/29/99  |  | 8. Service Type<br><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Insured<br><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD |  | 9. Date of Delivery<br>5/29/99   |  | 10. Addressee's Address (Only if requested and fee is paid)                            |  |
| 11. Received By: (Print Name)   |  | 12. Addressee's Address (Only if requested and fee is paid)  |  | 13. Received By: (Print Name)  |  | 14. Addressee's Address (Only if requested and fee is paid)                            |  |
| 15. Signature (Addressee or Agent)  |  | 16. Signature (Addressee or Agent)   |  | 17. Signature (Addressee or Agent)   |  | 18. Signature (Addressee or Agent)   |  |

PS Form 3811, December 1994 10296-99-0-0223 Domestic Return Receipt PS Form 3811, December 1994 10296-99-0-0223 Domestic Return Receipt

RECEIVED MAY 25 1999

MAIL

CERTIFIED

THE ADP GROUP

LAND RESOURCES STRATEGIES, INCORPORATED  
INTERIOR ARCHITECTS, INCORPORATED  
1800 ANTONIO AVENUE, SARASOTA, FLORIDA 34236

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN - UNDELIVERABLE  
(5 PIECES)

From the envelope, the return address is the address of the sender.

RECEIVED



PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPERMARKETS  
QUASIJUDICIAL FILES  
6-7-98 REG. COMM. MEETING  
CERTIFIED MAIL RETURN - UNDELIVERABLE  
(5 PIECES)

**THE ADP GROUP**  
Architects • Design • Planning  
LAND RESOURCE STRATEGIES, INCORPORATED  
INTERIOR ARCHITECTS, INCORPORATED  
149 COCOANUT AVENUE, SARASOTA, FL 34236-3624

Hold at line over top of envelope to  
the right of the return address

**CERTIFIED**

2 430 295 520

**MAIL**



- Not Postmark as intended
- Unable to Forward
- Insurance Action
- Unclaimed Article
- Return to Sender
- Return to Post Office
- Return to Post Office
- Return to Post Office
- Return to Post Office
- Return to Post Office
- Return to Post Office

*Return Receipt Requested*

President  
Beechcumber 2 Association  
C/o Janet Tennison  
2729 Gulf of Mexico Drive  
Longboat Key, FL 34228

RECEIVED MAY 25 1998

PS Form 3811, December 1994 10295-89-0-0223 Domestic Return Receipt

|  |  |  |  |
|--|--|--|--|
| <b>SENDER:</b><br><input type="checkbox"/> Complete items 1 and/or 2 for special services. Complete items 3, 4a, and 4b.<br><input type="checkbox"/> Print your name and address on the reverse of this form so that we can return the card to you.<br><input type="checkbox"/> Attach this form to the back of the mailpiece, or on the back if space does not permit.<br><input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number.<br><input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date delivered. |  | I also wish to receive the following services (for an extra fee):<br>1. <input type="checkbox"/> Addressee's Address<br>2. <input type="checkbox"/> Restricted Delivery  |  |
| 3. Article Addressed to:<br>Resident<br>Beechcumber 2 Association<br>C/o Janet Tennison<br>2729 Gulf of Mexico Drive<br>Longboat Key, FL 34228   |  | 4a. Article Number:<br>2 430 295 520   |  |
| 5. Received By: (Print Name)   |  | 4b. Service Type:<br><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Insured<br><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD |  |
| 6. Signature (Addressee or Agent)  |  | 7. Date of Delivery  |  |
| B. Addressee's Address (Only if requested and fee is paid)   |  |  |  |

FFWCCC

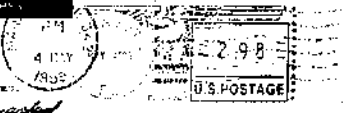


PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
828 BAY ISLES PARKWAY  
PUBLIX SUPERMARKETS  
QUASIJUDICIAL FILES  
87-29 REG. COMM. MEETING  
CERTIFIED MAIL RETURN - UNDELIVERABLE  
(3 PIECES)

**THE ADP GROUP**  
ARCHITECTURAL & BUSINESS PLANNING  
LAND RESOURCE STRATEGIES, INCORPORATED  
INTERIOR ARCHITECTS, INCORPORATED  
300 COCONUT AVENUE, SARASOTA, FLORIDA 34236

Federal and other post offices to  
post office of origin and address  
**CERTIFIED**  
Z 430 289 516  
*Return Receipt Requested*  
U.S. POSTAGE



**MAIL**

**RETURN TO SENDER**  
RECEIVED MAY 17 1993

20260-0004 0566

|   |  |   |  |
|---|--|---|--|
| <b>SENDER:</b><br><input type="checkbox"/> Complete items 1, 2, and 3 for additional services.<br><input type="checkbox"/> Complete items 3, 4, and 4a.<br><input type="checkbox"/> Print your name and address on the reverse of this form so that we can return the card to you.<br><input type="checkbox"/> Attach this form to the reverse of the envelope, or on the back if space does not permit.<br><input type="checkbox"/> Indicate "Return Receipt Requested" on the envelope below the article number.<br><input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date delivered. |  | I also wish to receive the following services (for an extra fee):<br>1. <input type="checkbox"/> Addressee's Address<br>2. <input type="checkbox"/> Restricted Delivery |  |
| 3. Article Addressed to:<br>Ultimate Customer Postal Outlet<br>Headquarters<br>475 Lenfant Plaza SW<br>Washington, DC 20260-0004  |  | 4a. Article Number<br>Z 430 289 516   |  |
| 4b. Service Type<br><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Insured<br><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD   |  | 7. Date of Delivery   |  |
| 5. Received By: (Print Name)  |  | 8. Addressee's Address (Only if requested and fee is paid)  |  |
| 6. Signature (Addressee or Agent)   |  |   |  |

