

**PDC-98-04(Z)(P) - OASIS HOTEL INC./HOLIDAY INN EXPRESS**

Request: (1) Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from GC (General Commercial) to PD-C (Planned Development - Commercial); providing an effective date; and (2) Approval of a Preliminary Site Plan for a 37,737.74 square foot, 72 room, 3-story hotel. Located at the northwest intersection of I-75 and State Road 64 off 67<sup>th</sup> Circle East in the Traveler's Oasis (648 & 652 67<sup>th</sup> Circle East) (±2.25 acres).

App Received: 02/20/98

D.R.C.: 05/22/98

P.C.: 07/09/98

B.O.C.C.: 07/28/98

**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, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDC-98-04(Z)(P); and APPROVE the Preliminary Site Plan with Stipulations #1 through #4; ADOPT the Findings for Special Approval; GRANTING Special Approval for 1) a project in the Entranceway; 2) for a project above 0.25 F.A.R. for non-residential projects in the R/O/R FLUC; and 3) for a Medium Commercial Use with a gross building square footage greater than 30,000 square feet, as recommended by the Planning Commission.**

**(COMMISSIONER BRUCE)**

**PLANNING COMMISSION ACTION:**

On July 9, 1998, by a vote of 5-0, the Planning Commission recommended ADOPTION of the rezone; and APPROVAL of the Preliminary Site Plan with Stipulations #1 through #4; ADOPTION of the Findings for Special Approval; GRANTING Special Approval for a project (1) in the Entranceway, (2) above 0.25 F.A.R. for a non-residential project in the R/O/R FLUC, and (3) a Medium Commercial Use with a gross building square footage greater than 30,000 sq. ft.

**PUBLIC HEARING COMMENTS/CORRESPONDENCE:**

No public comment at the July 9, 1998 Planning Commission public hearing, and no correspondence was entered into the record.



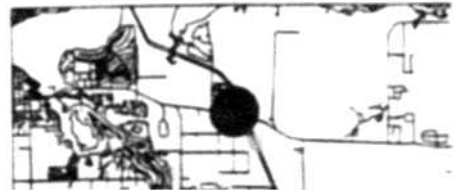
Project Number: PDC-98-04(Z)(P)  
 Proposed Use: 72 ROOM HOTEL  
 Existing FLUC: ROR  
 Existing Zoning: GC  
 Proposed Zoning: PDC  
 Acreage: 2.25  
 Flood Zone: X  
 Drainage Basin: N/A  
 Commissioner: BRUCE  
 Map Prepared: 3/19/98  
 Requested By: OASIS HOTEL INC./HOLIDAY INN EXPRESS

Tax I.D.: 110890060  
 110890065

**Manatee County  
 Staff Report Map**  
 1 inch = 440'



 Subject Property



# CASE SUMMARY

CASE NO.: PDC-98-04(Z)(P)

APPLICANT: Oasis Hotel Inc./Holiday Inn Express

REQUEST: Approval of a rezone from GC to PD-C and a Preliminary Site Plan for a 37,737.74 square foot, 72 room, 3-story hotel on ±2.25 acres.

STAFF  
RECOMMENDS: APPROVAL with Limited Issues

## REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for a rezone from GC to PD-C with approval of a Preliminary Site Plan to allow a 37,737.74 square foot, 72 room, 3-story hotel. The site is located at the northwest intersection of I-75 and State Road 64 off 67<sup>th</sup> Circle East in the Traveler's Oasis.
- To the NORTH is a hotel (Days Inn) zoned GC.
- To the SOUTH is a hotel (Motel 6) zoned GC.
- To the EAST is Interstate 75.
- To the WEST is vacant property zoned GC.

## SUMMARY: (JPO)

The request is for a rezone from GC to PD-C with approval of a Preliminary Site Plan to allow a 72-room, 3-story hotel. The site is located at the northwest intersection of I-75 and State Road 64 off 67<sup>th</sup> Circle East in the Traveler's Oasis and is currently vacant. The project requires Special Approval for:

- 1) A project in the Entranceway
- 2) A project exceeding 0.25 FAR in the ROR FLUC
- 3) A non-residential project exceeding 30,000 square feet.

## POSITIVE ASPECTS OF THE APPLICATION

- The proposed commercial development is considered infill development in an area with existing County services.

