

BOCC 12/15/98

PDI-98-01(Z)(P) - WEN Y. CHUNG/WHITFIELD WAREHOUSE

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 LM (Light Manufacturing) and NC-S (Neighborhood Commercial-Small) to PDI (Planned Development Industrial), providing an effective date, and (2) Approval of a Preliminary Site Plan to allow four (4) warehouse buildings totaling 85,000 sq ft Located on the west side of 15th Street East and south of Idlewild Court at 7060 15th Street East (± 8.33 acres)

<u>App Received:</u>	09/23/98	<u>D.R.C.:</u>	08/28/98
<u>P.C.:</u>	12/03/98	<u>B.O.C.C.:</u>	12/15/98

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. PDR-98-01(Z)(P); and APPROVE the Preliminary Site Plan with Stipulations # 1 through 8, as recommended by the Planning Commission.**

(COMMISSIONER HARRIS)

PLANNING COMMISSION ACTION:

On December 3, 1998, by a vote of 7-0, the Planning Commission recommended APPROVAL of the rezone and the Preliminary Site Plan with Stipulations #1 through #8.

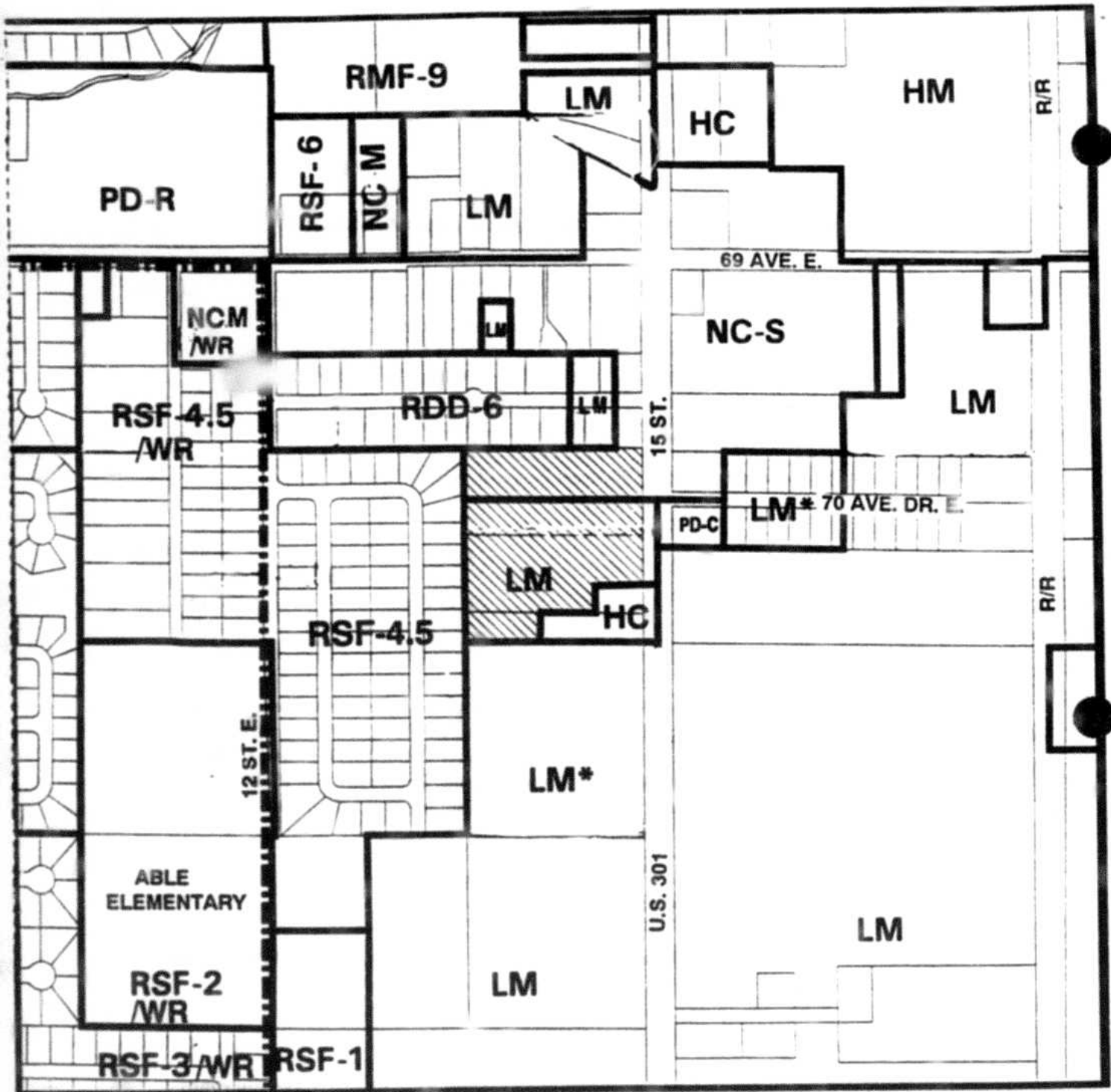
PUBLIC HEARING COMMENTS/CORRESPONDENCE:

At the December 3, 1998 Planning Commission public hearing, Amy Brown asked questions regarding noise, trucks, traffic, construction equipment to be kept on premises, buffer zone, effect on property values. Cheryl Kruger spoke regarding effect on property values. A letter was submitted for the record from Diane M. Hamilton addressing drainage concerns.

APPROVED IN OPEN SESSION

DEC 15 1998

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



Project Number: PDI-98-01(Z)(G)(P) Tax I.D.: 662820005
 Proposed Use: OFFICE, WORKSHOP, AND WAREHOUSE 662770005
 Existing FLUC: IH 662790000
 Existing Zoning: LM, NC-S
 Proposed Zoning: PD1
 Acreage: 8.32
 Flood Zone: C
 Drainage Basin: N/A
 Commissioner: HARRIS
 Map Prepared: 8/31/98
 Requested By: WEN Y. CHUNG
 Section: 25 Township: 35 Range: 17

**Manatee County
 Staff Report Map**
 1 inch = 470'



 Subject Property



CASE SUMMARY

CASE NO.: PDI-98-01(Z))(P)

APPLICANT: Whitfield Warehouse/Wen Y. Chung

REQUEST: (1) A Rezone from LM and NC-S to PDI for ± 8.3 acres; and
(2) Approval of a Preliminary Site Plan for 4 warehouse buildings totaling 85,000 sq. ft.

STAFF

RECOMMENDS: APPROVAL, with limited concerns

REQUEST, VOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is to rezone ± 8.33 acres from LM (Light Manufacturing) and NC-S (Neighborhood Commercial -Small) to PDI (Planned Development Industrial) and approval of a Preliminary Site Plan to allow to allow four (4) warehouse buildings totaling 85,000 sq. ft. The property is located on the west side of 15th Street East and south of Idlewild Court at 7060 15th Street East.
- To the NORTH is vacant property zoned LM and Idlewild Subdivision zoned RDD-6.
- To the SOUTH is Marine Surplus zoned HC and Wellcraft zoned LM
- To the EAST is property zoned LM .
- To the WEST is Whitfield Manor subdivision zoned RSF-4.5

Summary: (JP)

The request is to rezone 2.10 acres of NC-S and 6.23 acres of LM to PDI. The 8.33 acre property is located south of Idlewild Court and West of 15th Street East. The site is located within the IL (Industrial Light) Future Land Use Category. The surrounding area consists of existing single-family residences, duplexes, and light industrial uses.

POSITIVE ASPECTS OF THE APPLICATION

- An Administrative Permit [AP-93-42(R4)] for Whitfield Warehouse was previously approved for the LM district portion of the site.

- **The proposed LM zoning is an extension of the LM zoning that borders the east and one-half of the west side of the site.**
- **The Comprehensive Plan allows light manufacturing in the IL Future Land Use Category.**
- **The surrounding neighborhood is a mix of residential, industrial, and agricultural properties .**

NEGATIVE ASPECTS OF THE APPLICATION

- **Project borders single-family residences and duplexes.**
- **The introduction of industrial may cause noise and other impacts that may adversely affect nearby residences.**

MITIGATING FACTORS

- **Planned Development allows the Board to attach conditions to address the impacts of a specific development proposal.**
- **Retention ponds along the project boundaries provide additional buffering.**

STIPULATIONS

1. **No outdoor storage is allowed.**
2. **This project is approved for small light manufacturing uses only, with accessory offices. Other LM and retail uses, including wholesale uses, are not approved.**
3. **Loading Zones -- Use Limitations. No motor vehicle repair work, gasoline or oil facilities, except emergency service, shall be permitted in association with any required off-street loading activity. There shall be no storage of material or equipment, display of merchandise, or long term storage of containerized facilities in any loading dock area.**
4. **Loading spaces shall be designed to prohibit parking and shall be painted with diagonal stripes, marked " Loading Only". The entire rear of the buildings shall be marked as a loading zone.**