PS Form 3811, December 1991 10750-99-6-223 Domestic Return Receipt

RECEIVED

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
528 BAY ISLES PARKWAY  
PUBLIX SUPERMARKETS  
QUASIJUDICIAL FILES  
8-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN - UNDELIVERABLE  
(5 PIECES)

**THE ADP GROUP**  
Administrative • Design • Planning  
LAND RESOURCE STRATEGIES, INCORPORATED  
INTERIOR ARCHITECTS, INCORPORATED  
149 COCONUT AVENUE, SARASOTA, FLORIDA 34236

Change the return address to the  
returning address  
**CERTIFIED**  
2 430 289 513  
*Returns Receipt Requested*  
**MAIL**



RETURNED TO  
SENDER  
DECEASED  
REFUSED  
MOVED, NOT FORWARDED  
NO SUCH #  
ATTEMPTED, UNKNOWN

Nationsbank, P.L. NA  
C/O Easley, McCallieb & Assoc. Inc.  
Post Office Box 173058  
Tampa, FL 33672-1058

RECEIVED MAY - 7 1999

|  |  |   |  |
|--|--|---|--|
| <b>SENDER:</b><br><input type="checkbox"/> Complete items 1 and/or 2 for additional services.<br><input type="checkbox"/> Complete items 3, 4a, and 4b.<br><input type="checkbox"/> Print your name and address on the reverse of the form so that we can return the card to you.<br><input type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit.<br><input type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number.<br><input type="checkbox"/> The Return Receipt will show to whom the article was delivered and the date received. |  | I also wish to receive the following services (for an extra fee):<br>1. <input type="checkbox"/> Addressee's Address<br>2. <input type="checkbox"/> Restricted Delivery |  |
| 3. Article Addressed to:<br>NATIONS BANK OF P.L. NA<br>C/O Easley, McCallieb & Assoc. Inc.<br>Post Office Box 173058<br>Tampa, FL 33672-1058   |  | 4a. Article Number:<br>2 430 289 513  |  |
| 5. Received By: (Print Name)   |  | 6. Addressee's Address (Only if requested and fee is paid)  |  |
| 7. Date of Delivery  |  | 8. Signature (Addressee or Agent)   |  |

PS Form 3811, December 1994 102545-99-0-0225 Domestic Return Receipt

77333333



PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Insured Delivery

2 430 287 519

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured  
 COD

7. Date of Delivery

5. Received By: (Print Name)  
6. Signature (Addressee or Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 10255-99-9-0223 Domestic Return Receipt

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Insured Delivery

2 430 294 506

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured  
 COD

7. Date of Delivery

5. Received By: (Print Name)  
6. Signature (Addressee or Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 10255-99-9-0223 Domestic Return Receipt

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Insured Delivery

2 430 287 507

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured  
 COD

7. Date of Delivery

5. Received By: (Print Name)  
6. Signature (Addressee or Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 10255-99-9-0223 Domestic Return Receipt

PROPERTY OF TOWN OF LONGBOAT KEY  
525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKETS  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
CERTIFIED MAIL RETURN RECEIPTS  
(25 RETURN RECEIPTS)

to receive the following (for an extra fee):  
Addressee's Address  
Insured Delivery

2 430 289 508

4b. Service Type  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

Certified  
 Insured  
 COD

7. Date of Delivery

5. Received By: (Print Name)  
6. Signature (Addressee or Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 10255-99-9-0223 Domestic Return Receipt

88433344

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

WHEN SHOPPING AT A RELEASER



**Publix** super markets, inc

I must reiterate that due to the defined and unique location of our Avenue of the Flowers store, no new customers should be drawn into this store from outside of Longboat Key since the island location is limited to island customers. Our intention is not to draw any outside customers from the immediate trade area to this location as they will be serviced by our surrounding store locations, specifically Holmes Beach and a yet to be disclosed future location.

I believe the new interior floor plan along with the additional spaces in the parking lot will better meet the needs of our customers. These improvements will lessen congestion both inside our store and outside in the parking lot.

Please call me if you have any questions concerning this.

