

PDR-00-22(P) - PERICO ISLAND PATIO HOMES

Request: Approval of a Preliminary Site Plan to allow 16 single-family detached dwelling units to complete the Perico Island Patio Home Development. The project is located on the north side of Manatee Avenue West, between Perico Bayou and Anna Maria Sound and across from the entrance into Perico Bay Club. Present Zoning: PDR/CH (Planned Development Residential/Coastal High Hazard Area). Perico Patio Homes contains approximately 11.3 acres.

App Received:

06/16/00

D.R.C.

07/14/00

P.C.:

01/11/01

B.O.C.C.:

01/23/01

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 the Preliminary Site Plan PDR-00-22(P), with 5 Stipulations; GRANT Special Approval for a project: 1) in the Coastal Evacuation area; 2) Coastal Storm Vulnerability Area; and 3) for a project exceeding 4.5 d.u. per acre in the RES-6 Future Land Use Category; ADOPT the Findings for Specific Approval; and GRANT Specific Approval of an alternative to Sections 712.2.8 of the Land Development Code, as recommended by the Planning Commission.

(COMMISSIONER von HAHMANN)

PLANNING COMMISSION ACTION:

On January 11, 2001, by a vote of 5 - 1 (Ms. Sheppard voting nay stating the project doesn't meet the current requirement for a second means of access) the Planning Commission recommended APPROVAL of PDR-00-22(P).

PUBLIC COMMENT/CORRESPONDENCE:

Mr. Roger Domme, 11103 Belle Meade Ct, spoke in favor of the application at the January 11, 2001 Planning Commission public hearing. There was no correspondence entered into the record.

CITY

PERICO ISLES

CIR

MAGNOLIA

SANDALWOOD DR

JASMINE CIR

PD-R

LONGWOOD CT

108 ST

PERICO WAY

109 ST

107 CT

MANATEE AVE.

SANDERLING

CIR

BLVD

BRISTOL BAY DR

CITY

ESTUARY DR

ESTUARY

PERICO BAY

AUDUBON WAY

CON

Project Number: PDR-00-22(P)  
 Proposed Use: SINGLE FAMILY RES.  
 Proposed Zoning: N/A  
 Existing Zoning: PD-R  
 Existing FLUC: RES-6  
 Flood Zone: AE  
 Floodway: NO  
 Acreage: 11.33  
 Drainage Basin: SARASOTA BAY  
 Commissioner: Jane von Hahmann  
 Map Prepared: November 20, 2000  
 Requested By: POTOMAC VENTURE INC.  
 Section: 26 Township: 34 Range: 16

Tax I.D.: 736140005  
 736140055  
 736140170  
 736140241

**Manatee County  
 Zoning  
 Staff Report Map**  
 1 inch = 550'

Overlays:  
 ST, AI, HA, WR, RV: NONE  
 Watershed: NONE  
 Coastal Hazard: Not Available

 Coastal High Hazard Line

# CASE SUMMARY

CASE NO.: PDR-00-22(P)  
APPLICANT: Perico Island Patio Homes  
REQUEST: Approval of a Preliminary Site Plan to allow 16 detached dwelling units to complete the Perico Island Patio Home Development  
STAFF RECOMMENDS: APPROVAL with Limited Issues

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## REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- Approval of a Preliminary Site Plan to allow 16 detached dwelling units.  
  
The project is located on the north side of Manatee Avenue West, between Perico Bayou and Anna Maria Sound.
- To the NORTH is Perico Isles subdivision (single-family residences) zoned PDR.
- To the SOUTH, across Manatee Avenue West are Perico Bay Club and Bristol Bay multi-family developments in the City of Bradenton.
- To the EAST is Perico Shores single-family residential subdivision, zoned PDR.
- To the WEST is vacant land approved for the Arvida-Bradenton multi-family project in the City of Bradenton.

## SUMMARY: (NL)

The Perico Island Master Development was approved in 1981 (PDR-81-01) for 25,600 square feet of commercial space on 5.7 acres and 320 dwelling units on 60.7 acres, at a gross residential density of 5.3 d.u. per acre. Because wetland policies were not in effect at the time, there was no adjustment made to address this issue when developing the project or calculating the density. A single means of access was provided to Manatee Avenue for the entire project.