5. **A new six (6) foot solid fence shall be installed and maintained, or the existing fence repaired along the property lines adjacent to residential zoned property as required by Section 704.68 of the Land Development Code.**
6. **Storage. The storage of toxic, lethal, flammable, hazardous contraband, rubbish, explosives, animals, radioactive substances, underground storage tanks, or the like thereof shall be considered unsafe and not allowed to be stored.**
7. **A Tree Survivability And Replacement Report (TSARP) shall be submitted to the Planning Department for review and approval, every six months, for a period of three years. The first report shall be due six months after the issuance of the first Certificate of Occupancy.**
8. **The orientation of building number 4 shall be rotated so that the loading area is not adjacent to residential property to the north.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Jon Prettyman (PD)	Compatibility, Consistency with Comprehensive 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

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

1. COMPATIBILITY

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

Surrounding Area	Existing Use	Zoning Classification
North	Duplex	RDD-6, LM, NC-S
South	Industrial	HC, LM
East	Industrial	PD-C, LM
West	Single-family	RSF-4.5

The site is located west of 15th Street East and south of Idlewild Court. The Comprehensive Plan Future Land Use designation for this site is IL. The PDI zoning requires site plan approval by the Board of County Commissioners and has the potential to allow any type of industrial use.

A planned development project can be designed using techniques such as transitions between land uses, limiting density, buffers, comparable lot sizes and setbacks, and height limitations to achieve compatibility with adjacent zoning districts and anticipated land uses. Therefore, a rezone to PDI can be compatible with the surrounding uses and zoning districts.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

The surrounding area is single-family subdivision, duplex residences, and industrial uses. The most recent development has been industrial in nature which has occurred in standard districts. The PDI zoning classification, when compared to the standard districts, allows a better utilization of the property and provides for additional enhancements such as perimeter buffers.

Recent approvals and other developments in the area include:

Sarasota Commerce Center PSP-98-39
680,625 SF Industrial Center w/office space

HQ Properties FSP-97-72 46,102 sf Industrial

Given the development trends in the area, it appears that the request for PDI zoning is appropriate. PDI zoning requires a site plan approval to assure proper transiting and consistency with existing single-family development and agricultural uses in the area.

3. IMPACTS TO INFRASTRUCTURE

The proposed rezone will not conflict with existing or planned public improvements provided the necessary right-of-way needed for 15th Street East is dedicated as shown on the plans. Fifteenth (15th) Street East is classified as a principal arterial. This development will be served by the Manatee County Public Works Department for potable water and sanitary sewer service. The site is located in flood zone category "C".

A Statement of School Needs is not required for industrial projects.

4. GENERAL HEALTH, SAFETY AND WELFARE CONCERNS

The change in zoning should have no adverse effect on the health, safety, and welfare of this area, other than those areas identified elsewhere in this staff report.

ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

There are no wetland or historic resource associated with this site.

CONSISTENCY WITH COMPREHENSIVE PLAN

The Comprehensive Plan designates the property with an IL (Industrial-light) Future Land Use (FLUC) Classification. The proposed rezone 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 rezone.

Future Land Use Element

Policy 2.2.1.18 which established the Industrial-light future land use category.

Policy 2.2.1.18.1 prohibits the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures, noise, smoke, dust and vibration or glare.

Policy 2.2.1.18.2 which allows light industrial uses in the range of permitted uses

Policy 2.2.1.18.4(c) which differentiates between light and heavy industrial uses.

Policy 2.6.3.1 which establishes performance standards to distinguish between light and heavy industries

DETAILED STAFF REVIEW OF THE PRELIMINARY SITE PLAN STANDARDS:

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

I. SITE DESIGN

The project consists of ± 8.33 acres, all of which are uplands. The site is bounded by industrial property to the south, 15th Street to the east, and residential to the north and west. The applicant has proposed 85,000 sq. ft. with a Floor Area Ratio (FAR) of 0.23. The project consists of four phases. Phase One has been constructed already.

The applicant has a previously approved Administrative Permit AP-93-42(R4) for 50,000 sq. ft. in the present LM zoning district, which expires June 30, 2000. Phase one of the project has been built. This request encompasses the previous administrative approval and an additional 2.33 acres, with a proposed 31,500 sq. ft. warehouse.

- Phase I 15,000 sq. ft. previously permitted (AP-93-42(R4))
- Phase II 17,500 sq. ft. previously permitted (AP-93-42(R4))
- Phase III 17,500 sq. ft. previously permitted (AP-93-42(R4))
- Phase IV 31,500 sq. ft.

