

B O C C 12/15/98

PDC-98-10(P) - DAVID CARLTON TURNER JR./DUETTE COUNTRY STORE

Request Approval of a Preliminary Site Plan to allow a convenience store in the PDC/WP-M/ST (Planned Development Commercial/Lake Manatee Watershed Protection and Special Treatment overlays) zoning district Located at the southwest corner of SR-62 and SR-39 (0.98 ± acre)

| | | | |
|---------------------|----------|-----------------|----------|
| <u>App Received</u> | 09/17/98 | <u>D.R.C.</u> | 09/25/98 |
| <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 APPROVE Preliminary Site Plan No. PDC-98-10(P) with Stipulations #1 through #7; and GRANT Special Approval for a project located in the Watershed Overlay, as recommended by the Planning Commission.

(COMMISSIONER STEIN)

PLANNING COMMISSION ACTION:

On December 3, 1998, by a vote of 6-1, the Planning Commission recommended APPROVAL of the Preliminary Site Plan with Stipulations #1 through #7; and GRANTING Special Approval for a project located in the Watershed Overlay. Reason for nay vote: Ms. Sheppard felt this proposal is incompatible at this time based on its location in the watershed.

Planning Commission Comments: The Commission wished to convey to the Board of County Commissioners that it supports the applicant's request for the deferral of sidewalks.

PUBLIC HEARING COMMENTS/CORRESPONDENCE:

No public comment at the December 3, 1998 Planning Commission public hearing, and no correspondence was entered into the record.