Best Regards,

*Tom Renne* /sw signed in his absence to avoid delay

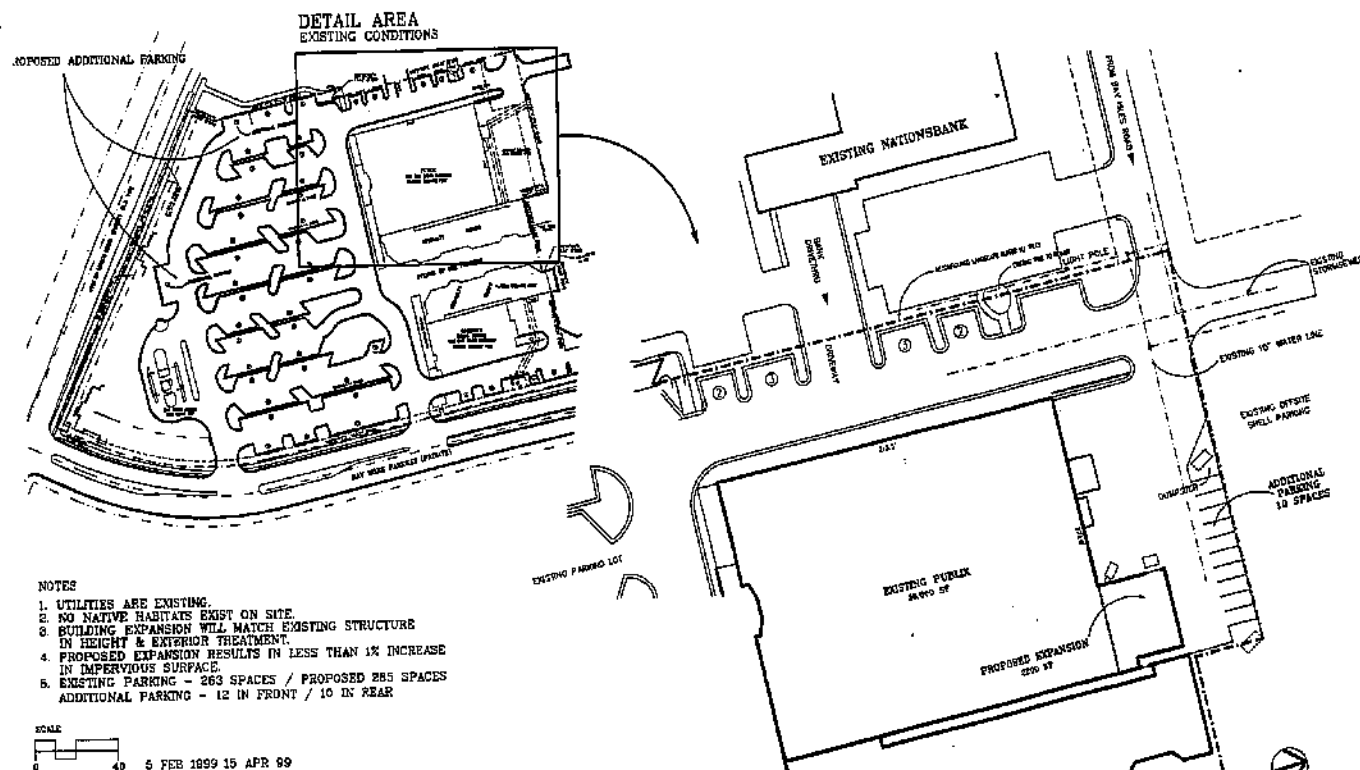
Tom Renne  
Real Estate Manager

C Site File

525 BAY ISLES PARKWAY  
PUBLIX SUPER MARKET  
QUASIJUDICIAL FILES  
6-7-99 REG. COMM. MEETING  
AGENDA PACKET MATERIALS  
(22 PAGES)

• CORPORATE OFFICES, P.O. BOX 407, LAKELAND, FL, 33802, (941) 588-1188

67233476



- NOTES
1. UTILITIES ARE EXISTING.
  2. NO NATIVE HABITATS EXIST ON SITE.
  3. BUILDING EXPANSION WILL MATCH EXISTING STRUCTURE IN HEIGHT & EXTERIOR TREATMENT.
  4. PROPOSED EXPANSION RESULTS IN LESS THAN 1% INCREASE IN IMPERVIOUS SURFACE.
  5. EXISTING PARKING - 263 SPACES / PROPOSED 285 SPACES  
ADDITIONAL PARKING - 12 IN FRONT / 10 IN REAR

SCALE  
0 40 5 FEB 1999 15 APR 99

**PROPOSED PUBLIX EXPANSION**  
AVENUE OF THE FLOWERS / TOWN PLAZA  
LONGBOAT KEY, FLORIDA

LES • LAND RESOURCE STRATEGIES, INCORPORATED  
41107 Sandy Creek  
LES PLANNING • LAND USE ARCHITECTURE • VISUAL DESIGN • ENVIRONMENTAL PLANNING • DESIGN/PROGRAM  
148 CORDAULT AVENUE SUITE 200, FORT LAUDERDALE, FLORIDA 33404 TEL: (954) 571-4400 FAX: (954) 571-4400



5215 BAY ISLES PARKWAY  
PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE  
6-7-98 REG. COMM. MEETING  
AGENDA PACKET MATERIALS  
(22 PAGES)

6-7-98

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

Town Plaza 2 Investment Ltd  
1343 Main Street, Fifth Floor  
Sarasota, FL 34236-5637

Graham, J.W.  
& Sullivan H Lee TTEES  
Marina Plaza #2  
Sarasota, FL 34236

Mr. & Mrs. George Tomaszewicz  
10 Lakewood Drive  
Dearfield, IL 60015-1257

President  
Beachcomber 2 Association  
C/o Janet Tennison  
2728 Gulf of Mexico Drive  
Longboat Key, FL 34228

Secretary  
Beachcomber 2 Association  
C/o Janet Tennison  
2728 Gulf of Mexico Drive  
Longboat Key, FL 34228