To date, 168 dwelling units have been built in the Perico Island Master Development. These units are located in several condominium and subdivision phases on a total of 32.182 acres, according to information obtained from the Property Appraiser's office. None of the commercial uses were ever constructed. Part of the land area approved for commercial development was re-approved as the Perico Shores Subdivision in 1992. This subdivision contains 9 single-family lots on 8 acres and has its own access to Manatee Avenue.

The area in question was approved as Perico Island Patio Homes in 1990 (FSP-90-89) and re-approved in 1996 (FSP-96-59) for 53 detached dwelling units. All but 16 units were built before the Final Site Plan expired on August 2, 1999.

The request has been reviewed for compliance pursuant to the current Comprehensive Plan and Land Development Code.

### **POSITIVE ASPECTS OF THE APPLICATION**

- The request is for the same number of units and design that was approved in 1996.
- All infrastructure is in place to serve the proposed units.

### **NEGATIVE ASPECTS OF APPLICATION**

- 16 additional units will be served by one means of access.

### **MITIGATING FACTORS**

- The total number of units is still less that was originally approved for the overall project (184 vs 320).

### **STIPULATIONS:**

1. One street tree per lot shall be provided pursuant to Section 715.3.4 of the Land Development Code prior to Certificate of Occupancy of each residence where a tree does not exist.
2. A Hurricane Evacuation Plan for the project, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, shall be approved by Emergency Management Division prior to Final Site Plan approval.
3. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required when and if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
4. This approval is for a Preliminary Site Plan. Prior to issuance of a building permit, the applicant shall obtain Final Site Plan approval administratively.
5. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for emergency shelter facilities shall be required if such impact fee is adopted by the Board of County Commissioners.

# DETAILED CASE REVIEW

## PRIMARY REVIEWERS

Norm Luppino (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Mike Harrison (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Husham Al-Kaisy (PD)	Impacts to Infrastructure (Transportation)
Bill O'Shea (EMD)	Environmental Resource Impacts

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

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

### 1. SITE DESIGN

The request is for the 16 unbuilt dwelling units in Perico Island Patio Homes Condominium. A component of the Perico Island Master Development, Perico Island Patio Homes is located at the southwest portion of the development, abutting Manatee Avenue. With the exception of this request, the Perico Island development has been built out. The remaining unbuilt 16 units will be scattered among existing units within the Perico Island Patio Homes phase.

The characteristics of the project remains identical to the 1990 approval. Perico Patio Homes is a recorded condominium, not a subdivision plat. The condominium lots are typically 50'x100'. Setbacks of 0' front, 0/5 foot sides, and 10 foot rear were approved. The greenbelt along Manatee Avenue West is at least 25 feet in width. Within the greenbelt is a 6 foot high wall. Perico Way serves as the only means of access for the entire Perico Island Development. Because the Perico Island development contains more than 100 units, it is considered non-conforming to Section 712.2.8 of the current land Development relative to two means of access. Specific approval is required to allow the additional 16 units.

The entire site is within the A Flood Zone.

### 2. COMPATIBILITY

The request is infill development and consistent with the existing development portion of Perico Island Patio Homes. The existing 6 foot high wall adjacent to Manatee Avenue buffers the residences from vehicular noise and light.

### 3. PUBLIC UTILITIES/FACILITIES

All infrastructure is currently in place. Streets are private. Access is provided to Manatee Avenue. Sidewalks exist along the main roadways within the project.

**4. PRESERVATION/CONSERVATION**

Although the Perico Island development abuts Perico Bayou, the request in question does not contain or abut any wetlands. The site is within the Coastal Planning Area, Coastal Storm Vulnerability Area, and Coast Evacuation Area. Streets are private and this phase of development is fairly low in density. Because this site is already cleared for development, no native vegetation remains on the property

**5. CONCURRENCY**

Applications for a Certificate of Level of Service Compliance (CLOS) for potable water, sanitary sewer, solid waste, transit, and parks have been reviewed and will be approved if the project is approved.

**6. CONSISTENCY WITH COMPREHENSIVE PLAN**

The proposed Preliminary Site Development 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:

The Comprehensive Plan designates the site RES-6.

**Future Land Use policies**

Policy 2.2.1.12.1 lists the intent of the RES-6 future land use category as those which are established for a low density urban, or clustered low-moderate density urban, residential environment.