- **The proposed hotel is located at a well defined commercial node and is located in close proximity to Interstate 75 and State Road 64.**
- **The proposed commercial development is in close proximity and adjacent to other ancillary uses catering to travelers and their automobiles, including several other lodging establishments.**

#### **NEGATIVE ASPECTS OF APPLICATION**

- **The proposed development may create adverse visual impacts in Entranceway.**
- **The proposed F.A.R. may present a structure with a mass and scale inconsistent with the Entranceway.**

#### **MITIGATING FACTORS**

- **The proposed development is subject to the Entranceway criteria in L.D.C. Section 737. In addition to the Section 737 requirements, the recommended stipulations require additional design, signage, and public space requirements, making for a more aesthetically attractive development.**
- **The proposed development is situated adjacent to the west exit ramp for SR 64 and not immediately adjacent to the Interstate highway. The project is similar in mass and scale to surrounding development and will provide buffering and setbacks consistent with the Entranceway criteria.**

#### **STIPULATIONS:**

1. **The design of the facility shall be in substantial conformance with the design submitted into the record for this case. Design details around windows and doors shall be consistent on all sides of the building. Design elements shall be reviewed for compliance by staff at Final Site Plan and Building Permit.**
2. **All signs shall provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width, with materials consistent with exterior finish building materials.**
3. **All roof mounted H.V.A.C. equipment, dumpsters, utility equipment, and compactors shall be screened from 67th Circle East, State Road 64, Interstate 75, and adjacent properties with materials consistent with the exterior finish**

**materials of the buildings, landscaping, or other opaque materials consistent with the standards of the Entranceway.**

- 4. The eastern property line(s) shall contain a hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 of the L.D.C. in order to partially screen the pool users from adjacent uses. To the maximum extent possible, the existing landscaping and vegetation will remain in the open space and be utilized to meet the screening requirements.**

# DETAILED CASE REVIEW

## PRIMARY REVIEWERS

John Osborne (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Husham Abdulsattar (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Environmental Resource Impacts

## DETAILED STAFF REVIEW OF THE FACTORS FOR CONSIDERATION OF REZONING PURSUANT TO SECTION 504 OF THE LAND DEVELOPMENT CODE

### 1. COMPATIBILITY

The site is surrounded by a variety of uses as illustrated in the table below

Surrounding Area	Existing Use	Zoning Classification	Current Density/Intensity*
North	hotel (Days Inn)	GC	0.43 FAR
South	hotel (Motel 6)	GC	0.36 FAR
East	I-75		-
West	vacant	GC	-

\* estimated density/intensity

The proposed rezone is compatible with the existing development pattern and zoning of nearby properties in the Traveler's Oasis. The applicant is required to conform with the Entranceway criteria in Section 737 of the L.D.C. The Entranceway criteria includes additional buffering, landscaping, and open space requirements. The proposed rezone is consistent with the existing development patterns in the area.

### 2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The Traveler's Oasis was created with the intent of serving the interstate traveler with fuel, food, and lodging. The timing of the rezone is consistent with current development trends in the area.

**3. IMPACTS TO INFRASTRUCTURE**

The proposed rezone will not conflict with existing or planned public improvements. The proposed rezoning will not adversely affect traffic patterns or congestion. 67<sup>th</sup> Circle East is not functionally classified according to the Roadway Functional Classification Map. The proposed change will not adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected.

**4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS**

The proposed rezoning does not have any foreseen adverse impacts to the general health, safety, or welfare of the area. The proposed change will not adversely affect the health, safety, and welfare of the area or of the county as a whole.

**5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS**

The proposed rezoning will not adversely impact historic resources or have an adverse environmental impact on the vicinity. There are no known historic resources on this site. Given that all development proposals are subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code, potential environmental impacts will be evaluated at the time of any application. Certain environmental constraints may restrict future development activities.

**6. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN**

The Comprehensive Plan designates the site R/O/R. The proposed rezoning must be in strict compliance with the Manatee County Comprehensive Plan. The following policies of the Comprehensive Plan were given consideration in preparing this staff report:

Policy 2.1.3.1, which permits the consideration of new nonresidential development in areas which are internal to, or are contiguous expansions of, existing development.

Policy 2.1.3.2, which requires review of all nonresidential development in regard to appropriate timing of the development which includes consideration of the existing development patterns.

Policy 2.2.1.16.1, which identifies the intent of the R/O/R FLUC.

Policy 2.2.1.16.2, which identifies the range of potential uses for the R/O/R FLUC.