President  
Beachcomber 1 Association  
C/o Janet Tennison  
2721 Gulf of Mexico Drive  
Longboat Key, FL 34228

Secretary  
Beachcomber 1 Association  
C/o Janet Tennison  
2721 Gulf of Mexico Drive  
Longboat Key, FL 34228

President  
Veins Condominium Association  
C/o Fred Gallaher, Mgr  
2675 Gulf of Mexico Drive  
Longboat Key, FL 34228

Secretary  
Veins Condominium Association  
C/o Fred Gallaher, Mgr  
2675 Gulf of Mexico Drive  
Longboat Key, FL 34228

Four Winds Beach Resort  
12995 S Cleveland Ave Ste 164  
Fort Myers, FL 33507

President  
Islands West Condominium Association  
C/o Ron Holz, Mgr  
2525 Gulf of Mexico Drive  
Longboat Key, FL 34228

Secretary  
Islands West Condominium Association  
C/o Ron Holz, Mgr  
2525 Gulf of Mexico Drive  
Longboat Key, FL 34228

President  
Veranda Beach Club Condominium  
Assn  
1801 Main Street  
Sarasota, FL 34236-5911

Secretary  
Veranda Beach Club Condominium  
Assn  
1801 Main Street  
Sarasota, FL 34236-5911

Nationsbank of FL NA  
C/o Easley McCaleb & Assoc. Inc.  
Post Office Box 173058  
Tampa, FL 33672-1058

SunTrust Bank Gulf Coast  
Property Management  
Post Office Box 2138  
Sarasota, FL 34230-2138

Northern Trust Bank  
C/o Wallbreund  
1255 Gulfstream Ave, PH1  
Sarasota, FL 34236-8920

United States Postal Service  
Headquarters  
475 Lofland Plaza SW  
Washington, DC 20280-0004

Mr. Vladimir Einisman  
1217 S East Avenue  
Sarasota, FL 34239-2344

Mediterranean Capital Corp  
595 Bay Isles Road Suite 120  
Longboat Key, FL 34228

Key Club Associates, Ltd  
Re: Harbourside Complex  
442 Gulf of Mexico Drive  
Longboat Key, FL 34228

*Owners  
500'  
Contracted Mail  
Receivable Department*

RECEIVED

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

Ms. Susan Norris  
Longboat Key Yacht & Tennis Club  
Assn  
4140 Gulf of Mexico Drive #3  
Longboat Key, FL 34228

Mr. Ralph Kaufmann  
Longboat Terrace Assn  
5393 Gulf of Mexico Drive #207B  
Longboat Key, FL 34228

Mr. Don Goldsmith  
Players Club Assn  
1485 Gulf of Mexico Drive #A-208  
Longboat Key, FL 34228

Mr. Phillip Becker  
Privateer South Assn  
1000 Longboat Key Club Road #505  
Longboat Key, FL 34228

Ms. Rita Weil  
Sands Point Assn  
100 Sands Point Road #214  
Longboat Key, FL 34228

Mr. John Ekblom  
Spanish Main Yacht Club Assn  
5700 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. Marvin Cross  
Tangerine Bay Assn  
350 Gulf of Mexico Drive #215  
Longboat Key, FL 34228

Mr. Fred Myers  
Veinte Assn  
2975 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. Bob Campbell  
Whitney Beach III (Gulfside) Assn  
P.O. Box 504  
Longboat Key, FL 34228

Longboat Key Chamber of Commerce  
6854 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. Edward Borkowski  
Longboat Pass Assn  
P.O. Box 181  
Longboat Key, FL 34228

Mr. Robert Kopeck  
Marina Bay Assn  
2450 Harbourside Drive #243  
Longboat Key, FL 34228

Ms. Fran Rehl  
Portobello Owners Assn  
3240 Gulf of Mexico Drive #B-204  
Longboat Key, FL 34228

Mr. Lloyd Caldwell  
Promenade Assn  
1211 Gulf of Mexico Drive #102  
Longboat Key, FL 34228

Ms. Ruth Shapiro  
Sea Gate Club Assn  
2425 Gulf of Mexico Drive #3-A  
Longboat Key, FL 34228

Mr. David Peoples  
Sunset Beach Assn  
2109 Gulf of Mexico Drive #1503  
Longboat Key, FL 34228

Mr. Max Meyer  
The Shore Assn  
6767 Gulf of Mexico Drive #109  
Longboat Key, FL 34228

Mr. Chuck Peroyal  
Westchester Assn  
4825 Gulf of Mexico Drive #C-602  
Longboat Key, FL 34228

Mr. Ed Cohen  
Windward Bay Assn  
4974 Gulf of Mexico Drive #V-19  
Longboat Key, FL 34228

Mr. Tom Jendryak  
Buttonwood Harbour Association, Inc.  
813 Buttonwood Drive  
Longboat Key, FL 34228

Mr. John Egan  
Longboat Sandpipers Assn  
5635 Gulf of Mexico Drive  
Longboat Key, FL 34228

Ms. Gini McArdle  
Pelican Harbour & Beach Club Assn  
4234 Gulf of Mexico Drive #V-1  
Longboat Key, FL 34228

Ms. Toni Barbat  
Privateer North Assn  
1050 Longboat Key Club Road #506  
Longboat Key, FL 34228

