

**PDMU-97-07(G) - GULF COAST CORPORATE PARK**

Request: Approval of a General Development Plan for a mixed use development, consisting of 1,940,000 square feet of industrial space, 60,000 square feet of office space, and 60,000 square feet of commercial space at property located at the southeast corner of the I-275 and US 41. Present zoning is PDMU (Planned Development Mixed Use) ( $\pm$  141.5 acres).

<b>App Received:</b>	11/12/97	<b>D.R.C.:</b>	12/16/97
<b>P.C.:</b>	02/12/98	<b>B.O.C.C.:</b>	02/24/98

**RECOMMENDED MOTION:**

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to APPROVE General Development Plan No. PDMU-97-07(G) with Stipulations #1 through #4, and #6 through #13, as recommended by the Planning Commission, and #5 as recommended by staff; GRANTING Special Approval for a project (1) in the Mixed Use Future Land Use Category; and (2) adjacent to a perennial stream.

(COMMISSIONER BROWN)

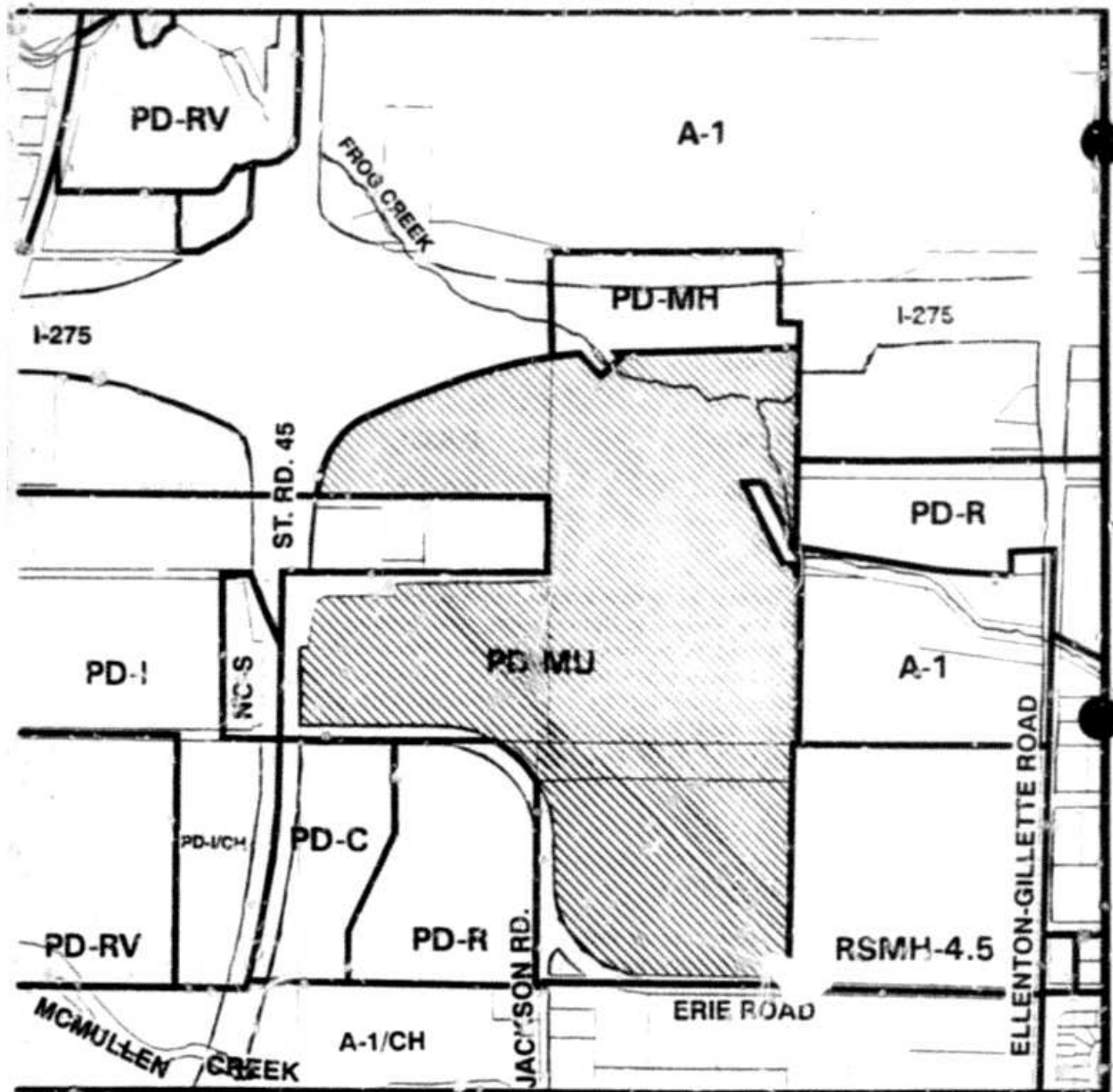
**PLANNING COMMISSION ACTION:**

On February 12, 1998, by a vote of 6-0, the Planning Commission recommended APPROVAL of the General Development Plan with Stipulations #1 through #13 (#5, #11, #12 amended, and #13 added); GRANTING Special Approval for a project (1) in the Mixed Use FLUC; and (2) adjacent to a perennial stream.

**PUBLIC HEARING COMMENTS/CORRESPONDENCE:**

At the February 12, 1998 Planning Commission public hearing, entered into the record were 2 letters; one in favor from Wendel F. Kent, President Gillette Land Company; and one in opposition from Audrey Keisacker (increase in stormwater run-off). Speaking in opposition was Susan Gamery, 3205 69th St. E., whose main concerns were truck traffic and noise.

*2-24-98 - Approved*



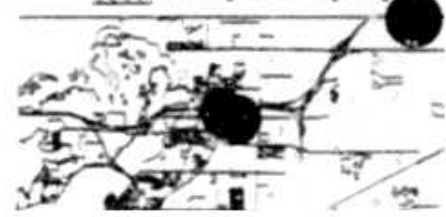
Project Number:	PDMU-97-07(G)	Tax I.D.:	67461005
Proposed Use:	DISTRIBUTION/OFFICE/COMMERCIAL		67440000
Existing FLUC:	MU		67583600
Existing Zoning:	PD-MU		67583000
Proposed Zoning:	N/A		67J83600
Acreage:	141.5		
Flood Zone:	X, AE		
Drainage Basin:	N/A		
Commissioner:	B/DOWN		
Map Prepared:	11/29/97		

Requested By: 206 MILLER ENTERPRISES, SYSCO FOOD, WILLIAM G. IRLAND  
 Section: 29, 30 Township: 33 Range: 18

**Manatee County  
 Staff Report Map**  
 1 inch = 740'



 Subject Property



# CASE SUMMARY

**CASE NO.:** PDMU-97-07(G)/F.K.A. PDMU-91-04/91-S-21(P)  
**APPLICANT:** Gulf Coast Corporate Park  
**REQUEST:** Approval of General Development Plan for a mixed use development of 141.5 acres.  
**STAFF RECOMMENDS:** Approval with Significant Concerns

## REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is to approve the General Development Plan for a mixed use development of 141.5 acres. Proposed uses will be commercial, office, and light industrial development. The property is located on the southeast corner of the I-275 and US 41 interchange.
- To the NORTH is Interstate-275 and vacant parcels zoned A-1.
- To the SOUTH are parcels zoned A-1/CH, with single-family residences.
- To the EAST are vacant parcels zoned A-1, PD-R, A-1, and RSMH-4.5.
- To the WEST is a warehouse zoned PD-I and US 41.

## SUMMARY: (JPO)

The request is to approve the General Development Plan for industrial, commercial, and office development. Gulf Coast Corporate Park received rezone and conceptual plan approval (Z-90-04) from the Board of County Commissioners on June 28, 1990 to allow commercial, light industrial, and office uses on the 141.5 acres. The conceptual plan expired in 1991.

On October 31, 1991, the applicant received new approval for the development [PDMU-91-04/91-S-21(P)] and approval to reduce the required wetland mitigation ratios from 2:1 and 4:1 to 1.15:1. On March 25, 1995, Final Site Plan Approval was granted for Gulf Coast Corporate Park/Sysco. In 1997, Gulf Coast Corporate Park/Sysco received Final Site Plan (FSP-95-16) approval for changes made to the truck parking plan. Prior to the project's expiration in 1996, the Sysco building and an entrance road off Erie Road were constructed.

The applicant proposes access to the development at two locations on Erie Road that connect to an internal roadway that provides internal access to all of the lots within the development. The applicant proposes the development to occur in four phases. Phase I includes the Sysco site and Lots 2-4. Phase II includes Lots 5-11, immediately to the north of Phase I. Phase III includes Lots 17-23. Phase IV includes Lots 12-16 which front Interstate 275. The 8 acre commercial lot (Lot 19 on the corner of Erie Road and US 41) is the only lot in the plan that has been designated for a specific land use. All other lots could contain any of the uses proposed.

The proposed development does not meet the threshold requirements for a Development of Regional Impact (DRI) according to the attached confirmation letter from the Department of Community Affairs (DCA).

The proposed development is within the Mixed Use Future Land Use Category, Entranceway (Section 737), and is adjacent to a perennial stream (Frog Creek). Section 605 of the L.D.C. requires these projects to obtain Special Approval.

#### POSITIVE ASPECTS OF THE APPLICATION

- The proposed development is located at a well defined commercial and industrial node and is located in close proximity to Interstate 275 and US 41.
- The immediate surrounding areas are currently void of dense residential development.
- The proposed uses are consistent with the Mixed Use (MU) Future Land Use Category.

#### NEGATIVE ASPECTS OF THE APPLICATION

- The proposed development has the potential to become a major trip generator for the area.
- Abutting vacant parcels immediately to the east and southwest are zoned PD-R and RSMF-4.5, making compatibility between residential uses and industrial, commercial, and office uses a concern.
- Industrial development adjacent to I-275 may create adverse visual impacts in a designated entranceway.