Policy 2.2.1.12.2 lists suburban or urban residential uses as a range of potential uses.

Policy 2.2.1.12.3 identifies the maximum gross residential density as 6 dwelling units per acre and the maximum net residential density as 12 dwelling units per acre.

Policy 2.2.1.12.4.(b) requires projects which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre to receive special approval.

**General development policies**

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

Policy 2.1.2.7 Requires all proposed developments to be reviewed for compatibility and appropriate timing.

Policy 2.6.1.1 require all adjacent development that differs in use, intensity, height, and/or density to utilize various land use techniques to mitigate potential incompatibilities.

Policy 2.6.1.3 require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site

Policy 2.6.5.3 Encourage, within currently undeveloped areas designated for new growth, and within infill development projects not creating incompatible land use patterns, the vertical integration of uses by mixing of uses within a single structure.

#### **Residential development policies**

Policy 2.6.1.3 Requires appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).

Policy 2.6.2.8 Utilizes the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to major arterials and expressways.

Policy 2.9.1.5 Promote the development of pedestrian friendly designs.

Policy 2.9.1.7 Encourage the development of community spaces, including usable open space and public access to water features.

Policy 2.9.1.9 Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses.

#### **Coastal policies**

Policy 2.2.2.4.1 defines the CEA as the geographic area which lies within the evacuation area for a Category 1 hurricane.

Policy: 2.2.2.4.2 identifies the purpose of the CEA to limit population in the Category 1 hurricane evacuation area requiring evacuation during storm events and to limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.

Policy 2.2.2.4.4 Requires projects in the CEA Overlay District to obtain special approval.

Policy 2.2.2.5.1 defines the CSVA as the geographic area which lies seaward of the 5 foot topographic contour, including all areas of known coastal flooding.

Policy 2.2.2.5.2 identifies the purpose of the CSVA to limit population in areas most vulnerable to coastal storm events and to limit the amount of infrastructure, both private and public, within the CSVA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.

Policy 2.3.3.3 requires that all proposed buildings within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood.

Policy 3.3.2.2 Requires the preservation of native upland habitat during land development activities.

Policy 4.1.2.1 Require developments within the Coastal Planning Area to preserve representative tracts of native upland communities. Review by the Environmental Management and Planning Departments of all land development orders for projects encompassing native vegetative communities to specify the complete or partial preservation of such communities. The size of the development site and type of native upland community will be considered when recommending conditions on the degree of preservation.

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.

Policy 4.3.1.1 Direct population concentrations away from the Coastal Evacuation Area (CEA).

Policy 4.3.2.1 Limit the placement of County-funded infrastructure within the Coastal Planning Area which exceeds the demands generated by approved development except to provide for hurricane evacuation needs.

Policy 4.4.2.2 Require new development in the Coastal Planning Area to provide hurricane evacuation plans for the project in coordination with the County's Emergency Management Division, and require the implementation of such plans with funding for such planning and implementation provided by the developers of the project or their successors.

Policy 4.4.2.3 Minimize the location of development within areas of the CEA which have sustained recurring hurricane related damage.

#### **Wetland and Natural Resources policies**

Policy 3.3.2.2 Require the preservation of native upland habitat during land development.

#### **SPECIFIC APPROVAL:**

Section 603.3 of the Land Development Code allows the Board of County Commissioners to make specific modifications to the general zoning and subdivision regulations, where the Board of County Commissioners makes a written finding that the public purpose of the regulations is satisfied to an equivalent or greater degree.

#### **2. Requirement for Two Means of Access**

Section 712.2.8 requires residential development or parts or phases thereof, containing more than one hundred (100) residential units, to have a separate second means of access.



**Staff Analysis and Recommendation:**

There are currently 168 residential units in the Perico Island Development served with only one means of access to Manatee Avenue. Although this access is divided with a median, The two travel lanes or median do not contain adequate width to qualify for 2 means of access pursuant to Section 712.2.8. Because the project is substantially built out, there are not any opportunities to provide another access to Manatee Avenue.

If approved, the project will contain 184 residential units at build-out with one means of access. This is considerably less than the 320 units and 25,600 square feet originally contemplated.