Policy 2.2.1.16.3, which identifies the range of potential density/intensity of the R/O/R FLUC.

Objective 2.6.4 and subject policies, which require compatibility of adjacent land uses.

Policy 2.10.2.1, which establishes limits on commercial developments.

Policy 2.10.1.1, which encourages the development of new commercial uses as "infill" development.

Policy 2.10.3.3, which requires that medium commercial uses be accessed from at least one roadway shown on the Functional Roadway Classification Map.

Policy 2.10.4.1, which limits the location of all new commercial development to well-defined commercial nodes.

### **DETAILED STAFF REVIEW OF THE PRELIMINARY SITE PLAN STANDARDS:**

The SITE PLAN has addressed the Preliminary Site Plan standards of the Land Development Code, Section 603.11.4, as follows:

#### **1. SITE DESIGN**

The project lies on the northwest side of the State Road 64 and Interstate 75 interchange, accessed by 67th Circle East in the Traveler's Oasis. The proposed development consists of a 37,737.74 square feet, 72 room, 3-story hotel.

The site is located within a designated Entranceway. The intent of the Entranceway designation is to convey to the traveling public a strong image that Manatee County is a high quality place to live, work, and visit. The applicant has provided architectural and site design treatments which will enhance the visual appearance of the development and designed the parking area to save as many trees as possible and meet the minimum parking requirements. Staff recommends a stipulation for the design of the facility to be in substantial conformance with the design submitted into the record at the public hearings for this case. Staff also recommends that the design details around windows and doors on the front facade be incorporated on all sides of the building. Design elements shall be reviewed for compliance by staff at Final Site Plan.

Staff recommends a stipulation requiring all signage to provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with exterior finish building materials.

Staff recommends a stipulation requiring all roof mounted H.V.A.C. equipment, dumpsters, utility equipment, and compactors to be screened from 67th Circle East, State Road 64, Interstate 75, and adjacent properties with materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the Entranceway. In addition, staff recommends a stipulation for the eastern property line(s) to contain a hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 of the L.D.C. in order to partially screen the pool users from adjacent uses utilizing the existing landscaping and vegetation to the maximum extent possible.



**2. COMPATIBILITY**

The site is surrounded by a variety of uses as illustrated in the table below:

Surrounding Area	Existing Use	Zoning Classification	Current Density/ Intensity*
North	Days Inn	GC	0.43 FAR
South	Hotel 6	GC	0.36 FAR
East	I-75	-	-
West	vacant	GC	-

\*estimated density/intensity

The proposed development is compatible with the existing development pattern and zoning of nearby properties in the Traveler's Oasis. The applicant is required to conform with the Entranceway criteria in Section 737 of the L.D.C. The Entranceway criteria includes additional buffering, landscaping, and open space requirements. The applicant has submitted a design with the site plan.

Staff is recommending a stipulation that the design of the facility be in substantial conformance with the design submitted into the record for this case. The design elements will be reviewed for compliance by staff at Final Site Plan. In addition, staff is recommending a stipulation that all roof mounted H.V.A.C. equipment, dumpsters, utility equipment, and compactors shall be screened from 67th Circle East, State Road 64, Interstate 75, and adjacent properties with materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the Entranceway. Staff is also recommending a stipulation that the southeastern property line contain a hedge, shrub, or berm meeting or exceeding the requirements of Section 737.5.1.1 of the L.D.C. in order to partially screen the pool users from adjacent uses. To the maximum extent possible, the existing landscaping and vegetation will remain in the open space and be utilized to meet the screening requirements.

**3. PUBLIC UTILITIES/FACILITIES**

The proposed development will not conflict with existing or planned public improvements or adversely affect traffic patterns or congestion. The proposed development will not adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities and other public facilities and services are adversely affected.

**4. PRESERVATION/CONSERVATION**

The proposed development will not adversely impact historic resources or have an adverse environmental impact on the vicinity. There are no known historic resources on this site. Given that all development proposals are subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code

## **5. CONCURRENCY**

Applications for Certificate Level of Service Compliance for potable water, sanitary sewer, solid waste, traffic, and transit have been approved. Prior to Final Site Plan approval, the Engineer of record or 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.

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

The Comprehensive Plan designates the site R/O/R. The proposed development must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were given consideration in preparing this staff report:

Policy 2.1.3.1, which permits the consideration of new nonresidential development in areas which are internal to, or are contiguous expansions of, existing development

Policy 2.1.3.2, which requires review of all nonresidential development in regard to appropriate timing of the development which includes consideration of the existing development patterns.