#### MITIGATING FACTORS

- Staff recommends stipulations for setbacks along Erie Road and property lines to the east of the park. In addition, staff recommends a stipulation for additional vegetative screening along I-275 and property to the east of the park.
- The northern portion of the PD-R zoned property to the east abuts this development at a conservation area. This buffer, in conjunction with the stipulated enhanced buffer and increased setbacks, should provide adequate separation of land uses.
- The proposed development lies within a designated Entranceway, subject to the criteria in L.D.C. Section 737. In addition to the Section 737 requirements, the recommended stipulations require additional design, signage, landscaping, and public space requirements, making for a more aesthetically attractive development.

**STIPULATIONS: (#1 thru #4 and #6 thru 13 as recommended by the Planning Commission on 2/12/98) (Subsequent to the Planning Commission meeting, staff has amended #5 with which the applicant concurs)**

1. All building facades visible from other properties outside the park shall exhibit an aesthetically attractive appearance. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials.
2. The sides of buildings visible from I-275 and US 41 on Lots 12-16 and 20-22 in the industrial area, and on Lot 19 in the commercial area, shall have minimal blank walls no longer than 40 feet in length for the commercial and stand alone office buildings and no longer than 60 feet in length for industrial buildings. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g. bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.
3. All truck loading, service areas, outside storage, and parking of heavy equipment, semi trucks, trailers, or other vehicles over 1 ½ tons shall be located at the non-street side of the building when adjacent to I-275, US 41, and Erie Road, unless they are not visible from a height of five feet (5') at the edge of pavement from said street, to be determined at time of Certificate of Occupancy (C.O.).
4. A coordinated signage plan for the perimeter of the project shall be submitted and reviewed at time of preliminary development plan submittal. All signage must provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with those in the development.
5. <sup>with</sup> Lots 4 and 5 shall have a minimum seventy-five foot (75') rear setback.
6. All roof mounted H.V.A.C. equipment, loading areas, and dumpsters for structures shall be screened from view from Erie Road, US 41, I-275, and adjacent properties. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the entranceway.
7. All heavy truck traffic (3 or more axles) shall access the site from the US 41 and Erie Road intersection only. An appropriate sign identifying this requirement shall be posted at all loading zones.
8. In order to accommodate the future expected demand for public transportation to the industrial park, the project shall provide a bus stop and shelter which meets ADA and MCAT standards, to be constructed prior to the first C.O. in Phase IV.

9. Commercial and stand alone office structures shall provide for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the commercial areas. Community spaces shall be located in the circulation paths of the complex or main structure and shall incorporate benches or other seating components.
10. The 20' wide landscape buffer along I-275 and the eastern property line of Lots 4 and 5 shall be planted with two staggered rows of 3" dbh canopy trees (at least 14' in height) 50' on-center. A hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 of the Land Development Code shall be provided on the rear of Lots 4, 5, and 12-15 in order to partially screen the proposed industrial development. To the maximum extent possible, the existing landscaping and vegetation, which will remain either in the open space abutting Frog Creek or along the rear of the previously mentioned lots, shall be utilized to meet the screening requirement.
11. The variable width wetland buffer shall be approved by the Environmental Management Department prior to Final Site Plan approval and be in accordance with the requirements of Section 719.11 of the L.D.C.
12. Industrial uses shall be limited to uses permitted in the Light Manufacturing (LM) zoning designation as illustrated in Section 602 of the L.D.C. and to the square footage maximums for each type of land use specified in the general development plan.
13. This project shall be required to reduce the calculated predevelopment flow rate by fifty percent for all stormwater outfalls that outfall directly or indirectly into Frog Creek. This is required due to the fact that Frog Creek experiences historical flooding problems as acknowledged by this department.

## DETAILED CASE REVIEW

### PRIMARY REVIEWERS

John Osborne (PD)	Compatibility, Consistency with Comp Plan, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Jerome Gostkowski (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Preservation/Conservation

The SITE PLAN has addressed the General Development Plan standards of the Land Development Code, Section 603.4, as follows:

#### 1. SITE DESIGN

The proposed development was granted rezone and conceptual plan approval (Z-90-04) from the Board of County Commissioners on June 28, 1990 to allow commercial, light industrial, and office uses on 141.5 acres.

The applicant proposes the development to occur in four phases. Phase I includes the Sysco site and Lots 2-4. Phase II includes Lots 5-11, immediately to the north of Phase I. Phase III includes Lots 17-23. Phase IV includes Lots 12-16 which front Interstate 275. The 8 acre commercial lot (Lot 19) on the corner of Erie Road and US 41 is the only lot in the plan that has been designated for a specific land use.

The site is located within a designated entranceway. The intent of the entranceway designation, pursuant to Section 737, is to convey to the traveling public a strong image that Manatee County is a high quality place to live, work, and visit. The development should create and maintain a positive ambiance, strong community image, and identity by providing for architectural and site design treatments which will enhance the visual appearance of the development while still providing for design flexibility. The stipulations recommended by staff are intended to enhance the quality of life of those that will live near, work, or patronize this development. Massive or generic developments that do not contribute to or integrate with the community in a positive manner can be detrimental to a community's image, and sense of place.

The following table illustrates the project's size in relation to DRI thresholds in Rule 28-24.032, F.A.C., for Multi-Use Development:

Land Use	Requested by Applicant (square feet)	Specific Information	80% of the DRI Threshold	Requested by Applicant	Percent of DRI Threshold
Industrial 28-24.029, F.A.C.	1,940,000 (1,713,000)*	Parking Spaces	2,000	813	33%
		Acres	256	127.8	40%
Office 28-24.020, F.A.C.	60,000	Gross Sq. Ft.	240,000	60,000	20%
		Acres	24	6.0	20%
Retail and Service Dev. 28-24.031, F.A.C.	60,000	Gross Sq. Ft.	320,000	60,000	15%
		Acres	32	8.0	20%
		Parking Spaces	2,000	300	12%
<b>Total</b>	<b>2,060,000</b>				<b>80%</b>

\* Less 210,000 square feet Industrial for Sysco = 1,713,000 square feet

As illustrated by the table, the development falls short of the minimum percentage required for a Multi-Use Development of Regional Impact (MURIP) as required by Rule 28-24.032, F.A.C. The proposed development is only 80% (of the minimum 145%) of the DRI threshold requirement.

The industrial districts for Manatee County include manufacturing, processing, assembly, warehousing, intensive commercial, and other related uses. The industrial districts are further broken down to Light Manufacturing (LM) and Heavy Manufacturing (HM). Specific uses by type are broken down in Section 602 of the L.D.C., Figure 6-1. The applicant has requested the ability to develop any uses allowed in LM in the project, including office uses, subject to the totals allowed in the GDP.

## 2. COMPATIBILITY

The following table further illustrates the surrounding uses and densities:

Surrounding Area	Existing Use	Zoning Classification	Current Density
North	Interslate 275 vacant parcels	A-1/PD-MH	vacant
South	Single-family residences	A-1/CH	0.2 units per acre*
East	Vacant parcels	A-1, PD-R, RSMH-4,5	vacant
West	Warehouse/US 41 vacant parcel	PD-I PD-R/PD-C	0.05 FAR* vacant

\* Estimated densities



There are three primary issues concerning compatibility:

1. Adjacent parcels (currently vacant) immediately to the east and southwest are zoned PD-R and RSMF-4.5 making compatibility between residential uses and industrial, commercial, and office uses a concern.
2. Setbacks, mass, and scale of buildings along Erie Road.
3. Industrial development adjacent to I-275 may create adverse visual impacts in a designated entranceway.

The proposed development is adjacent to the residentially-zoned areas (currently vacant). The PDR zoned areas are along Erie Road to the southwest and to the east of the proposed conservation area and Frog Creek. The RSMF-4.5 zoned area (also vacant) abuts the previously developed Sysco parcel and some of the Phase II parcels. Further residential development is being considered southeast of Sysco along Erie Rd.

The proposed development should create and maintain a positive ambiance, strong community image, and identity by providing for architectural and site design treatments which will enhance the visual appearance of the development from all public ways and surrounding properties. The stipulations recommended by staff are intended to enhance the quality of life of those who will live near, work, or patronize this development, therefore, improving the compatibility of the proposed uses to the surrounding area.

All buildings should exhibit an aesthetically attractive appearance. Staff recommends stipulations #1-4 and #6 to address building materials, signs, and screening.

Based on the existing development (Sysco), setbacks should maintain proper buffering between taller buildings and uses not part of the development. Staff recommends stipulation #5 to address setbacks east of the park and along Erie Road.

All roof mounted H.V.A.C. equipment, loading areas, and dumpsters for structures should be screened from view from Erie Road, US 41, I-275, and adjacent properties. Staff recommends stipulation #6 to address screening.

All semi tractor-trailer traffic should access the site from the west (US 41 and Erie Road intersection) to prevent truck traffic from using Erie Road to the east which travels through residential areas. Staff recommends stipulation #7 to address truck traffic.

Commercial structures should provide for intermittent shaded outdoor community space that provides focal points for pedestrian and social activities for the development. Staff recommends stipulation #9 to address common public space.

The development does have landscaped and pervious area at 25% or greater. However, the development should have additional landscaping to mitigate potential incompatibilities or adverse impacts between adjacent uses. Staff recommends stipulation #10 to address landscape buffers.

The industrial uses should be limited to uses permitted in the Light Manufacturing (LM) zoning designation as illustrated in Section 602 of the L.D.C. Staff recommends stipulation #12 to address industrial uses.

### 3. PUBLIC UTILITIES/FACILITIES

This development will be served by the Manatee County Public Works Department for potable water and sanitary sewer service.

The proposed development will be a major employment center for the county. Mass transit service is not currently available. However, staff recommends that the applicant provide a bus stop and shelter for the development that meets the Americans with Disabilities Act (ADA) and Manatee County Area Transit (MCAT) standards. According to the Manatee County Land Use Needs Analysis, this area is projected to increase in growth and has yet to develop many of its potential commercial nodes. Therefore, the potential exists for MCAT to expand their routes to provide service to this area. Staff is recommending a stipulation that requires the applicant to place a bus stop in the park at a location that is determined to be efficient for ridership and placed by the applicant as the park develops, prior to the first C.O. in Phase IV. The site chosen must meet ADA standards and approved by MCAT.