Ms. Cheri Johnson  
Sand Cay Assn  
4725 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. William Hogan  
Clo Seaplace Assn  
2045 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. Peter O'Connor  
Sutton Place Assn  
P.O. Box 8831  
Longboat Key, FL 34228

Ms. Betty Emkie  
Tiffany Plaza Assn  
4325 Gulf of Mexico Drive #407  
Longboat Key, FL 34228

Dr. E. Charles Price  
Whitney Beach Assn  
P.O. Box 527  
Longboat Key, FL 34228

Mr. Henry Medvin  
Bay Isles Assn  
3455 Winding Oaks Drive  
Longboat Key, FL 34228

1st  
CLASS  
MARINE

22335

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

Mr. Greg Watson  
President  
Country Club Shores Unit 5  
511 Wedge Lane  
Longboat Key, FL 34228

Mr. Don Morris  
Banyan Bay Club Assn  
5250 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. Joseph Abrahms  
Beach Harbor Club Assn  
3500 Gulf of Mexico Drive C-209  
Longboat Key, FL 34228

Mr. Bob Wakefield  
Beachcomber Condominium Assn  
2721 Gulf of Mexico Drive #305  
Longboat Key, FL 34228

Mr. Eugene Agins  
Castilian Condominium Assn  
4525 Gulf of Mexico Drive #502  
Longboat Key, FL 34228

Ms. Jane Evans  
Covert II Homeowners Assn  
5231 Gulf of Mexico Drive #202  
Longboat Key, FL 34228

Dr. Jack Waxler  
Fairway Bay III Assn  
2120 Harbourside Drive #655  
Longboat Key, FL 34228

Ms. Olive Stelling  
Islander Club Assn  
2285 Gulf of Mexico Drive #76-S  
Longboat Key, FL 34228

Dr. Paul Prillaman  
Longbeach Condo Assn  
7175 Gulf of Mexico Drive #23-24  
Longboat Key, FL 34228

Mr. George Krause  
Longboat Harbour Owners Assn  
4454 Gulf of Mexico Drive - Office  
Longboat Key, FL 34228

Mr. Gil McCurdy  
Aqualus Club Homeowners Assn  
1701 Gulf of Mexico Drive #106  
Longboat Key, FL 34228

Ms. Mitzi Sherman  
Bay Harbour Homeowners Assn  
450 Gulf of Mexico Drive #B-106  
Longboat Key, FL 34228

Mr. Bill Bell  
Beachwalk Condominium Assn  
6833 Gulf of Mexico Drive  
Longboat Key, FL 34228

Ms. Judith Litvin  
Beachplace Homeowners Assn  
1055 Gulf of Mexico Drive, #402  
Longboat Key, FL 34228

Mr. Tom Burke  
Cedars West Homeowners Assn  
5655 Gulf of Mexico Drive  
Longboat Key, FL 34228

Mr. Bert Dorman  
Fairway Bay I Assn  
1912 Harbourside Drive #601  
Longboat Key, FL 34228

Mr. Henry Rosenthal  
Grand Bay I Assn  
3060 Grand Bay Blvd #124  
Longboat Key, FL 34228

Mr. Howard Biddle  
Islands West Assn  
2525 Gulf of Mexico Drive #3-D  
Longboat Key, FL 34228

Mr. Richard Lochner  
Longboat Arms Assn  
3330 Gulf of Mexico Drive #203-D  
Longboat Key, FL 34228

Mr. Thomas Hostetter  
Longboat Harbour Towers Assn  
4401 Gulf of Mexico Drive #PH-2  
Longboat Key, FL 34228

Mr. Donald McLean  
Arbormar Homeowners Assn  
4485 Gulf of Mexico Drive #501  
Longboat Key, FL 34228

Ms. Nancy Sartori  
Bayport Beach & Tennis Club Assn  
619 Bayport Way  
Longboat Key, FL 34228

Ms. Leda Palmero  
Beaches of Longboat Key Assn  
775 Longboat Club Road  
Longboat Key, FL 34228

Mr. Robert Robbins  
Butterwood Cove Homeowners Assn  
3630 Gulf of Mexico Drive #305  
Longboat Key, FL 34228

Mr. Jack Daly  
Club Longboat Homeowners Assn  
5055 Gulf of Mexico Drive, #235  
Longboat Key, FL 34228

Mr. Joe Ellison  
Fairway Bay II Assn  
2016 Harbourside Drive #314  
Longboat Key, FL 34228

Harbour Oaks Assn  
Cic Condo Keepers, Inc.  
2263 Industrial Blvd  
Sarasota, FL 34234

Mr. Stanton Lipschutz  
L'Amblance Assn  
435 L'Amblance Drive #K305  
Longboat Key, FL 34228

Mr. Al Pavone  
Longboat Beach House Assn  
4311 Gulf of Mexico Drive #501  
Longboat Key, FL 34228

Mr. Paul Rubenstein  
Longboat Key Towers Assn  
601 Longboat Club Road #S-901  
Longboat Key, FL 34228

1st CLASS MAILING

34228

PUBLIX SUPERMARKET  
 QUASIJUDICIAL FILE

**LETTER OF TRANSMITTAL**

PROJECT: Publix Expansion ARCHITECTS:  
 CLIENT: McKibbin Brothers PROJECT NO: 208000  
 TO: Town of Longboat Key DATE: 06/08/99  
 501 Bay Isles  
 Longboat Key, FL