**Findings**

1. The project is considerably smaller than what was originally contemplated with one means of access. There is no physical location to provide another means of access.
2. The project has a valid condominium plat with all required infrastructure in place.

**ATTACHMENTS:**

1. DRC Comments
2. Copy of Newspaper Advertising

**MANATEE COUNTY GOVERNMENT**  
**INTEROFFICE MEMORANDUM**

DATE: July 12, 2000  
TO: Norm Luppino, Planning Department  
FROM: Sandy Tudor, Construction Tech II, Floodplain Section, Building Department  
SUBJECT: Perico Island Patio Homes, PDR-81-01/FSP-00-58

1. Project site falls in Zone A12 with a Base Flood Elevation of 11' M.S.L. and Zone A13 with a Base Flood Elevation 11' M.S.L. per FIRM Panel 120153 0306B.
2. Need to have the flood zone lines reflected on the Final Site Plan. Need to have the existing grades of each lot reflected on the Final Site Plan.
3. Per Manatee County Ordinance 89-10, the lowest habitable floor of each structure will be Base Flood Elevation plus 1' freeboard for a Finished Floor of 12' M.S.L.
4. For each structure applying for building permit, a sealed survey with all flood information will be required including FIRM Panel number, Flood Zone, Base Flood Elevation, Existing Grade and if in multiple zones, the line separating each zone needs to be reflected on the lot. A Floodplain Management Permit will be required for each building will be required at permit application.

JUL 12 2000  
PERICIS

# MANATEE COUNTY GOVERNMENT

## BUILDING DEPARTMENT

**DATE:** December 4, 2000

**TO:** Norm Luppino, Planning Manager, Planning Department

**FROM:** Tere'e Sutton, Construction Technician II, Floodplain Section, Building Department.

**SUBJECT:** PDR-00-22(G)(P), Perico Island Patio Homes

1. Project site falls in Zones A12 and A13 with Base Flood Elevations of 11' above M.S.L. per FIRM Panel 120153 0306B.
2. Per FEMA 44 CFR 60.3.c.2, A12 & A13 zones shall have the lowest habitable finished floor elevated to or above BFE and Manatee County Ordinance 89-10-Rev., lowest habitable finished floor must be at base flood plus a 1' freeboard (flood protection elevation).
3. A sealed survey and final site plan showing the Firm Panel number, flood zone, base flood elevation, flood protection elevation, with existing grades of the lot or parcel, and floodzone lines needs to be submitted, especially if the structure is to be determined to lie within or outside of the floodzone.
4. If it is determined that any of the structures are in the A12 and A13 zones, a Floodplain Management Permit will be needed for submittal along with the building permit application.



## MEMORANDUM

**DATE:** July 17, 2000

**TO:** Norm Luppino, Planning Manager  
Planning Department

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

**SUBJECT: Development Review Comments**  
**Perico Island Patio Homes PDR-81-01/FSP-00-58**

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The Environmental Management Department has reviewed the above referenced Final Site Plan, and offers the following comments:

It is our understanding that the Final Site Plan for this condominium plat has expired, and the applicant is seeking new Final Site Plan approval to continue to develop sixteen remaining lots. It is also our understanding that all required improvements are complete and that no construction is proposed other than for individual units.

We therefore have no comments to offer or objection to this request.

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

WCO:hs

cc: Douglas D. Means

## DRC REVIEW COMMENTS

**DATE:** November 16, 2000

**PROJECT NAME:** PERICO ISLAND PATIO HOMES

**PLANNING NUMBER:** PDR-00-22 (G) (P)

**PLANNER:** Luppino **REVIEW ENGINEER:**

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**COMMENTS:**

**Mayer**

No comment.

**Eartlhey / Andruzzi**

All residential units will have individual can pick up for garbage and recycling service by waste hauler for this area.


**Jones**

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

**Aliff / Lilly**

The boundary surveys attached to this submittal are certified to Homestead Homes, Inc. A final site plan will require a current valid boundary survey.

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

DATE: JULY 31, 2000  
PROJECT NAME: PERICO ISLAND PATIO HOMES  
PDR-81-01/FSP-00-58  
20 SINGLE FAMILY HOMES  
ADDRESS: MANATEE AVE WEST & PERICO ISLAND  
PLANNER: NORM LUPPINO (x)6834  
ENGINEER: AL WALLACE (X)6858 Asst. BROCK AYERS (X) 6828 

**[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.

No objection to this proposal.