The development is designed using two driveways accessing 15th Street East

June 27, 1991 The Board of County Commissioners requested that Mr. Chung bring back his rezoning request (Z-91-03) as a PDI and include the other property owned by Mr. Chung adjacent to the original request. The Board also waived any additional fees related to the PDI development without a plan, and required the matter be sent to the Planning Commission for a full recommendation to the Board. This application is in response to and complies with the Board request.

2. COMPATIBILITY

The applicant is providing a seventy-seven (77) foot separation between the warehouse buildings and the single-family zoning district to the west. The applicant proposes a twenty (20) foot landscaping buffer, with an existing wood fence, a thirty-five (35) foot retention pond, and a twenty-two (22) foot drive aisle in this area.

To the north, bordering the duplexes, the applicant proposes a seventy-nine (79) foot separation between the buildings and the residential duplex property. This area consists of a twenty (20) foot natural landscape buffer, a twenty-five (25) foot retention area, a twenty-two (22) foot drive aisle, and a twelve (12) foot loading area. Staff recommends that building # 4 in this area be reoriented so that the loading area does not abut the residential area. See Stipulation # 8.

The area to the south and east is industrial. The applicant has also placed a retention pond in the front of the project providing a one hundred and eighty three (183) foot separation between the building and the right-of-way of 15th Street East.

3. PUBLIC UTILITIES/FACILITIES

The site is located in the "C" flood zone category. The project is not within the Hurricane Excavation zone. The applicant proposes to dedicate ten (10) feet of right-of-way, so that the future 1/2 width, right-of-way will equal sixty (60) feet.

4. PRESERVATION/CONSERVATION

There are no wetlands or historic resources located on this site. The applicant is removing the existing exotic melaleuca trees. Section 714.227 (Ord-98-18) of the Land Development Code encourages the removal of this species from the site.

5. CONCURRENCY

The applicant has applied for a Certificate of Level of Service with this Preliminary Site Plan. The potable water, sanitary sewer, solid waste, transit, and traffic components have been approved. The dedication of ten (10) feet of right-of-way for 15th Street East is acceptable. 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 and drainage design.

6. CONSISTENCY WITH COMPREHENSIVE PLAN

The Preliminary Site Plan must be in strict compliance with the Manatee County Comprehensive Plan. In addition to the policies cited earlier, the following policies were given special consideration in preparing this staff report and are important policies to review and consider in evaluating the proposal.

Policy 2.1.2.3 permits the consideration of non-residential development with characteristics compatible with existing developments.

Policy 2.1.2.7 requires all proposed development to be reviewed for compatibility and appropriate timing. The analysis shall include existing development trends, types of land uses, transition between land uses, density and intensity, natural features, approved development in the area, availability of adequate roadways, adequate water and sewer.

Policy 2.2.1.18.3 limits Floor Area Ratio (FAR) to 0.75.

Policy 2.2.1.18.4(a) provides for special approval for projects which the FAR exceeds 0.35

Policy 2.4.1.1 requiring the issuance of a level of service certificate

Policy 2.6.1.1 requires all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity

Policy 2.6.3.1 considers performance standards or other measures to distinguish between light and heavy industries. Such performance standards or measures shall address the following distinguishing parameters:

- (1) toxicity and degree of hazard associated with raw materials, by-products, or finished products; and extent, duration, and procedure for storage of any such toxic or hazardous materials.
- (2) bulk of raw materials, by-products, or finished products required.
- (3) degree and nature of daily traffic associated with the industry.
- (4) level, frequency, and nature of any discharges into the atmosphere or surface waters.
- (5) level of noise customarily associated with the industry, after noise mitigation, and at the lot lines of the industry.
- (6) level of atmospheric emissions and nature of atmospheric emissions customarily associated with the industry, after mitigation.
- (7) height of smokestacks or other industrial structures associated with the industry.
- (8) level and nature of odor customarily associated with the industry.
- (9) level of fugitive dust customarily associated with the industry.
- (10) level and type of vibration customarily associated with the industry.

- (11) level of glare customarily associated with the industry.
- (12) level and nature of outdoor storage customarily associated with the industry.

In utilizing these parameters to identify light or heavy industry, parameters shall be considered in aggregate, with the cumulative result for each industry utilized to determine the status of that industry. Uses determined to have, using these performance standards, "objectionable impacts" on adjacent or nearby residential uses, where such uses exist, shall be classified as heavy industrial, and those determined to not have such impact shall be classified as light industrial.

Policy 4.1.2.3 Remove all exotic plant species from land development sites in the Coastal Planning Area during construction unless extreme soil stabilization measures would be required to prevent soil erosion.