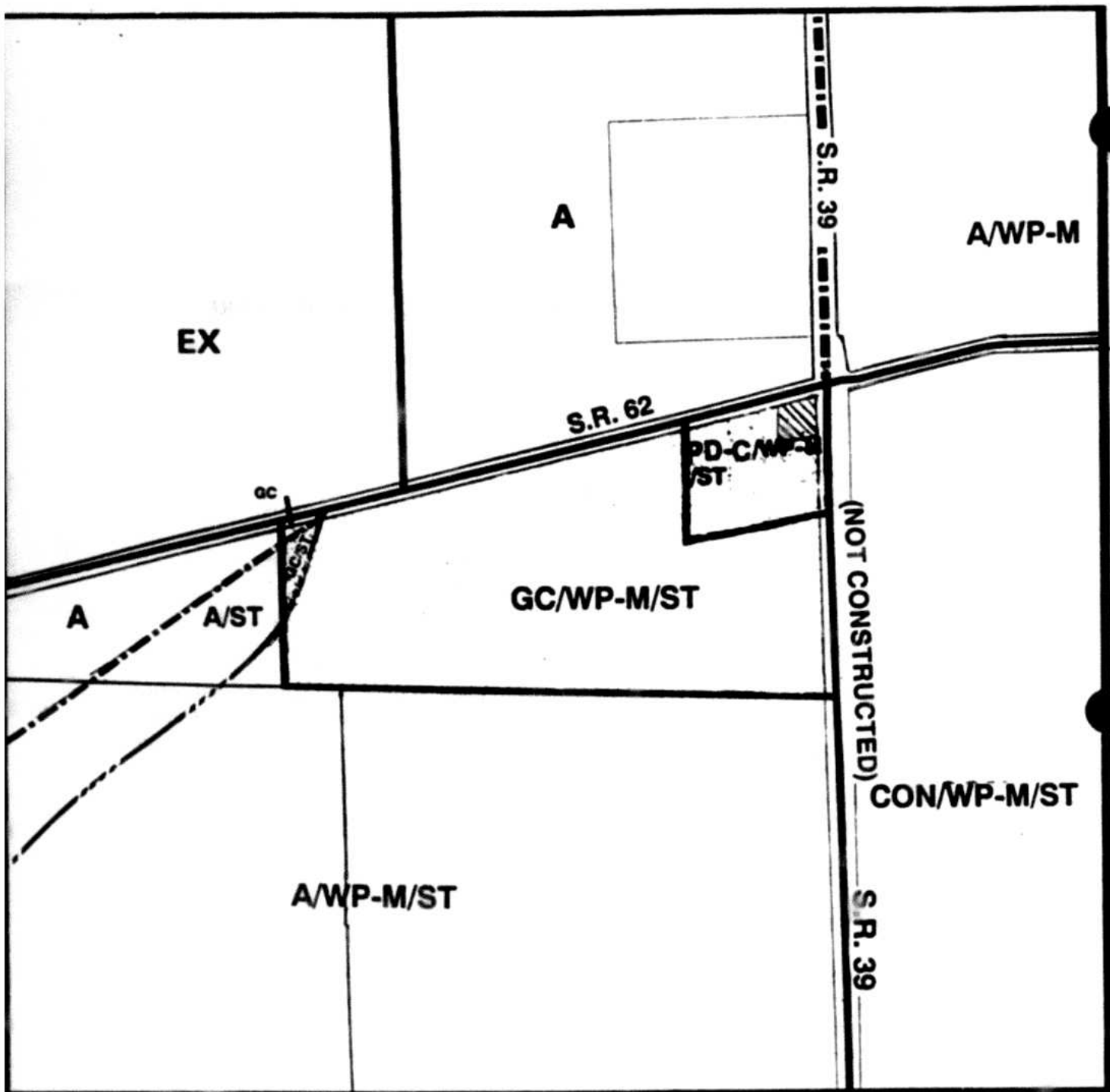
APPROVED IN OPEN SESSION

DEC 15 1998

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

63

24.



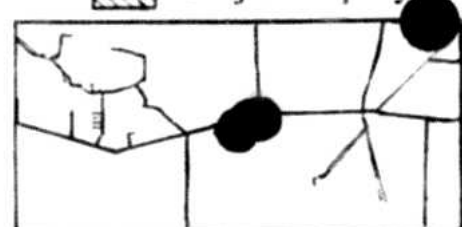
Project Number: PDC-98-10(P)
 Proposed Use: CONVENIENCE STORE W/GAS PUMP
 Existing FLUC: AG/R
 Existing Zoning: PDC/WP-M/ST
 Proposed Zoning: N/A
 Acreage: 0.98
 Flood Zone: X
 Drainage Basin: N/A
 Commissioner: STEIN
 Map Prepared: 9/22/98
 Requested By: DAVID C. TURNER, JR.
 Section: 24 Township: 33 Range: 21

Tax I.D.: 14030006 (PART OF)

Manatee County
Staff Report Map
 1 inch = 820'



 Subject Property



CASE SUMMARY

CASE NO.: PDC-98-10(P)
APPLICANT: David Carlton Turner, Jr./Duette Country Store
REQUEST: Approval of a Preliminary Site Plan for a Convenience Store in the PDC/WP-M/ST zoning district.

STAFF RECOMMENDS: APPROVAL with Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The request is for approval of a Preliminary Site Plan to allow a Convenience Retail use in the PDC/WP-M/ST zoning district. The site is located at the southwest corner of S.R. 62 and S.R. 39.
- To the NORTH, across S.R. 62, is property zoned A (General Agriculture), used for agricultural purposes.
- To the SOUTH is property under the same ownership (and part of the same parent parcel) zoned PDC-WP-M/ST, used as pasture.
- To the EAST, across S.R. 39 is property zoned CON/WP-M/ST (Conservation/Watershed Protection-Manatee Overlay/Special Treatment Overlay).
- To the WEST is property under the same ownership (and part of the same parent parcel) zoned PDC/WP-M/ST, used as pasture.

SUMMARY: (MS)

The request is for approval of a Preliminary Site Plan for a convenience store in the PDC/WP-M/ST zoning district. The site is located in the Ag/R (Agriculture/Rural) Future Land Use Category. The land is currently configured as a 10-acre parcel of land. The applicant proposes to buy 5-acres, and split-off the subject .98 acres. Pursuant to the Land Development Code (LDC), this split does not require subdivision approval because it is not the creation of the third lot under 5 acres. This lot split will result in 2 lots under 5 acres.