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

N/A

III. General Information

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

Cc: Sia Mollanazar, MCTD - 66th. St. W.  
H. Wayne Roberts, MCTD - 6th. Ave. E.  
Dave Branning, MCPWD - 66th. St. W.

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

DATE: DECEMBER 4, 2000

PROJECT NAME: PERICO ISLAND PATIO HOMES  
PDR-00-22(G)(P)  
16 SINGLE FAMILY HOMES

ADDRESS: MANATEE AVENUE WEST AND PERICO ISLAND, SCT

PLANNER: NORM LUPPINO (x) 6834

TRANSPORTATION ENGINEER: HUSHAM AL-KAISY (x)6863

CONCURRENCY: MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

**[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE](FYI: THE ENGINEER ON THIS CASE IS MIKE HARRISON)**

**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, concurrency must be met relative to fire flow and drainage design. Please refer to the staff engineering comments from Mike Harrison regarding this issue.

- 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 64 (between SR 789 and Mainland) has adequate capacity and is operating at or above the adopted level of service "D". 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 SR 64, the generalized tables reflect a pm peak hour base/existing count of 1684 trips with 81 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 2260 pm peak hour trips.

III. **General Information**

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

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 #  
Public Works and Transportation Concurrency Group  
(Dave Branning, Wayne Roberts, Sia Mollanazar)

PL 11-16-00  
DEPARTMENT

Norm

**MANATEE COUNTY HEALTH DEPT.**

**410 6th Ave. E., Bradenton, FL. 34208**

**ENVIRONMENTAL HEALTH SERVICES DEVELOPMENT REVIEW COMMENTS**

**DATE: 11-16-00**

**PROJECT NO: PDR-00-22(G)(P)**

**PROJECT NAME: Perico Island Patio Homes**


- 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. 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.
- \_\_\_ 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.
- \_\_\_ 19. Adequate sanitary facilities shall be/have been provided for employees/patrons
- \_\_\_ 20. Any food service facility for the consumption of food on the premises shall have a urinal in the men's room, in addition to the toilet and hand washing sink.
- \_\_\_ 21. Adequate sanitary facilities, e.g., portable toilets, shall be provided for employees.
- \_\_\_ 22. Inspection and approval is required from Dept. of Agriculture and Consumer Services, Bureau of Food & Meat Inspection, Lab Complex M-A, 3125 Conner Blvd., Tallahassee, Fl. 32399-1650, Ph: 904-488-3951 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.
- \_\_\_ 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. Permits are required for each generator in the facility.
- \_\_\_ 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 65C-22, 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, 465 Cortez Rd. West, Bradenton, FL. 34207, Phone number 941-727-6520.
- 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:

  
Thomas B. Larkin  
Environmental Specialist II

(DRC)



## WEST MANATEE FIRE & RESCUE

*Norm*

November 20, 2000

Manatee County Planning  
1112 Manatee Avenue West  
Bradenton Florida 34206  
Re: PDR-00-22-(G) (P)

PLANNING  
DEPARTMENT

After reviewing the plans for the above referenced project in accordance with the Life Safety 101, local ordinances as adopted and State fire safety standards as mandated and the following comments and requirements must be met prior to final approval from the fire department. The status of this project has conditional approval.

- 1) The fire department has no objections to this project as submitted.

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 or ordinances. Nor shall such review prevent the Fire Marshal or his designee from thereafter requiring a correction of errors in plans or in construction or of violation of codes. Should you have any questions regarding the above mentioned comments please contact me at my office at 741-3995.