ATTACHMENTS:

- 1 Development Review Committee Comments
- 2 Zoning Disclosure Affidavit
- 3 Location Map

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

DATE: AUGUST 31, 1998

PROJECT NAME: WHITFIELD WAREHOUSE
PDR-98-01 (Z) (G) (P)
REZONE FROM NC-S & LM TO PDC W/A GDP & PSP FOR 3500SQ
FT OFFICE AND 31,500 SQ FT WAREHOUSE

SITE ADDRESS: 7060 15TH STREET EAST

PLANNER: JON PRETTYMAN (x) 6886
TRANSPORTATION
ENGINEER: HUSHAM ABDULSATTAR (x) 6863
CONCURRENCY: MICKI RYAN (X) 6904/PHYLLIS STRONG (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 RELATED COMMENTS:

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

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 and drainage design.

- 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, sanitary sewer, solid waste, transit and traffic have been approved.

WHITFIELD WAREHOUSE
PDI-98-01 (Z) (G) (P)
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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.

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:

N/A

III. General Information

As designated on the Manatee County Right-of-Way Needs Map in this location, 15TH Street East requires a right-of-way of 120 feet (60' half-width right-of-way) with the existing half width adjacent to this proposed development of 50 feet. Therefore, dedication of an additional 10 feet is required for future roadway expansion and is acceptable as shown on the site plan.

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.

Per Section 806 of the Manatee County Land Development Code, the dedication of right-of-way is eligible for credit against the transportation component of impact fees. *Unless otherwise provided*

WHITFIELD WAREHOUSE
PDI-98-01 (Z) (G) (P)
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for in the Impact Fee Credit Authorization, the developer/owner may apply for credit anytime prior to issuance of a building permit for the development. Please contact Peggie Wallace, Senior Impact Fee Analyst, at 749-3070 extension 6903, for additional information.

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

cc: Concurrency File #PDR-98-01 (Z) (G) (P)
Public Works and Transportation Concurrency Group
(Dave Branning, Wayne Roberts, Cia Mollanazar,)
Malvine Kutt, Land Acquisition
Peggie Wallace, Impact Fees



MEMORANDUM

DATE: August 28, 1998

TO: Jon Prettyman, Planner
Planning Department

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

SUBJECT: **Development Review Comments**
Whitfield Warehouse PDI-98-01(Z)(G)(P)

The Environmental Management Department has reviewed the above referenced request for rezone with General Development Plan/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. 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)

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.**

Please advise the Applicant that EMD approval/sign-off of this project is contingent upon a satisfactory response to the above comments. Although EMD staff will work with the Applicant to keep their project on schedule, review of additional requested information/site plan revisions may take up to 5 working days. If you have any questions or comments, please contact me at extension 5980.

WCO:hs

cc: Douglas D. Means

DRC REVIEW COMMENTS

DATE: August 25, 1998

PROJECT NAME: WHITFIELD WAREHOUSE

PLANNING NUMBER: PDI-98-01(Z)(G)(P)

PLANNER: Prettyman **REVIEW ENGINEER:** Mowbray

COMMENTS:

Branning / Mayer

Indicate all water and sewer pipe sizes and types, all fittings, existing hydrants with flow data and distances from proposed building, along with slope of proposed sewer pipe, etc.

Eartlhey / Andruzzi

Dumpster pad and enclosure location seems adequate; however, size of enclosure does not meet standards for double size as indicated in L.D.C. Section #728.5.1. If only one dumpster is to be used, enclosure may be smaller. Detailed plans must be submitted for pad and enclosure.

Jones

State plans for 15th Street East (formerly U.S. Highway 301) show an existing 100 feet of right-of-way (50 feet half). Ordinance 94-15 of the L.D.C. requires 120 feet of right-of-way (60 feet half). That portion of the parcel lying within 10 feet of the right-of-way line will need to be set aside for right-of-way purposes.

Aliff / Lilly

No comment.

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

DATE: 08/28/98 **PROJECT NO: PDI-98-01(Z)(G)(P)**
PROJECT NAME: Whitfield Warehouse

- 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.
- 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.
- 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.
- 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 Protection and comply with Chapters 17-761 and 17-762, F.A.C.
- ___ 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.
- ___ 32. Florida Administrative Code requires adequate sanitary facilities be provided in recreational areas.
- ___ 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.
- XX 40. Rezone: This 8.3 acres to be rezoned to PDI. 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)

SOUTHERN MANATEE FIRE CONTROL DISTRICT
1640 60 Avenue Dr. E., Bradenton, FL 34203-5020 #941/751-7676 Fax #941/751-7694

TRANSMITTAL #3143.