A 10-acre parcel, including the subject site, was rezoned to C/WP/ST (Neighborhood Commercial/Watershed Protection/Special Treatment) in 1988 (Z-88-58). Subsequently, the applicant received approval of a Special Permit (SP-89-31) in 1989 (for 5 of the 10 acres) for a service station with gas pumps, which was never constructed. With the adoption of the 1990 Land Development Code, the zoning changed to PDC/WO-M, without a plan. The current request for a convenience store with gas pumps requires approval of a site plan by the Board of County Commissioners.

The applicant proposes a 1,200 square foot convenience store and 2 gas pumps under a 900 square foot canopy. The applicant proposes one 36-foot wide driveway off of S.R. 62.

While staff is concerned that approval of this project will displace a portion of the current agricultural use, this small scale development will likely serve the needs of the current agricultural community. Additionally, the site's location (at the intersection of 2 functionally classified roadways) makes it a logical place for a small commercial use.

Staff recommends Approval with Issues.

POSITIVE ASPECTS OF THE APPLICATION

- **The convenience store is proposed at a high access location in an area that will benefit from convenience retail.**
- **The Preliminary Site Plan shows a cross access easement to the remainder of the property.**
- **The project will provide 55.5% of the site in upland open space.**

NEGATIVE ASPECTS OF APPLICATION

- **The proposal may increase traffic congestion at this intersection.**
- **The project will displace a portion of an agricultural use in the Ag/R District.**
- **Public water and sewer is not available at this location.**

MITIGATING FACTORS

- **A traffic study will be approved prior to approval of this project, ensuring the traffic generated by this project does not exceed the Level of Service standard for these roadways.**
- **The current zoning of the property is PDC. This small scale project will likely serve the needs of the agricultural community.**
- **A septic system and well can be permitted at this location.**

STIPULATIONS: (AS RECOMMENDED BY THE PLANNING COMMISSION)

1. **The minimum front yard setbacks for all structures shall be 30-feet.**
2. **All signs shall be permitted separately, including the location and size of such signs. These shall be approved in accordance with the Land Development Code by the Building Department.**
3. **The building and gas pump canopy height shall be limited to a maximum of 20-feet.**
4. **Five-foot wide sidewalks shall be installed adjacent to this site, along S.R. 62 and S.R. 39, prior to issuance of the Certificate of Occupancy for this building. This shall be approved with the Final Site Plan.**
5. **The proposed underground petroleum storage tanks shall be consistent with Chapter 62-762, FAC, and include double-walled tanks with interstitial monitoring, double-walled integral piping, dispenser sumps, submersible pump sumps, automatic tank gauging, in-line leak detectors with automatic shutoff, sump sensors, and dispenser tilt sensors.**
6. **The development shall incorporate a Florida rural architectural. Design elements shall be reviewed by staff at Final Site Plan approval.**
7. **Signs for the development shall be uniform with the architectural design. Pole signs shall utilize materials consistent with finish building materials to conceal support structure (e.g., poles) between 20 and 100% of sign width with a maximum sign height of 10 feet. Ground signs shall be limited to 40 square feet for the development. Design elements shall be reviewed by staff at Final Site Plan approval.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

| | |
|--------------------------------|--|
| Misty Serria (PD) | Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design |
| Chris Mowbray (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 PRELIMINARY SITE PLAN STANDARDS:

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

I. SITE DESIGN

The applicant proposes a 1,200 square foot convenience store and 2 gas pumps under a 900 square foot canopy. The project is located at the southwest corner of S.R. 62 & S.R. 39. The site plan shows one driveway off of S.R. 62. Staff recommends a stipulation for 5-foot wide sidewalks along both S.R. 62 and S.R. 39. Sidewalks are required pursuant to Section 722.1.4.1 of the LDC.

The site plan contains a note, proposing minimum setbacks of 30-feet from S.R. 62 & S.R. 39, 15-feet from the remaining two sides of the property, and a 25-foot setback for the gas pumps, canopy, and underground storage tanks. Staff recommends a stipulation that the canopy be setback a minimum of 30-feet in accordance with Section 603.11.4.3 of the LDC. The site plan graphically shows these structures exceeding these minimum standards.

The site plan appears to propose a land split for the convenience store and gas pumps, and proposes a cross-access easement between this portion of the site and the remainder of the property. Subdivision approval is not required for this split because it is not the creation of the third lot under 5 acres.

