

MANATEE COUNTY ZONING ORDINANCE
PDMU-11-10(P) DTS#20110180 – AUTO ZONE STORE #4931

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR A 7,381 SQUARE FOOT COMMERCIAL RETAIL ESTABLISHMENT (AUTO PARTS STORE) ON APPROXIMATELY 0.95 ACRES ON THE NORTHEAST CORNER OF 31ST STREET COURT EAST AND S.R. 70 (53RD AVE. E.), APPROXIMATELY 2,172 FEET EAST OF U.S.301 AND 620 FEET WEST OF 33RD STREET EAST, AT 3111 53RD AVENUE EAST, BRADENTON; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING A LEGAL DESCRIPTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lucien C. & Grace C. Latrielle, and Jeanes Property Investment, LLC (the "Applicant") filed an application for a Preliminary Site Plan for approximately 0.95 acres described in Exhibit "A", attached hereto, (the "property") for a 7,381 square foot commercial retail establishment (auto parts store); and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Sections 603.11.4.3, 714.8.7, 715.3.2, and 715.3.4 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the Preliminary Site Plan and Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on September 8, 2011 to consider the Preliminary Site Plan and Specific Approval, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners held duly a noticed public hearing on October 6, 2011 regarding the proposed Official Zoning Atlas Amendment described herein in accordance

with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.11.4.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because the site plan shows a superior design which meets the intent of the LDC.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because adequate screening is provided which meets the intent of the LDC.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because right-of-way is being provided.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a 7,381 square foot commercial retail establishment (auto parts store) on the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All roof mounted HVAC equipment shall be screened from view from adjacent roadways and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.
2. All dumpsters shall be screened from view from adjacent roadways and residential uses. Screening shall consist of building materials matching the principal building on site.
3. Deliveries shall be limited to twice weekly (Monday through Saturday), between the hours of 8 a.m. and 5 p.m.
4. Prior to Certificate of Occupancy, an Easement Agreement for cross access with the adjacent property to the east shall be required.

B. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to Final Site Plan approval.

2. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Planning Division for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structures (if existing).
- GPS coordinates (latitude/longitude) of the well.
- The methodology used to secure the well during construction (e.g. fence, tape).
- The final disposition of the well – used, capped, or plugged.

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post-development flows.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Sections 603.11.4.3, 714.8.7, 715.3.2, and 715.3.4 of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

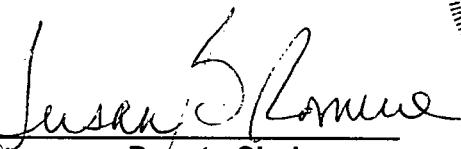
Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 6th day of October, 2011.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: 
Carol Whitmore, Chairman

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

BY: 
Deputy Clerk

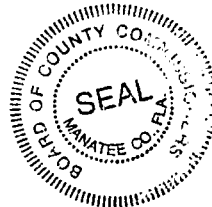


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

LOT 13, CENTRAL GARDENS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT PORTION OF LOT 13 DESCRIBED AS PARCEL 103 IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 5432, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 70 (PER SECTION 1316-101) AND THE WEST LINE OF SAID LOT 13; THENCE ALONG SAID WEST LINE NORTH 00°48'35" EAST, 87.62 FEET; THENCE SOUTH 18°14'09" EAST, 26.59 FEET; THENCE SOUTH 46°46'17" EAST, 14.28 FEET; THENCE SOUTH 88°25'10" EAST, 55.70 FEET TO THE EAST LINE OF SAID LOT 13; THENCE ALONG SAID EAST LINE SOUTH 00°45'54" WEST, 52.13 FEET TO SAID NORTH EXISTING RIGHT OF WAY LINE; THENCE ALONG SAID NORTH EXSITING RIGHT OF WAY LINE NORTH 89°16'18" WEST, 75.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 14 AND 15, CENTRAL GARDENS SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OFF THE SOUTH SIDE AS DESCRIBED IN DEED BOOK 375, PAGE 571, AND LESS ROAD RIGHT OF WAY AS DESCRIBED IN PARCEL 104 ORDER OF TAKING RECORDED IN O.R. BOOK 1466, PAGE 5432, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: BEGINS AT THE INTERSECTION OF THE NORTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 70 (PER SECTION 1316-101) AND THE EAST LINE OF SAID LOT 14; THENCE ALONG SAID NORTH EXISTING RIGHT OF WAY LINE NORTH 89°16'18" WEST, 75.20 FEET TO THE WEST LINE OF SAID LOT 14; THENCE ALONG SAID WEST LINE NORTH 00°45'54" EAST, 52.13 FEET; THENCE SOUTH 88°28'10" EAST, 9.06 FEET; THENCE SOUTH 89°16'18" EAST, 50.45 FEET; THENCE NORTH 89°25'42" EAST, 15.66 FEET TO THE EAST LINE OF SAID LOT 14, THENCE ALONG SAID EAST LINE SOUTH 00°43'13" WEST, 52.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3

LOTS 16 AND 17, CENTRAL GARDENS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 12th day of October, 2011
R.B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

October 18, 2011

RECEIVED

OCT 20 2011

BOARD RECORDS

Honorable R. B. "Chips" Shore
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 12, 2011 and certified copies of Manatee County Ordinance Nos. 11-31, PDMU-98-08(G)(R5), Z-11-06, PDR-02-28(P)(R4) and PDMU-11-10(P), which were filed in this office on October 17, 2011.

As requested, one date stamped copy of each is being returned for your records.

Sincerely,

A handwritten signature in black ink that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/jw

Enclosure



R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6600 • Facsimile: 850.245.6282 • <http://info.florida.gov>
Commemorating 500 years of Florida history www.flor500.com



MANATEE COUNTY ZONING ORDINANCE
PDMU-11-10(P) DTS#20110180 – AUTO ZONE STORE #4931

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WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Sections 603.11.4.3, 714.8.7, 715.3.2, and 715.3.4 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the Preliminary Site Plan and Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on September 8, 2011 to consider the Preliminary Site Plan and Specific Approval, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners held duly a noticed public hearing on October 6, 2011 regarding the proposed Official Zoning Atlas Amendment described herein in accordance

with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.11.4.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because the site plan shows a superior design which meets the intent of the LDC.

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Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a 7,381 square foot commercial retail establishment (auto parts store) on the property subject to the following Stipulations:

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Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 6th day of October, 2011.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: 

Carol Whitmore, Chairman

ATTEST:

**R. B. SHORE
Clerk of the Circuit Court**

BY: 

Deputy Clerk

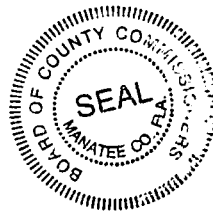


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PARCEL 2

LOTS 14 AND 15, CENTRAL GARDENS SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OFF THE SOUTH SIDE AS DESCRIBED IN DEED BOOK 375, PAGE 571, AND LESS ROAD RIGHT OF WAY AS DESCRIBED IN PARCEL 104 ORDER OF TAKING RECORDED IN O.R. BOOK 1466, PAGE 5432, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: BEGINS AT THE INTERSECTION OF THE NORTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 70 (PER SECTION 1316-101) AND THE EAST LINE OF SAID LOT 14; THENCE ALONG SAID NORTH EXISTING RIGHT OF WAY LINE NORTH 89°16'18" WEST, 75.20 FEET TO THE WEST LINE OF SAID LOT 14; THENCE ALONG SAID WEST LINE NORTH 00°45'54" EAST, 52.13 FEET; THENCE SOUTH 88°28'10" EAST, 9.06 FEET; THENCE SOUTH 89°16'18" EAST, 50.45 FEET; THENCE NORTH 89°25'42" EAST, 15.66 FEET TO THE EAST LINE OF SAID LOT 14, THENCE ALONG SAID EAST LINE SOUTH 00°43'13" WEST, 52.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3

LOTS 16 AND 17, CENTRAL GARDENS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

BRADENTON HERALD

CLASSIFIED ADVERTISING

Order:	042050037	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	\$ 0.00
Account:	11950	Start Date:	09/23/2011	List Price:	\$ 462.21
Name:	MANATEE,	Stop Date:	09/23/2011	Payments:	\$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	\$ 462.21

Bob Rose
10/13/11

NOTICE OF ZONING AND DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, October 6, 2011, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

ORDINANCE 11-31 - DRI # 24 HERITAGE HARBOUR (FKA HERITAGE SOUND)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 10-47); a/k/a TBRPC DRI #240; including a determination of whether the following changes constitute a substantial deviation to the Heritage Harbour Development of Regional Impact (DRI) in response to the owner's submittal of a Notice of Proposed Change (NOPC): 1) an extension to the expiration date of the Certificate of Level of Service, 2) an extension to the buildout date and the Development Order expiration date, 3) an extension to the buildout date for Phase II, and 4) an amendment to the land use equivalency matrix; providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-98-08(G)(R5) - HERITAGE HARBOUR DTS#20110196

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-98-08(Z)(G)(R4) to approve changes to the General Development Plan and Ordinance as follows: 1) an extension to the expiration date of the Certificate of Level of Service, 2) an extension to the buildout date for Phase II, and 3) an amendment to the land use equivalency matrix; providing for severability; and providing for an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

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PDMU-11-10(P) - AUTO ZONE #4931 DTS#20110180

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 7,381 square foot Commercial Retail Establishment (auto parts store) on approximately 0.95 acres on the northeast corner of 31st Street Court East and S.R. 70 (53rd Ave. E.), approximately 2,172 feet east of U.S.301 and 620 feet west of 33rd Street East, at 3111 53rd Avenue East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-11-06 - SHEILA D. LEACH / SWEETBERRIES REZONE DTS # 20110215

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 0.17 acres (part of a 0.57± acre parcel), on the northwest corner of SR 64 (Manatee Avenue West) and 45th Street West, at 4500 Manatee Ave. W., Bradenton from the RSF-4.5 (Residential Single-

Family, 4.5 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-02-28(P)(R4) - BOUGAINVILLE PLACE DTS#20110241

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-02-28(P)(R2) pertaining to approximately 38.78 acres on the east side of 60th Avenue East and south of 29th Street East at 2603 60th Avenue East, Ellenton in the PDR (Planned Development Residential) zoning district; approving Ordinance No. PDR-02-28(P)(R4), amending and replacing PDR-02-28(P)(R2), to amend stipulation A.10 to modify the minimum front yard setbacks; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance, Resolution and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

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 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 Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida
09/23/2011

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

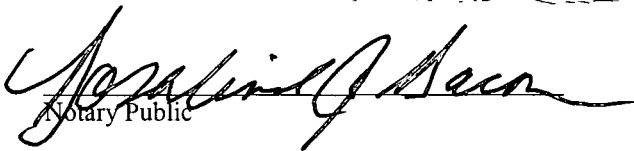
9/23 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 23 DAY OF Sept, A.D., 2011
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.


Notary Public

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CHANGES IN UNINCORPORATED
MANATEE COUNTY**

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**ORDINANCE 11-31 - DRI # 24
HERITAGE HARBOUR (FKA HERITAGE
SOUND)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 10-47); a/k/a TBRPC DRI #240; including a determination of whether the following changes constitute a substantial deviation to the Heritage Harbour Development of Regional Impact (DRI) in response to the owner's submittal of a Notice of Proposed Change (NOPC): 1) an extension to the expiration date of the Certificate of Level of Service, 2) an extension to the buildout date and the Development Order expiration date, 3) an extension to the buildout date for Phase II, and 4) an amendment to the land use equivalency matrix; providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

**PDMU-98-08(G)(R5) - HERITAGE
HARBOUR
DTS# 20110196**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-98-08(Z)(G)(R4) to approve changes to the General Development Plan and Ordinance as follows: 1) an extension to the expiration date of the Certificate of Level of Service, 2) an extension to the buildout date for Phase II, and 3) an amendment to the land use equivalency matrix; providing for severability; and providing for an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

**PDMU-11-10(P) - AUTO ZONE # 4931
DTS# 20110180**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 7,381 square foot Commercial Retail Establishment (auto parts store) on approximately 0.95 acres on the northeast corner of 31st Street Court East and S.R. 70 (53rd Ave. E.), approximately 2,172 feet east of U.S.301 and 620 feet west of 33rd Street East, at 3111 53rd Avenue East, Bradenton, subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**Z-11-06 - SHEILA
LEACH/SWEETBERRIES REZONE
DTS# 20110215**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.17 acres (part of a 0.57± acre parcel), on the northwest corner of SR 64 (Manatee Avenue West) and 45th Street West, at 4500 Manatee Ave. W., Bradenton from the RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**PDR-02-28(P)(R4) - BOUGAINVILLEA
PLACE
DTS# 20110241**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-02-28(P)(R2) pertaining to approximately 38.78 acres on the east side of 60th Avenue East and south of 29th Street East at 2603 60th Avenue East, Ellenton in the PDR (Planned Development Residential) zoning district; approving Ordinance No. PDR-02-28(P)(R4), amending and replacing PDR-02-28(P)(R2), to amend stipulation A.10 to modify the minimum front yard setbacks; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance, Resolution and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

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 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 Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

**THIS HEARING MAY BE CONTINUED
FROM TIME TO TIME PENDING
ADJOURNMENTS.**

**MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS**
Manatee County Building and
Development Services Department
Manatee County, Florida

Date of pub: September 23, 2011

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared JOHN CAVOLI, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the AGENT FOR OWNER (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PDMU-11-10(P) / DTS20110180 - AUTO ZONE #4931 to be heard before the Manatee County Planning Commission at a public hearing to be held on September 8, 2011 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on October 6, 2011 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 10 feet from the front property line on the 19th day of AUGUST, 2011.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 24th day of AUGUST, 2011, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

John F. Cavoli
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on AUGUST 24, 2011 (date) by JOHN F. CAVOLI (name of affiant). He is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.



Scot T. Findlay
Signature of Person Taking Acknowledgment

SCOT T. FINDLAY
Type Name

Title or Rank

Serial Number, if any

My Commission Expires:

Commission No.:

Parcel Owners With In a 500 Foot Buffer Around a Parcel

	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
1	BEDWELL, LELAND E	3423 55TH DR E		BRADENTON	FL	34203	5210			1688800000	5204	33RD	ST	E	
2	BERRY, MARY O	5228 33RD ST E		BRADENTON	FL	34203	4302			1689100004	5228	33RD	ST	E	
3	CASCO, MARIA	PO BOX 661		ONECO	FL	34264	0661			1686000009	5220	31ST	ST	E	A
4	CEDAR PLAZA INVESTMENTS INC	21715 DEER POINTE CROSSING		BRADENTON	FL	34202	6306			1772730154	3102	53RD	AVE	E	
5	CEDAR PLAZA INVESTMENTS INC	21715 DEER POINTE CROSSING		BRADENTON	FL	34202	6306			1772730204	3202	53RD	AVE	E	
6	COFFIN, NANCY KAY	5207 32ND ST E		BRADENTON	FL	34203	4338			1688710050	5207	32ND	ST	E	
7	CORRIGAN PROPERTIES INC	10416 SPOONBILL RD		BRADENTON	FL	34209	3010			1689200002	5232	33RD	ST	E	
8	DISCOUNT AUTO PARTS LLC	5008 AIRPORT RD		ROANOKE	VA	24012	1601			1686400001	5236	31ST	ST	E	
9	DISCOUNT AUTO PARTS LLC	5008 AIRPORT RD		ROANOKE	VA	24012	1601			1686410059	3103	53RD	AVE	E	
10	DRAWDY, ALBERTA C	5218 32ND ST E		BRADENTON	FL	34203	4304			1687600005	5218	32ND	ST	E	
11	EJ MANATEE LLC	1334 PARKVIEW AVE 100		MANHATTAN BEACH	CA	90266	3788			1696600059	5101	33RD	ST	E	
12	ELSENHEIMER, GERALD E	3211 52ND AVE I		BRADENTON	FL	34203	4327			1695110005	3211	52ND	AVE	E	
13	ENG, SENGLY	1440 QUAIL LAKE DR		VENICE	FL	34293	1456			1686730001	5223	31ST	ST	E	A
14	ESTEVEZ, ANTHONY D	27 KENT AVENUE		POUGHKEEPSIE	NY	12603	1611			1688710001	5211	32ND	ST	E	A
15	FIRST BANK	560 ANGLUM RD	MAIL CODE M1 060 061	HAZELWOOD	MO	63042	2321			1693100359	3005	53RD	AVE	E	
16	FORD, KEVIN L	5216 33RD ST E		BRADENTON	FL	34203	4302			1689000006	5216	33RD	ST	E	
17	GILLESPIE, DOROTHY H	54 RAINEY ST 312		AUSTIN	TX	78701	4389			1775300005	3010	53RD	AVE	E	
18	GUERRA, ABRAHAM	5227 31ST STREET CT E		BRADENTON	FL	34203	4325			1686720002	5227	31ST	ST	E	
19	HANG, QUY	5216 31ST STREET CT E		BRADENTON	FL	34203	4303			1686200005	5228	31ST	ST	E	
20	HORST, JOHN I	2548 53RD ST		SARASOTA	FL	34234	3224			1688000007	5239	32ND	ST	E	
21	HORST, JOHN I	2548 53RD ST		SARASOTA	FL	34234	3224			1687900009	3203	53RD	AVE	E	