Policy 2.2.1.16.1, which identifies the intent of the R/O/R FLUC.

Policy 2.2.1.16.2, which identifies the range of potential uses for the R/O/R FLUC.

Policy 2.2.1.16.3, which identifies the range of potential density/intensity of the R/O/R FLUC.

Objective 2.6.4 and subject policies, which require compatibility of adjacent land uses.

Policy 2.10.2.1, which establishes limits on commercial developments.

Policy 2.10.1.1, which encourages the development of new commercial uses as "infill" development.

Policy 2.10.3.3, which requires that medium commercial uses be accessed from at least one roadway shown on the Functional Roadway Classification Map.

Policy 2.10.4.1, which limits the location of all new commercial development to well-defined commercial nodes.

### **Findings for Special Approval:**

The applicant will provide the additional design requirements for the Entranceway, including design, landscaping, buffering, screening, signage, and open space, making for a more aesthetically attractive development. The stipulations for the project regarding the design, screening, and signage to further improve the aesthetics of the project within the Entranceway. The project is compatible with surrounding development and provides a compatible mass and scale.

### **ATTACHMENTS:**

1. Development Review Committee Comments
2. Zoning Disclosure Affidavit

MANATEE COUNTY PLANNING DEPARTMENT  
GROWTH MANAGEMENT SECTION  
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS  
(941) 749-3070

DATE: MAY 25, 1998

PROJECT NAME: OASIS HOTEL INC./HOLIDAY INN  
PDC-98-04(Z)(P)  
72 ROOM HOTEL

SITE ADDRESS 648 & 652 67TH CIRCLE E.

PLANNER: JOHN OSBORNE (x)5807

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]  
(FYI: THE ENGINEER ON THIS CASE IS CHRIS MOWBRAY)**

CONCURRENCY/TRANSPORTATION/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.

N/A

- 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:

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of SR 64, the generalized tables (valid January 7, 1998 - April 6, 1998) reflect a pm peak hour base/existing count of 2002 trips with 1110 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 3320 pm peak hour trips.

III. General Information

Applications for Certificate of Level of Service Compliance for potable water, sanitary sewer, solid waste, traffic and transit have been approved.

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

HOLIDAY INN EXPRESS/OASIS HOTEL INC.  
PDC-98-04(Z)(P)  
PAGE 2

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.

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.

cc: Concurrency File #PDC-98-04(Z)(P)  
Public Works and Transportation Concurrency Group  
(Dave Branning, Wayne Roberts, Cia Mollanazar,)

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

**DATE: 05/22/98**

**PROJECT NO: PDC-98-04**

**PROJECT NAME: Holiday Inn Express**

- XX 1. County Water - County Sewer.
- \_\_\_ 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. Public 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.
- \_\_\_ 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 64E-11 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.

- \_\_\_ 18. Adequate sanitary facilities shall be provided on a business per business basis.
- XX 19. Adequate sanitary facilities shall be 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: 904-488-3951 or 1-800-435-7352.
- \_\_\_ 23. Inspection and approval is required from Dept. of Business & Professional Regulations, Restaurant Program, 4100 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.
- \_\_\_ 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 Protection and comply with Chapters 17-761 and 17-762, F.A.C.
- XX 30. To facilitate handling and maintenance, dumpster 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 64E-16.
- XX 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- XX 33. Swimming pools shall meet the standards in Chapter 64E-9.
- \_\_\_ 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)

# BRADEN RIVER FIRE CONTROL and RESCUE DISTRICT

8800 STATE RD. 70 EAST • BRADENTON, FL 34202

Office 941-751-5611 • Fax 941-751-5910

May 20, 1998

PLANNING

MAY 22 1998

DEPARTMENT

NOT ACCEPTABLE

ACCEPTED AS  
SUBMITTED

ACCEPTED BUT  
WITH CONDITIONS

Manatee County Planning Division  
P. O. Box 1000  
Bradenton, FL 34206

RE: Application # PDC 9804  
Holiday Inn Express

ATTN: John Osborne

The plan referenced above was reviewed as a Preliminary Site Plan as applicable under *Ordinance 98-02* Fire Prevention Code of the Braden River Fire Control and Rescue District and all fire protection and building codes referenced therein including:


- *1996 Edition of NFPA 1 - Fire Prevention Code* and its incorporated standards and codes listed in the *National Fire Codes* and related updates and amendments
- *1991 Edition of the Standard Building Code Section 5* - with local amendments
- *1990 Edition of the Florida State Fire Marshal's Uniform Fire Safety Standards* as legislated in Chapter 633 F.S. and related updates and amendments

The following comments and requirements shall be addressed before final approval by the Braden River Fire Control and Rescue District is given.