The projects abuts the following Functionally Classified Roadways: Erie Road (Collector - Urban), US 41 (Principal Arterial - Urban) and Interstate 275 (Principal Arterial - Urban). Access will be provided to the development from Erie Road with an internal roadway providing access for the interior lot.

### 4. PRESERVATION/CONSERVATION

In 1991, the applicant received approval for the development (PDMU-91-04/91-S-21(P)) and approval to reduce the required wetland mitigation ratios from 2:1 and 4:1 to 1.15:1. Wetland impacts totalling 5.04 acres and mitigation at 1.15:1 were approved at that time. The project has been redesigned to reduce wetland impacts to 1.23 acres. Wetland mitigation is proposed at a 1.15:1 ratio and mitigation areas have been delineated on the site plan. The Environmental Management Department (EMD) has no objections to the proposed wetland mitigation.

Wetland buffer encroachments/compensation have not been quantified in the General Development Plan. Buffers will occur in accordance with the L.D.C. Section 719.11, which allows variable width wetland buffers provided compensation at a 1:1 ratio or greater is provided for wetland encroachments. Environmental Management Department staff recommends stipulation #10 to address this issue prior to Final Site Plan approval.

The proposed development occurs adjacent to Frog Creek. According to the U.S.G.S. Topographic Map Series, Frog Creek is identified as a perennial stream. Section 6.05 of the L.D.C. requires Special Approval for any projects adjacent to a perennial stream. There are no known historical or archaeological resources located on-site.

### 5. CONCURRENCY

Additional right-of-way for US 41 and Erie Road is not required from the applicant. Specific capacity or safety improvements for the new development have not been reviewed by the Transportation Department and the Growth Management Division and are not required at the GDP stage. A Traffic Study may be submitted and approved prior to Preliminary Plat or Final Site Plan Approval. The applicant may apply for a "Deferral and Acknowledgement of Eventual Requirement for Concurrency Certification". The applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

## 6. **CONSISTENCY WITH COMPREHENSIVE PLAN**

The proposed development must be in strict compliance with the Manatee County Comprehensive Plan. The following policies of the Comprehensive Plan were given special consideration in preparing this staff report and are important policies to review and consider in evaluating the proposed development:

### **Future Land Use Element**

**Policy 2.1.3.1, which allows consideration of new non-residential development in areas that are internal to, or are contiguous expansions of existing areas of non-residential development.**

**Policy 2.2.1.20.1, which identifies the intent of the Mixed Use (MU) FLUC.**

**Policy 2.2.1.20.2, which identifies the range of potential uses for the MU category.**

**Policy 2.2.1.20.3, which establishes the maximum floor area ratio in the MU FLUC.**

**Policy 2.2.1.20.4, which requires special approval for projects within the MU FLUC.**

**Objective 2.3.9 and Policy 2.3.9.1, which establish an aesthetically pleasing environment.**

**Objective 2.6.4, and its associated policies which requires compatibility of adjacent land uses.**

**Policies 2.3.8.2 and 2.6.4.1 require the establishment of adequate landscape buffers and building setbacks to mitigate potential incompatibilities or adverse impacts between adjacent uses.**

**Objective 2.6.5, and its associated policies which requires development at Manatee County's "Gateways" conveying a strong image of a high quality place to live and work.**

**Policy 2.9.2.1, which requires the gradual transition of residential character between residential and non-residential development.**

The development is a logical contiguous expansion of the existing non-residential development with existing light industrial uses in the area. The development will become a major activity center and employer along the interstate highway and will encourage the integration of various nonresidential uses within these areas.

The proposed development will be required to be consistent with the requirements set by Section 737, Entranceways of the L.D.C and provided that the stipulations recommended by staff are required. The stipulations recommended by staff further increase landscape buffers, limit unattractive building materials, minimize blank walls, limit signage, restrict truck traffic, and provide common public spaces. The stipulations recommended by staff also provide additional buffering and setbacks along the eastern property lines and Erie Road. The proposed setbacks and landscape buffers will provide a better transition between the proposed mixed-use development and potential residential development. In addition, the proposed setbacks and design stipulations will mitigate potential incompatibilities of massive buildings close to Erie Road.

### **ATTACHMENTS:**

1. Development Review Committee Comments
2. DCA Confirmation Letter

AP-97-75

CORTEZ CARE

Shinas/Mowbray

**Branning/Mayer**

Need to show fire flow test on existing fire hydrant.

**Earlhey**

Per County Ordinance 85-11 and L.D. Code: #728.5.4.1 - Commercial cans with enclosure, 5x8 slab, 3 foot fence. Trash men will NOT go under a covered area for pick up.

**Jones**

Ordinance 94-15 of the L.D.C. requires 84 feet of right-of-way (41 feet half) for development along 51st Street West. Our records and the survey show 25 feet half right-of-way existing. Therefore, 17 feet of the parcel contiguous to the right-of-way line will need to be dedicated.

**Aliff / Lilly**

The attached survey is over 10 years old and would not meet the requirements for a final site plan.

PDMU-91-04 / 97-S-41(P)

GULF COAST CORPORATE PARK

Osborne/Mowbray

**Branning/Mayer**

Water and sewer not clearly defined.

A statement of maintenance entity for utilities must be included on the title sheet.

**Earlhey**

Per County Ordinance 85-11 and L.D. Code: See #728.5.11, #728.5.12, and #728.5.4 for garbage pick up for this site.

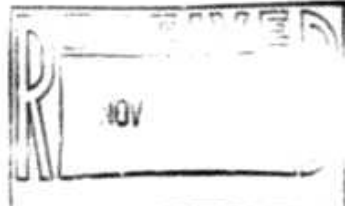
**Jones**

No additional right-of-way required at this time.

**Aliff / Lilly**

No comment.

**PUBLIC WORKS DEPARTMENT**



**MANATEE COUNTY HEALTH DEPT.**  
410 6th Ave. E., Bradenton, FL. 34208  
**ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS**

**DATE:** 10/21/97

**PROJECT NO:** PDMU-91-04/97-S-41(P)

**PROJECT NAME:** Gulf Coast Corporate Park

- XX 1. County Water - County Sewer.
- XX 2. Permit for Water Distribution System is required prior to start of construction
- \_\_\_ 3. Permit for Water Treatment Plant is required prior to start of construction.
- \_\_\_ 4. County Water - Private Package Sewage Treatment Plant.
- \_\_\_ 5. County Water - Septic Tank.
- \_\_\_ 6. Private Well - Septic Tank
- \_\_\_ 7. On-Site Sewage Disposal system of adequate size currently being utilized
- \_\_\_ 8. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material (permit required from Manatee County Health Dept. unless permitted by County Public Works).
- \_\_\_ 9. Size, type and location of septic system shall be based on site survey, soil log and plan review conducted by this department or a Florida Registered Engineer
- \_\_\_ 10. 75 feet separation between private potable well and septic system.
- \_\_\_ 11. 100 feet separation required between limited use public potable well and the septic system.
- \_\_\_ 12. 200 feet separation required between public potable well and the septic system.
- \_\_\_ 13. Any existing wells to be located the casing extended above existing grade, marked and capped for future use.
- XX 14. When lake water is utilized for landscape irrigation, a separate color-coded irrigation system shall be installed & written information stating that "the water is not for human consumption" shall be provided to the residents.
- XX 15. All wells in the area to be developed/excavated shall be identified by the engineer of record and plugged with neat cement from bottom to top by a Florida Licensed Well Driller prior to development or excavation.
- \_\_\_ 16. All requirements of Chapter 10D-13, F. A. C. shall be met prior to approval licensure as a public food service establishment.
- \_\_\_ 17. Any food service, e.g., coffee sales, requires installation of a three-compartment sink and separate hand washing sink.

- XX 18. Adequate sanitary facilities shall be provided on a business per business basis.
- 19. Adequate sanitary facilities shall be/have been provided for employees/patrons.
- 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- 22. Inspection and approval is required from Dept. of Agriculture and Consumer Services, Bureau of Food & Meat Inspection, Lab Complex M-A, 3125 Conner Blvd., Tallahassee, FL 32399-1650, Ph: 904-428-3951 or 1-800-435-7352.
- 23. Inspection and approval is required from Dept. of Business & Professional Regulations, Restaurant Program, #100 Center Pointe Dr., Suite 107, Ft. Myers, FL 33916, Ph: 813-278-7355 or 1-800-226-7359.
- 24. A properly sized grease interceptor of not less than 750 gallon capacity shall be located external to the structure.
- 25. Dumpster unit shall be located on a curbed and elevated concrete pad, sloped to a drain, equipped with a grit interceptor with a removable bucket, connected to sanitary sewer, and equipped with a hose bibb on site.
- XX 26. Industrial wastes are to be handled in accordance with all Federal, State, and Local Regulations.
- 27. A grease-grit interceptor shall be provided.
- 28. Waste water from car wash shall be handled as specified by Manatee County Environmental Management Department.
- 29. Fuel tanks shall be registered with the Department of Environmental Management and comply with Chapters 17-761 and 17-762, F.A.C.
- XX 30. To facilitate handling and maintenance, dumpster units shall be placed on concrete pads, the locations to be reviewed by Manatee County Public Works Dept.
- 31. Disposal of biohazardous/biomedical waste shall be in accordance with Chapter 10D-104, F.A.C.
- 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- 33. Swimming pools shall meet the standards in Chapter 10D-5, F.A.C.
- 34. All requirements of Chapter 10M-12, F.A.C., shall be met prior to licensure as a Day Care Center.