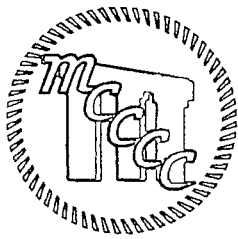
PLANNING
AUG 31 2011
DEPARTMENT

Parcel Owners With In a 500 Foot Buffer Around a Parcel

	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
22	HORST, JOHN I JR	2548 53RD ST		SARASOTA	FL	34234	3224			1689400008	3211	53RD	AVE	E	
23	HORST, JOHN JR	2548 53RD ST		SARASOTA	FL	34234	3224			1689300000	5240	33RD	ST	E	
24	HUME, WILLIAM	5224 32ND ST E		BRADENTON	FL	34203	4304			1687500059	5224	32ND	ST	E	
25	JEANES PROPERTY INVESTMENT LLC	7411 23RD AVENUE DR W		BRADENTON	FL	34209	5419			1686700004	5235	31ST	ST	E	
26	LATREILLE, LUCIEN C	4912 26TH ST W		BRADENTON	FL	34207	1711			1686600006	5239	31ST	ST	E	
27	LATREILLE, LUCIEN C	4912 26TH ST W		BRADENTON	FL	34207	1711			1686500008		31ST	ST	E	
28	LEE, MARGARET J	P O BOX 1206		ONECO	FL	34264	1206			1688200003	5231	32ND	ST	E	
29	LUCAS, JOHN S JR	7282 55TH AVE E		BRADENTON	FL	34203	8002			1685800003	5212	31ST	ST	E	
30	LUCIANO, KIM A	4708 31ST CT E		BRADENTON	FL	34203				1688400009	5220	33RD	ST	E	
31	MANCHESTER, DANIEL R	P O BOX 552		ONECO	FL	34264				1688300001	5227	32ND	ST	E	
32	MANCHESTER-ARG COLLEEN A	5235 32ND ST E		BRADENTON	FL	34203	4338			1688100005	5235	32ND	ST	E	
33	MCDONALDS RESTAURANTS OF	PO BOX 182571		COLUMBUS	OH	43218	2571			1696610003	5299	33RD	ST	E	
34	MCKIBBIN, BENJAMIN J JR	5212 32ND ST E		BRADENTON	FL	34203	4304			1687100006	5212	32ND	ST	E	
35	MERRITT, JIM R	6115 18TH AVE E		BRADENTON	FL	34208	6121			1686100007	5224	31ST	ST	E	
36	MICH, JANICE L	325 KILLARNEY BEACH RD		BAY CITY	MI	48706	1108			1686300003	5232	31ST	ST	E	
37	NATIONWIDE BRADENTON LLC	3300 PGA BLVD 350		PALM BEACH GARDENS	FL	33410	2800			1693100309	3009	53RD	AVE	E	
38	NEJA ENTERPRISES II INC	PO BOX 88		SARASOTA	FL	34230	0088			1693100209	3015	53RD	AVE	E	
39	NGUYEN, KAHN	5216 31ST STREET CT E		BRADENTON	FL	34203	4303			1686750009	5211	31ST	ST	E	A
40	NGUYEN, KHAN	5216 31ST STREET CT E		BRADENTON	FL	34203	4303			1686740000	5215	31ST	ST	E	A
41	NGUYEN, KHAN	5216 31ST STREET CT E		BRADENTON	FL	34203	4303			1685900001	5216	31ST	ST	E	
42	PELZER, LORI M	3213 52ND AVE E		BRADENTON	FL	34203				1695100303	3213	52ND	AVE	E	
43	PENA, JOSE	5216 32ND ST E		BRADENTON	FL	34203	4304			1687200004	5216	32ND	ST	E	
44	RAHMAN ENTERPRISES LLC	12580 ALLENDALE CR		FORT MYERS	FL	33912	4678			1772730105	3270	53RD	AVE	E	

Parcel Owners With In a 500 Foot Buffer Around a Parcel

OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
45 RANALLO, CAROL A	10007 ROYAL PALM DR		BRADENTON	FL	34210	1248			1686730050	5219	31ST	ST	E	B
46 REASONER FAMILY PARTNERSHIP LTD	3004 53RD AVE I		BRADENTON	FL	34203	4316			1775100009	3004	53RD	AVE	E	
47 RODRIGUEZ, JOSEPH V	4867 RAINTREE STREET CIR E		BRADENTON	FL	34203	3406			1688500006	5223	32ND	ST	E	
48 SABAL PALM HARBOR PARTNERS, LTD CO	655 WEST MORSE BLVD 212		WINTER PARK	FL	32789	3745			1772715009	3240	54TH	DR	E	
49 SELLERS, JAMES W	3020 51ST AVE E		BRADENTON	FL	34203	3994			1693700005	3020	51ST	AVE	E	
50 SHEPARD, KATHLEEN P	5305 72ND ST E		BRADENTON	FL	34203	7921			1695100253	3215	52ND	AVE	E	
51 SR 70 RETAIL LLC	11311 UPPER MANATEE RIVER RD		BRADENTON	FL	34212	9710			1772400006	3312	53RD	AVE	E	
52 TEAV, KIMHENG	306 65TH AVENUE DR W		BRADENTON	FL	34207	6027			1693300004	3115	52ND	AVE	E	
53 THOMAS, MARTHA	3612 100TH ST V		BRADENTON	FL	34210	1217			1688700002	5215	32ND	ST	E	A
54 TITUS, COURTNEY MARIE	5219 32ND ST E		BRADENTON	FL	34203	4338			1688600004	5219	32ND	ST	E	
55 TURNER, GREGORY D	5204 32ND ST E		BRADENTON	FL	34203	4304			1686900000	5204	32ND	ST	E	
56 TURNER, JOSEPH L	P O BOX 563		ONECO	FL	34264				1685700005	5208	31ST	ST	E	
57 WILSON, SHIRLEY L	5204 31ST STREET CT E		BRADENTON	FL	34203	4303			1685600007	5204	31ST	ST	E	
58 WINDOW DECOR & DESIGNS INC	650 N RIVER RD		VENICE	FL	34293	4709			1687700003	3125	53RD	AVE	E	
59 WOLFE, LAWRENCE M	P O BOX 302		ONECO	FL	34264	0302			1687300002	5220	32ND	ST	E	
60 WONG, SZE CHUN	5404 33RD ST E		BRADENTON	FL	34203	5201			1772700553	5404	33RD	ST	E	
61 WRIGHT, ALBERT L	PO BOX 563		ONECO	FL	34264	0563			1686800002	5203	31ST	ST	E	



Manatee County

R.B. "Chips" Shore

Clerk of the Circuit Court and Comptroller

P.O. Box 25400 • Bradenton, Florida 34206 • (941) 749-1800 • FAX (941) 741-4082 • www.manateeclerk.com

October 12, 2011

Liz Cloud, Chief
Florida Department of State
Administrative Code Unit
R.A. Gray Building, Room 101
500 S. Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Cloud:

Enclosed are two certified copies each of Ordinances **11-31**, **PDMU-98-08(G)(R5)**, **Z-11-06**, **PDR-02-28(P)(R4)**, and **PDMU-11-10(P)** adopted by the Board of County Commissioners, Manatee County, Florida, in open session on September 27, 2011.

Please stamp both copies with the date filed by the Office of the Secretary of State, retain one copy of each Ordinance for your file and return one copy of each to my office.

Sincerely,

A handwritten signature in black ink, appearing to read "R. B. Shore".

R. B. Shore

By: Quantana Acevedo, D.C.

RBS/SGR/qa
Enclosures
cc: Board Records

"Pride in Service with a Vision to the Future"

Clerk of Circuit and County Court - Clerk of Board of County Commissioners - County Comptroller, Auditor and Recorder

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDMU-11-10(P) – Auto Zone Store #4931	TYPE AGENDA ITEM	Advertised Public Hearing – Presentations upon request
DATE REQUESTED	10/06/11 BC	DATE SUBMITTED/REVISED	09/29/11
BRIEFINGS? Who?	Yes	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building and Development Services / Comprehensive Planning and Public Hearings	AUTHORIZED BY TITLE	John Barnott, Building and Development Services Department Director
CONTACT PERSON TELEPHONE/EXTENSION	Stephanie Moreland 748-4501 ext. 3880	PRESENTER/TITLE TELEPHONE/EXTENSION	Stephanie Moreland, / Planner / 748-4501 ext. 3880
ADMINISTRATIVE APPROVAL			

ACTION DESIRED

INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to approve PDMU-11-10(P) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

- The request is for approval of a Preliminary site Plan for a 7,381 square foot commercial retail establishment (auto parts store) on ±0.95 acres.
- The site is on the northeast corner of 31st Street Court East and S. R. 70 East, approximately 2,172 feet east of U.S. 301 and 620 feet west of 33rd Street East, Bradenton.
- The site is in the R/O/R (Retail/Office/Residential) Future Land Use Category (FLUC) and zoned PDMU (Planned Development Mixed Use).
- There are no wetlands or known historic or archaeological resources on the site. The site is in the X Flood Zone Category.
- Specific Approvals are requested for reduction of tree replacement sizes, east side yard setback, east perimeter buffer, and roadway buffer along 31st Street Court East.
- Staff has compatibility concerns with this use adjacent to residential uses to the north, northwest, and northeast. Residence may experience some noise impacts because the site extends farther north into the line of the existing residential uses. The design proposes mostly stormwater in the area of intrusion. Staff recommends a stipulation limiting delivery hours.

Though there are some compatibility concerns with this request, these concerns are not to the degree that the use can be found to be incompatible with existing development patterns as the area has a mix of residential and commercial uses.

- Staff recommends approval with stipulations.
- On September 8, 2011, by a vote of 6 – 0, the Planning Commission recommended approval.

COUNTY ATTORNEY REVIEW

APPROVED IN OPEN SESSION

Check appropriate box

REVIEWED

Written Comments:

☐ Attached

☐ Available from Attorney (Attorney's initials: _____)

OCT 06 2011
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

☒ NOT REVIEWED (No apparent legal issues.)

☐ NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)

☐ OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report		Please forward a copy of the executed document to Bobbi Roy / Building and Development Services Department	
COST:	n/a	SOURCE (ACCT # & NAME):	n/a
COMMENTS:		AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	

B.O.C.C. 10/06/11

PDMU-11-10(P) – AUTO ZONE STORE #4931

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 7,381 square foot Commercial Retail Establishment (auto parts store) on approximately 0.95 acres on the northeast corner of 31st Street Court East and S.R. 70 (53rd Ave. E.), approximately 2,172 feet east of U.S.301 and 620 feet west of 33rd Street East, at 3111 53rd Avenue East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 09/08/2011

B.O.C.C.: 10/06/2011

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 No. PDMU-11-10(P) with Stipulations A.1–A.4, B.1-B.2, and C.1; **ADOPT** the Findings for Specific Approval; and **GRANT** Specific Approval for an alternative to LDC Sections 603.11.4.3, 714.8.7, 715.3.2, and 715.3.4, as recommended by the Planning Commission.

(COMMISSIONER DISABATINO)

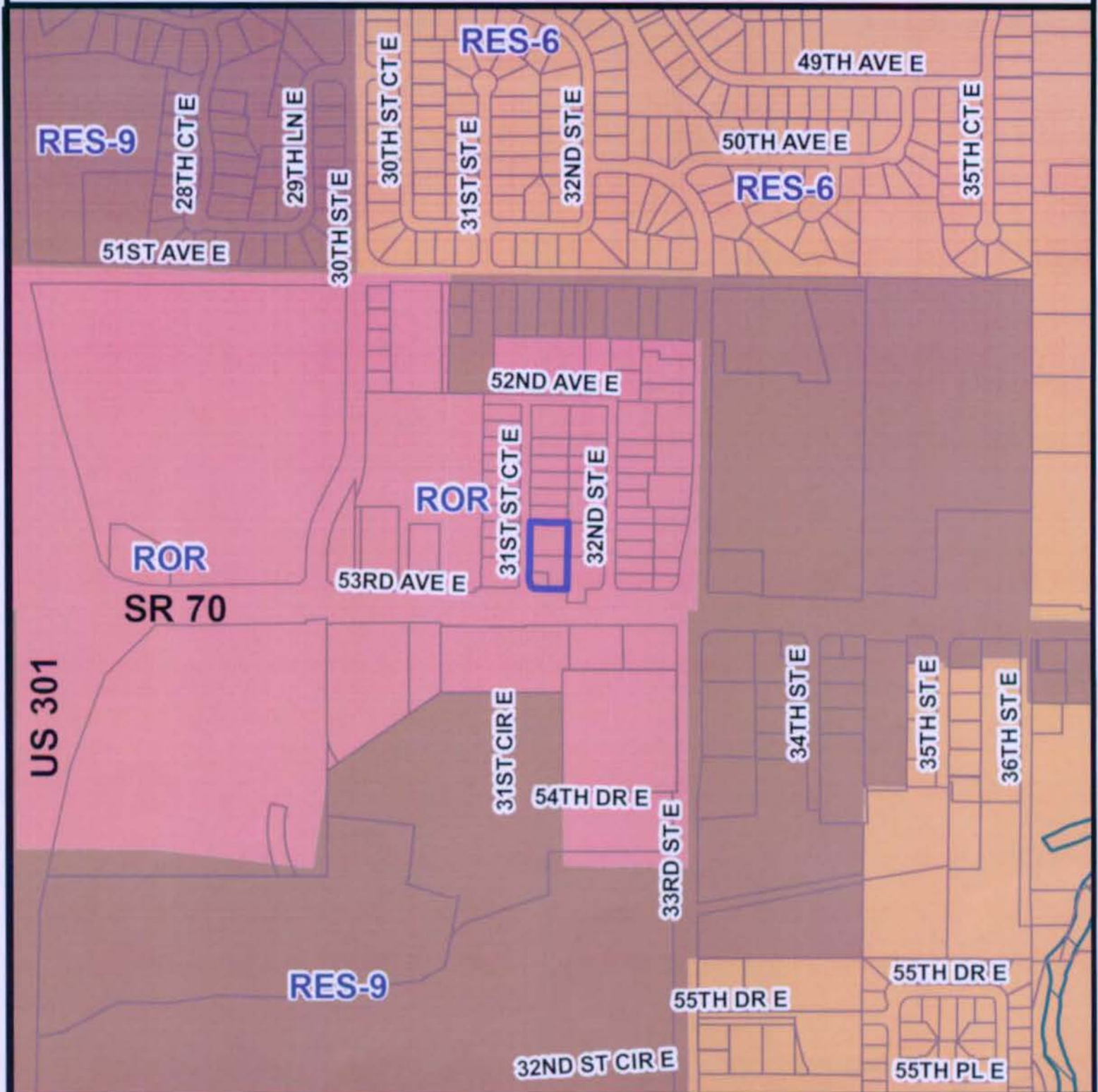
PLANNING COMMISSION ACTION:

On September 8, 2011, by a vote of 6 – 0, the Planning Commission recommended approval.

PUBLIC COMMENT AND CORRESPONDENCE:

There was no public comment and a revision for Stipulation #4 was entered into the record at the September 8, 2011 Planning Commission public hearing.