104. Upon fire department review of referenced prints, the following problems or code violations were noted below and is **not** accepted. Resubmittal required.
217. A fire hydrant must be within 50' of the fire department connection on the back flow preventer assembly on the county's side of the point of connection.
218. The required minimum water flow for firefighting shall be 1,000 gallons per minute plus the requirements of the fire sprinkler system.

Fire District review for code compliance shall not be construed as authority to violate, cancel, alter, or set aside any provisions of the adopted codes. Such review shall not prevent the Fire Marshal from thereafter requiring a correction of errors in plans or in construction or of violation of the codes.

Sincerely,

  
Lee Whitehurst  
Fire Marshal



**HOLIDAY INN EXPRESS**

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**Branning / Mayer**

- 6" diameter water line not shown on 67th Circle East.
- Flow tests for existing fire hydrant are not included.
- 4" diameter proposed fire line to be tapped to existing 6" diameter line, not a proposed 4" diameter fire hydrant as currently shown.
- Show location of existing sanitary sewer. Show invert and rim elevations.
- Water and sewer lines not shown connecting to proposed motel. Include location, size of lines, and backflow preventer.

**Earlhey / Andruzzi**

Per County Ordinance 85-11 and L.D. Code; Will there be food service at this location? No detail plan on dumpster pad or enclosure. Block wall needs to be set off 10x10 pad. Pad can be larger 12x10 for wall and gates. Dumpster pad needs to be re-angled for pick up.

**Jones**

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

**Aliff / Lilly**

A final site plan requires a boundary survey.



## MEMORANDUM

**DATE:** March 20, 1998

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

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

**SUBJECT:** **Development Review Comments**  
**Oasis Hotel, Inc./Holiday Inn Express PDC-98-04(Z)(P)**

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The Environmental Management Department has reviewed the above referenced request for rezone with Preliminary Site Plan, 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.

**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)**

The Natural Resources Division offers no comments at this time.

**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 738.2.3 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 or applicant response should indicate that there are no wells on-site..**

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.**

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

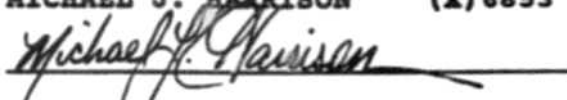
PLAN IMPLEMENTATION  
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS  
(813) 749-3070

DATE: 4/7/98

PROJECT NAME: OASIS HOTEL INC. / HOLIDAY INN PDC# 98-04 (Z) (P)

ENGINEER: CHRIS MOWBRAY, P.E. (x)6840

SENIOR INSPECTOR: MICHAEL J. HARRISON (x)6853



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

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

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

We have no objection to this proposed rezone. The following comments listed below shall apply at the time of final site plan submittal.

- 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:

An \$85.00 inspection fee is required to be paid prior to sign-off per R-93-276. See details in Section III below under the certification information.

The proposed building is required to be sprinkled by the fire code. There is an existing 4" service connection located 3' South of the North property line to lot #11. No utility extension is necessary to our knowledge.

A fire hydrant is required to be located within 50' of the fireline backflow preventer which is not shown on this plan. The location of the hydrant is to be determined by the Fire Marshall of the district servicing this site. Contact Betty King at 792-8811 ext. 5245 for scheduling and payment fee for said installation by County forces. The required fireflow from this proposed hydrant in addition to sprinkling is 1,000 GPM. This entire development is serviced by one 6" watermain and it is necessary to show all proposed and existing fireflow data on the plans.

The dumpster enclosure must have a minimum interior dimension of 10' by 10'. The enclosure, including recycling efforts, must be screened on three (3) sides with a 6' opaque fence and an opaque gate in front. The proposed location is not acceptable as it is not allowed in the front yard per L.D.C. Section 728.5.1.2. locate with a minimum 10' separation from building and property line. Food service requirements shall apply if a full service kitchen is proposed within the facility. See L.D.C. Section 728.5.2.1.

As stated in the Manatee County Land Development Code, a signed and sealed boundary survey performed by a Florida Registered Land Surveyor is required with this final site plan submittal.