DATE: September 9, 1998

TO: Manatee County Building
Department

APPROVED
 CONDITIONAL APPROVAL AS
SUBMITTED AND NOTED
 INSUFFICIENT DRAWINGS
FOR FULL REVIEW/DENIED
 UNACCEPTABLE SYSTEM DRAWINGS/DENIED

RE: Permit Application #PDI-98-01(Z)(G)(P) Project Name: Whitfield Warehouse
7060 15 Street E.

This department has reviewed the above referenced plans under the 1991 Edition of the N.F.P.A. Life Safety Code and related amendments; the Fire Prevention Code of Southern Manatee Fire Control District, Ordinance 93-01; the 1991 Standard Building Code, as related to life safety and fire protection; and the State Fire Marshal's Uniform Rules and Standards, as legislated.

The following comments and requirements are contingent for permit approval and Certificate of Occupancy by the Southern Manatee Fire Control District.

SITE PLAN REVIEW

Need to provide two additional fire hydrants to site. One to be located by new entrance off of 15th Street East and the other in southwest back corner parking lot island.

Roadway radius deficient for fire department access around back and side of building.

Plan does not indicate required fire sprinkler system water supply and backflow preventer.

Plan needs to reflect NO PARKING FIRE LANE signs and markings on all sides of proposed building except parking lot side.

All roadways servicing the building need to be a minimum of 24".

As per Manatee County Comprehensive Plan, fire flow shall be 2000 GPM; 1000 GPM if fire sprinkled, unless otherwise approved by this department.

Fire department review for code compliance shall not be construed as authority to violate, cancel alter or set aside any provisions of the adopted codes; nor shall such review prevent the Fire Marshal from thereafter requiring a correction of errors in plans, or in construction, or of violation of the codes.

If you have any questions, please contact this department.

Foster Gover

Foster Gover, Deputy Fire Marshal
Southern Manatee Fire & Rescue District

FG/jsw

c: Manatee County Planning, Permitting and Inspections
Wen Chung, 4924 Fruitville Rd., Sarasota, FL 34232

ENGINEERING DRC COMMENTS

(941) 749-3070; Fax-749-3071; email-www.co.manatee.fl.us/

FLUC 24 ZONING R-5/LM FLOOD ZONE C LOCATION TOLSON 15 STE

PROPOSAL WATERFLOO WHSE.

PREPARED BY: Chris M DATE: 8/29/98 SITE PLAN # PDI-98-01(ZGP)

MIKE HARRISON-EXT. 6833/CHRIS MOWBRAY, P.E.-EXT. 6840

WATER:

CP 11.5
LDC 722.1.8.2

EXISTING TO THE SITE

- _____ "waterline exists within _____ ROW.
- Water meter sizing calculations signed/checked by AIA/PE. Show meter and backflow at ROW lines.
- Portable toilet permitted thru HRS. Contact Gary Cochran at 748-0747, extension 1418.
- Backflow preventer required/not required.
- Construction plan processing for waterline extension required. (See Below Directions)
- Participation for overlying to be reviewed by Dave Branning at extension 6044.

SEWER:

CP 11.1
LDC 722.1.8.1

EXISTING TO THE SITE

- _____ "Force main exists within _____ ROW. Connection shall be via pump station and forcemain.
- Gravity sewer is available within _____ ROW. Show connection to existing sewer service on plan.
- Gravity sewer extension & construction plan processing required. (See Below Directions)
- Sewer Service Connection to existing main/manhole required. Show on plan w/notes to coordinate w/Bayshore Office at 788-1853.
- Sewer connection not mandatory permit thru HRS. Contact Gary Cochran at 748-0747, extension 1418.
- Participation for overlying to be reviewed by Dave Branning at extension 6044.

SOLID WASTE:

LDC 728

see 20 shown

- Can service required. Show 6' x 8' concrete slab with 3' high opaque fence with gate on plans.
- Dumpster service required. Show 10' x 10' inside dimension w/8' high opaque fence and gates. Placement is to be accessible by a 40' truck w/minimal backing, not in front yard, not within 10' of property lines nor buildings. If placed within 10' of building, show sprinkler head mounted on outside wall above dumpster.
- Food service for the above required.
- LDC 737, entranceway criteria for siting and screening.

FIRE PROTECTION:

CP 11.5
LDC 722.1.8.4, 730

APP IS STATING THAT FIRE PROTECTION IS MEET UNTIL FIRE DEPT. COMMENTS. THIS ANNOT BE ENFORCED. 4 HOUR FIRE WALLS NEEDED TO BE SHOWN OR A FIRE LINE PRIOR TO SIGN-OFF.