FUTURE LAND USE



Parcel ID #(s) 1686500008, 1686700004, 1686600006

Project Name: Latreille-Jeanes Property Investment / AutoZone
 Project #: PDMU-11-10 (P)
 DTS#: 20110180
 Proposed Use: Retail

S/T/R: Sec 8 Twn 35 Rng 18
 Acreage: 0.95
 Existing Zoning: PD-MU
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

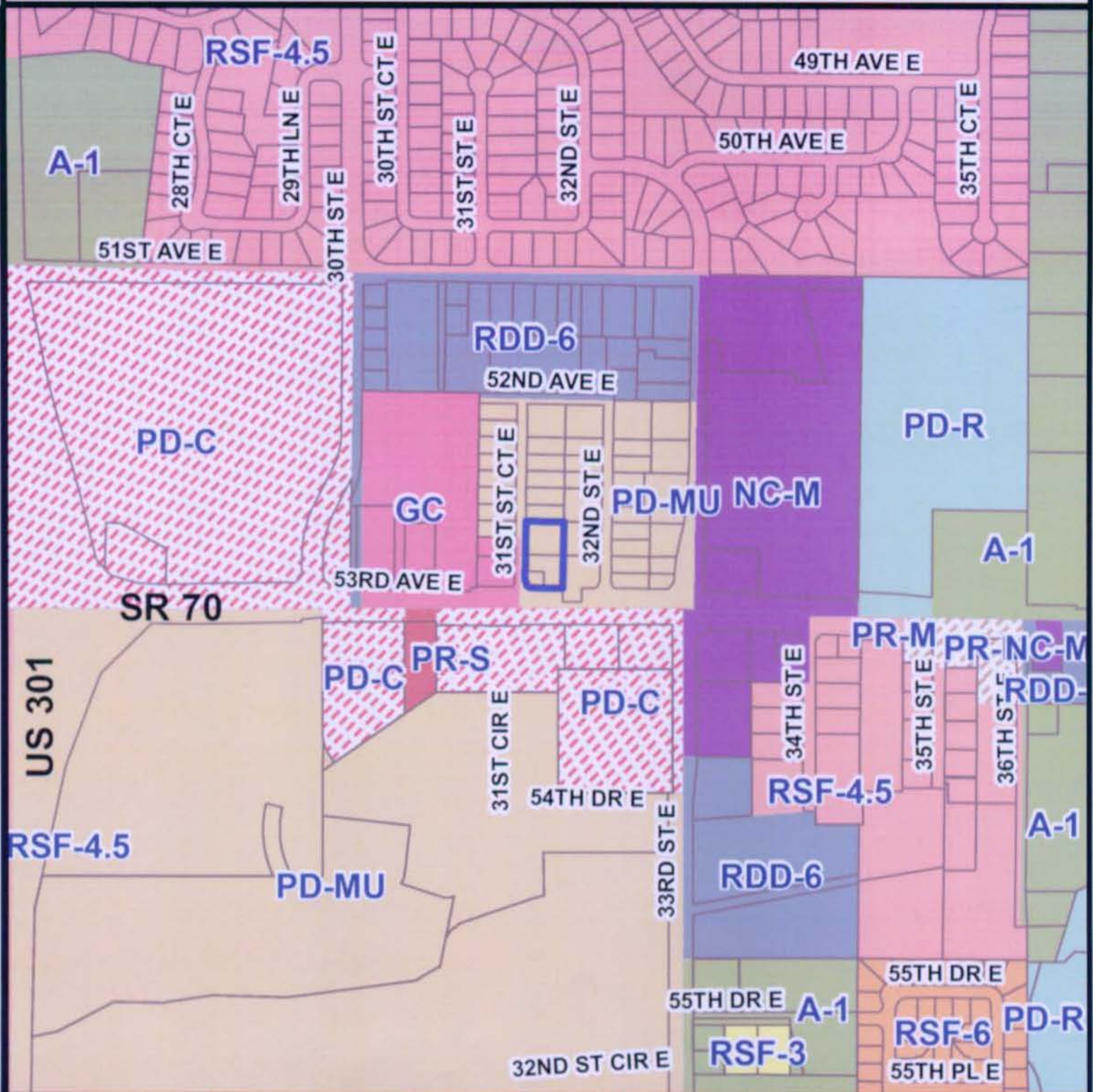
CHH: NONE
 Watershed: NONE
 Drainage Basin: GAP CREEK
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map

Map Prepared 6/22/2011
 1 inch = 535 feet

ZONING



Parcel ID #(s) 1686500008, 1686700004, 1686600006

Project Name: Latreille-Jeanes Property Investment / AutoZone
 Project #: PDMU-11-10 (P)
 DTS#: 20110180
 Proposed Use: Retail

S/T/R: Sec 8 Twn 35 Rng 18
 Acreage: 0.95
 Existing Zoning: PD-MU
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: GAP CREEK
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map

Map Prepared 6/22/2011
 1 inch = 535 feet

AERIAL



Parcel ID #(s) 1686500008, 1686700004, 1686600006



Manatee County
Staff Report Map

Map Prepared 6/22/2011
1 inch = 535 feet

Project Name: Latreille-Jeanes Property Investment / AutoZone
Project #: PDMU-11-10 (P)
DTS#: 20110180
Proposed Use: Retail

S/T/R: Sec 8 Twn 35 Rng 18
Acreage: 0.95
Existing Zoning: PD-MU
Existing FLU: ROR
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: GAP CREEK
Commissioner: Robin DiSabatino

PROJECT SUMMARY	
CASE#	PDMU-11-10(P) DTS# 20110180
PROJECT NAME	Auto Zone Store #4931
APPLICANT(S):	Lucien C. & Grace C. Latreille, and Jeanes Property Investment, LLC
EXISTING ZONING:	PDMU (Planned Development Mixed Use)
PROPOSED USE(S):	Commercial retail establishment – Auto parts store.
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval
DETAILED DISCUSSION	
<p>The 0.95± acre site consists of Lots 14, 15, and 16 of Central Gardens Subdivision. Together the lots have approximately 105 feet of frontage along S.R.70 East and 278 feet along 31st Street Court East. Two of the lots are vacant. An existing single-family residence (to be demolished) occupies Lot 16. According to information from the Neighborhood Services Department, no mitigation will be required for the depletion of affordable housing stock.</p> <p>The site is in the R/O/R (Retail/Office/Residential) Future Land Use Category (FLUC). The R/O/R FLUC lists retail commercial in the range of potential uses for consideration. The site is within a commercial node. Development in the R/O/R FLUC is not required to meet standards for commercial locational criteria (i.e. located within 1,500 feet of two functionally classified roadways).</p> <p>The site was rezoned to PDMU in 1989. PDMU permits retail commercial and is compatible and consistent with the R/O/R FLUC.</p> <p>The site plan shows one structure in the eastern part of the site with associated parking north, south, and west of the building.</p> <p>Eight-foot wide sidewalks exist along the north side of S.R.70 East, adjacent to the southern boundary of the site. There is a four-foot wide sidewalk along the west side of 31st Street Court East. No sidewalk is required along the east side with this project.</p>	

There will be perimeter and interior landscaping around vehicle use areas, as well as landscaping in perimeter and roadway buffers.

The project is in the X Flood Zone Category. There are no wetlands on the site. There are no known historic or archaeological resources on the site.

The applicant requests Specific Approval for the following:

- A reduction in tree replacement sizes

Replacement tree calipers will be three or four inches rather than the required three, five, or seven inches. Staff believes the smaller size trees grow faster and provide canopy sooner.

- Reduction of the east side yard setback.

Due to the relatively small size of the corner lot, the building will be constructed nine feet from the east property line to accommodate parking, buffers, and drive aisles. Staff believes the proposed design will minimize any potential adverse impacts (noise) on adjacent residential properties to the east.

- Reduction of the east perimeter buffer from fifteen to nine feet.

The site is constrained by its size, location, and required Code dimensions for parking space depth and drive aisle widths. The perimeter buffer to the east is nine feet wide. Staff recommends approval and believes the smaller buffer with enhanced landscaping will also provide adequate screening for the adjacent residences.

- Reduction of the roadway buffer along 31st Street Court East.

31st Street Court East does not meet current County standards for an urban standard road (curb and gutter). Additional right-of-way of five feet is required to meet a 25-foot half width. To accommodate the dedication of right-of-way on the small site and other required improvements, the roadway buffer is reduced to five feet. Staff recommends approval.

Staff has the following concerns:

- The site has no direct access to S.R.70 East. Comprehensive Plan Policy 2.10.3.2 requires commercial uses have direct access from a street which is classified on the Roadway Functional Classification Map as collector or higher. Policy 2.10.3.4 permits exceptions to Policy 2.10.3.2 in instances where access on a local road provides a safer alternative than direct access to the functionally classified roadway. To provide adequate access to the site, the design shows two entrances on 31st Street Court East, (a local road connecting S.R.70 East) and cross access

to the east to the adjacent commercial use (Window Décor and Designs Inc.) and 32nd Street East.

- The site is adjacent to single-family residences to the north, northwest, and northeast. There is potential for noise impacts on the adjacent residential uses because the northern part of the site extends farther north (into the line of existing residential uses) than other existing commercial sites in the immediate area. Most of the area of intrusion will be a stormwater pond and landscaped buffer. The remaining area is for a drive aisle, dumpster, loading zone, and two parking spaces.
- Store operation hours are indicated to be between the hours of 8 a.m. – 10 p.m., Monday through Saturday and 8 a.m. - 7 p.m. on Sundays. These hours extend into the evening times when residences are expected to be at home.

A six-foot high opaque fence will be installed along the north and part of the east property lines adjacent to residential uses. Enhanced landscaping will be installed along the north, west, and east perimeters.

The proposed commercial building is designed to have no windows or doors on the east side and will be constructed approximately 92 and 72 feet from the adjacent residences to the north and east respectively. The new building will align with the existing retail establishment to the west.

Because the access points are south of the residential line, commercial traffic should not have to intrude into the residential area. Additionally, staff recommends a stipulation limiting delivery times to daytime hours.

Though staff has these compatibility concerns with this use adjacent to residential development to the north and east, these concerns are not to the degree that the use can be found to be incompatible with existing development patterns as there are other existing commercial retail uses along S.R.70, to the south, east, and west which make it suitable to consider this site for a commercial use.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	3111 53rd Ave East
GENERAL LOCATION:	Northeast corner of 31st Street Court East, approximately 2,172 feet east of the intersection of U.S. 301 and S.R.70 East.
ACREAGE:	0.95± acres
EXISTING USE(S):	Vacant land and single-family residence
FUTURE LAND USE CATEGORY(S):	R/O/R (Retail/Office/Residential)
FLOOR AREA RATIO (FAR):	0.18
SPECIAL APPROVAL(S):	N/A
OVERLAY DISTRICT(S):	N/A
SPECIFIC APPROVAL(S):	<ol style="list-style-type: none"> 1. To allow smaller tree replacement sizes. 2. To allow a reduced side yard setback. 3. To allow reduced landscaped buffers along the east property lines. 4. To allow a reduced roadway buffer along 31st Street Court East.
SURROUNDING USES & ZONING	
NORTH	Single-family residences zoned PDMU.
SOUTH	Across S.R. 70 East, is a commercial retail establishment (Cedar Plaza) zoned PDC (Planned Development Commercial).
EAST	Commercial retail establishment (Window Décor and Design Inc.) zoned PDMU. To the northeast is a single-family residence zoned PDMU.
WEST	Commercial retail establishment (Advance Auto Parts) zoned GC (General Commercial) and single-family residence (northwest) zoned PDMU.

SITE DESIGN DETAILS		
BUILDING SQUARE FOOTAGE:	7,381 square foot building.	
MINIMUM SETBACKS:	(Corner Lot) Fronts Sides	30'/35'* 15' *31st Street Court East
OPEN SPACE:	20% required and provided	
ACCESS:	31 st Street Court East	
FLOOD ZONE(S)	X (Panel 120153 0352 C, revised 7/15/92)	
AREA OF KNOWN FLOODING	No	
UTILITY CONNECTIONS	County water and sewer	
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage:	None	
Proposed Impact Acreage:	None	

NEARBY DEVELOPMENT				
NON-RESIDENTIAL				
PROJECT	SQ. FT.	F.A.R.	FLUC	YEAR APPROVED
Advance Discount Auto Parts	6,719	0.22	R/O/R	1997
Cedar Plaza	28,000	0.13	R/O/R	1990
Window Decor	3,696	0.19	R/O/R	2003
POSITIVE ASPECTS				
<ul style="list-style-type: none"> Commercial retail sales and services will provide convenience for nearby residents, motorists, and visitors in the area. The site is in an area where there is a mix of commercial and residential uses. 				

- The site has frontage along an arterial roadway, S.R. 70.

NEGATIVE ASPECTS

- There are residential uses to the north, northeast, and northwest which may be impacted by noise.
- The design shows access from a local road.
- The northern part of the site extends farther north into the line of existing residential uses.
- Operation hours occur when residences are expected to be at home.

MITIGATING FACTOR

- A six-foot high opaque fence shall be installed along the north and part of the east property lines adjacent to residential uses. Enhanced landscaping shall be installed along the north, west, and east perimeters.
- Commercial traffic should not have to intrude into the residential area because the site is at a corner location and the access points are south of the residential line.
- Most of the area of intrusion will be a stormwater pond and landscaped buffer.
- Delivery hours are limited to twice weekly between 8 a.m. and 5 p.m., excluding Sundays.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All roof mounted HVAC equipment shall be screened from view from adjacent roadways and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.
2. All dumpsters shall be screened from view from adjacent roadways and residential uses. Screening shall consist of building materials matching the principal building on site.
3. Deliveries shall be limited to twice weekly (Monday through Saturday), between the hours of 8 a.m. and 5 p.m.
4. Prior to Certificate of Occupancy, an Easement Agreement for cross access with the adjacent property to the east shall be required.

B. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to Final Site Plan approval.
2. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Planning Division for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well – used, capped, or plugged.

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post-development flows.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10' wide along S.R. 70 East and 31st Street Court East	10' & 5'	Y		Specific Approval required for a 5-foot wide reduced roadway buffer along 31st St. Ct. E.
15' wide along perimeters	15' & 9'	Y		Specific Approval required for a 9-foot wide perimeter buffer along the east boundary.
Buffer Landscaping	Yes	Y		Meets or exceeds minimum standards.
SIDEWALKS				
5' sidewalk, exterior	8' wide along S.R. 70 East &	Y		8' wide sidewalks exist along S.R.70 East and 4' wide along west side of 31 st St. Ct. E. No

	4'wide along 31 st St. Ct. E.			sidewalk is required along the east side of 31 st St. Ct. E.
ROADS & RIGHTS-OF-WAY				
24' Internal driveways (one and two-way)	shown	Y		
Dedicate ± 5 ROW on 31 st St. Ct. E.	5'	Y		
Dedicate ROW on S.R. 70 E.		Y		No additional R/W required on S.R. 70.
Cross Access	shown	Y		Cross access to adjacent property to the east.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 508.6)
Planned Districts - Rezone Review Criteria (Section 603.4)

Physical Characteristics:

A part of the 0.95± acre site is vacant. The other part has an existing single-family residence to be demolished. Based on information received from the Neighborhood Services Department, the parcel is not required to mitigate for replacement of affordable housing stock.

There are no wetlands on the site.

Public Utilities, Facilities and Services:

There is a 6" water main extending to the north, on the west side of 31st Street Court East right-of-way, to 52nd Avenue East. The existing 8" gravity sewer mains extend east and west along S.R.70.

Major Transportation Facilities:

The site is approximately 2,172 feet east of U.S.301. The site has frontage along S.R.70 East, a six lane divided principal arterial roadway. The Manatee County Right-of-Way Needs Map indicates a requirement for a 150-foot right-of-way for this segment of S.R. 70. The site plan indicates S.R. 70 is 150 feet wide. The site plan indicates a five-foot right-of-way dedication for 31st Street Court East to meet the 50-foot requirement for an urban standard (curb and gutter) local road.

Compatibility:

This segment of S.R.70 East has experienced recent growth. The site is surrounded by a mix of commercial and residential uses. There is a commercial retail establishment (Cedar Plaza) to the south, across S.R.70 East. To the east and west, are commercial establishments; Window Décor and Advance Discount Auto Parts, respectively. Single-family residences are

to the north, northwest, and northeast.