Water meter calculations shall be prepared by a Florida Registered Engineer/Architect and submitted to the Growth Management Division prior to application for a water meter.

It will be the responsibility of the Engineer of Record to determine if upgrading of offsite facilities for potable water, sanitary sewer or fire protection is necessary prior to construction plan submittal.

A stop sign and bar shall be required at the entrance drive per the M.U.T.C.D.

Property line swales are required around the perimeter of this proposed development. Show the proposed flowage direction and elev' with cross section details on the plans.

All proposed utility service lines, meters, backflow preventers and cleanouts must be shown on the plan in detail.

It appears that a conflict may occur between the stormwater outfall pipe and existing utility services located in the right of way. Please address.

All vertical curb adjacent to the proposed driveway must be deleted in the right of way to comply with Public Works Standards.

Additional requirements may be necessary to assure compliance with the Manatee County Land Development Code and Comprehensive Plan.

### III. General Information

Certification by the engineer/architect relating to completion of the development plan for zoning, transportation, drainage and utilities shall be submitted to Mike Harrison of Plan Implementation. A final inspection will be conducted within 48 hours. If approved, notification to Inspection Coordination will be made. If inspection proves inadequate, a Deficiency Notice will be posted on the building permit noting same.

Backflow prevention must be provided as required in Resolution No. R-87-125. Contact Vicki Zimarino at 792-8811 extension 5267 for additional information.

All sewage flows generated by this site must conform to the regulations set forth in the Manatee County Sewer Use Ordinance No. 91-39. Contact Howard Bailey at 792-8811 extension 5228 for additional information.

Any offsite improvements within Manatee County Right-of-Way or easements may require a Right-of-Way Use Permit. Contact Craig England at 748-4501 extension 3336 for necessary procedural requirements.

If there are any questions pertaining to the utilities or drainage comments, please contact Chris Mowbray or Mike Harrison at 749-3070.

PLANNING  
MAD 1998  
DEPARTMENT

ZONING DISCLOSURE AFFIDAVIT

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

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

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

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

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

NAME, ADDRESS, AND OFFICE  
MAHENDRA G. PATEL Sec. V-P  
4720 HWY 9000E-1  
LAKE CITY, FL 32055-9813

PERCENTAGE  
STOCK, INTEREST OR OWNERSHIP

50 %

ANIL PATEL  
5 ALMOND DRIVE TRACT  
OCALA, FL 34472

50 %

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

Signature: Mahendra Patel

STATE OF FLORIDA  
COUNTY OF MANATEE

(Applicant): \_\_\_\_\_

The foregoing instrument was acknowledged before me this 1/24/98 by Mahendra Patel  
date name of person acknowledging

who is personally known to me or who has produced Personally Known  
type of identification

as identification.