- 35. Inspection and approval required from Health Care Administration, 7827 N. Dale Mabry, Tampa, FL, prior to licensure. (e.g., nursing homes, ACLF's) 813-975-4255
- 36. Inspection and approval required from Department of Children & Families, 353 6th Ave West, Bradenton, FL 34205, Phone number 941-741-3240
- 37. Aircraft hangers: There will be no mechanical work performed at the location, nor retail sales.
- 38. A hair strainer shall be provided in the sink.
- 39. Water, sewer, and sanitary facilities are not required in electronic switching stations with no permanent or part-time employees.
- 40. Rezone: This \_\_\_\_\_ acres to be rezoned to \_\_\_\_\_. Future use of the property shall conform to all aspects of the Florida Administrative Code with respect to sanitary sewage disposal and water supply.
- 41. Additional Comments:

Signed:



\_\_\_\_\_  
Gary Cochran  
Environmental Specialist II

(DRC)



## MEMORANDUM

**DATE:** November 24, 1997

**TO:** John Osborne, Planner  
Planning Department

**FROM:** William C. O'Shea, Environmental Manager *WCO*  
Environmental Management Department

**SUBJECT:** **Development Review Comments**  
**Gulf Coast Corporate Park PDMU-91-04/97-S-41(P)**

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The Environmental Management Department has reviewed the above referenced Master Preliminary Site Plan/Preliminary Plat, and offers the following comments:

**Air Quality Division (contact: Bob Bixby)**

Prior to development-related land clearing activities, all applicable County approvals must be obtained through the Planning Department. If burning of trees and/or branches is required for land clearing, a burn permit must be first obtained from the Environmental Management Department. **No burn permits will be issued until Final Site Plans/Construction Plans are approved.**

**Prior to Final Site Plan approval**, a completed application for Fugitive Particulate Abatement must be submitted to the Environmental Management Department.

**Natural Resources Division (contact: Bill O'Shea)**

A Master Preliminary Development Plan/Plat was previously approved for this project on June 25, 1993. Wetland impacts totalling 5.04 acres and mitigation at a 1.15:1 were approved at that time. The project has been redesigned to reduce wetland impacts to 1.23 acres. Wetland mitigation is being proposed at a 1.15:1 ratio, and mitigation areas have been delineated on the site plan. We have no objection to wetland mitigation, as proposed.

Although note #6 on sheet 1 indicates that 1.42 acres of wetland mitigation is proposed, quantification should be added to sheet 4 of 4.



Wetland buffers appear to have been delineated, where required. There appears to be two areas of buffer encroachments adjacent to wetland C. What is the purpose of the encroachment? Where is compensation being provided?

The wetland buffer delineation changes adjacent to lots 5, 9, and 10. Labelling should be added for clarity.

**Water Quality Division (contact: Bob Fluke)**

Sediment and erosion control (S&EC) measures are required by Sections 717.3.17 and 717.4.2.7 of the LDC. S&EC drawings, details or notes have not been included in this submittal. **Drawings, details and/or notes for S&EC should be submitted to the Water Quality Division for review and approval, prior to Final Site Plan approval.**

**Water Well Permitting Program (contact: Scott Riddle)**

Section 718.2.3 of the LDC requires that site plans that accompany applications for development approval show the location of all active and inactive wells. **All existing wells should be delineated on the site plan, with the well size indicated.**

SWFWMD Rule Chapter 40D-3.531 requires the proper abandonment of all unused wells.

A Water Use Permit (WUP) is required for individual/clusters of wells located within the Most Impacted Area (MIA) with a cumulative o.d. of 6" or greater. **If applicable, a copy of all WUPs should be submitted to the EMD Water Well Permitting Program.**

Manatee County Resolution 87-125, Cross Connection and Backflow Prevention Code requires an approved Reduced Pressure Zone (RPZ) Backflow Preventer, or a double check valve assembly (for property within a flood zone) for all auxiliary water supplies.

A note on the plan indicates that irrigation water supply to be new 4" wells. Please advise the Applicant that a Water Use Permit is required for cumulative well outside diameters of 6" or greater. All new well construction must be permitted through the EMD Water Well Permitting Program.

If you have any questions or comments, please contact me at extension 5980.

WCO:hs

cc: Douglas D. Means

MANATEE COUNTY PLANNING DEPARTMENT  
GROWTH MANAGEMENT SECTION  
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS  
(941) 749-3970

DATE: NOVEMBER 24, 1997

PROJECT NAME: GULF COAST CORPORATE PARK  
PDMU-91-04/97-S-41 (P)  
1,490,000 SQ FT OF INDUSTRIAL/DISTRIBUTION  
300,000 SQ FT OFFICE/SERVICE  
60,000 SQ FT COMMERCIAL

SITE ADDRESS NORTH OF ERIE ROAD/EAST OF US 41/SOUTH OF I-275

PLANNER: JOHN CSBORNE

UTILITIES/ACCESS/  
DRAINAGE: AL WALLACE (x) 6850

TRANSPORTATION  
ENGINEER: HUSHAM ABDULSATTAR (x) 6863

CONCURRENCY: MICKI RYAN (x) 6904 / ELIZABETH RIBBLE (x) 6865

(PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION  
SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE)

CONCURRENCY/TRANSPORTATION RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

The application for the Certificate of Level of Service Compliance for traffic cannot be approved at this time as the proposed total number of trips generated by this development exceeds that of 1 $\frac{1}{2}$  of L.O.S. "C" daily capacity. A methodology meeting was held with Dr. Husham Abdulsattar, Transportation Engineer. Please submit a traffic analysis for review.

Applicant is advised that a Certificate of Level of Service Compliance for concurrency will not be issued for this preliminary site plan until all appropriate components of concurrency have been reviewed and approved. The traffic analysis for this project must be approved prior to board action; otherwise, a "Deferral and Acknowledgment of Eventual Requirement for Concurrency" shall be submitted to defer concurrency requirements until construction plan approval.

- II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

N/A

### III. General Information

Applications for Certificate of Level of Service Compliance for potable water and transit have been approved.

Prior to issuance of a final site plan or the issuance of a building permit for each building, a special report for solid waste and waste water is required. The solid waste report shall address the type of solid waste generated, the generation rate, the method of disposal and any recycling efforts being made by the applicant. The waste water report shall describe composition and generation rate.

Drainage design intent shall be indicated on the preliminary site plan. Final engineering drainage design must be approved prior to final site plan approval.

Prior to final site plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow per Section 11.5.1.4 of the Comprehensive Plan.

Applicant is advised that all building permits for this project must be issued prior to the expiration of the Certificate of Level of Service (CLOS). Construction may continue after the CLOS expiration if the building permit(s) remain valid and do not expire. Otherwise, each site plan will be subject to a full concurrency review.

All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

#### RIGHT-OF-WAY RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

As designated on the Manatee County Right-of-Way Needs Map in this location, U.S. 41 requires a right-of-way of 200 feet / 100' half-width right-of-way. Please indicate existing right-of-way dimension on the site plan. If additional right-of-way is needed to meet the minimum requirements stated above, dedication of the additional right-of-way shall be shown on the site plan.

As designated on the Manatee County Right-of-Way Needs Map in this location, Erie Road requires a right-of-way of 84 feet / 42' half-width right-of-way. Please indicate existing right-of-way dimension on the site plan. If additional right-of-way is needed to meet the minimum requirements stated above, dedication of the additional right-of-way shall be shown on the site plan.

*(Per Section 722.1.3.3.2... "When a development encompasses or abuts any roadway included on the Future Traffic Circulation Map and the development will generate traffic which constitutes more than one (1) percent of the traffic on the segment of roadway, as this proposed project will, the developer shall dedicate land to accommodate the full width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map...")*

Dedication documents for this right-of-way shall be approved by the Transportation Department before any Certificate of Occupancy will be issued. Please contact Malvine Kutt, Right-of-Way Agent, Land Acquisition Section at 792-8811 extension 5014 for procedural requirements.

Applicant is advised that all required set-backs shall begin at the new dedicated right-of-way line. No drainage facilities, structures, parking or landscaping shall be located within the required right-of-way.

As this is a state road (US 41), applicant is advised that additional right-of-way may be required for future roadway improvements. Please contact the Land Acquisition Division of Florida Department of Transportation at (800) 292-3368 for additional information.

- II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

N/A

III. General Information

If there are any questions pertaining to the right-of-way comments, please contact Micki Ryan at 749-3070 extension 6904.

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

- JG / AY.
- I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

LOS approval will be required prior to the approval of Construction plans.

- II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

No objection to this proposal.

III. General Information

If there are any questions pertaining to the utilities or drainage comments, please contact Al Wallace at 749-3070 extension 6858.

FINAL PLAT AND BOND PROCEDURES RELATED COMMENTS:

If there are any questions pertaining to final subdivision plat requirements and procedures please contact Debbie Perron at 749-3070 extension 6866.

Any public improvements (i.e., improvements within County right-of-way) to be dedicated to the County will require defect security bonding. If there are any questions concerning the bond procedure, please contact Debbie Perron at 749-3070 extension 6866.

cc: Concurrency File #PDMU-91-04/97-S-41(P)  
Public Works/Transportation Concurrency Group



PLANNING & ZONING

MAY 23 1990

RECEIVED

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

175-11  
1240 CENTERVIEW DRIVE - TALLAHASSEE, FLORIDA 32399

THOMAS C. DEWANEY  
Director

CCB MAILING

May 16, 1990

Ms. Georgianne Ratliff  
Wildewood Professional Park  
Suite 110  
3666 Cortez Road West  
Bradenton, Florida 34210

Re: GulfCoast Corporate Park; File No. CL-890-076

Dear Ms. Ratliff:

This letter is in response to your request, representing Miller Enterprises of Bradenton, for an informal determination regarding the development of Regional Impact (DRI) status of the GulfCoast Corporate Park, located southeast of the Interstate 275 and U.S. 41 interchange in Manatee County. You are seeking confirmation from the Department that the amount of development proposed is less than 80 percent of any DRI thresholds, pursuant to Rule 28-24, Florida Administrative Code.

It is our understanding, based on your representations and a conceptual site plan dated March 10, 1990, that this 141.5 acre project is currently proposed for the following amount of development, pursuant to the current DRI land use category of Rule 28-24, F.A.C.:

Land Use	Acres	GROSS SQ. FT.	# Parking Spaces
Retail	7.7 ac.	60,000 sqf	300 spaces
Office	6.0 ac.	60,000 sqf	240 spaces
Industrial*	127.8 ac.	1.94 Mgsf	813 spaces

\*excludes retail showrooms and wholesaling activities which deal primarily with the general public onsite

Additionally, we understand that the only other nearby land or development that Miller Enterprises owns is a 40 acre parcel adjacent to this development. It is your representation that there are no plans for initiating development of this parcel at the current time, but that the Manatee Comprehensive Plan will allow 240 dwelling units on the site.