Staff has the following concerns with this use adjacent to residential development:

- There is potential for noise impacts on the adjacent residential uses because the northern part of the site extends farther north (into the line of existing residential uses) than other existing commercial sites in the immediate area. The design shows most of the area of intrusion will be a stormwater pond and landscaped buffer but the remaining area is for a drive aisle, dumpster, loading zone, and two parking spaces.
- Store operation hours are indicated to be between the hours of 8 a.m.–10 p.m., Monday through Saturday and 8 a.m.- 7 p.m. on Sundays. These hours extend into the times when residences are expected to be at home. Staff recommends a stipulation limiting delivery hours to daytime hours.

To address compatibility concerns for commercial adjacent to residential uses, a fifteen (15) and nine-foot wide landscaped buffer separates the proposed commercial uses from the existing residences to the north and east. A six-foot high opaque fence will be installed in the north and part of the east perimeter buffers. Enhanced landscaping will be installed along the entire length of the north, west, and east buffers.

Additionally, the proposed commercial building will be constructed approximately 92 and 72 feet from the adjacent residences to the north and east respectively. The new building will align with the existing retail establishment to the west. The building is designed to have no window or doors or parking on the east side adjacent to residential uses. Commercial traffic should not have to pass the residences to the north and northwest because the proposed access points are south of the residential line and not in front of residential homes or driveways.

The proposed square footage and FAR are compatible with approved projects to the east and west.

Transitions:

The site has been zoned PDMU prior to the adoption of the 1990 Land Development Code. Uses along this segment of S.R.70 East are transitioning from residential to commercial uses. Planned development is appropriate because it can be designed to provide a transition between the residential and commercial uses. The R/O/R FLUC provides for a variety of residential and commercial developments.

Design Quality:

The site plan shows an existing single-family residence will be demolished. A 7,381 square foot building will be constructed in the eastern part of the site. Most of the parking spaces are shown adjacent to the west and south sides of the building, away from residential. Two parking spaces are approximately 55-feet from the north property line, adjacent to residential.

A loading zone is also shown north of the building. Delivery hours are scheduled to be one or two times a week between 8 a.m. and 5 p.m.

There are two stormwater facilities. One is in the northern part of the site and the other along the front, adjacent to S.R. 70.

Relationship to Adjacent Property:

The site extends approximately 65 feet into a residential area. Residential uses are to the north and west, across 31st Street Court East. Most of the northern part of the site will be for a stormwater pond.

To the west, across 31st Street Court East, is a commercial retail establishment (Advanced Discount Auto). This establishment is approximately 43 feet away from the nearest residence to the north.

The proposed commercial building will be constructed approximately 92 feet from the adjacent residence to the north and will align with the existing retail establishment to the west.

Across S.R.70, to the south, are other commercial retail uses (Cedar Plaza). The site's proximity to S.R.70 East and other commercial retail and service uses makes it suitable to consider this site for a commercial use.

Streets, Drives, Parking and Service Areas:

31st Street Court East is a two lane local road connecting S.R. 70, a six lane divided principal arterial. The drive aisles are designed for one and two-way traffic. LDC Section 710 requires thirty (30) parking spaces (1 space per 250 square feet of gross floor area). The site plan shows 30 parking spaces provided. One designated loading space is proposed north of the building.

Access:

The site has no direct access to S.R.70 East. Comprehensive Plan Policy 2.10.3.2 requires commercial uses have direct access from a street which is classified on the Roadway Functional Classification Map as collector or higher. Policy 2.10.3.4 permits exceptions to Policy 2.10.3.2 in instances where access on a local road provides a safer alternative than direct access to the functionally classified roadway. To provide adequate access to the site, the design shows two entrances on 31st Street Court East, (a local road connecting S.R.70 East). The entrances are across from the existing retail commercial use to the west and not directly in front of any residential use. Because the site is at a corner location, and the access points are south of the residential line, commercial traffic should not have to intrude into the residential area.

Cross access is shown to the east connecting the drive aisle to the adjacent commercial property (Window Décor and Designs Inc.) and 32nd Street East.

Pedestrian Systems:

There are eight-foot wide sidewalks existing along S.R. 70 East and four-foot wide sidewalks along 31st Street Court East. Five and six-foot wide interior sidewalks are proposed adjacent to the south and west sides of the building.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources or existing trees on the site. 20% open space is proposed.

Intensity:

The Floor Area Ratio (FAR) of 0.18 is below the maximum FAR (0.35) allowed for the R/O/R FLUC.

Height:

The site plan indicates a maximum 35-foot building height. The actual building height is 21 feet. These heights should not create any external impacts that would adversely affect the surrounding developments.

Fences and Screening:

The site is adjacent to single-family residences to the north and east. A six-foot high opaque fence is depicted along the north and part of the east property lines. A 15-foot wide landscape buffer is proposed along the north property line. The applicant requests Specific Approval for a nine-foot wide buffer along the east boundary. Perimeter buffers with enhanced landscaping are proposed for screening.

Yards and Setbacks:

The minimum setbacks for the project in PDMU zoning district are shown in the chart below:

Yards and Setbacks				
Type	Front	Front (adjacent to 31 st St. Ct.)	North side	East side
	30'	35'	15'	15'

The site plan shows the proposed structure within the required 15-foot east side yard setback. The applicant requests Specific Approval to allow a nine-foot side yard setback along the east perimeter.

Trash and Utility Plant Screens:

The site plan shows a designated area (in the north part of the site) for dumpsters. The screened dumpster enclosure is 31 feet from the north property line.

Signs:

One sign is proposed for the project at the corner of S.R. 70 East and 31st Street Court East. The sign will be reviewed with the future Building Permit.

Landscaping:

The site plan shows enhanced landscaping which exceeds the requirements of the Land Development Code. Additionally, a six-foot high opaque fence will be installed along the north and part of the east boundaries. The applicant requests Specific Approval to reduce sizes of replacement trees at planting.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the R/O/R Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by a mix of agricultural, residential, and commercial uses.

Policy 2.2.1.17.1 Intent. The intent of the R/O/R is to provide for a variety of commercial, office, and residential development.

Policy 2.2.1.17.2 Range of Potential Uses. Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving.

Policy 2.2.1.17.3 Range of Potential Density/Intensity: The maximum floor area ratio for R/O/R is 0.35. A floor area ratio of 0.18 is proposed.

Policy 2.6.1.1 Compatibility. The proposed design and use is compatible with surrounding developments.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 20% open space (0.19 acres). 20% open space is required.

CONCURRENCY

CLOS APPLIED FOR: Yes
TRAFFIC STUDY REQ'D: Yes

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y/N
S.R.70 East	From U.S. 301 to 39 th St. E. (Links 3100, 3101, 3102, 3103)	D	No

REQUIRED IMPROVEMENTS: No improvements required as this project will have minimal impact on the roadway network.

Wastewater and potable water to be determined with FSP/Construction Plans

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Sections 603.3 of the Land Development Code (LDC) 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.

1. Request:

LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner. The LDC is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and

canopy will be provided.

2. Request:

LDC Section 603.11.4.3 requires a side yard setback of 15 feet. The applicant requests a side yard setback of nine feet along the east perimeter.

Staff Analysis and Recommendation:

The relatively small, narrow site is at the corner of 31st Street Court East and S.R.70 East. In addition to its size, the requirement for two front yard setbacks (30' and 35') further constrains the site. The proposed building is approximately 81 feet from the north property line and meets the required 15-foot side yard setback along the northern boundary.

To accommodate required Code dimensions for parking space depth and drive aisle widths, the proposed building is setback nine feet from the east property line and 72 feet from the existing adjacent residential structure. To minimize any potential adverse impacts such as noise or glare, the building is designed to have no doors or windows on the east side and enhanced landscaping along the east property lines, adjacent to residential uses. Staff recommends approval of the proposed design.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.11.4.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because the site plan shows a superior design which meets the intent of the LDC.

3. Request:

LDC Section 715.3.4 requires a minimum fifteen-foot buffer width between commercial and residential uses. The applicant requests a nine-foot wide buffer along the east perimeter.

Staff Analysis and Recommendation

The site is small and narrow. To accommodate the proposed building size, its location adjacent to residential structures on two sides, and required Code dimensions for parking space depth and drive aisle widths, the perimeter buffer to the east is nine feet wide. The applicant has agreed to install a six foot tall opaque fence, extending from the northern property line to the north corner of the building. Additionally, a hedge consisting of Walter's Viburnum, Bald Cypress and Sabal Palmetto or Cabbage Palms will be installed, extending from the northeast corner of the property to the southeast corner of the building. Staff recommends approval and believes the smaller buffer with enhanced landscaping will also provide screening for the adjacent residences. The

utilization of taller trees will help to break up the building's mass on the east side.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because adequate screening is provided which meets the intent of the LDC.

4. Request:

LDC Section 715.3.2 requires a minimum ten-foot wide roadway buffer. The applicant requests a five-foot wide roadway buffer along 31st Street Court East.

Staff Analysis and Recommendation

The site is small and narrow and abuts a local road which doesn't meet current County standards. The applicant requests Specific Approval to accommodate a five-foot right-of-way dedication which is required to meet a 25-foot half width along 31st Street Court East.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because right-of-way is being provided.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Request for Specific Approval
3. Copy of Newspaper Advertising
4. Ordinance PDMU-11-10(P)

APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.17	<p>R/O/R: Establish the Retail/Office/Residential future land use category as follows:</p>
Policy:	2.2.1.17.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.</p>

Policy:	2.2.1.17.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.
Policy:	2.2.1.17.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density:</p> <p>For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre</p> <p>For new development - 9 dwelling units per acre</p> <p>Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p>Maximum Net Residential Density:</p> <p>For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre</p> <p>For new development - 16 dwelling units per acre</p> <p>24 dwelling units per acre inside the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p>Maximum Floor Area Ratio: 0.35 1.0 inside the CRA's and UIRA</p> <p>Maximum Floor Area Ration for Hotels: 1.0</p> <p>Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large 300,000sf</p>

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.

g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:

- I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
- II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:
- III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.
- IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy: 2.6.1.1

Require 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 (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):

- a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.
- b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Policy: 2.6.2.1

Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Policy: 2.10.3.2

Require 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 collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated

		as a collector or higher.
Policy:	2.10.3.4	Permit exceptions to Policies 2.10.3.2 and 2.10.3.3 only in instances where required access criteria are conflicting with other access criteria associated with an Entranceway, as described in Policies 2.9.4.1 & 2.9.4.2 and in Urban Core Areas where access on a local road provides a safer alternative than direct access to the functionally classified roadway, or within the MU-C Future Land Use Category and its Sub Areas.



8 June 2011

Manatee County Board of County Commissioners
c/o: Ms. Stephanie Moreland
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

5824 Bee Ridge Road, #325
Sarasota, FL 34233-5065
(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com

Subject: AUTOZONE #4931
PRELIMINARY SITE PLAN - SPECIFIC APPROVAL LETTER
APPLICATION NO.: 20110180

Dear Ms. Moreland:

The following specific approvals are requested for the subject project:

1. The required Building Setback on the east side of the property is required to be 15'. We are requesting specific approval for a 9' building setback to accommodate the narrow site constraints from east to west. The building has been pushed as far south as possible to stay away from the single family residence abutting the northern portion of the property. In addition, there are no doors or windows proposed on the east side of the building.
2. The required Landscape Buffer on the east side of the property is required to be 15'. We are requesting specific approval for a 9' enhanced landscape buffer to accommodate the narrow site constraints from east to west. The building has been pushed as far south as possible to stay away from the single family residence abutting the northern portion of the property. The storm water management basin as well as enhanced landscaping has been added to the northern limits where the building is not located. In addition, a 6' high opaque fence is proposed between the property and the single family residence with landscaping on the east side of the fence.
3. The required Landscape Buffer on the west side of the property is required to be 10'. We are requesting specific approval for a 5' landscape buffer to accommodate the required 5' right-of-way dedication that the County is requiring to meet a 25' half along 31st Street Court East.
4. Specific Approval is requested for an alternative to Section 714.8.7 of the LDC to allow tree replacement sizes of 3"/4"/4" in place of 3"/5"/7". Staff supports this request, as the revised Section 714 of the LDC reflects these sizes but has not yet been adopted by the Board.

We would appreciate your approval of these requested items in an effort to accommodate site constraints that cannot be met by the proposed development. Please contact our office if you have any questions or require any additional information.

Very truly yours,
CAYOLI Engineering, Inc.


John F. Cavoli, P.E.

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF ZONING AND DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, October 6, 2011, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

ORDINANCE 11-31 - DRI # 24 HERITAGE HARBOUR (FKA HERITAGE SOUND)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 10-47); a/k/a TBRPC DRI #240; including a determination of whether the following changes constitute a substantial deviation to the Heritage Harbour Development of Regional Impact (DRI). In response to the owner's submittal of a Notice of Proposed Change (NOPC): 1) an extension to the expiration date of the Certificate of Level of Service, 2) an extension to the buildout date and the Development Order expiration date, 3) an extension to the buildout date for Phase II, and 4) an amendment to the land use equivalency matrix; providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-88-08(G)(R5) - HERITAGE HARBOUR DTS#20110196

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance No. PDMU-98-08(Z)(G)(R4) to approve changes to the General Development Plan and Ordinance as follows: 1) an extension to the expiration date of the Certificate of Level of Service, 2) an extension to the buildout date for Phase II, and 3) an amendment to the land use equivalency matrix; providing for severability; and providing for an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDMU-11-10(P) - AUTO ZONE #4931 DTS#20110180

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a 7,381 square foot Commercial Retail Establishment (auto parts store) on approximately 0.95 acres on the northeast corner of 31st Street Court East and S.R. 70 (53rd Ave. E.), approximately 2,172 feet east of U.S.301 and 620 feet west of 33rd Street East, at 3111 53rd Avenue East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description, and providing an effective date.

Z-11-06 - SHEILA D. LEACH / SWEETBERRIES REZONE DTS # 20110215

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 0.17 acres (part of a 0.57± acre parcel), on the northwest corner of SR 64 (Manatee Avenue West) and 45th Street West, at 4500 Manatee Ave. W., Bradenton from the RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-02-28(P)(R4) - BOUGAINVILLE PLACE DTS#20110241

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance No. PDR-02-28(P)(R2) pertaining to approximately 38.78 acres on the east side of 60th Avenue East and south of 29th Street East at 2603 60th Avenue East, Ellenton in the PDR (Planned Development Residential) zoning district; approving Ordinance No. PDR-02-28(P)(R4), amending and replacing PDR-02-28(P)(R2), to amend stipulation A.10 to modify the minimum front yard setbacks; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance, Resolution and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501, x6878; e-mail to: planning.agenda@mymanatee.org.

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 does not discriminate upon the basis of an 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 Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS: Manatee County Building and Development Services Department Manatee County, Florida 09/23/2011

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Sarasota Herald Tribune

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MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS: Manatee County Building and Development Services Department Manatee County, Florida

MANATEE COUNTY ZONING ORDINANCE
PDMU-11-10(P) DTS#20110180 – AUTO ZONE STORE #4931

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR A 7,381 SQUARE FOOT COMMERCIAL RETAIL ESTABLISHMENT (AUTO PARTS STORE) ON APPROXIMATELY 0.95 ACRES ON THE NORTHEAST CORNER OF 31ST STREET COURT EAST AND S.R. 70 (53RD AVE. E.), APPROXIMATELY 2,172 FEET EAST OF U.S.301 AND 620 FEET WEST OF 33RD STREET EAST, AT 3111 53RD AVENUE EAST, BRADENTON; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING A LEGAL DESCRIPTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lucien C. & Grace C. Latrielle, and Jeanes Property Investment, LLC (the "Applicant") filed an application for a Preliminary Site Plan for approximately 0.95 acres described in Exhibit "A", attached hereto, (the "property") for a 7,381 square foot commercial retail establishment (auto parts store); and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Sections 603.11.4.3, 714.8.7, 715.3.2, and 715.3.4 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the Preliminary Site Plan and Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on September 8, 2011 to consider the Preliminary Site Plan and Specific Approval, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners held duly a noticed public hearing on October 6, 2011 regarding the proposed Official Zoning Atlas Amendment described herein in accordance

with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.11.4.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because the site plan shows a superior design which meets the intent of the LDC.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because adequate screening is provided which meets the intent of the LDC.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because right-of-way is being provided.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 475 single-family detached lots on the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All roof mounted HVAC equipment shall be screened from view from adjacent roadways and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.
2. All dumpsters shall be screened from view from adjacent roadways and residential uses. Screening shall consist of building materials matching the principal building on site.
3. Deliveries shall be limited to twice weekly (Monday through Saturday), between the hours of 8 a.m. and 5 p.m.
4. Prior to Certificate of Occupancy, an Easement Agreement for cross access with the adjacent property to the east shall be required.

B. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to Final Site Plan approval.
2. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Planning Division for review and approval prior

to Final Site Plan approval. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structures (if existing).
- GPS coordinates (latitude/longitude) of the well.
- The methodology used to secure the well during construction (e.g. fence, tape).
- The final disposition of the well – used, capped, or plugged.

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post-development flows.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Sections 603.11.4.3, 714.8.7, 715.3.2, and 715.3.4 of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 6th day of September, 2011.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: _____
Carol Whitmore, Chairman

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

BY: _____
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

LOT 13, CENTRAL GARDENS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT PORTION OF LOT 13 DESCRIBED AS PARCEL 103 IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1466, PAGE 5432, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 70 (PER SECTION 1316-101) AND THE WEST LINE OF SAID LOT 13; THENCE ALONG SAID WEST LINE NORTH 00°48'35" EAST, 87.62 FEET; THENCE SOUTH 18°14'09" EAST, 26.59 FEET; THENCE SOUTH 46°46'17" EAST, 14.28 FEET; THENCE SOUTH 88°25'10" EAST, 55.70 FEET TO THE EAST LINE OF SAID LOT 13; THENCE ALONG SAID EAST LINE SOUTH 00°45'54" WEST, 52.13 FEET TO SAID NORTH EXISTING RIGHT OF WAY LINE; THENCE ALONG SAID NORTH EXSITING RIGHT OF WAY LINE NORTH 89°16'18" WEST, 75.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 14 AND 15, CENTRAL GARDENS SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OFF THE SOUTH SIDE AS DESCRIBED IN DEED BOOK 375, PAGE 571, AND LESS ROAD RIGHT OF WAY AS DESCRIBED IN PARCEL 104 ORDER OF TAKING RECORDED IN O.R. BOOK 1466, PAGE 5432, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: BEGINS AT THE INTERSECTION OF THE NORTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 70 (PER SECTION 1316-101) AND THE EAST LINE OF SAID LOT 14; THENCE ALONG SAID NORTH EXISTING RIGHT OF WAY LINE NORTH 89°16'18" WEST, 75.20 FEET TO THE WEST LINE OF SAID LOT 14; THENCE ALONG SAID WEST LINE NORTH 00°45'54" EAST, 52.13 FEET; THENCE SOUTH 88°28'10" EAST, 9.06 FEET; THENCE SOUTH 89°16'18" EAST, 50.45 FEET; THENCE NORTH 89°25'42" EAST, 15.66 FEET TO THE EAST LINE OF SAID LOT 14, THENCE ALONG SAID EAST LINE SOUTH 00°43'13" WEST, 52.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3

LOTS 16 AND 17, CENTRAL GARDENS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 159, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



PLANNING
SEP 14 2011
DEPARTMENT

General Notes

1. TOTAL APPLICANT OWNED ACREAGE: 41,535 S.F. OR 0.95 AC.
2. ZONING: PD-MU
3. ADJACENT ZONING: SEE PLANS
4. PDI: 1686700004, 1686600006, 1686500008
5. EXISTING LAND USE: SINGLE FAMILY RESIDENCE ON NORTH PARCEL AND VACANT ON SOUTH PARCEL
6. ADJACENT LAND USE: SEE PLANS
7. FLUC: ROR
8. THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
9. FLOOD ZONES: THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" PER FIRM MAP #120153 0334C, JULY 15, 1992
10. GROSS NON-RESIDENTIAL FAR: 7,381 S.F. RETAIL / 41,535 SF = 0.178
11. WETLAND AREA: N/A
12. WETLAND BUFFER: N/A
13. THE TWENTY FIVE (25) YEAR FLOODPLAIN IS NOT LOCATED WITHIN THE SUBJECT SITE.
14. COMMERCIAL STANDARDS:
 - LOT AREA: 0.95 AC.
 - LOT WIDTH: 150.00'
 - LOT DEPTH: 278.44'
 - FINISHED FLOORS: 24' MIN. ABOVE CENTERLINE OF THE ROAD
 - BUILDING ENVELOPE: SEE PLANS
 - MINIMUM BUILDING SETBACKS (TYP.): (SEE FINAL SITE PLAN FOR PROPOSED BUILDING SETBACKS)
15. SITE COVERAGES:
 - EX. PARCEL AREA: 0.954 AC.
 - R/W DEDICATION AREA: 0.029 AC.
 - TOTAL PROJECT AREA: 0.925 AC.
 - BUILDING: 0.169 AC (17.7%)
 - DRY POND: 0.173 AC (18.1%)
 - PAVEMENT: 0.396 AC (42.7%)
 - TOTAL IMPERVIOUS AREA: 0.737 (79.7%)
 - TOTAL PERVIOUS AREA: 0.188 (20.3%)
 - TOTAL PROJECT AREA: 0.925 AC (100%)
16. UTILITY EASEMENTS: A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
17. OTHER EASEMENTS: AS SHOWN ON PLANS.
18. OPEN SPACE: REQUIRED 20% (0.185 AC.) / PROVIDED (0.188 AC.(20.3%) LANDSCAPE + 0.173 AC.(18.1%) BASIN AREAS = 0.361 AC. (39.0%)
19. MAXIMUM BUILDING HEIGHT: 35' PROPOSED BUILDING HEIGHT: 21'
20. PARKING CALCULATIONS: RETAIL REQUIRED PARKING: 7,381 SF RETAIL AREA (1 SPACE/250 S.F.) = 30 SPACES PROVIDED PARKING = 30 SPACES REQUIRED HANDICAP PARKING = 2 SPACES PROVIDED HANDICAP PARKING = 2 SPACES
21. FOUNDATION LANDSCAPING: 7,381/1000 x 20 = 148 S.F. REQUIRED, 322 S.F. PROVIDED
22. ALL REQUIRED YARDS ARE DELINEATED ON THE PLANS.
23. RECREATIONAL CODE:
24. ALL STORMWATER MANAGEMENT FACILITIES AND DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
25. CONSTRUCTION SCHEDULE:
 - START DATE: UPON RECEIPT OF ALL AGENCY APPROVALS (APPROXIMATELY 9/1/11)
 - COMPLETION DATE: (APPROXIMATELY 1/1/12), BUT NOT TO EXCEED THE EXPIRATION OF THE CERTIFICATE OF LEVEL OF SERVICE
26. STATEMENT OF SCHOOL NEEDS: N/A
27. LANDSCAPE DATA: SEE LANDSCAPE PLAN (IN ACCORDANCE WITH SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE).
28. ALL SIGNS SHALL BE IN ACCORDANCE WITH SECTION 724 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
29. THERE ARE NO PERENNIAL STREAMS LOCATED ON THE SUBJECT SITE.
30. ALL EASEMENTS, DEDICATIONS, AND PRESERVATIONS WILL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL.
31. THE EXISTING WELLS AND SEPTIC TANKS LOCATED ON THE SUBJECT SITE WILL BE PLUGGED AND ABANDONED IN ACCORDANCE WITH DEP AND MANATEE COUNTY PUBLIC HEALTH UNIT REGULATIONS.
32. SANITARY SEWER COLLECTION SYSTEM: SERVICE PROVIDED BY MANATEE COUNTY AND WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
33. WATER DISTRIBUTION SYSTEM: SERVICE PROVIDED BY MANATEE COUNTY AND WILL CONSIST OF A DOMESTIC SERVICE LINE CONNECTED TO THE WATER MAIN ON SR 70. SYSTEM DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
34. WATER AND SEWER SYSTEM PERMITS ARE NOT REQUIRED FROM DEPARTMENT OR FDEP
35. SOLID WASTE DISPOSAL IS PROVIDED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS.
36. THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF INLETS WITH RELATED PIPING, POND, AND CONTROL STRUCTURE AND WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS AND MEET THE REQUIREMENTS OF CHAPTER 40D-4 OR 40D-40 FAC (SWFAMD).
37. THERE ARE NO DESIGNATED PUBLIC USE AREAS ON THE SUBJECT SITE.
38. AN FDOT DRAINAGE PERMIT IS REQUIRED.

Construction Notes

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS, ALL APPLICABLE CODE REQUIREMENTS, AND ALL PERMITS ISSUED FOR THE SUBJECT PROJECT.
2. THE CONTRACTOR SHALL NOTIFY FLORIDA ONE CALL, FPL AND ALL UTILITY COMPANIES PRIOR TO THE START OF ANY WORK BOTH ON-SITE AND OFF-SITE SO THAT THE EXACT LOCATION OF EXISTING UTILITIES CAN BE DETERMINED AND ALL APPROPRIATE ADJUSTMENTS CAN BE MADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND CONTINUED SERVICE OF ALL EXISTING UTILITIES.
4. ALL FACILITIES HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
5. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT AND MUTCD STANDARDS. CONTROL STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS.
6. ANY PROPOSED DEVIATIONS FROM THE APPROVED PLANS WILL BE REQUESTED IN WRITING AND APPROVAL GIVEN BY ALL PERMITTING AGENCIES AND THE ENGINEER OF RECORD.
7. ALL SURFACE WATER DISCHARGES SHALL COMPLY WITH ALL STATE WATER QUALITY STANDARDS AND ANY APPLICABLE REQUIREMENTS.
8. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH CURRENT FDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND THE ROADWAY AND TRAFFIC DESIGN STANDARD INDEX.
9. ALL SIGNING AND STRIPING WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17352.
10. ALL RPH PLACEMENT WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.
11. NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR W/IN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.

Preliminary Site Plan Proposed AutoZone Store #4931 State Road 70 Manatee County, Florida

PROJECT TEAM

ARCHITECT:

AutoZone, Inc.
c/o: George Callow
123 S. Front Street, 3rd Floor
Memphis, TN 38103

SURVEYOR:

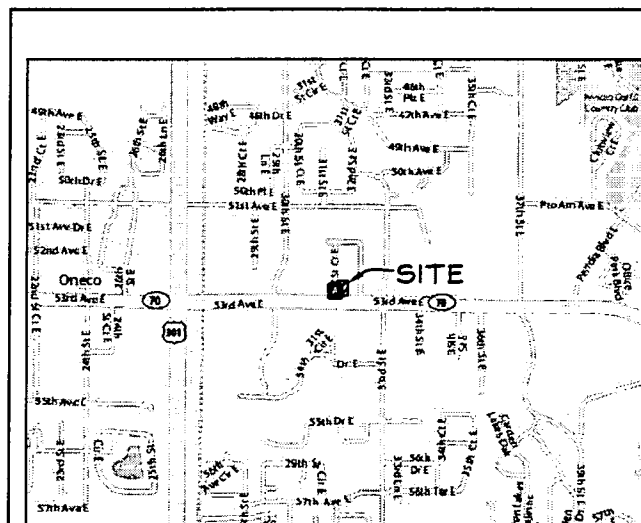
Hamilton Surveying, Inc.
311 N. Newport Ave.
Tampa, FL 33606
(813) 250-3535

LANDSCAPE ARCHITECT:

DWJA Landscape Architects, Inc.
630 S. Orange, Suite 202
Sarasota, FL 34236
(941) 366-3159

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233 email: cavoliengineer@aol.com

(941) 927-3647
Fax (941) 927-3646



MANATEE COUNTY



SCALE: N.T.S.
SECTION: 8
TOWNSHIP: 35S
RANGE: 18E
LATITUDE: 27° 26' 52"
LONGITUDE: 82° 31' 25"

Contents:

- C0.0 COVER SHEET
- C0.1 AERIAL W/ SITE PLAN
- D1.0 EXISTING CONDITIONS / DEMOLITION PLAN
- C1.0 PRELIMINARY SITE PLAN
- C1.B STORMWATER MANAGEMENT DETAILS & SECTIONS
- L1.0 TREE PROTECTION & REMOVAL PLAN
- L2.0 LANDSCAPE PLAN
- L4.0 IRRIGATION PLAN
- LP.1 LIGHTING PHOTOMETRICS PLAN

APPROVAL TYPE: PRELIMINARY SITE PLAN		PROJECT NAME: AUTOZONE #4931
APPROVED:	DATE	FILE NUMBER
PROJECT PLANNER (PD)		
PROJECT ENGINEER (PW)		
CONCURRENCY (PD)		
NATURAL RESOURCES DEPT.		
ENVIRONMENTAL HEALTH		
FIRE DISTRICT		
OWNER/AGENT		
ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION.		

Symbol Legend

EX MH	EXISTING MANHOLE	W 12	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
33 91	EXISTING SPOT GRADE	FF 12	PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	W (TYP)	PROPOSED WATER MAIN
54.00	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB 15	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
AB	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
L/W W/ 80'-100'	PROPOSED END WALL WITH RIP-RAP AND INVERT	IV	PROPOSED FORCE MAIN
31 15 34' RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE	6" CL. MIN.	PROPOSED HANDICAP PARKING SPACE
BM	PROPOSED INVERT BENCHMARK		6' CLEAR MINIMUM
	SEASONAL HIGH/NORMAL WATER LINE		DRAINAGE BASIN
	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)

Owner/Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Prepared for:
AutoZone Store Development
Store No.: 4931
STATE ROAD 70
BRADENTON, FL 34203

COVER SHEET
PDMU-11-10(P)
20110180(3)
Latreille-Jeanes Property
Investment, LLC/AutoZone
#4931

REVISIONS

1.	7/8/11-4PER COUNTY COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
ARCHITECT: GC	
DRAFTSMAN: REH	
CHECKED BY: JFC	
DATE: 4/29/11	
PROTOTYPE SIZE: 7/21-8/21	

C0.0



CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8078
1024 Bee Ridge Road, #325, Sarasota, FL 34233
(941) 927-3647
Fax (941) 927-3646
email: cavoliengineer@aol.com



SCALE: 1" = 60'

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	

ARCHITECT: GC
DRAFTSMAN: REH
CHECKED BY: JFC

DATE
4/29/11
PROJECT NO. 712-1812

C0.1

Prepared for: **AutoZone Store Development**
Store No.: 4931

STATE ROAD 70
BRADENTON, FL 34203

AERIAL W/ SITE PLAN

John F. Cavoli
1.9.11
JOHN F. CAVOLI P.E.
FL LICENSE NO. 40592

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 894-1017

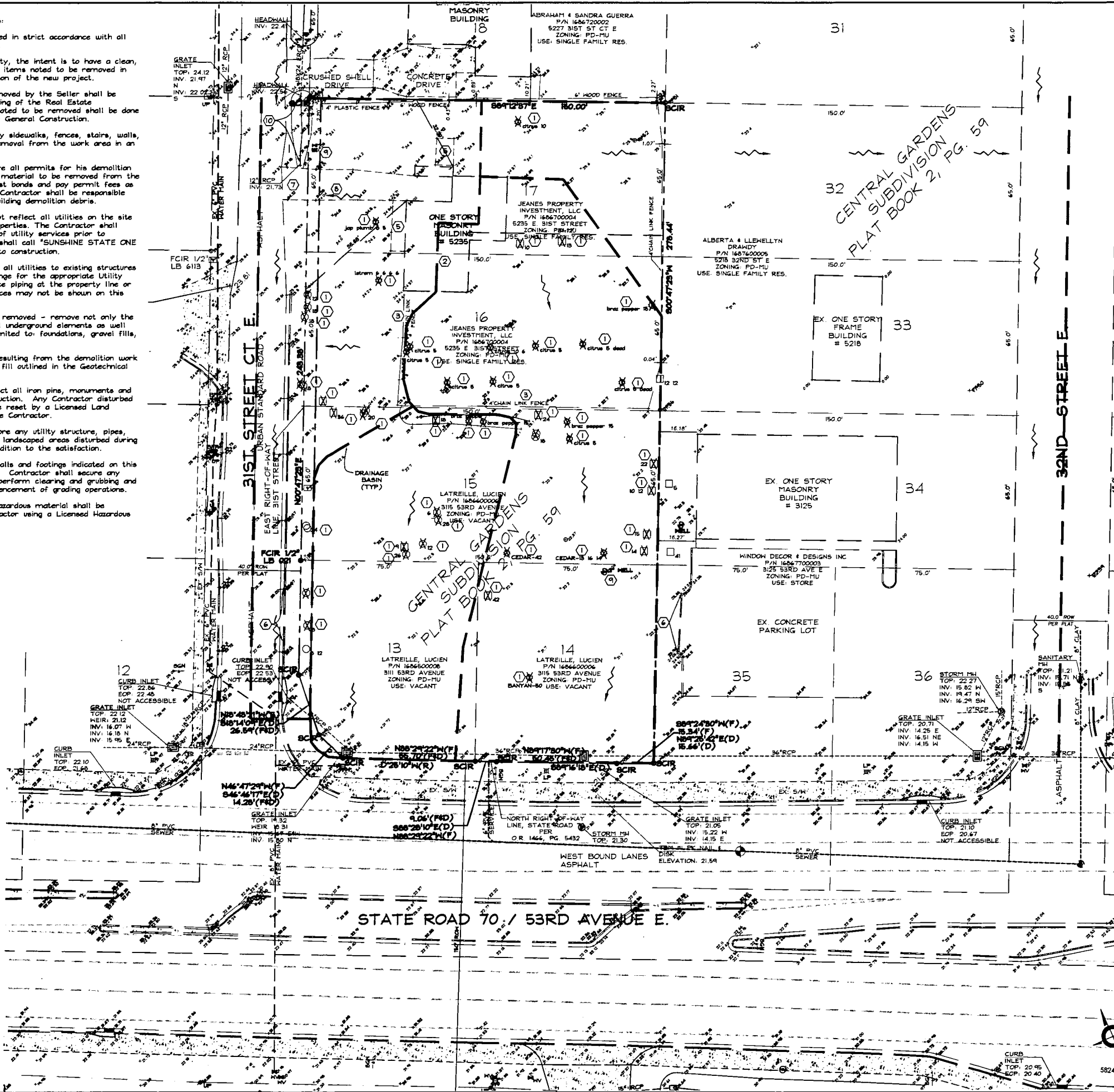
GENERAL DEMOLITION NOTES:

1. All work to be accomplished in strict accordance with all local ordinances, city or state.
2. Within the Subject Property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to permit the construction of the new project.
3. All items noted to be removed by the Seller shall be accomplished prior to the closing of the Real Estate Transaction. All other items noted to be removed shall be done so as part of the contract for General Construction.
4. Remove and dispose of any sidewalks, fences, stairs, walls, debris and rubbish requiring removal from the work area in an approved off site landfill.
5. The Contractor shall secure all permits for his demolition and disposal of his demolition material to be removed from the site. The Contractor shall post bonds and pay permit fees as required. Building Demolition Contractor shall be responsible for permits and disposal of building demolition debris.
6. The detailed plans may not reflect all utilities on the site or surrounding streets and properties. The Contractor shall verify locations and existence of utility services prior to construction. The Contractor shall call "SUNSHINE STATE ONE CALL" at 811, 48 hours prior to construction.
7. The Contractor to remove all utilities to existing structures whether shown or not or arrange for the appropriate Utility Company to cut and cap service piping at the property line or main (as required). All services may not be shown on this plan.
8. For all items noted to be removed - remove not only the above ground elements, but all underground elements as well including but not necessarily limited to: foundations, gravel fills, tree roots, old pipes, etc.
9. Back fill all excavations resulting from the demolition work to meet the requirements for Fill outlined in the Geotechnical Report.
10. The Contractor shall protect all iron pins, monuments and property corners during construction. Any Contractor disturbed pins, monuments, etc. shall be reset by a Licensed Land Surveyor at the expense of the Contractor.
11. The Contractor shall restore any utility structure, pipes, pavement, curbs, sidewalks or landscaped areas disturbed during demolition to their original condition to the satisfaction.
12. All buildings, foundation walls and footings indicated on this plan to be removed from site. Contractor shall secure any permits and pay all fees and perform clearing and grubbing and debris removal prior to commencement of grading operations.
13. Asbestos and any other hazardous material shall be removed by the General Contractor using a Licensed Hazardous Material Contractor.

KEYNOTES

Demolition

- 1 Remove trees and root system
- 2 Remove existing building and foundation
- 3 Remove fence, post and foundation
- 4 Remove existing shrubs and debris
- 5 Remove existing sidewalks
- 6 Remove existing concrete curb
- 7 Remove existing driveway approaches
- 8 Remove existing pavement
- 9 Remove existing utilities
- 10 Remove existing storm mes and headwall



ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988. CONVERSION FROM NAVD 1988 TO NGVD 1929 IS +0.984.

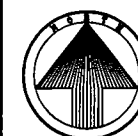
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
Consulting Civil Engineers

(941) 927-3647
Fax (941) 927-3646
5824 Bee Ridge Road, #325, Sarasota, FL 34233 email: cavolengr@aol.com

Prepared for: **AutoZone Store Development**

Store No.: 4931



SCALE: 1" = 20'

REVISIONS

NO.	DATE	REVISION
1.	5/10/11	PER COUNTY
2.	7/8/11	PER COUNTY
3.		
4.		
5.		
6.		
7.		
ARCHITECT:	GC	
DRAFTSMAN:	REH	
CHECKED BY:	JFC	
DATE	4/29/11	
PROTOTYPE SIZE	7N2-RIGHT	

D1.0

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
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F.W. Dodge Plan Room Tel: (615) 884-1017

JOHN E. CAVOLI, P.E.
FL LICENSE NO.: 48672

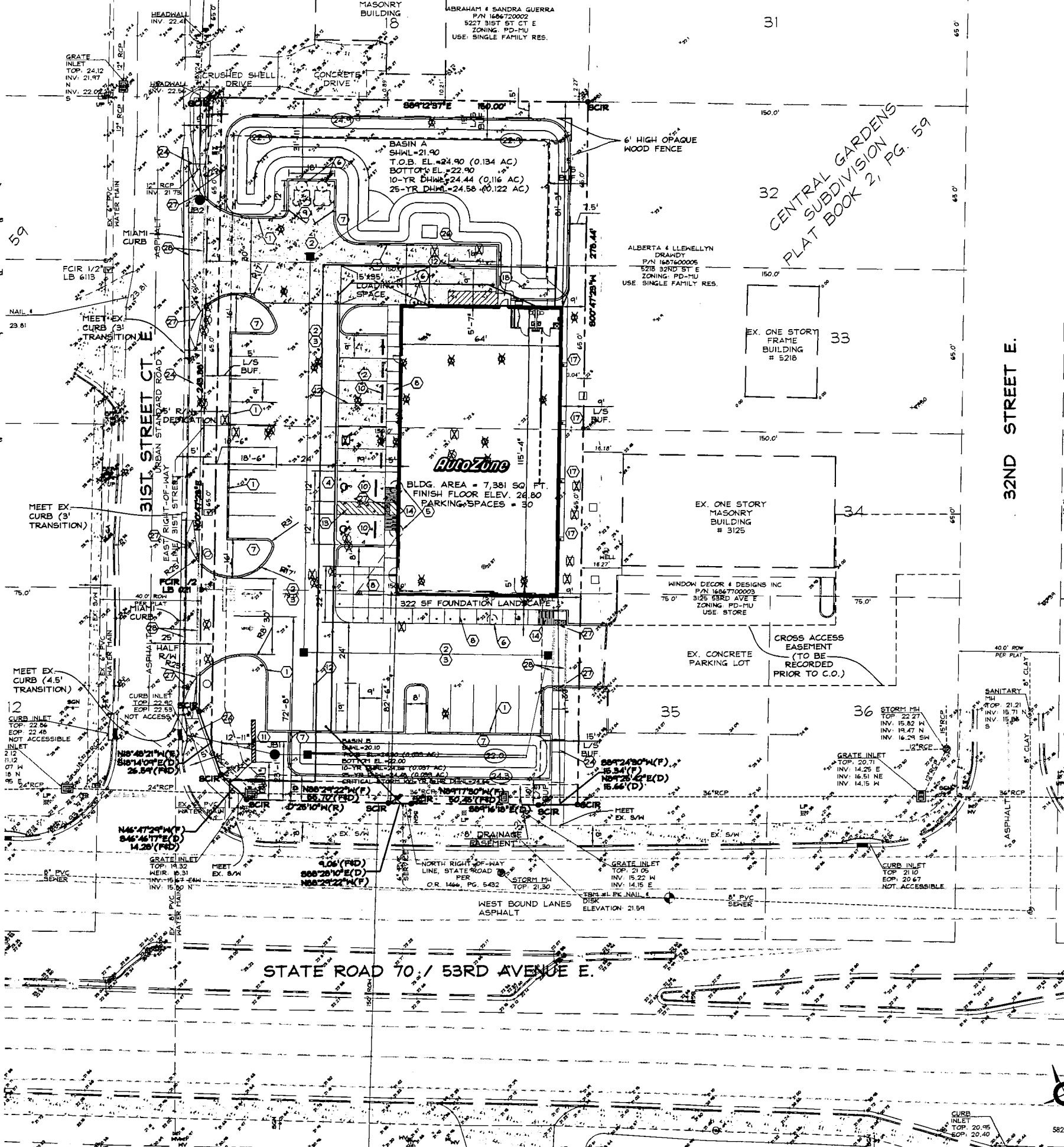
EX. CONDITIONS / DEMOLITION PLAN

GENERAL NOTES:

- Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
- Proof Roll Building and all parking areas. Notify AutoZone Inc. of any unacceptable areas.
- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
- All site dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
- All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the County or State Authority.
- The Contractor's licensed surveyor shall provide As-Built records of all construction (including underground utilities) to AutoZone Inc. at the end of construction.
- Information on existing utilities has been compiled from available information including utility company and municipal record maps and field survey and is not guaranteed correct and complete. Utilities are shown to alert the Contractor to their presence and the Contractor is solely responsible for determining actual locations and elevations of all utilities including services. Prior to demolition or construction, the Contractor shall contact "SUNSHINE STATE ONE CALL" 48 hours before commencement of work at 811 and verify all utility locations.
- The Contractor shall abide by all OSHA, Federal, State and Local Regulations when operating cranes, booms, hoists, ETC., in close proximity to overhead electric lines. If Contractor must operate equipment close to electrical lines, contact Power Company to make arrangements for proper safeguards.
- The Contractor shall obtain Manatee County permits for work within the road right-of-way, including local curb cut permit, sewer and water connection permit and erosion control permit if required before the start of any activity. The Contractor shall post all bonds, pay all fees, provide proof of insurance, and provide traffic protection necessary for the work.
- The Contractor shall provide and maintain traffic devices for protection of vehicles and pedestrians consisting of drums, barriers, signs, lights, fences and uniformed traffic officers as required, ordered by AutoZone or required by the Local Governing Authority.
- All material schedules shown on the plans are for general information only. The Contractor shall prepare his own material schedules based upon his plan review. All schedules shall be verified in the field by the Contractor prior to ordering materials or performing work.

UTILITY NOTE:

THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.



KEYNOTES

Building & Paving

- Concrete curb - see details 1 & 2/ C.I.A.
- Concrete paving - see detail 4/ C.I.A. Expansion and Control joints - see details 21 & 22/ C.I.A. Maximum spacing for Control joints is 15'-0" o.c. each way.
- G.C. to provide alternate bid for asphalt paving - see detail 5/C.I.A.
- Handicap parking area - see details 6 & 7/C.I.A.
- Handicap parking sign - see detail 12/C.I.A.
- Pipe guard - see details 14, 15 & 16/C.I.A.
- Concrete light pole base - see detail 13/C.I.A. Locate 3'-0" from back of curb or sidewalk to center of base. Aim light fixture in direction as indicated.
- Concrete sidewalk - see detail 19 & 20/C.I.A. for sidewalks around building.
- Dumpster layout - 6' High CMU enclosure w/ gates - see details B, 9, 10 & 11/C.I.A.
- 6'-0" long concrete wheel stop, pinned to pavement - see detail 17/C.I.A. Locate 2'-6" from face of curb or sidewalk.
- Pylon sign - 4' x 17' x 25' hgt. See signage drawings (Under separate permit).
- 4' wide parking stripe painted white (typ.)
- 4' wide diagonal stripes painted white @ 2 ft. o.c.
- Concrete handicap ramp - maximum slope 1:12 (8.33%) (per A.D.A. requirements). Maximum cross slope 1:50 (2.00%).
- New landscape area - provide seed and 3" topsoil - see sheet L1.0 for additional information.
- Slope grade from back of curb down to match the existing grade @ property line.
- Building down spouts (typ.) See Grading Plan for connection.
- 5' x 5' concrete pad
- Slope end of curb 4:1
- Stop Sign - see detail 26/C.I.A.
- Pavement markings - see detail 24 & 25/C.I.A.
- New curb cut & approach per local codes & specs.
- New concrete curb & gutter to meet all local & state D.O.T. requirements.
- New sidewalk to meet all local & state D.O.T. requirements.
- Remove existing curb, gutter, pavement, sidewalk and back fill per local & state D.O.T. requirements.
- Concrete Pad for Electrical Transformer
- Truncated dome mat
- 12" wide stripe painted white

PAVEMENT LEGEND

- CONCRETE PAVING - SEE DETAIL 4/C.I.A. (ALTERNATE BID) ASPHALT PAVING - SEE DETAIL 5/C.I.A.
- CONCRETE PAVING - SEE DETAIL 4/C.I.A.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233 email: cavoliengineer@aol.com

(941) 927-3647
Fax (941) 927-3646

Owner/Developer:
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123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
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F.W. Dodge Plan Room Tel: (615) 884-1017

Prepared for:
AutoZone Store Development
Store No.: 4931

STATE ROAD 70
BRADENTON, FL 34203
PRELIMINARY SITE PLAN



SCALE: 1" = 20'

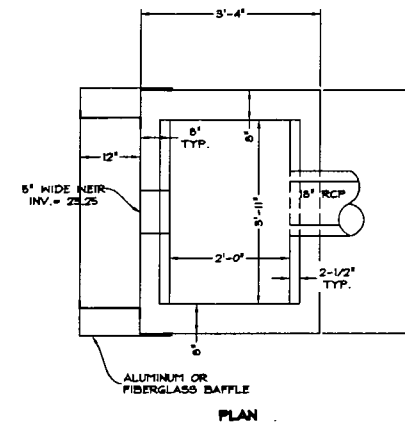
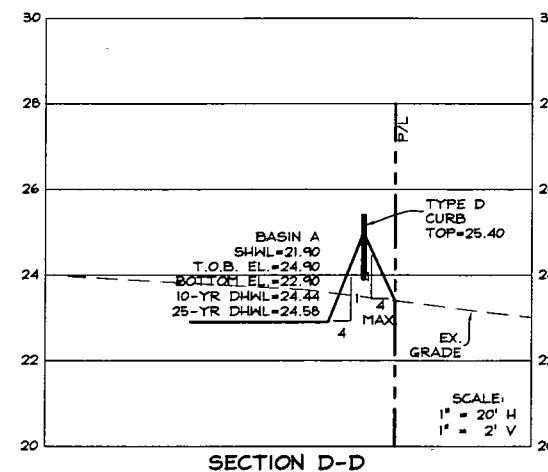
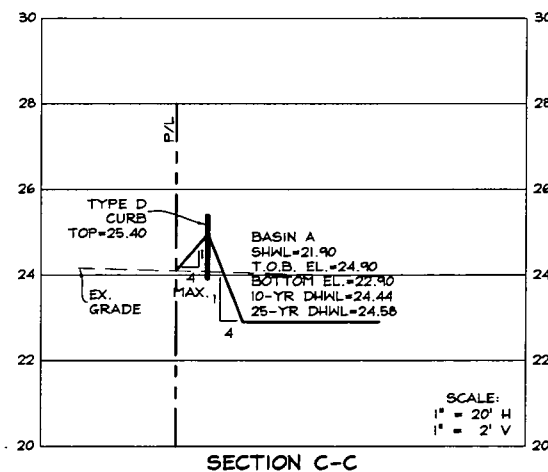
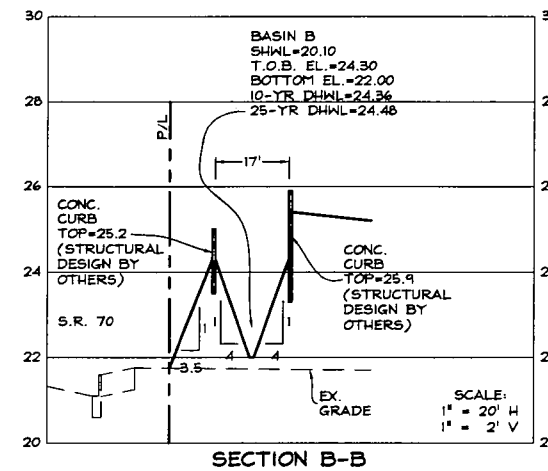
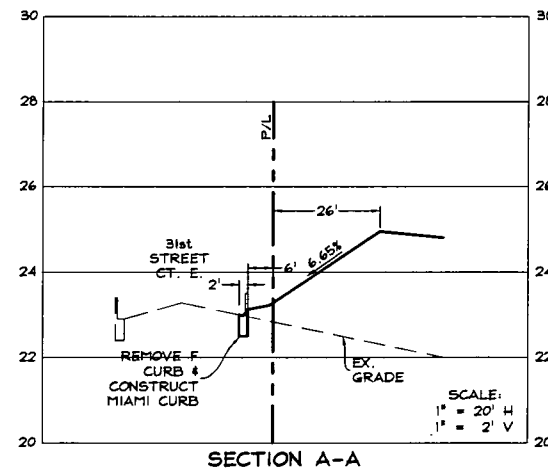
REVISIONS