The site plan shows a proposed business sign located near S.R. 62. Staff recommends a stipulation that all signs be approved separately by the Building Department.

2. COMPATIBILITY

This site is located at the intersection of two functionally classified roadways. The surrounding property and a good majority of the general area is currently used for agricultural purposes. The applicant proposes a 1,200 square foot convenience store with 2 gas pumps, under a 900 square foot canopy, equating to a 0.05 Floor Area Ratio (F.A.R.). Staff believes that this small scale development will serve the needs of the adjacent agricultural community, while remaining compatible with the surrounding agricultural land uses. Staff recommends a stipulation limiting the building and canopy height to a maximum of 20-feet to ensure compatibility with the area. There is a 17-foot wide ditch existing adjacent to S.R. 62, and a 15-foot wide ditch adjacent to S.R. 39. The required roadway buffers will be provided inside the subject site, creating a nice buffer from the roadways. The site plan also shows landscaping along the remaining two sides of the property to screen these boundaries from future development of the remaining portion of the parent parcel.

This site is not located in a County designated Entranceway.

3. PUBLIC UTILITIES/FACILITIES

Access to this site is proposed from S.R. 62.

As designated on the Manatee County Right-of-Way Needs Map in this location, S.R. 62 requires a right-of-way of 120 feet (60 feet half-width right-of-way) with the existing half-width adjacent to this proposed development of 37.02 feet. Therefore, dedication of an additional 22.98 feet is required for future roadway expansion. The site plan indicates 23-feet of right-of-way being dedicated at this location, and is acceptable as shown.

State Road 62 is classified as a Minor Arterial-Rural and S.R. 39 is classified as a Rural Major Collector on the Roadway Functional Classification Map of the Comprehensive Plan.

The project proposes a well and septic tank/drainfield because public water and sewer are not available in this area.

4. PRESERVATION/CONSERVATION

The site is relatively flat and does not contain any trees. The site plan does not indicate any natural or historic features, or any on-site wetlands. The plan shows 55.5% or 23,813 square feet of upland open space. The minimum requirement for non-residential projects located in the WP-M Overlay district is 30%.

5. CONCURRENCY

The applicant has filed a "Deferral and Acknowledgment of Eventual Requirement for Concurrency". A Certificate of Level of Service must be approved for this project prior to Final Site Plan approval.

6. **CONSISTENCY WITH COMPREHENSIVE PLAN**

This site is located in the Ag/R (Agriculture/Rural) Future Land Use Category of the Comprehensive Plan. The site meets Commercial Locational Criteria. The proposed Floor Area Ratio (FAR) is .05

The proposed Preliminary Site Plan must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were considered in preparing this staff report and are important policies to review and consider in evaluating the proposal:

Policy 2.1.2.2 which calls for limiting urban sprawl by prohibiting all future development to the area east of the established FDAB (Future Development Area Boundary) except as highlighted in this policy. One of the exceptions includes small commercial development providing for the needs of the agricultural community.

Policy 2.1.2.3 which permits the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Policy 2.1.2.5 which permits consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for such development.

Policy 2.1.2.7 which requires a review of all development for compatibility and appropriate timing.

Policy 2.2.1.8.1 which establishes the intent of the Ag/R Future Land Use Category.

Policy 2.2.1.8.2 which provides a range of potential uses for the Ag/R Future Land Use Category.

Policy 2.2.2.4(a) which requires Special Approval for projects located within the WO Overlay.

Policy 2.2.2.5 which lists development restrictions within the WO Overlay.

Policy 2.3.4.2 which requires that impervious surfaces within the WO District be minimized through the use of one or more of the listed strategies.

Policy 2.4.1.1 which requires issuance of a CLOS with development orders.

Policy 2.5.1.2 which establishes agriculture as the preferred use in the Ag/R Future Land Use Category.

Policy 2.5.2.2 which permits the use of clustering of non-residential development on a project site to facilitate the continued use of any portion of the project site for agricultural uses.

Policy 2.6.1.1 which requires that development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities, which are listed.

Policy 2.10.3.1 which requires access to commercial uses be established on at least one roadway operating at or better than the adopted LOS.