Sincerely,

Kurt Lathrop  
Deputy Fire Marshal

c. 2-Planning  
1-file

Board/PDR-00-15  
**NOTICE OF ZONING  
CHANGES IN  
UNINCORPORATED  
MANATEE COUNTY**

**COPY OF NEWSPAPER ADVERTISING**

**NOTICE OF ZONING CHANGES IN UNINCORPORATED  
MANATEE COUNTY**

**NOTICE IS HEREBY  
GIVEN.** that the Board of  
County Commissioners  
of Manatee County will  
conduct a Public Hearing  
on Tuesday, January 23,  
2001, at 9:00 A.M. at the  
Manatee County  
Government  
Administrative Center, 1st  
Floor Chambers, to con-  
sider and act upon, on the  
following matters:

**PDR-00-15(Z)(G)-DR.  
JAWITZ**

Approval of (1) 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; pro-  
viding for the rezoning of  
certain land from RSF-2  
(Residential Single-  
Family, 2 dwelling units  
per acre) and RSF-2/CH  
(Residential Single-  
Family, 2 dwelling units  
per acre/Coastal High  
Hazard Area overlay  
District) to PDR (Planned  
Development Residential)  
and PDR/CH (Planned  
Development Residential/  
Coastal High Hazard Area  
overlay District); providing  
an effective date; and 2)  
Approval of a General  
Development Plan to  
allow the construction of  
two detached garage  
structures, one with sec-  
ond-story living quarters.  
Located at 5260  
Riverview Blvd (+/- 1.1  
acres).

**PDR-00-22(P)- PERICO  
ISLAND PATIO HOMES**

Approval of a Preliminary  
Site Plan to allow 16 sin-  
gle family detached  
dwelling units to com-  
plete the Perico Island  
Patio Home  
Development. The project  
is located on the north  
side of Manatee Avenue  
West, between Perico  
Bayou and Anna Maria  
Sound and across from  
the entrance into Perico  
Bay Club. Present Zoning:  
PDR/CH (Planned  
Development  
Residential/Coastal High  
Hazard Area). Perico  
Patio Homes contains  
approximately 11.3 acres.

**PDR-99-14(P)(R)-KRIZ-  
MANICH MANATEE, INC./  
HARBOUR LANDINGS**

Approval of a Revised  
Preliminary Site Plan to  
amend Stipulation #8  
regarding the required  
sidewalk along 119th  
Street West to Cortez  
Road. Stipulation #8  
required the applicant to  
construct the sidewalk.  
The applicant wishes to  
pay into the sidewalk  
fund and have the County  
construct the sidewalk.  
The Harbour Landing  
Subdivision is located  
north of Cortez Road on  
42nd Street  
West/Harbour Landings  
Drive (+/-20.06 acres).  
Rules of Procedure for  
this public hearing are in  
effect pursuant to  
Resolution 94-90. Copies  
of this Resolution are  
available for review, or  
purchase at cost, from  
the Planning Department,  
1112 Manatee Ave. W, 4th  
floor, Bradenton, Florida.

All interested parties are  
invited to appear at this  
Hearing and be heard,  
subject to proper rules of  
conduct. Additionally,  
any written comments  
filed with the Director of  
the Planning Department  
will be heard and consid-  
ered by the Board of  
County Commission and  
entered into the record.

Interested parties may  
examine the proposed  
Ordinances, Official  
Zoning Atlas, the applica-  
tion and related docu-  
ments and may obtain  
assistance regarding this  
matter from the Manatee  
County Planning  
Department, 1112  
Manatee Avenue West,  
4th Floor Bradenton,  
Florida, telephone num-  
ber (941) 749-3070, e-  
mail to: planning.agen-  
da@co.manatee.fl.us.

According to the Florida  
Statutes, Section  
286.0105, any person  
desiring to appeal any  
decision made by the  
Board of County  
Commissioners will  
respect to any matter  
considered at said Public  
Hearing will need a  
record of the proceed-  
ings, and for such pur-  
poses he may need to ensure  
that a verbatim record of  
the proceedings is made,  
which includes the testi-  
mony and evidence upon  
which the appeal is to be  
based.

Americans With  
Disabilities: The Board of  
County Commissioners of  
Manatee County does not  
discriminate upon the  
basis of any individual's  
disability status. This non-  
discrimination policy  
involves every aspect of  
the Board's functions  
including one's access to  
and participation in public  
hearings. Anyone requir-  
ing reasonable accom-  
modation for this meeting  
as provided for in the  
ADA, should contact Rita  
Draius at 742-5800; TDD  
ONLY 742-5802 and wait  
60 seconds, or FAX 745-  
3790.