ATTENTION: JoAnne

**WE TRANSMIT VIA:**

Mail  Teletypewriter  Courier   
 Hand Delivery  Pages including transmittal  Overnight Via

**FOR YOUR:**

Review & Comment  Approval  
 Use  Distribution  
 Information  As Requested

**WE HAVE:**

Reviewed  Returned for Corrections  
 Reviewed & Corrections Noted

| COPIES | DATE | DESCRIPTION   |
|--------|------|---|
|        |      | Original executed green receipt cards from Public Notice                      |
|        |      | Mailings, along with returned notices and list of owners provided by the Town |
|        |      |   |
|        |      |   |
|        |      |   |

**REMARKS:**

If we can be of additional assistance, please do not hesitate to contact this office.  
 Thank you.

If enclosures are not so noted, please inform us immediately.

BY: Marilyn C. Tidwell

**LRS ■ LAND RESOURCE STRATEGIES, INCORPORATED**  
 An ADP Group Company

Land Planning ■ Land Use Analysis ■ Urban Design ■ Development Services ■ Zoning Administration  
 149 COCONUT AVENUE, SARASOTA, FLORIDA 34236 TELEPHONE (941) 957-4435 TELECOPIER (941) 954-7509



PUBLIX SUPERMARKET

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

**TOWN OF LONGBOAT KEY  
NOTICE OF PUBLIC HEARING  
JUNE 7, 1988  
(QUASIJUDICIAL)**

Please take notice that a quasi-judicial public hearing will be held at the request of Dead River Properties to consider a Site Plan Amendment Application to allow a 2,200 square foot addition to the Publix Supermarket located at Bay Isles Town Plaza, Phase I, 525 Bay Isles Parkway.

A quasi-judicial public hearing before the Town Commission on the proposal will be held on June 7, 1988 at 7:00 p.m., or as soon thereafter as may be heard, at the Town Commission Chambers, Town Hall, 501 Bay Isles Road, Longboat Key, Florida. This hearing will be held in accordance with established quasijudicial procedures.

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 6:00 p.m. weekdays. Questions may be directed to the Planning, Zoning & Building Department at 316-1866.

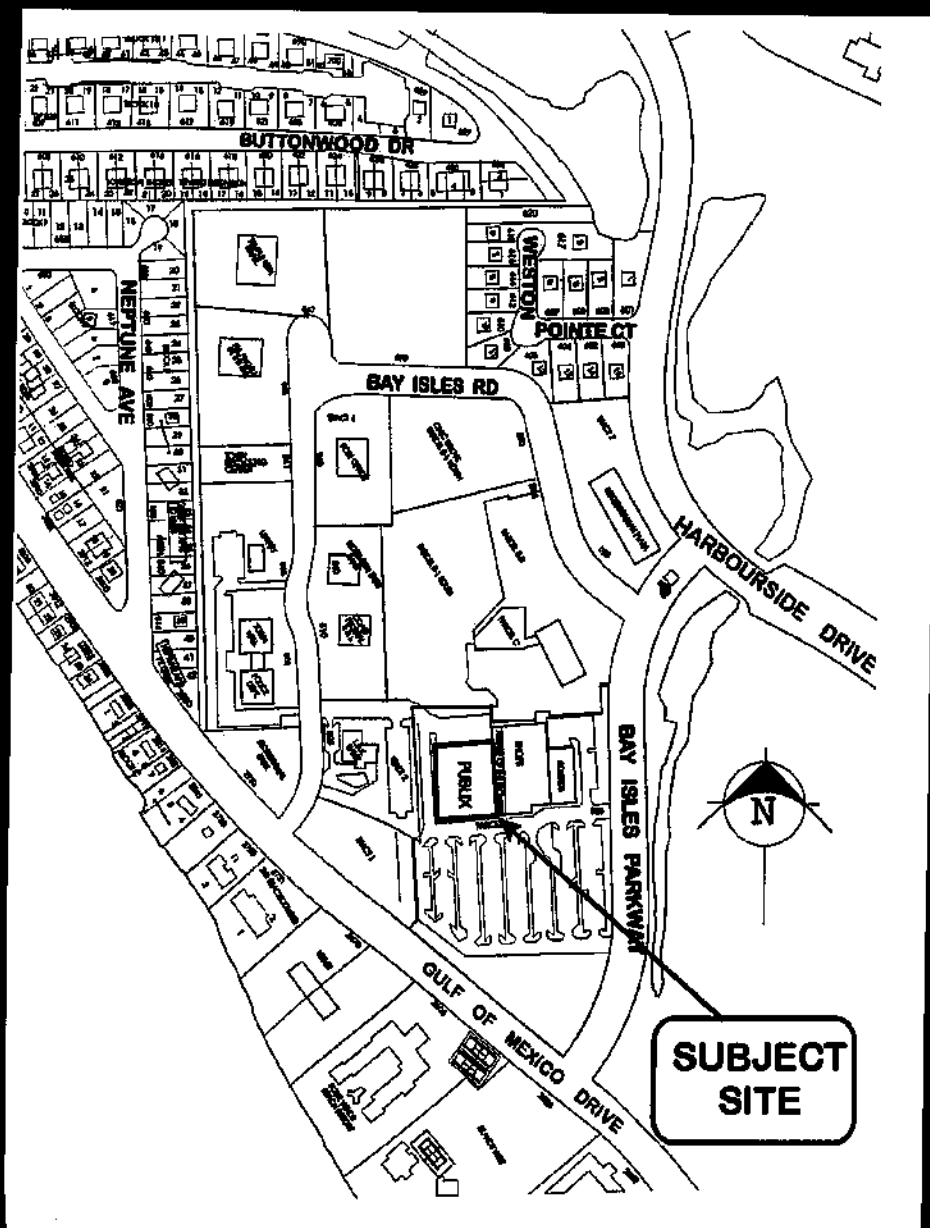
If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, a record of the proceedings will be needed. For such purpose that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Hal Lenczel, Mayor  
Town of Longboat Key