- Fire Marshal written approval indicating type of protection required.
- 2000 GPM from hydrants required. Show FH, flow data obtained from fire marshal, and distance to front door. Maximum distance is 400'; or
- Flowline required w/1000 GPM flow rate from hydrant within 50' of fire department connection. Show flow w/backflow at ROW on plan and provide calculation by P.E. to support 1000 GPM.
- In non-residential building is less than 10,000 square feet, with fire marshal approval, the required fire protection is 1 gallon/10 s.f. but not less than 750 GPM and hydrant must be within 400'. Show FH, flow data obtained from fire marshal, calculation of required flow, and distance to front door on plan.
- Construction plan processing for waterline extension required. (See below directions)
- Coordination w/Public Work's Betty King for hydrant/fire line stub installation by County forces available. Call 748-4801, extension 6248.

EFFLUENT REUSE FOR IRRIGATION:

LDC 722.1.8.3.1

- Contact Jerry Gates at 782-8811, extension 6035 for availability. Where available, mandatory connection required.
- Time clock and rain sensor required.

NOTE: PREAPP WAS FOR PDC REZONE WHICH WIS HANS NO OBJECTION. ANY NEW PROPOSALS INCONSIDERED SINCE THAT TIME HANS NOT BEEN/ PREAPP(ED).

Initial CLMDate 8/27/98Site Plan # PDF-98-01 (Z.G.P)**SIDEWALKS:**

LDC 722.1.4

1850 TO
EXTENDS TO
IDELWILD
COURT

- 4' wide required on all local roads north and west side, 6' on all sides of thoroughfares.
- Sidewalk required on all property lines abutting the street for development within 1 walking mile of any elementary or middle school, in PR, NC, GC, HC, LM, HM zoning districts, or in non-residential planned development districts.
- Exemptions are for local roads where sidewalks do not exist within 1000 feet to properties zoned A, A-1, LM, HM, or EX.
- Requests to defer sidewalks per LDC 722.1.4.7 directed to sidewalk coordinator Kathleen Thompson at extension 6841.

ACCESS

LDC 711, 712, 713

- FOOT response required.
- Driveways to be constructed to County standards, 2 maximum, setback from intersection per LDC 711.4.1, setback from property line per LDC 711.4.4, 25' radius or 3' x 8' flares for the returns, and 24' minimum/28' maximum widths.
- Agriculturally zoned or greater than 5 acres type projects may have more than 2 drives if a superior design and safety alternative is proposed and approved by the Planning Director.
- Smooth - dustless surface such as asphalt or concrete required.
- FOOT #57 rock, washed shall or crushed granite with Geoweb containment grid acceptable as driveway on private property.
- Show proposed elevations for grade drive, or culvert, culvert sizing calculations, location, distance from property line and intersection, and note that construction is per Manatee County standards.

DRAINAGECF 3.2, 11.3, 11.4
LDC 717

OK FOR
PRELIMINARY
PLAN.

- Watershed/OPW standards apply. Water quality computations shall show an additional 50% more treatment.
- Open system = Positive outfall to be demonstrated with use of 25 year/24 hour, zone 6 (per SWP/WMO), first 15' treatment, Cpost = Cpre balancing. Stormwater design by professional engineer. Show all computations for project size, Cpost, Cpre, Cpost, narrative, treatment volume and elevation, storage, 6" freboard, underdrain, discharge geometrics, 12" between pond bottom and SHWL for dry retention, DHWL, NWL, 6' depth of normal pool (for wet detention) and BCS/soil test results.
- Closed system = No positive outfall. To be demonstrated with use of 100 year/24 hr, 12" of freboard, Zone 6 (per SWP/WMO). Stormwater design by professional engineer. Show emergency pop off, design, location and outfall.
- Cpost shall be reduced by 50% due to known flooding. Contact Sia Molanazar, P.E. at 792-8811, extension 8222.
- Provide copy of SWP/WMO application.
- Show on plan cut and fill balancing calculations by PE as required in "A" floodzones.
- Discharges to tidally influenced water body. No attenuation required, only water quality of first 3/4"

CONSTRUCTION PLAN**REVIEW**

LDC 722.2

- Submit to Chris Mewbrey, P.E., of this office 4 sets of engineering plans, permits, calculations & construction drawing review fee. (See fee schedule below)
- 60 day review period maximum between submittal and sign-off of site plan.