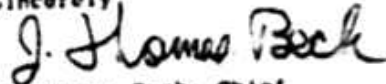
EMERGENCY MANAGEMENT • HOUSING AND COMMUNITY DEVELOPMENT • REGIONAL PLANNING AND MANAGEMENT

Ms. Georgianne Ra  
May 14, 1990  
Page Two

Therefore, based upon the Department's understanding of the development as represented by you, the proposed GulfCoast Corporate Park is less than 80 percent of any of the DRI guidelines and standards currently contained within Rule 28-24, F.A.C., and would not be required to comply with the review requirements of Section 380.06, F.S. Please be advised that this determination is a nonbinding, informal determination of the applicability of Section 380.06, F.S., to this development. The Department reserves all rights pursuant to Chapter 380, F.S., concerning this development, and further review of the project may be required if the plan represented above is materially changed, the rules of the Department are changed, or if the Department becomes aware of additional development that should be aggregated with the GulfCoast Corporate Park.

If there are any errors in the description of the development addressed here, if you would like to further discuss this development with the Department, or if there are any changes to the plan of development for the GulfCoast Corporate Park, please contact Henry F. Bittaker in the Bureau of State Planning at (904) 488-4925.

Sincerely



J. Thomas Beck, Chief  
Bureau of State Planning

JTB/hb

cc: Mr. Norm Lupino (Manatee Co.)  
Ms. Suzanne Cooper (THKIC)





GENERAL DEVELOPMENT PLAN / PRELIMINARY PLAN

# GULFCOAST CORPORATE PARK

SECTIONS 29 AND 30, TOWNSHIP 33 SOUTH, RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY  
**MILLER ENTERPRISES, INC.**  
1111 THIRD AVENUE WEST  
SUITE 200  
BRADENTON, FL 34205  
(813) 748-2897

INDEX TO SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	ACTS
3	EXISTING CONDITIONS PLAN
4	SITE PLAN
5	
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**STATUS REVISIONS**

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PLANNED: \_\_\_\_\_ FIELD & JOB: \_\_\_\_\_ PLAN: \_\_\_\_\_

DATE: \_\_\_\_\_

FOR GENERAL DEVELOPMENT PLAN / PRELIMINARY PLAN

GULFCOAST CORPORATE PARK  
**PDMPU-99-07(C)**

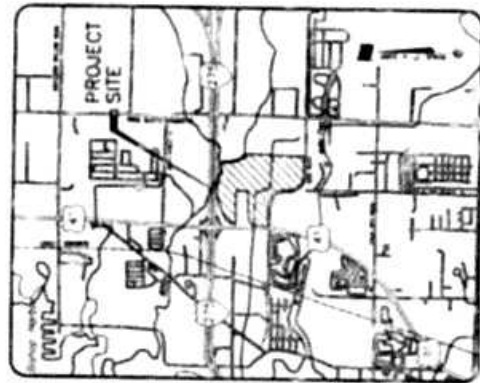
DATE: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

82706-000-000

NOVEMBER 1997

SHEET NUMBER: X



SITE MAP



LOCATION MAP

**NOTES**

1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS PLAN.

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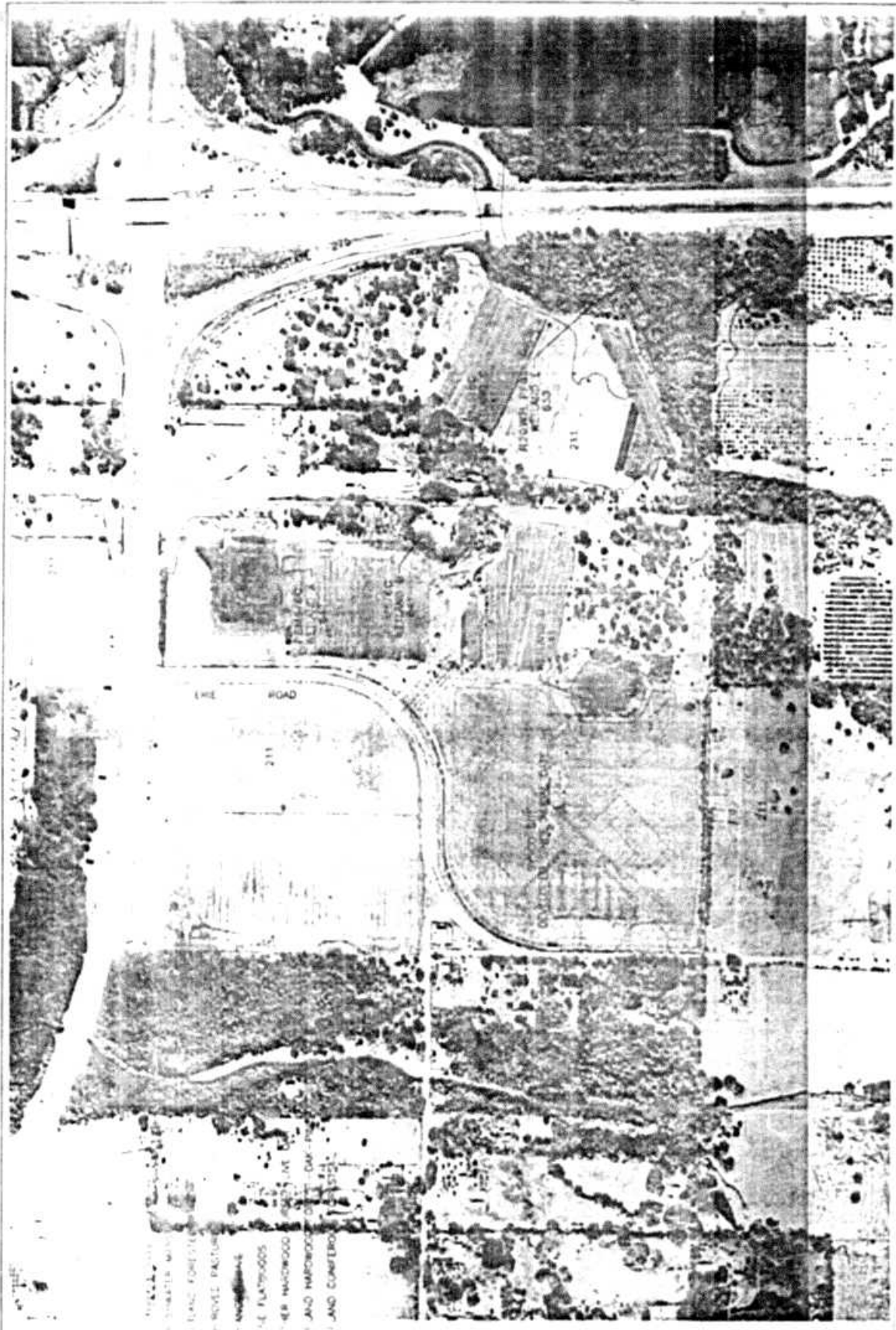
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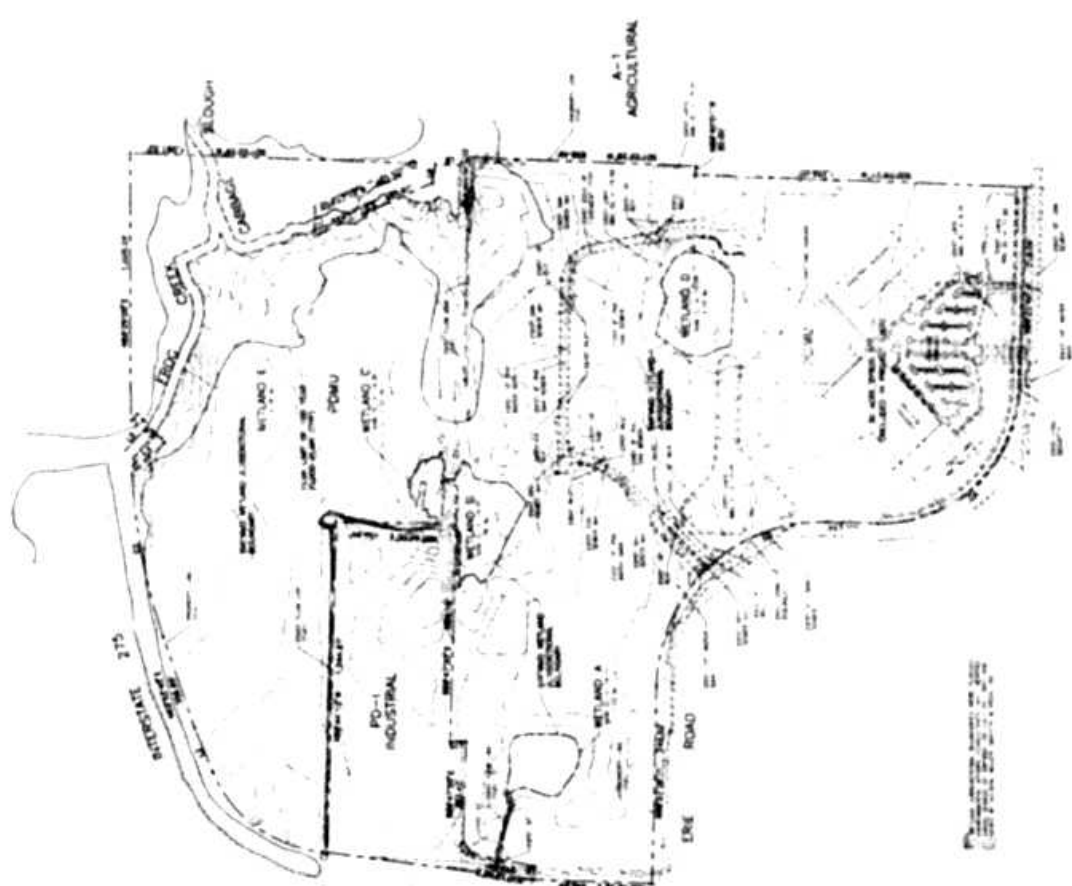
# WILSON MILLER

PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,  
SURVEYORS, LANDSCAPE ARCHITECTS & CONSTRUCTION MANAGERS  
WILSON MILLER ARCHITECTS & PLANNERS, INC.  
138 SOUTH GOLFROAD ROAD, JAYANNA, FLORIDA 32550-1254 Phone (904) 371-3000 Fax (904) 371-4865



- 44200 - PINE PLANTATIONS
- 44300 - STRAWBERRY MAN
- 44400 - PINE FOREST
- 44500 - PINE FOREST
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WILSON MILLER



US 41 (SR 45)

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PLANS 10  
10/11/64

<p><b>WILSON MILLER</b></p> <p>10000 WILSON MILLER DRIVE HOUSTON, TEXAS 77055</p>		<p>PROJECT: MILLER ENTERPRISES, INC. GULFCOAST CORPORATE PARK</p>	<p>EXISTING CONDITIONS</p>
		<p>DATE: 10/11/64</p>	<p>SCALE: 1" = 100'</p>

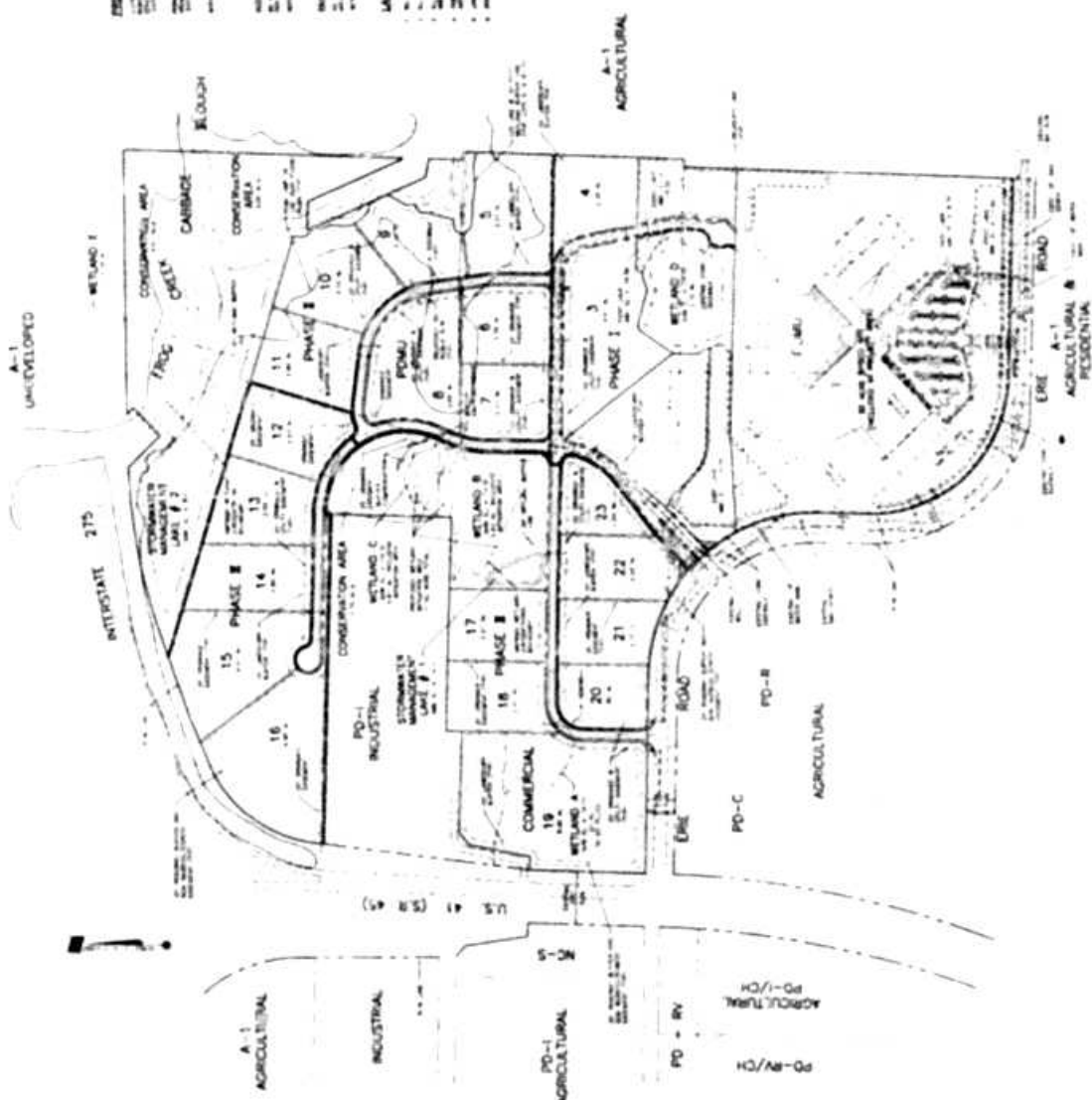
**PRELIMINARY PLANNING CALCULATIONS**

- 1. TOTAL AREA: 1,000,000 SQ. FT.
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**GENERAL NOTES**

1. ALL AREAS SHOWN ARE UNDEVELOPED.
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FIG. 1



**WILSON MILLER**  
 MILLER ENTERPRISES, INC.  
 CALICOAST CORPORATE CENTER

SITE PLAN

GENERAL DEVELOPMENT PLAN  
PDMU-97-07(G) - MILLER ENTERPRISE (GULF COAST CORPORATE PARK)

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 90-01, the Manatee County Land Development Code; and finding PDMU-97-07(G) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, General Development Plan No. PDMU-97-07(G) - Miller Enterprise (Gulf Coast Corporate Park) is hereby approved to allow a mixed use development, consisting of 1,940,000 square feet of industrial space, 60,000 square feet of office space, and 60,000 square feet of commercial space, granting Special Approval for a project (1) in the Mixed Use Future Land Use Category; and (2) adjacent to a perennial stream; and subject to the following stipulations:

STIPULATIONS:

1. All building facades visible from other properties outside the park shall exhibit an aesthetically attractive appearance. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials.
2. The sides of buildings visible from I-275 and US 41 on Lots 12-16 and 20-22 in the industrial area, and on Lot 19 in the commercial area, shall have minimal blank walls no longer than 40 feet in length for the commercial and stand alone office buildings and no longer than 60 feet in length for industrial buildings. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g. bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.
3. All truck loading, service areas, outside storage, and parking of heavy equipment, semi trucks, trailers, or other vehicles over 1 ½ tons shall be located at the non-street side of the building when adjacent to I-275, US 41, and Erie Road, unless they are not visible from a height of five feet (5') at the edge of pavement from said street, to be determined at time of Certificate of Occupancy (C.O.).
4. A coordinated signage plan for the perimeter of the project shall be submitted and reviewed at time of preliminary development plan submittal. All signage must provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with those in the development.
5. Lots 4 and 5 shall have a minimum seventy-five foot (75') rear setback. Structures in excess of twenty-seven and one-half feet (27 ½') in height along Erie Road shall be required to setback an additional two feet (2') for each foot of structure height over twenty-seven and one-half feet (27 ½') with a minimum setback of seventy-five feet (75').
6. All roof mounted H.V.A.C. equipment, loading areas, and dumpsters for structures shall be screened from view from Erie Road, US 41, I-275, and adjacent properties. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the entranceway.
7. All heavy truck traffic (3 or more axles) shall access the site from the US 41 and Erie Road intersection only. An appropriate sign identifying this requirement shall be posted at all loading zones.
8. In order to accommodate the future expected demand for public transportation to the industrial park, the project shall provide a bus stop and shelter which meets ADA and MCAT standards, to be constructed prior to the first C.O. in Phase IV.

9. Commercial and stand alone office structures shall provide for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the commercial areas. Community spaces shall be located in the circulation paths of the complex or main structure and shall incorporate benches or other seating components.
10. The 20' wide landscape buffer along I-275 and the eastern property line of Lots 4 and 5 shall be planted with two staggered rows of 3" dbh canopy trees (at least 14' in height) 50' on-center. A hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 of the Land Development Code shall be provided on the rear of Lots 4, 5, and 12-15 in order to partially screen the proposed industrial development. To the maximum extent possible, the existing landscaping and vegetation, which will remain either in the open space abutting Frog Creek or along the rear of the previously mentioned lots, shall be utilized to meet the screening requirement.
11. The variable width wetland buffer shall be approved by the Environmental Management Department prior to Final Site Plan approval and be in accordance with the requirements of Section 719.11 of the L.D.C.
12. Industrial uses shall be limited to uses permitted in the Light Manufacturing (LM) zoning designation as illustrated in Section 602 of the L.D.C. and to the square footage maximums for each type of land use specified in the general development plan.
13. This project shall be required to reduce the calculated predevelopment flow rate by fifty percent for all stormwater outfalls that outfall directly or indirectly into Frog Creek. This is required due to the fact that Frog Creek experiences historical flooding problems as acknowledged by this department.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 24th day of February, 1998.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Chairman