6  
2  
2  
3  
5  
5



PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE



00004520

PUBLIX SUPERMARKET  
QUASIJUDICIAL FILE

**TOWN OF LONGBOAT KEY  
NOTICE OF PUBLIC HEARING  
JUNE 7, 1999  
(QUASIJUDICIAL)**

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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 316-1966.

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.

Hal Lenobel, Mayor  
Town of Longboat Key

Publix

Regular Meeting (Cont).

QUASIJUDICIAL 525 BAY ISLES PKWY  
6-7-99, Page 8

Bill Meddox, 1266 First Street, Sarasota, Architect, duly sworn, submitted certified mail receipts and referred to the Center of the Arts model on display. He stated he would waive his presentation unless the Town Commission had questions.

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

It was moved by Redgrave, seconded by Metz, to pass Res. 99-08. Motion carried unanimously on roll call vote: Redgrave, aye; Metz, aye; Patterson, aye; Legler, aye; Lenobel, aye. (Commissioner Johnson abstained from voting.)

A recess was called at 8:05 PM; the Regular Meeting reconvened at 8:15 PM. Commissioner Johnson returned to the dais.

27. Federal Emergency Management Agency (FEMA) Reimbursement

Mr. St. Denis announced that FEMA approved the Town's request for reimbursement as a result of the beach damage caused by El Nino; the Town would receive \$703,157. He explained the Town was able to collect and show data that reflected that the beach conditions changed during this period.

78-24

12. (Quasijudicial) Resolution 99-09, Amending Resolution 78-84, as Amended, Approving a Site Plan Amendment to Allow a 2,200 Square Foot Addition to the Publix Supermarket Located in Phase I of Town Plaza at 525 Bay Isles Parkway

Ms. Dunay-Mixon swore all those who were to make presentation during the public hearing.

Pursuant to published notice, the public hearing was opened.

Marty Black, Community and Development Services Director, duly sworn, advised that the P&Z Board recommended approval of the Publix Supermarket expansion. He stated the amendment would allow for a 2,200 square foot addition to the rear service court, and included 22 additional parking spaces in the front and rear service areas. Mr. Black reported the application was found to be consistent with the Comprehensive Plan and all applicable Zoning Standards.

Bruce Franklin, ADP Group, 149 Coconut Avenue, Sarasota, representing Publix Supermarkets and Dead River Property, duly sworn, stated the amended site plan reflected the existing buildings and the proposed expansion area. He pointed out the location of the additional parking spaces (10 new parking spaces in the rear service area and 12 new parking spaces in front of the Publix Supermarket). Mr. Franklin expressed agreement with the stipulations outlined in the staff report.

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

6-7-99

Regular Meeting (Cont.)

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It was moved by Redgrave, seconded by Johnson, to pass Res. 99-09. Motion carried unanimously on roll call vote: Redgrave, aye; Johnson, aye; Patterson, aye; Lenobel, aye; Metz, aye; Legler, aye.

8. Ordinance 99-15, Amendments to Zoning Code - Site Plan Review Authority  
Ord. 99-15 was placed on second reading and public hearing by title only.

It was moved by Patterson, seconded by Metz, to adopt Ord. 99-15.

Pursuant to published notice, the public hearing was opened.

Marty Black, Community and Development Services Director, reported Ord. 99-15 was recommended for approval by the P&Z Board. He advised this Ordinance would update the Zoning Code regulation relating to site plan review authority in order to provide a better response for the Town with regard to quasijudicial public hearings. Mr. Black reviewed the amendments and stated Ord. 99-15 was drafted to address discrepancies or potential problem areas from quasijudicial public hearing, as well as authorize the delegation of authority from the Town Commission to the P&Z Board on site plan reviews; however, the Town Commission retained responsibility through the ODP process by establishing Planned Unit Development (PUD) standards and list of uses.

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

Discussion was held with respect to delegating site plan review authority to an appointed board (P&Z Board), Town Commission maintaining final site plan review authority, related advertising costs, time-saving efforts, establishing a six-month trial basis regarding P&Z Board site plan review authority, and eliminating P&Z Board site plan review authority and retaining the other amendments contained in Ord. 99-15.

Robert Diamant, P&Z Board member, stated the P&Z Board was the final authority on Special Exceptions. He pointed out the P&Z Board reviewed this issue and it was clear that a number of municipalities in the State of Florida delegated site plan review authority to a P&Z Board or staff.

Further discussion ensued regarding site plan appeals, ODP process, and establishing development standards.