Pearl H. McElroy  
Signature of Person Taking Acknowledgement

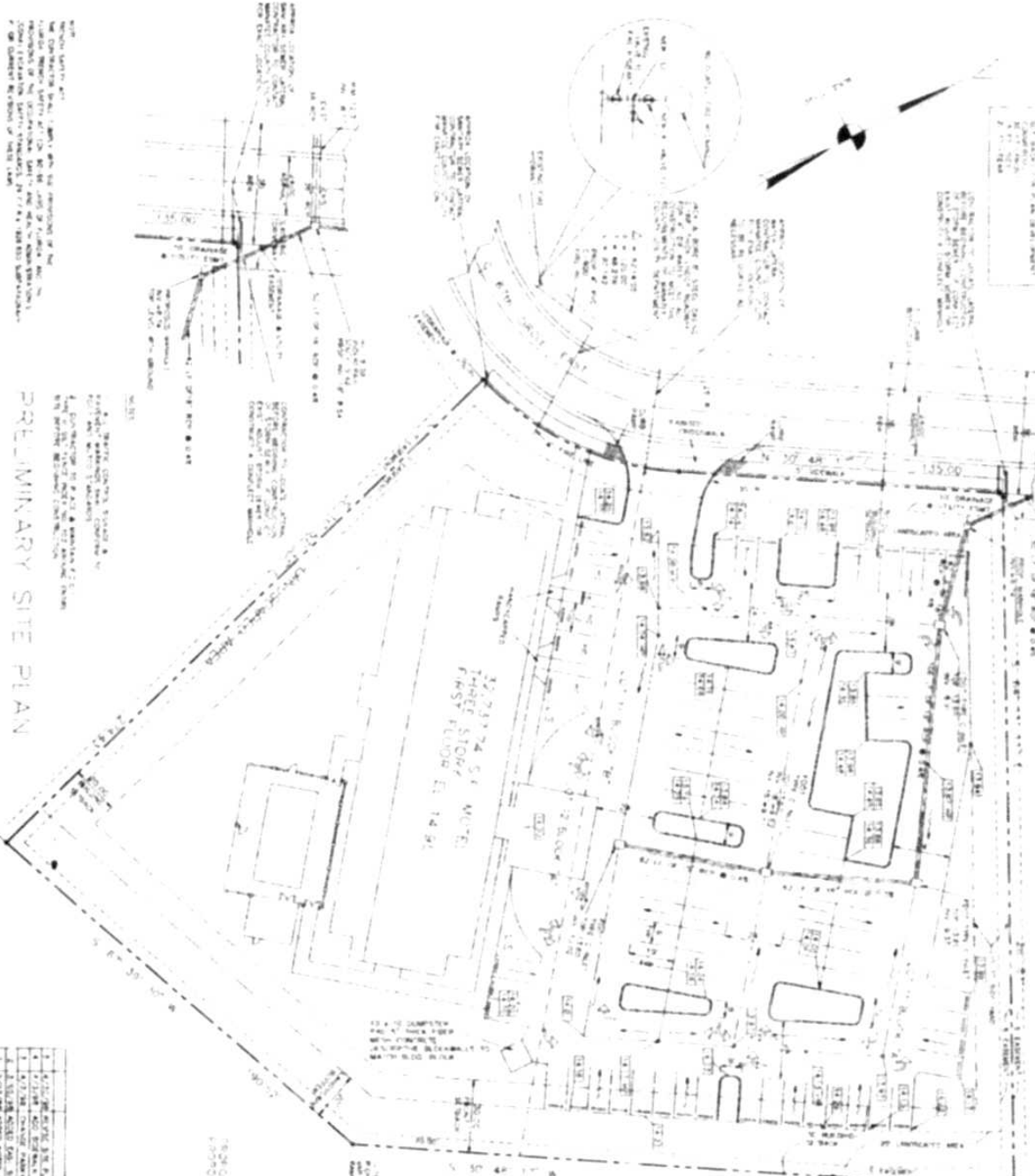
PEARL H. McELROY  
Name

Title or Rank

Serial Number if any



My Commission Expires  
Commission No.: \_\_\_\_\_



NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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PRELIMINARY SITE PLAN

1	EXISTING LOT AREA	33,257 SQ. FT.
2	EXISTING LOT AREA	33,257 SQ. FT.
3	EXISTING LOT AREA	33,257 SQ. FT.
4	EXISTING LOT AREA	33,257 SQ. FT.
5	EXISTING LOT AREA	33,257 SQ. FT.
6	EXISTING LOT AREA	33,257 SQ. FT.
7	EXISTING LOT AREA	33,257 SQ. FT.
8	EXISTING LOT AREA	33,257 SQ. FT.
9	EXISTING LOT AREA	33,257 SQ. FT.
10	EXISTING LOT AREA	33,257 SQ. FT.

PROPOSED DEVELOPMENT: 33,257 SQ. FT. W/ 6 FIRST FLOOR FT. 14.9 FT.

DATE: 11/11/04

SCALE: 1" = 10'

PROJECT NO: 04-001

CLIENT: HOLIDAY INN EXPRESS

LOCATION: BRADENTON, FLORIDA

LOT: 11 & 12, BLOCK 7

TRAFFIC ENGINEER: TRAVIS E. JAMES

ARCHITECT: A. SIBO VISION

**KILMER & ASSOCIATES, Inc.**  
 ENGINEERING, ARCHITECTURE, AND INTERIOR DESIGN  
 1100 S. GULF BLVD., SUITE 100  
 TAMPA, FLORIDA 33601  
 TEL: 813-281-1111  
 FAX: 813-281-1112  
 WWW.KILMER-ASSOCIATES.COM

**SITE PLAN**

**HOLIDAY INN EXPRESS**

BRADENTON, FLORIDA

LOT: 11 & 12, BLOCK 7

TRAFFIC ENGINEER: TRAVIS E. JAMES

ARCHITECT: A. SIBO VISION

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PDC 98-04 (2)(P)