Policy 2.10.3.2 which requires that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as a Collector or higher.

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

ATTACHMENTS:

- 1 Development Review Committee Comments

ENGINEERING DRC COMMENTS

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

FLUC 1200 SF ZONING PS-11/ST FLOOD ZONE X LOCATION SW CORNER SR 62
 PROPOSAL 1200 SF CONVENTION STORE w/ GAS PUMPS
 PREPARED BY: [Signature] DATE: 9/30/98 SITE PLAN # PDC-98-1C ZP
 MIKE HARRISON-EXT. 6853; CHRIS MOURRAY-P.E. EXT. 6840

WATER:

CP 11.5
LDC 722.1 B 2

NONE AVAILABLE

Waterline exists within _____ ROW
 Water meter sizing calcs signed/sealed by AIA/PE. Show meter and backflow at ROW lines.
 Potable well permitted thru HRS. Contact Gary Cochran at 748-0747 extension 1415.
 Backflow preventor required/not required.
 Construction plan processing for waterline extension required. (See Below Directions)
 Participation for everizing to be reviewed by Dave Branning at extension 5044.

SEWER:

CP 11.1
LDC 722.1 B 1

NONE AVAILABLE

Forceman exists within _____ ROW. Connection shall be via pump station and forceman.
 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 man/manhole required. Show on plan winets to coordinate with/shore Office at 755-1853.
 Sewer connection not mandatory permit thru HRS. Contact Gary Cochran at 748-0747 extension 1415.
 Participation for everizing to be reviewed by Dave Branning at extension 5044.

SOLID WASTE:

LDC 728

etc

Can service required. Show 5' x 8' concrete slab with 3' high opaque fence with gate on plans.
 Dumpster service required. Show 10' x 10' inside dimension w/6' 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 B 4 730

*NOT ADDRESSED
 - P.P.A. 12/31
 FOR APPLY @
 THIS OFFICE
 DEPARTMENT*

Fire Marshal: written approval indicating type of protection required.
 2000 GPM from hydrant(s) required. Show FM flow data obtained from fire marshal, and distance to front door. Maximum distance is 400'; or
 Fireline 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 FM 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 748-4501, extension 5245.

EFFLUENT REUSE FOR IRRIGATION:

LDC 722.1 B 3.1

Water

Contact Jerry Cates at 792-8811, extension 5035 for availability. Where available, mandatory connection required.
 Time clock and sensor required.

initial CL
date 9/3/16

Site Plan # PVC-79-16

SIDEWALKS:

LDC 722.1.4

OK

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4' wide required on all local roads north and west side, 5' on all sides of thoroughfare.
 Sidewalk required on all property lines abutting the street for development within 1 walking mile of an elementary or middle school, in PR, NC, GC, HC, LM, HM zoning districts, or in non-residential elevated 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 Thomson at extension 6841.

ACCESS

LDC 711.712.713

OK

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FDOT 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.A, 25' radius or 3' x 8' flares for the returns and 24' minimum/36' 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.
 FDOT #57 rock, washed shall or crushed granite with Geoweb containment grid acceptable as driveway on private property.
 Show proposed elevations for swale drive, or culvert, culvert sizing calculations, location, distance from property line and intersection, and note that construction is per Manatee County standards.

DRAINAGE

CP 3.2.11.2.11.4
 LDC 717

*Water Quality Standards
 Approved @ Time
 Requirements*

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Watershed/OFW 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 SWFWMD), first 1/2" treatment, Qpost = Qpre balancing, Stormwater design by professional engineer. Show all computations for project size, Qpre, Qpost, narrative, treatment volume and elevation stage-storage, 6" freeboard, underdrain, discharge geometrics, 12" between pond bottom and SHWL for dry retention, DHWL, NWL, 6' depth of normal pool (for wet detention) and SCS-soil test results.
 Closed system = No positive outfall. To be demonstrated with use of 100 year/24 hr 12" of freeboard, Zone 6 (per SWFWMD), Stormwater design by professional engineer. Show emergency spill off, design, location and outfall.
 Qpost shall be reduced by 50% due to known flooding. Contact Sue Malanazar, P.E. at 792-8811 extension 5222.
 Provide copy of SWFWMD application.
 Show on plan cut and fill balancing calculations by (P) as required in "A" floodzones.
 Discharges to totally influenced water body. No attenuation required, only water quality of first 3.4

CONSTRUCTION PLAN REVIEW

LDC 722.2

NA

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-

Submit to Chris Mowbray, 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 substantial and sign-off of site plan.