**SAID HEARING MAY BE  
CONTINUED FROM TIME  
TO TIME PENDING  
ADJOURNMENTS.  
MANATEE COUNTY  
BOARD OF COUNTY  
COMMISSIONERS  
Manatee County Planning  
Department, Manatee  
County, Florida  
1/12/01**

NOTICE IS HEREBY GIVEN, that the Board of  
County Commissioners of Manatee County will conduct a Public  
Hearing on Tuesday, January 23, 2001, at 9:00 A.M.,  
at the Manatee County Government Administrative  
Center, 1112 Manatee Avenue West, 1st Floor  
Chambers, to consider and act upon the following matters:

**PDR-00-15(Z)(G)-DR. JAWITZ**

Approval of (1)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 RSF-2  
(Residential Single-Family, 2 dwelling units per acre)  
and RSF-2/CH (Residential Single-Family, 2 dwelling  
units per acre/Coastal High Hazard Area Overlay  
District) to PDR (Planned Development Residential)  
and PDR/CH (Planned Development Residential/  
Coastal High Hazard Area Overlay District), providing  
an effective date, and 2) Approval of a General  
Development Plan to allow the construction of two  
detached garage structures one with second-story  
living quarters. Located at 5260 Riverview Blvd. (+/-1.1  
acres).

**PDR-00-22 (P)- PERICO ISLAND PATIO HOMES**

Approval of a Preliminary Site Plan to allow 16 single  
family detached dwelling units to complete the Perico  
Island Patio Home Development. The project is  
located on the north side of Manatee Avenue West,  
between Perico Bayou and Anna Maria Sound and  
across from the entrance into Perico Bay Club. Present  
Zoning: PDR/CH (Planned Development Residential/  
Coastal High Hazard Area). Perico Patio Homes  
contains approximately 11.3 acres.

**PDR-99-14(P)(R) - KRIZMANICH MANATEE, INC./  
HARBOUR LANDINGS**

Approval of a Revised Preliminary Site Plan to amend  
stipulation #8 regarding the required sidewalk along  
119th Street West to Cortez Road. Stipulation #8  
required the applicant to construct the sidewalk. The  
applicant wishes to pay into the sidewalk fund and  
having the County construct the sidewalk. The  
Harbour Landing Subdivision is located north of  
Cortez Road on 42nd Street West/Harbour Landings  
Drive (+/-20.06 acres).

Rules of Procedure for this public hearing are in  
pursuant to Resolution 94-90. Copies of  
Resolution are available for review, or purch-  
cost, from the Planning Department, 1112 Ma-  
anatee Avenue West, 4th Floor, Bradenton, Florida.

All interested parties are invited to appear at this  
Hearing and be heard, subject to proper rules of  
conduct. Additionally, any written comments filed with  
the Director of the Planning Department will be heard  
and considered by the Board of County Commission,  
and entered into the record.

Interested parties may examine the proposed  
Ordinances, Official Zoning Atlas, the application and  
related documents and may obtain assistance  
regarding the matter from the Manatee County  
Planning Department, 1112 Manatee Avenue West, 4th  
Floor, Bradenton, Florida, telephone number (941)  
749-3070.

According to Florida Statutes, Section 286.0105, any  
person desiring to appeal any decision made by the  
Board of County Commissioners with respect to any  
matter considered at said Public Hearing will need a  
record of the proceedings, and for such purposes he  
may need to ensure that a verbatim record of the  
proceedings is made, which includes the testimony  
and evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County  
Commissioners of Manatee County does not  
discriminate upon the basis of any individual's  
disability status. This non-discrimination policy  
involves every aspect of the Board's functions  
including one's access to and participation in public  
hearings. Anyone requiring reasonable accommodation  
for this meeting as provided for in the ADA, should  
contact Rita Draius at 742-5800; TDD ONLY 742-5802  
and wait 60 seconds, or FAX 745-3790.

**SAID HEARING MAY BE CONTINUED FROM TIME TO  
TIME PENDING ADJOURNMENTS.  
MANATEE COUNTY BOARD OF COUNTY  
COMMISSIONERS  
Manatee County Planning Department  
Manatee County, Florida  
Publication Date: January 12, 2001**

**BRADENTON HERALD**

affidavit \_\_\_\_\_ bill \_\_\_\_\_

**SARASOTA HERALD-TRIBUNE**

affidavit \_\_\_\_\_ bill \_\_\_\_\_