- 5/10/11-PER COUNTY 1. COMP. REVIEW
- 7/8/11-PER COUNTY 2. COMMENTS
- 8/9/11-PER COUNTY 3. COMMENTS
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-
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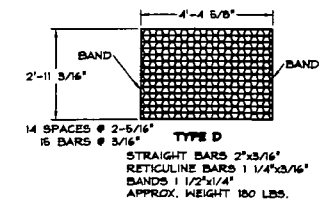
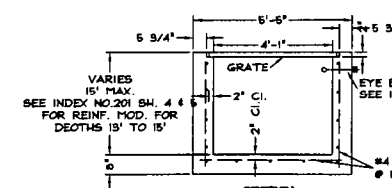
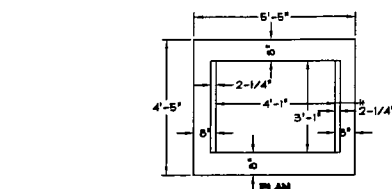
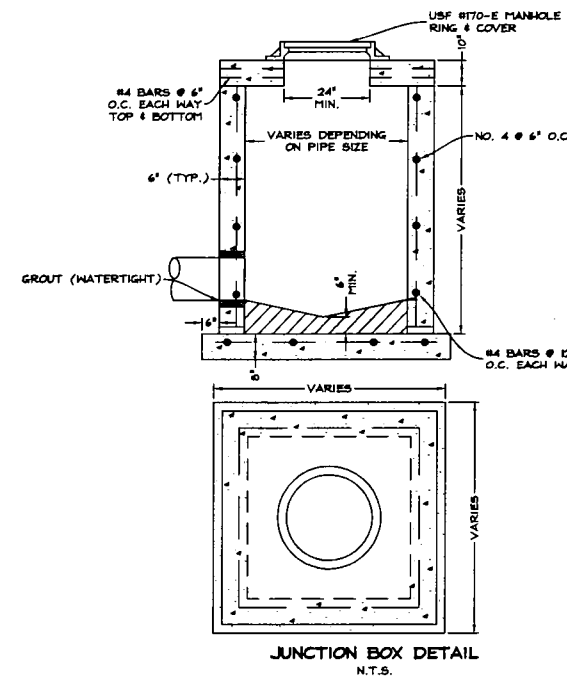
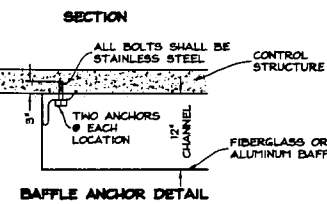
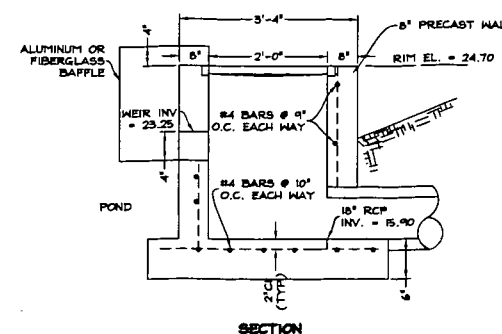
ARCHITECT: GC
DRAFTSMAN: REH
CHECKED BY: JFC

DATE
4/29/11
PROTOTYPE SIZE
7/22-RIGHT

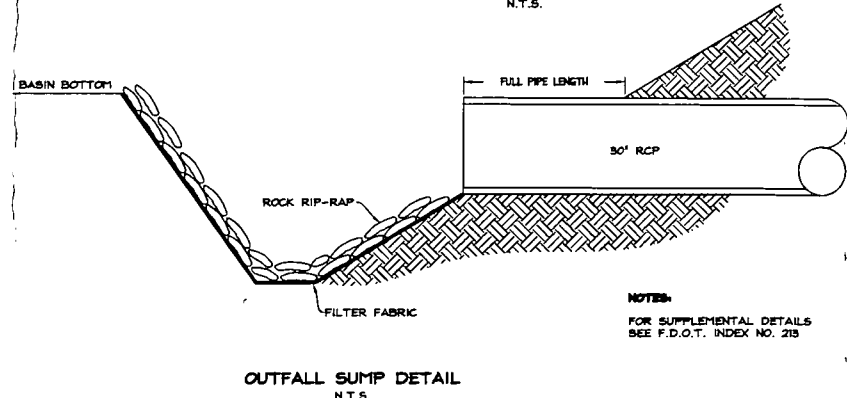
C1.0



CS1 (MODIFIED FDOT C INLET)
N.T.S.



NOTE:
ALL GRATES TO BE H-20 LOADING
TYPE D (GRATE INLET)
RECOMMENDED MAXIMUM PIPE SIZE:
3'-1" WALL-24" PIPE
4'-1" WALL-36" PIPE



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Fax (941) 927-3646
email: cavoliengineer@aol.com

CONTRACTOR TO VERIFY ALL
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THE START OF CONSTRUCTION

Owner / Developer:
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123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 894-1017

Prepared for:
AutoZone Store Development
Store No.: 4931
STATE ROAD 70
BRADENTON, FL 34203

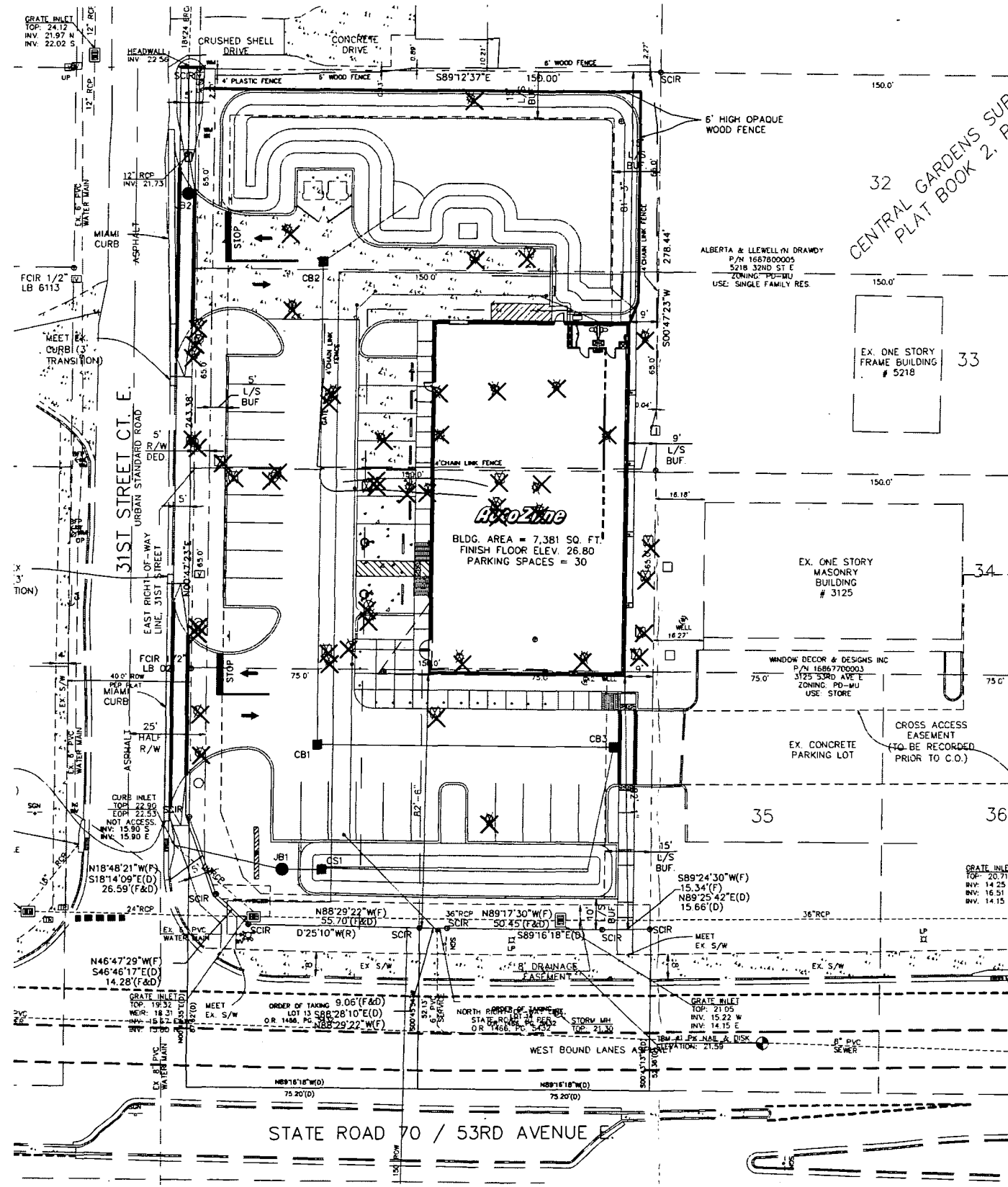
STORM MGMT. DETAILS & SECTIONS



SCALE: 1" = 20'

REVISIONS	
1.	5/18/11-PER COUNTY
2.	6/9/11-PER FDOT
3.	7/8/11-PER COUNTY
4.	
5.	
6.	
7.	
ARCHITECT: GC	
DRAFTSMAN: REH	
CHECKED BY: JFC	
DATE	
4/29/11	
PROTOTYPE SIZE	
7/22-RIGHT	

C1.B



TREE PROTECTION - REMOVAL LEGEND

✕ EXISTING TREE OR PALM TO BE REMOVED

○ EXISTING TREE OR PALM TO REMAIN WITH TREE BARRIER TYPICAL

TREE REMOVAL LEGEND			
	4'-15'	16'-30'	OVER 30'
OAK***	2	3	2
PINE	4	8	-
PALM	1	-	-
CITRUS*	7+2*	-	-
BANYAN*	-	-	1*
LOQUAT*	2*	-	-
CEDAR	3	-	1
LIGUSTRUM*	4*	-	-
BRAZILIAN PEPPER*	3	-	-

* REPLACEMENT NOT REQUIRED
** DEAD
*** 42" LAUREL OAK ON SITE IS IN DECAY AND DOES NOT REQUIRE REPLACEMENT PER COUNTY STAFF.

GRAND TREES PROTECTED (0)

GRAND TREES REMOVED (0)

REPLACEMENT REQUIRED	TOTAL
3" CALIPER TREES	10
4" CALIPER TREES	22
4" CALIPER TREES	6
PALMS	1

REPLACEMENT PROVIDED	TOTAL
3" CALIPER TREES	10
4" CALIPER TREES	22
4" CALIPER TREES	6
PALMS	20

NOTE NUMBERS PROVIDED ARE PER CODE REVISION PRESENTLY UNDER CONSIDERATION.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVENUE SUITE 202 • SARASOTA, FL 34236 • (941) 566-5166

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

PHILIP J. SMITH
R.A. # 1096

Prepared for: **AutoZone Store Development**
Store No.: 4881

STATE ROAD 70
BRADENTON, FL 34203

TREE PROTECTION & REMOVAL PLAN



SCALE: 1" = 20'

REVISIONS

1. Per Manifest Co 7.11.11
2.
3.
4.
5.
6.
7.
ARCHITECT: PJS
DRAFTSMAN: GCK
CHECKED BY: PJS
DATE: 04/28/11
PROJECT: 002
7N2-RIGHT

L1.0

FOUNDATION LANDSCAPE REQUIREMENT:

TOTAL BUILDING AREA: 7,381 S.F.

20 S.F. FOUNDATION LANDSCAPING/ 1,000 S.F. BUILDING AREA REQUIRED

7,381 S.F. X $\frac{20}{1000}$ = 148 S.F. FOUNDATION LANDSCAPING REQUIRED

322 S.F. FOUNDATION LANDSCAPING PROVIDED.

INTERIOR LANDSCAPE REQUIREMENT:

360 S.F. INTERIOR LANDSCAPING/ 20 PARKING SPACES REQUIRED

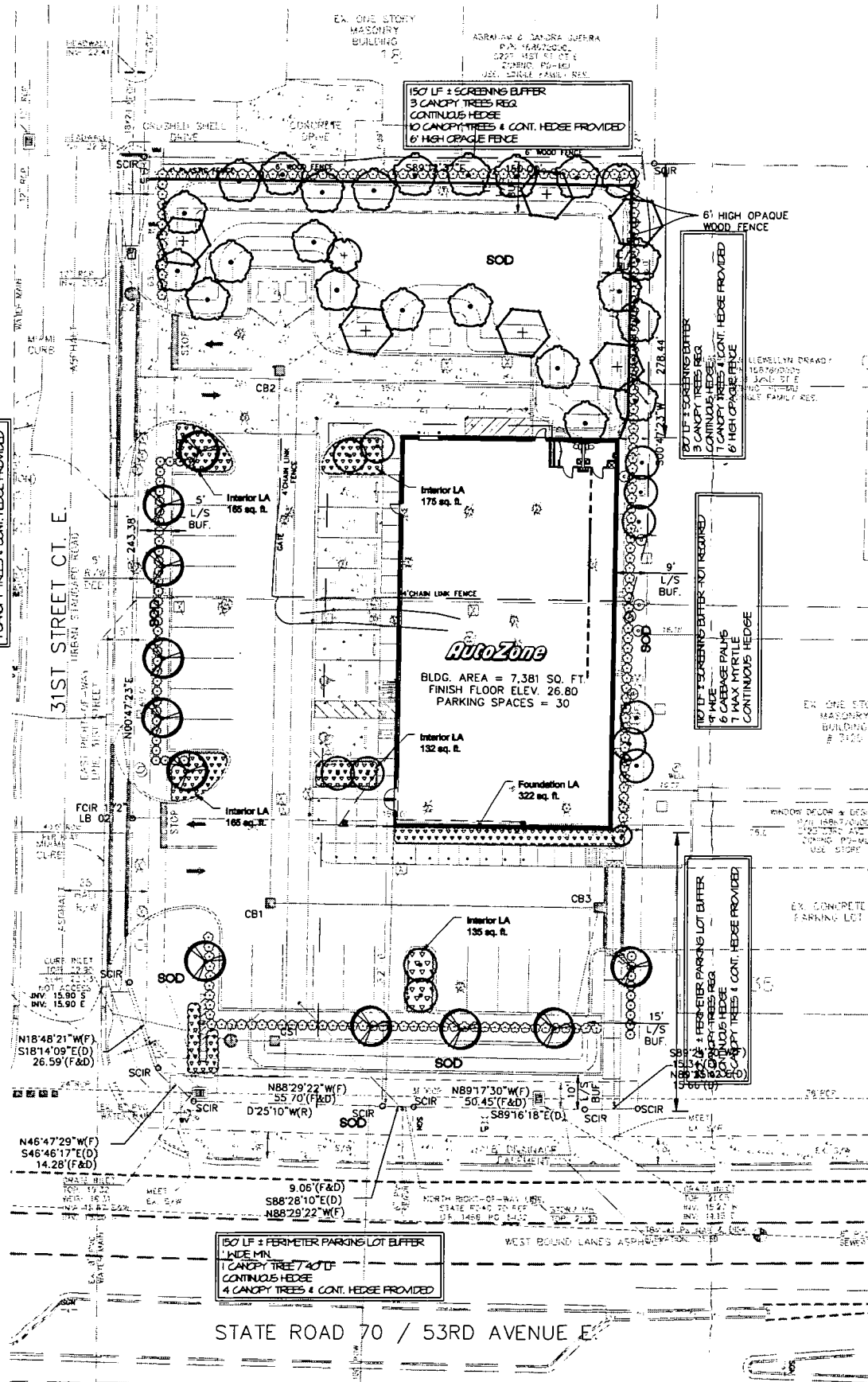
30 PARKING SPACES PROVIDED

1.5 X 360 = 540 S.F. INTERIOR LANDSCAPING REQUIRED

772 S.F. INTERIOR LANDSCAPING PROVIDED.

AUTOZONE GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE AREAS TO BE ARGENTINE BAHIA GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS.
3. ANY LANDSCAPE AREAS DISTURBED BY CONSTRUCTION SHALL BE SCARIFIED TO A DEPTH OF 2", GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. SCARIFY AREA RE-SEED AND FERTILIZE. ALL ROAD CURBS AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
4. FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
5. THE CONTRACTOR SHALL PROVIDE A WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
6. ALL PLANT MATERIALS TO RECEIVE PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN IRRIGATION CONTRACTOR LICENSED BY THE STATE. THE CONTRACTOR SHALL PROVIDE DRAWINGS FOR APPROVAL BY THE CITY PRIOR TO INSTALLATION.
7. GRASS AND IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
8. INSTALL PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. ALL SLEEVES SHALL BE THREE TIMES THE DIAMETER OF THE PIPES/IT HOUSES.
9. TURF NOTES: ARGENTINE BAHIA SOD LOW MAINTENANCE HYBRID TURF FROM LOCAL GROWER. TEST SOIL FOR PROPER PH FOR SELECT SOD. AMEND SOIL WITH ORGANIC MATERIAL, FERTILIZER, AND FRESH GRADE. STAGGER ALL SOD SEAMS. FILL ANY GAPS WITH SAND, WATER, AND ROLL SMOOTH. CONTRACTOR TO REPLACE ANY DEAD SOD WITHIN ONE GROWING SEASON.