Motion to adopt Ord. 99-15 failed on roll call vote: Patterson, aye; Metz, no; Redgrave, no; Johnson, aye; Legler, no; Lenobel, aye.

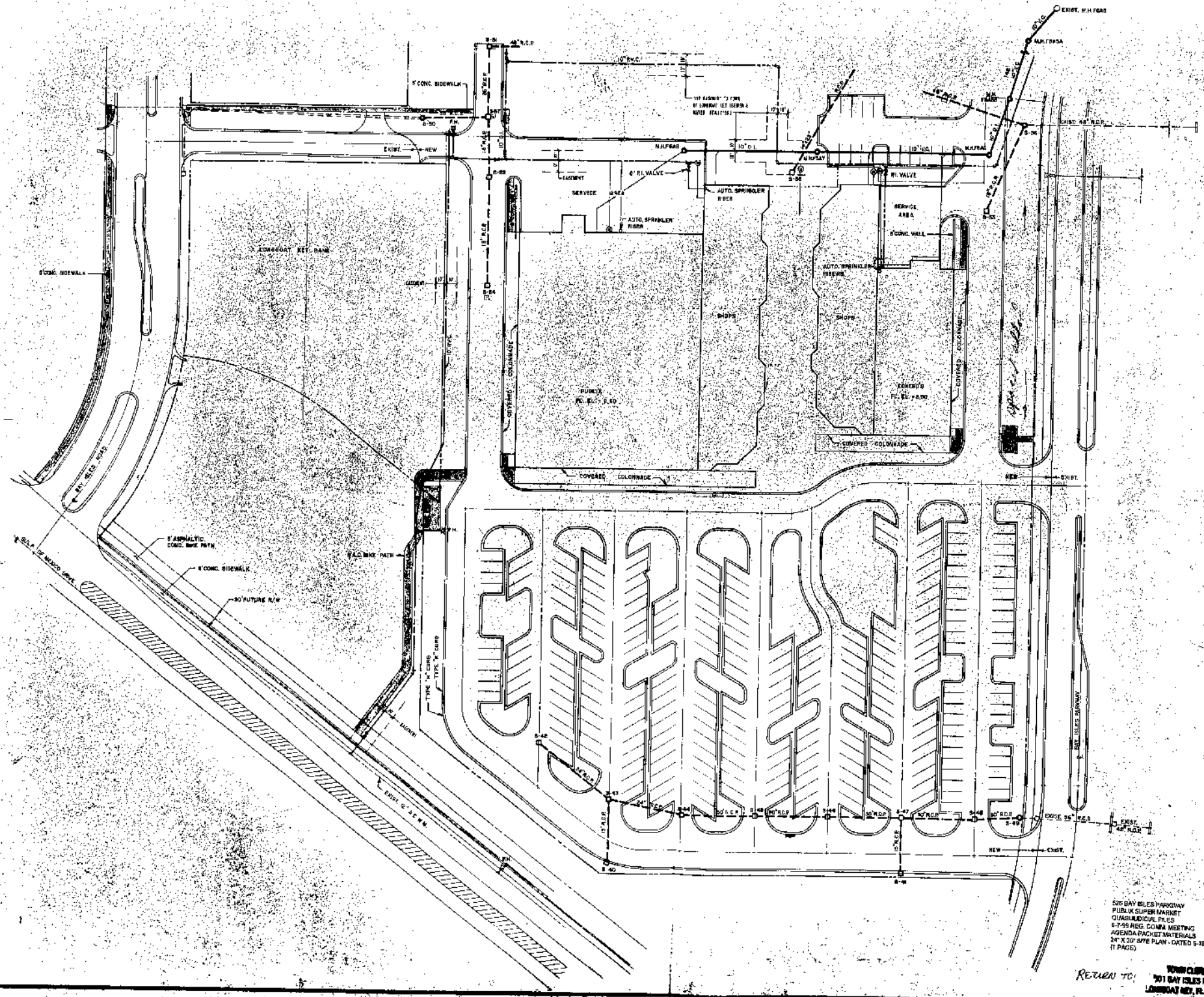
Discussion was held with respect to drafting an ordinance to incorporate the amendments reflected in Ord. 99-15 and to retain Town Commission site plan approval authority.

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99-15-03-000



PUBlix SUPERMARKET  
QUASITRACK FILE



RETURN TO:  
TOWN CLERK  
701 BAY ISLES ROAD  
LONGBOAT KEY, FL 34908

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|---|--|---------------|-------------------------|
| TOWN OF LONGBOAT KEY, FLORIDA   |  | DATE: 5-19-80 | DESIGNED BY: W.F.B.     |
| BAY ISLES COMMERCIAL CENTER   |  | DATE: 5-19-80 | CHECKED BY: P.A. RIBARO |
| SITE PLAN   |  | DATE: 5-19-80 | PROJECT ENGINEER        |
| BAYVILLE BENNETT & BISHOP, INC. ENGINEERS & SURVEYORS 4809 BEE RIDGE ROAD SARASOTA, FLORIDA 35582 |  | DATE: 5-19-80 | PROJECT NO.             |
| PROJECT NO. 19-3438A  |  | DATE: 5-19-80 | PROJECT ENGINEER        |
| PROJECT NO. 19-3438A  |  | DATE: 5-19-80 | PROJECT ENGINEER        |

19-3438A