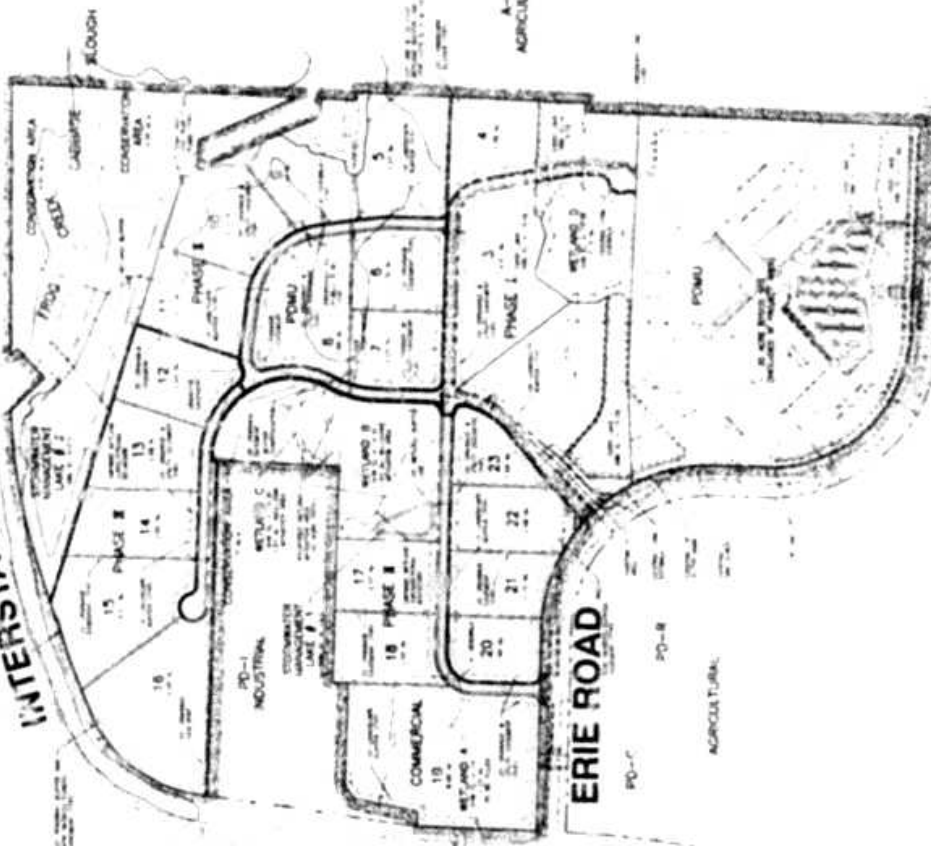
ATTEST: R. B. SHORE  
Clerk of the Circuit Court

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INTERSTATE 275



**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE NOTED.
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DATE: 10/15/08	SCALE: 1" = 40'	SHEET NO. 1	TOTAL SHEETS: 1
PROJECT: MILLER ENTERPRISES, INC. GULFOAST CORPORATE PARK		SITE PLAN	
DESIGNER: WILSON MILLER		DATE: 10/15/08	





ST. RD. 45

EFFE RD.

ELLENTON-GILLETTE RD.



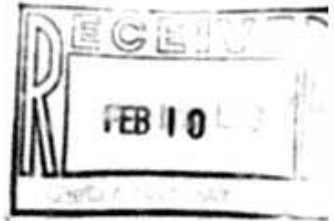
UNIVERSITY OF MICHIGAN

PHOTOGRAPHED BY



*for your info  
Audrey Keisacker*

6605 121 Avenue East  
Parrish, Florida 34219  
February 6, 1989  
Phone 776-2253



Mr. Ernie Padgett, County Administrator  
Manatee County  
Post Office Box 1000  
Bradenton, FL 34206

re Buffalo Canal Drainage System

Dear Mr. Padgett,

As I was preparing to write you about work on US 41 and I-75 promised for January not being done yet, I received a disturbing agenda Thursday, February 12 the Planning Commission is to consider for approval Miller Enterprise's Gulf Coast Corporate Park, John Osborne, Planner This is Item 9 PDMU-97-07(G)

The reason it is disturbing is that the 141.5 acres drains into Frog Creek just east of US 41 Stormwater run-off would be increased but the rate of run-off according to the Land Development Code must be the same If the creek is stepped up from 22 feet and made 40 feet wide it might be able to handle the increased flow Presently both the creek under US 41 and the railroad bridge west of it are silted in

We suggest that approval of the development be withheld until the work on the creek is done

Thank you for your attention to this matter of our concern and for any help you may give

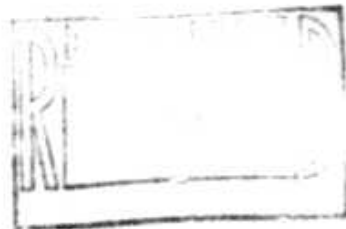
Very sincerely,

Audrey Keisacker

cc Siamak Mollanazar  
Patrick McGinnis  
Frog Creek Campgrounds  
Winterset Park



GILLETTE LAND COMPANY  
POST OFFICE BOX 826  
TALLEVAST FL 34270



February 6, 1998

Manatee County Planning Commission  
Manatee County Administrative Center  
1112 Manatee Avenue West  
Bradenton, Florida 34205

Re: Application #PDMU-97-07(G)  
Miller Enterprise/Gulf Coast Corporate Park

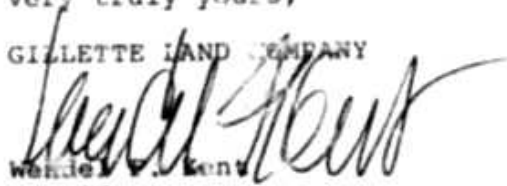
Sirs:

As a property owner across the highway to this project on  
Route 41 I am very much in favor of approval of the  
application.

I believe a corporate park at that location will be a  
great addition to the community.

Very truly yours,

GILLETTE LAND COMPANY

  
Wendell V. Kent  
President

WFK:ew

FEMA MAP LEGEND

- 1 Frog Creek Campgrounds - Frog Creek has flooded the grounds, overnight spaces are useless
- 2 Winterset Park - Frog Creek has overflowed onto their travel trailer park R.R. is filled in
- 3 Cabbage Slough - The slough impedes the Buffalo FEMA grant was for Buffalo Canal and Cedar Drain The county used the money for Cabbage Slough instead
- 4 I-75 creates headwater on the Buffalo Canal It is now stated that the 40 foot accommodation has been reduced to 20 feet because of lack of maintenance
- 5 Imperial Lakes increases flooding in the Buffalo Their Golf Course releases chemicals into flood waters
- 6 Regency Oaks increases flooding in the Buffalo Basin
- 7 Paving of Carter Road increases the quantity and rapidity of runoff into the Buffalo Basin
- 8 New, large culverts at Carter Road under Moccasin Wallow Road provide for more run-off into the Basin
- 9 Other culverts (9, and more being constructed, the Neighbors tell me) send stormwater under Moccasin Wallow into the basin also
- 10 1 1/2 acres of wetland was permitted to be dug out and refilled with other type soil The State prevented SFWMD from continuing legal action This has occurred on Darsey Road in Parrish Another violation by McGinnis in Terra Ceia is in litigation at the state level since he took DEP to court using the Burton-Harris Act
- 11 Blossom Grove is pumping water out of their grove, increasing the quantity and rapidity of stormwater flow in the Basin
- 12 The sewage treatment plant is pumping water to the north of Moccasin Wallow Road. They already have too much stormwater. Four years after opening, the plant spilled partially treated wastewater into the Basin and over the grounds of downstream residences Mr. Hurvacker has stated that it is impossible to prevent overflow The state has provided a new permit which allows emergency discharge over the grounds of residences if there is greater than a 10 year storm rather than a 100 year as first stipulated This means that citizens may experience such discharges every summer Since discharges have begun, Neighbors have complained of eye, nose and throat irritation The discharge is upstream of the closed "sanitary" landfill
- 13 Buffalo Creek Golf Course raised the elevation of their land which increases the rapidity of stormwater flow in the Basin Their retention ponds are usually full Chemicals run off
- 14 The "sanitary" landfill, closed in 1982, leaches dangerous matter into the Basin
- 15 Cedar Drain has been continually extended to provide drainage for developments It now drains Colony Cove.

*water = 0 important issue  
for 40 years we have been  
using the old culverts  
the culverts are  
not getting any better  
paved.*

*Newspapers - Golf Course + Buckeye Rd - 1-11-78*

# FEMA MAP LEGEND

- 16 Woodlawn Lakes.
- 17 Thousand Oaks.
- 18 Heather Glen and
- 19 Fresh Meadows  
Fresh Meadows also discharges stormwater runoff through a culvert under 69th Avenue into an enlarged ditch which overflows onto Moran Road increasing the floodwaters and sometimes washing out the road
- 20 Properties on the Buffalo at the end of Fishfarm Road have been allowed to be filled to a high elevation. This will increase rapidity of runoff and flooding onto adjacent properties downstream
- 21 The triangle of land shaped by the Buffalo, Cedar Drain and an east-west line drawn at the bends of each of the streams makes it impossible to prevent dangerous flooding there. The trees on the north bank of the Buffalo were cut down. The remaining stumps will soon wash out as did the Powerline Bridge. Then only a continually eroding spoilbank will separate Moran Road (the Edgerton home in the recent video) and the Cook home on Willis Road. Please see the sketch below. ~~This area is the bottom of the Basin.~~ In 1970 the Canal had Flounder, Blue Crab, Bass and Otter. ~~Continual flooding, erosion and other insults to the Canal have ruined it~~  
*area + number*  
*flowing down from the north - NOT up from the Buffalo -*  
*On Willis Road, Buffalo Road and near the head of Wade Canal in Parrish Neighbors tell me they have seen water recently in places that have been dry for years*

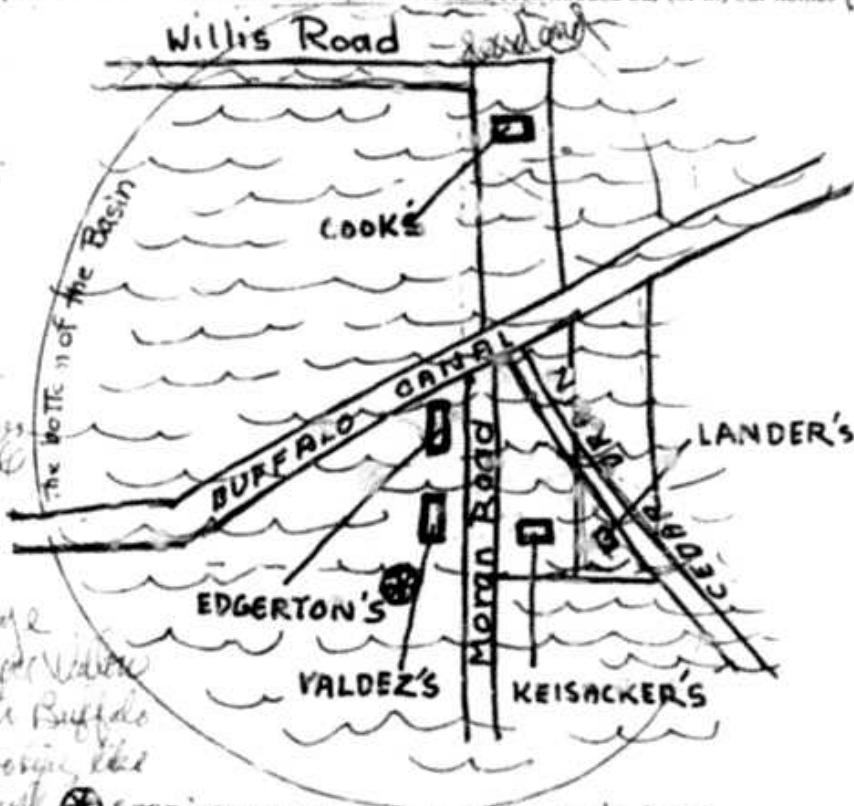
Between September 29, 1997 and December 28, 1997 we have been flooded out (or in) our homes five times!