FEE SCHEDULE

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Submit with application an \$85.00 Final Inspection Fee (PIF) 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 (CD) 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.
 Finalize only construction drawing review fee (CD) shall be submitted with construction plans. The amount shall be \$110.00.

MISCELLANEOUS

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Manatee County Design Standards for water wastewater reclaim and stormwater available for purchase either in book or Autocad format. Contact Sallie Vanosanbridge at 792-8811 extension 5020

[Signature]



MEMORANDUM

DATE: September 29, 1998

TO: Misty Servia, Planner
Planning Department

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

SUBJECT: **Development Review Comments**
David Carlton Turner Jr./Duette Country Store PDC-98-10(Z)(P)

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. 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.**

All new well construction must be permitted through the EMD Water Well Permitting Program.

Underground/above-ground pollutant storage tank installation/removal must conform to the requirements of Chapters 62-761/62-762, Florida Administrative Code.

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

WCO:hs

cc: Douglas D. Means

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

DATE: 10-02-98

PROJECT NO: PDC-98-10(Z)(P)

PROJECT NAME: David Carlton Turner, Jr/Duette Country Store

- ___ 1. County Water - County Sewer.
- ___ 2. Permit for Water Distribution System is required prior to start of construction.
- XX 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.
- XX 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).
- XX 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.
- XX 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.
- ___ 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.
- XX 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.
- XX 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.
- XX 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.
- ___ 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.
- 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.
- XX 41. Additional Comments: Dumpster pad drain shall not be connected to the septic system.

Signed:



Gary Cochran
Environmental Specialist II

(DRC)

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

DATE: NOVEMBER 2, 1998

PROJECT NAME: DAVID CARLTON TURNER JR./DUETTE COUNTRY STORE
PDC-98-10(Z) (P)
1,200 SQ FT CONVENIENCE STORE W/GAS PUMPS

SITE ADDRESS: SW CORNER OF S.R. 62 AND S.R. 39

PLANNER: MISTY SERVIA (x) 6839
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.

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:

At this time, SR 62 (between US 301 and CR 39) has adequate capacity and is operating at or above the adopted level of service "C". However, applicant is advised that capacity is not reserved at this stage, nor is capacity guaranteed as being available at time of actual development.

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of S.R.62, the generalized tables (valid April 7, 1998 - July 6, 1998) reflect a pm peak hour base/existing count of 260 trips with 06 trips currently reserved. To maintain the required Level of Service Standard of "C", the total existing and reserved trips cannot exceed 820 pm peak hour trips.

Additional on-site and/or off-site improvements may be required as the property is developed.

III. General Information

A "Deferral and Acknowledgement of Eventual Requirement for Concurrency Certification" has been received. Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance.

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.

MR
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, State Road 62 (Minor Arterial Rural) 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 37.02 feet. Therefore, dedication of an additional 22.98 feet is required for future roadway expansion. The site plan indicates 23 feet of right-of-way being dedicated at this location and is acceptable as shown.

As designated on the Manatee County Right-of-Way Needs Map in this location, County Road 39 (Rural Major Collector) requires a right-of-way of 200 feet (100' half-width right-of-way) with the existing half width adjacent to this proposed development of 100 feet.

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(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.

Per Section 806 of the Manatee County Land Development Code, the dedication of right-of-way over the 42 foot half-width minimum standard is eligible for credit against the transportation component of impact fees. *Unless otherwise provided 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.

As this is a state road (S.R.62), 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.

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

cc: Concurrency File #PDC-98-10(Z)(P)
Public Works and Transportation Concurrency Group
(Dave Branning, Wayne Roberts, Sia Mollanazar)
Malvine Kutt, Land Acquisition
Peggie Wallace, Impact Fees