FEE SCHEDULE

- Submit with application an \$85.00 Final Inspection Fee (FIF) for each phase of construction requiring Certificate of Occupancy release. Note that each phase shall stand alone for engineering, planning, zoning and landscape features.
- Construction drawing review fee (CDR) shall be submitted with Construction Plans. The amount shall be \$370.00 + \$12.50/unit and/or \$1.85/each 500 square feet of non-residential building area over 10,000 square feet.
- Prelim only construction drawing review fee (CDR) shall be submitted with construction plans. The amount shall be \$110.00.

MISCELLANEOUS

- Manatee County Design Standards for water, wastewater, reclaim, and stormwater available for purchase either in book or AutoCAD format. Contact Sallie Vanestanderidge at 792-8811, extension 8020.

cc:

By J.T.P.

ZONING DISCLOSURE AFFIDAVIT

File Number _____

File Name _____

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. This is in addition to the list of owners.

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 State or another country.

NAME, ADDRESS, AND OFFICE

PERCENTAGE STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ()

NAME, ADDRESS, AND OFFICE	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Wen Y. Chung	100%
_____	_____
_____	_____

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

Signature: Wen Y. Chung

STATE OF FLORIDA

(Applicant): _____

COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 24th day of July

1998, by Wen Yi Chung who is personally known to me or who has

produced FDL520899334270 as identification.
(type of identification)

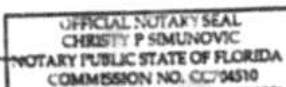
Christy P. Simunovic
Notary Signature

Christy P. Simunovic
Print or Type Name of Notary

Personal Banker
Title or Rank

Serial Number, if any _____

My Commission Expires: 12/28/2001



Microsoft
Expedia Maps

Winter Garden Dr

Ell Way

Magellan Dr

Danny Dr

Pennsylvania Ave

Rex Ln

Madonna Pl

Persimmon Pl

Idlewild Ct

Site

Doris Dr

15th St E

66th Avenue Dr E

19th St E

21st St E

67th Ave E

Hidden Ctr

Whitfield Ave

Whitfield Park Ave

Whitfield Park Dr

Iris Ave

N



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LOCATION MAP

PROPERTY OF THE UNITED STATES OF AMERICA. THIS DOCUMENT IS LOANED TO YOU BY THE NATIONAL ARCHIVES AT COLLETSVILLE, PENNSYLVANIA. IT IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS NOT TO BE DISTRIBUTED OUTSIDE YOUR ORGANIZATION. IT IS TO BE RETURNED TO THE NATIONAL ARCHIVES AT THE END OF THE LOAN PERIOD. FOR MORE INFORMATION, CONTACT THE NATIONAL ARCHIVES AT COLLETSVILLE, PENNSYLVANIA. DATE OF ACQUISITION: 1967. DATE OF RELEASE: 1997. NATIONAL ARCHIVES, COLLETSVILLE, PENNSYLVANIA. REF ID: A62804

ADDITIONAL INFORMATION:
- LOCATION OF SITE
- DATE OF CONSTRUCTION
- NAME OF ARCHITECT
- NAME OF CONTRACTOR



GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY MARKED PRIOR TO ANY EXCAVATION WORK.

FOUNDATION NOTES:
1. FOUNDATION SHALL BE CONSTRUCTED OF REINFORCED CONCRETE.
2. ALL FOUNDATION WALLS SHALL BE MINIMUM 12 INCHES THICK.
3. ALL FOUNDATION WALLS SHALL BE FINISHED WITH A MINIMUM 2 INCHES OF INSULATION.
4. ALL FOUNDATION WALLS SHALL BE PROTECTED FROM MOISTURE AND ROT.
5. ALL FOUNDATION WALLS SHALL BE PROTECTED FROM COLLAPSE AND SETTLING.



FOUNDATION NOTES (continued):
6. ALL FOUNDATION WALLS SHALL BE FINISHED WITH A MINIMUM 2 INCHES OF INSULATION.
7. ALL FOUNDATION WALLS SHALL BE PROTECTED FROM MOISTURE AND ROT.
8. ALL FOUNDATION WALLS SHALL BE PROTECTED FROM COLLAPSE AND SETTLING.
9. ALL FOUNDATION WALLS SHALL BE PROTECTED FROM COLLAPSE AND SETTLING.
10. ALL FOUNDATION WALLS SHALL BE PROTECTED FROM COLLAPSE AND SETTLING.

UNRECORDED
DATE OF RECORDING
SUMMARY

FOUNDATION PLAN
LEGENDARY WITH PLAN

DATE: 10/10/1967
BY: [Signature]

POI-98-01 (KCP)