22. Miller's Enterprise's Corporate Park?  
 at #41 + 2-75  
 February 1998

23. 365 acres for sale

24. drainage from Lushway under Moran Road dead site Buffalo

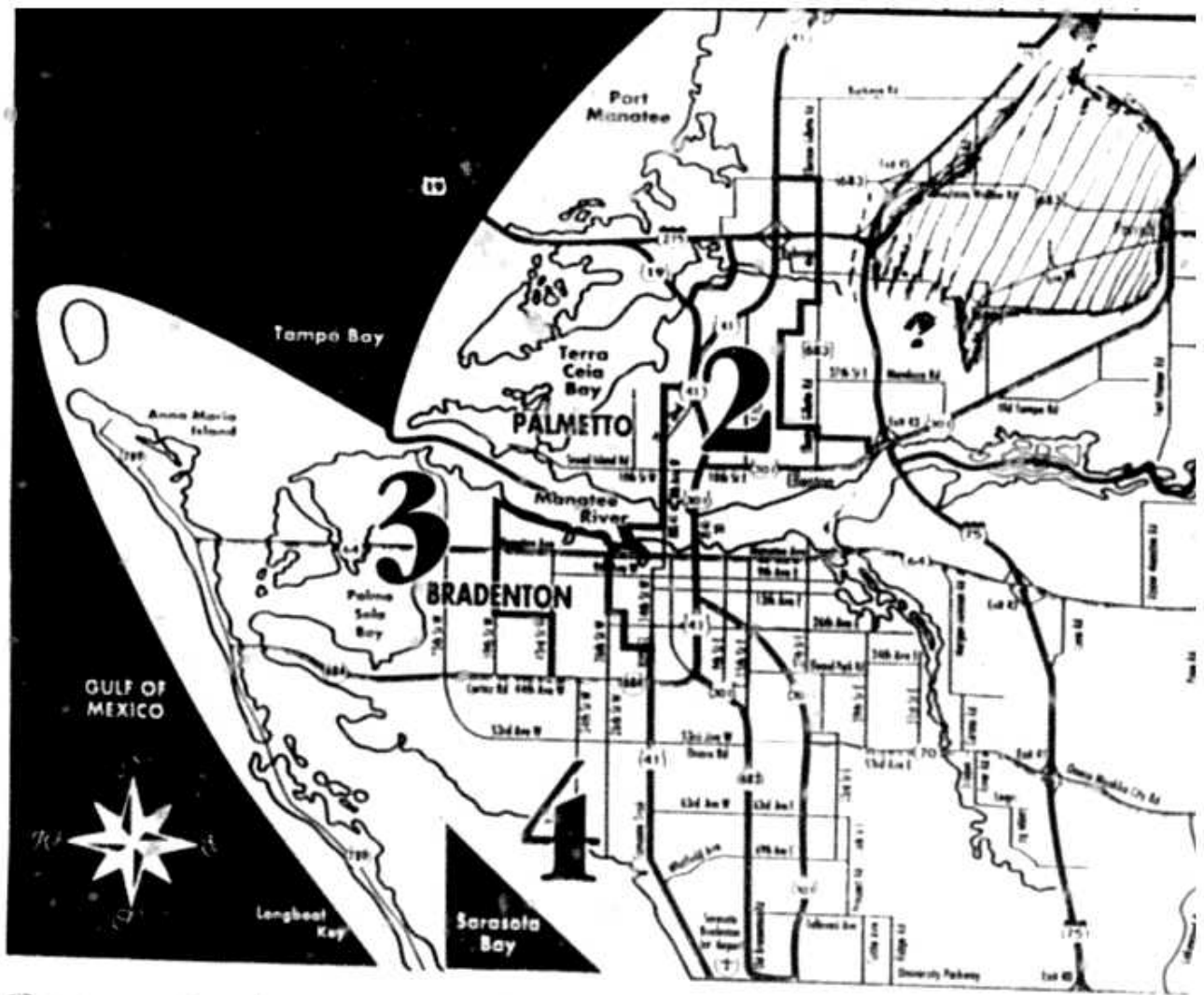
25. new flooring like in kitchen with



seen in video recently shown to BCC THE WHOLE AREA IS SO FLOODED

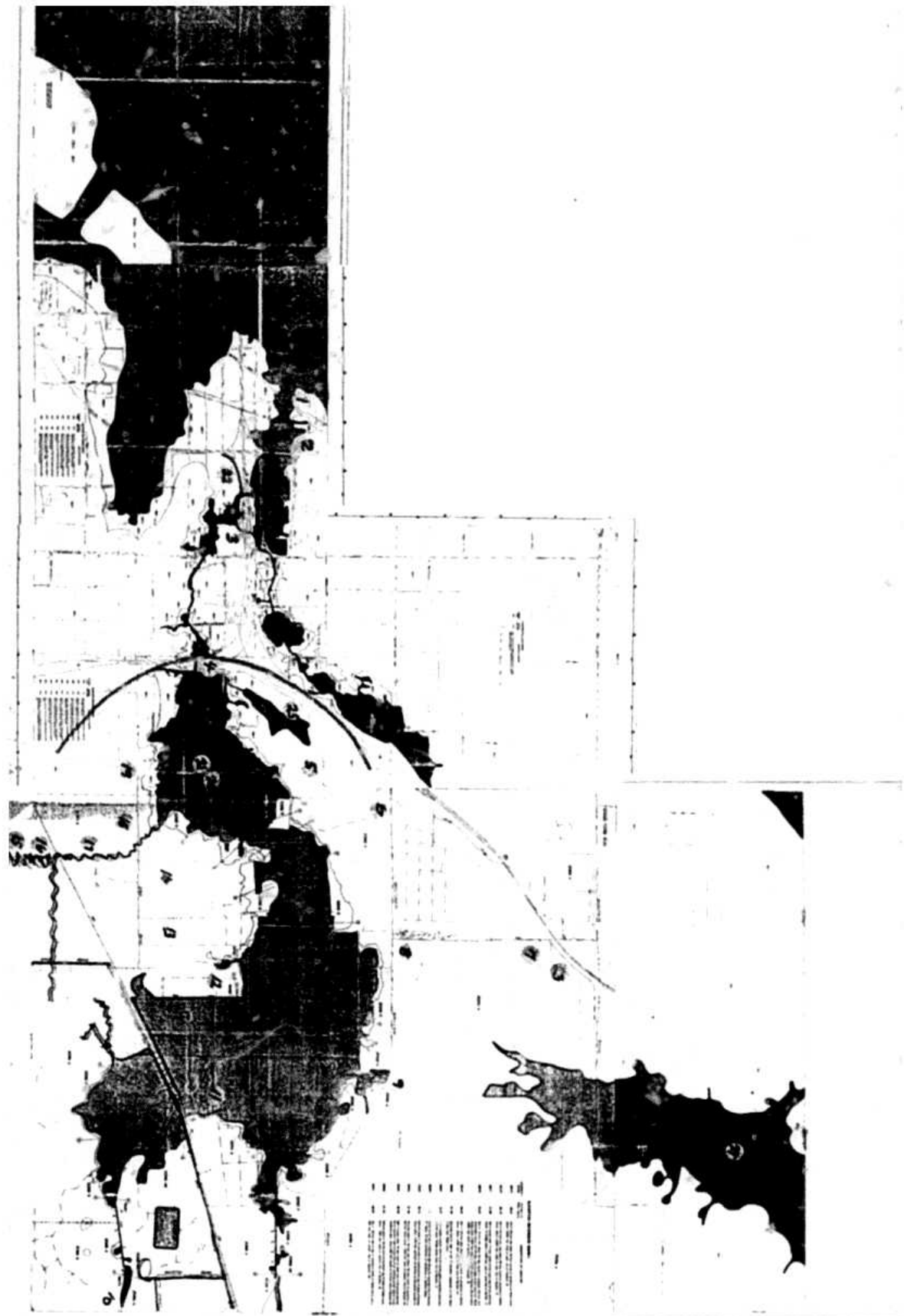
1997  
 (at 4 X in 2 months)  
 Oct 31 - Nov 1  
 Nov 14-15  
 Dec 13  
 Dec 26-27  
 (at -  
 5-50 year  
 floods  
 between 9-21  
 and 12-26)

~~NOT FLOODED~~  
 #8 Feb 16  
 #9 Feb



- Commissioner Amy Stein, District 1
- Commissioner Gwen Brown, District 2
- Commissioner Stan Stephens, District 3
- Commissioner Lari Ann Harris, District 4
- Commissioner Jonathan Farrow, District 5
- Commissioner Pat Glass, District 6\*
- Commissioner Joe McClash, District 7\*

\* Districts 6 and 7, which are at-large positions represent Manatee County as a whole.



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#21

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

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

PLEASE PRINT

Name Audrey Karsuska

Address 6605 N. 1st Ave  
Yorkville, IL

Representing Boys & Girls Club

Public Hearing matter on which you want to speak:  
# 21 Miller

Please check one for each #:

1. Are you in favor  or opposed

2. Speaking as an individual?  
Yes  No

or

Speaking as an official representative of a group.

Name of Group Boys & Girls Club  
Yorkville, IL

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

Yes  No

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

Yes  No