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	MF	Myrcianthes fragrans / Twinberry	30 gal	1.5" Cal	6" x 4" Spr.	1
	QV	Quercus virginiana 'Highrise' / Southern Live Oak var Highrise	30 gal	3" Cal	10" x 4" Spr.	11
	TD2	Taxodium distichum / Bald Cypress	30 gal	3" Cal	10" x 4" Spr.	2
	TD4	Taxodium distichum / Bald Cypress	65 gal	4" Cal	14" x 4" Spr.	6
	TD3	Taxodium distichum / Bald Cypress	65 gal	4" Cal	14" x 4" Spr.	22
PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	SS	Sabal palmello / Cabbage Palmetto	B & B		16" - 24" HL	12
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPR		QTY
	MC	Myrica caribaea / Wax Myrtle	15 gal	3" x 3"		7
	TD	Tripsacum dactyloides nana / Dwarf Falcatachae Grass	3 gal	2" x 2"		46
	VW	Viburnum coccineum 'Witchhoochie' / Walker's Viburnum	3 gal	2" x 2"		174
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon	1 gal @ 24" oc			363

* NATIVE - 75% OF ALL PLANT REQUIRED MATERIAL IS NATIVE AS REQUIRED BY 131 OF THE CODE.

REPLACEMENT REQUIRED	TOTAL
3" CALIPER TREES	10
4" CALIPER TREES	22
4" CALIPER TREES	6
PALMS	1

REPLACEMENT PROVIDED	TOTAL
3" CALIPER TREES	10
4" CALIPER TREES	22
4" CALIPER TREES	6
PALMS	20

NOTE NUMBERS PROVIDED ARE PER CODE REVISION PRESENTLY UNDER CONSIDERATION.

GENERAL NOTES

1. ALL AREAS PLANTED OR MULCHED SHALL BE SCARIFIED WITH SOLID SAND GROW BAHIA SOD. (SOD ALL AREAS TO BACK OF CURB OUTSIDE PROPERTY LINES)
2. ALL PLANT MATERIAL PROVIDED IS NATIVE OR DROUGHT TOLERANT AS REQUIRED BY CODE.
3. CONCRETE CURBS 6" HIGH SHALL BE PROVIDED TO PROTECT ALL REQUIRED LANDSCAPING.
4. THE OWNER IS REQUIRED TO PROVIDE AN ADEQUATE MAINTENANCE PROGRAM FOR ALL NEWLY PLANTED MATERIAL. BY HAND WATERING, FRUITS, FERTILIZING, AS NECESSARY FOR HEALTHY GROWTH AND ESTABLISHMENT. THE OWNER IS REQUIRED TO MAINTAIN ALL PLANT MATERIAL IN PERPETUITY.
5. ALL PLANTINGS SHALL RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM PLANS FOR IRRIGATION SYSTEM SHALL BE SUBMITTED PRIOR TO BUILDING PERMIT AND SHALL BE DESIGNED IN CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE PORTION OF THE LANDSCAPE ORDINANCE.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

dwja
LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
830 S. ORANGE AVENUE SUITE 203 • SARASOTA, FL 34236 • (941) 555-0155

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Prepared for: **AutoZone Store Development**
Store No.: 4931
STATE ROAD 70
BRADENTON, FL 34203
LANDSCAPE PLAN

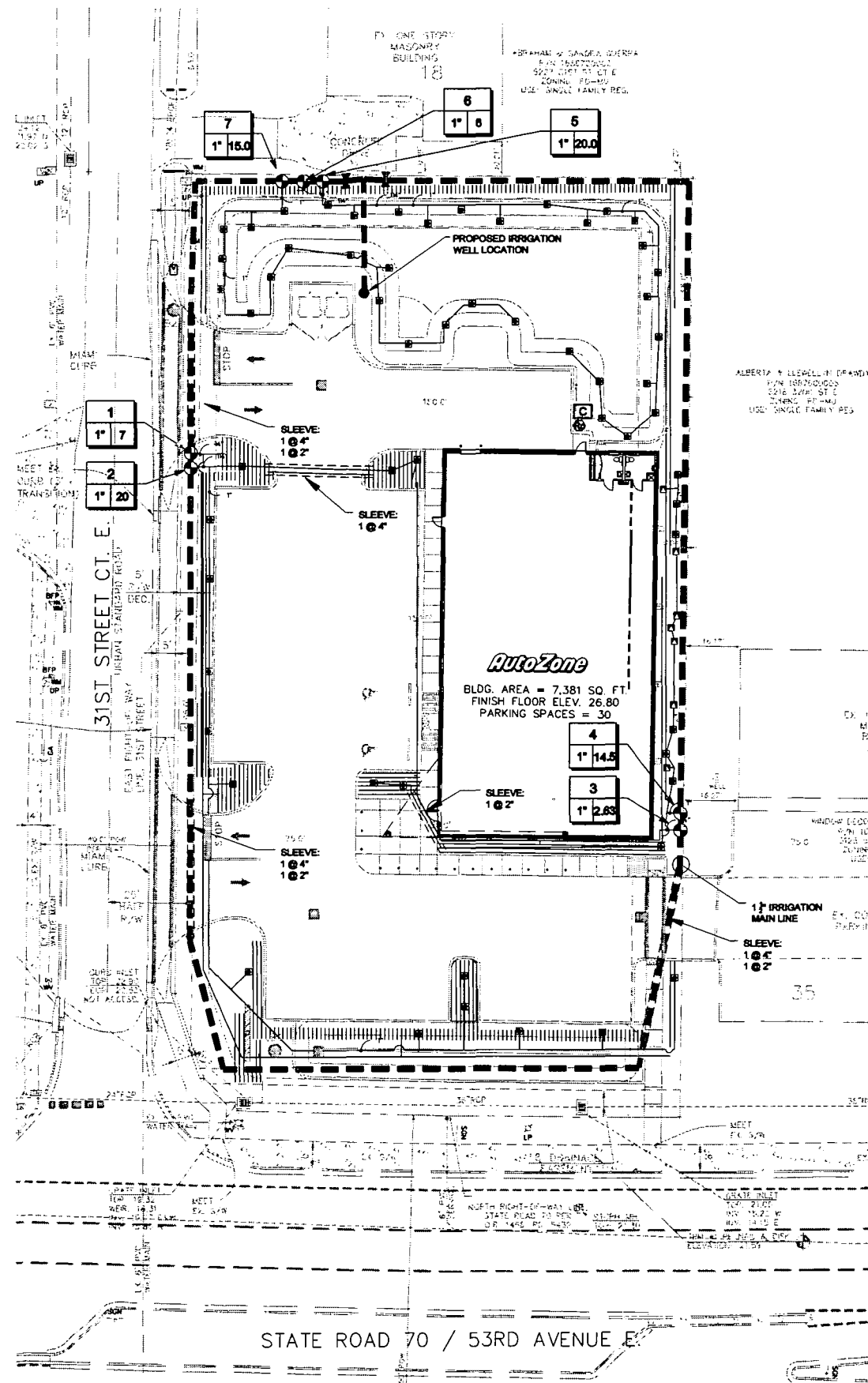


SCALE: 1" = 20'

REVISIONS

1.	Per Memorandum Co 7.11.11
2.	Per Memorandum Co 7.20.11
3.	
4.	
5.	
6.	
7.	
ARCHITECT:	PJS
DRAFTSMAN:	GCK
CHECKED BY:	PJS
DATE:	04/28/11
PROTOTYPE SIZE:	7/22-RIGHT

L2.0



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM
■	Hunter PCB Flood Bubbler, 1/2" FIPT.	30	1.00
□	Hunter PCB Flood Bubbler, 1/2" FIPT.	30	0.50

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
▨	Area to Receive Dripline Toro RGP-218 (18) Landscape Dripline with Rootguard Protection and 0.53gph emitters at 18" o.c. Dripline lateral rows spaced at 18" apart, with emitters offset for triangular pattern.

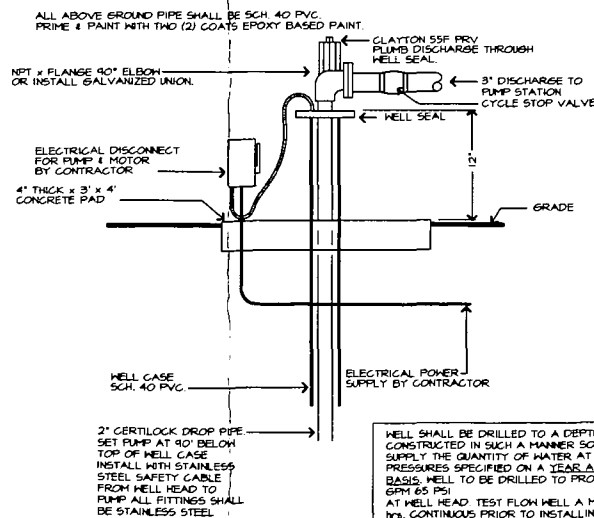
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	Hunter PGV-100G Electric Remote Control Valve, 1" plastic globe valve.
⌵	Nibco T-580-S6-R-66-LL Stainless steel ball valve shut off valve
Ⓢ	Hunter PC-1200I Modular Controller, 12 stations, outdoor model, three PCM-300 included
⊗	Hunter WRC Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.

Irrigation Lateral Line: PVC Class 160 SDR 26
PVC Class 315 for 1/2" pipe, PVC Class 200 for 3/4" pipe,
PVC Class 160 SDR 26 for 1" and above. Only lateral
transition pipe sizes 1" and above are indicated on the plan,
with all others being 3/4" in size.

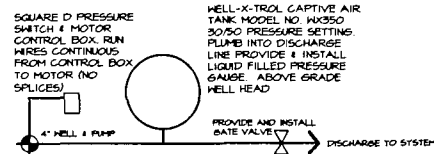
Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Schedule 40
Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall
allow for irrigation piping and their related couplings to easily
slide through sleeving material. Extend sleeves 18 inches
beyond edges of paving or construction.

Valve Callout
Valve Number
Valve Flow
Valve Size



WELL HEAD SCHEMATIC



- NOTE:
THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE WELL PUMPING LEVEL PRIOR
TO PROCUREMENT OF THE PUMP SPECIFIED TO VERIFY THE SUITABILITY OF THE PARTICULAR PUMP
FOR THE SPECIFIC APPLICATION CONDITIONS.
1. PUMP STATION CONTRACTOR SHALL PROVIDE & INSTALL ONE (1) 4" WELL WITH SUBMERSIBLE PUMP
PUMP SHALL BE 3 HP AS MANUF. BY GRUNDFOS OR APPROVED EQUAL. DISCHARGE: 20 GPM AT 155
TDH (61 PSI) AT THE PUMP STATION. VERIFY POWER, SUBMIT GRUNDFOS PUMP SPEC. CURVE WITH BID
INSTALL STAINLESS SAFETY CABLE WITH PUMP. PUMP SPECIFIED IS BASED ON 40' PUMPING LEVEL
FOR BID PURPOSES. IF THE CONTRACTOR HAS REASON TO BELIEVE THAT THE PUMPING LEVEL WELL
BE DEEPER THAN 40' HE SHALL SO NOTE DURING THE BID PROCESS AND SHALL SUBMIT A SEPARATE
LETTER WITH RECOMMENDED ALTERNATIVES AND COSTS.
 2. A SEPARATE POWER DISCONNECT SHALL BE PROVIDED FOR THE PUMP BY THE CONTRACTOR.
CLEARLY LABEL DISCONNECT WITH 1" HIGH WHITE LETTERS "WELL DISCONNECT" SEE IRRIGATION
PLAN FOR DISCONNECT LOCATION.
 3. PUMP DROP PIPE SHALL BE SCH. 40 CERT LOCK.
 4. PROVIDE & INSTALL REINFORCED CONCRETE SLAB AS BASE AT THE WELL HEAD. SLAB SHALL BE
MIN 3' x 4' x 4" WITH 4" x 4" #4 BARS PROVIDE AND INSTALL CHAIN LINK FENCE & 5' GATE AROUND
WELL. FENCE SHALL BE 6" TALL #9 GAUGE BLACK VINYL COATED SUBMIT SHOP DRAWINGS FOR
APPROVAL. ALL AREAS NOT IN CONCRETE SHALL BE 6" MASHED SUELL.
 5. PRIOR TO CONSTRUCTION OF THE WELL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL
COMPONENTS FOR APPROVAL INCLUDING ANTICIPATED WELL DEPTH OF WELLS IN THE AREAS
ANTICIPATED PUMPING LEVEL, TO OWNER AND LANDSCAPE ARCH. FOR REVIEW AND APPROVAL.
 6. THE CONTRACTOR SHALL INSTALL A CYCLE STOP VALVE MODEL CSV3B 2" OR APPROVED
EQUAL TO AUTOMATICALLY ADJUST THE PUMP TO MATCH VARIABLE FLOW REQUIREMENTS.
 7. THE CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE FOR A RID O RUST SYSTEM TO BE
INSTALLED ON THE PUMP CONTROL PACKAGE SHOULD THE RUST CONTENT IN THE WATER REQUIRE
THIS COMPONENT IT SHALL BE SOLELY INSTALLED BASED ON OWNER APPROVAL AND AFTER THE
WELL HAS BEEN DRILLED TO SUFFICIENT DEPTH TO PROVIDE THE WATER SPECIFIED QUALITY AND
CLARITY ON A YEAR ROUND BASIS.

WELL AND PUMP DETAIL

CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS PRIOR TO THE START OF
CONSTRUCTION

FLOW RANGE	MINIMUM PIPE SIZE
1 TO 6 GPM	1/2"
7 TO 10 GPM	3/4"
11 TO 20 GPM	1"
21 TO 30 GPM	1-1/4"
31 TO 40 GPM	1-1/2"
41 TO 60 GPM	2"
61 TO 90 GPM	2-1/2"
91 TO 130 GPM	3"

PIPE SIZES ILLUSTRATED IN THE ABOVE CHART
ARE MINIMUM ACCEPTABLE SIZES. CONTRACTOR
SHALL FIELD SIZE ALL LATERAL PIPING TO
KEEP ALL FRICTION LOSS VELOCITIES BELOW
5.0 DURING NORMAL OPERATION

LATERAL PIPE SIZING REQUIREMENTS
NOT TO SCALE

AutoZone Store Development

Store No.: 4931



SCALE: 1" = 20'

REVISIONS

1. Per Minutes Co 7.11.11
2. Per Minutes Co 7.23.11
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT: PJS

DRAFTSMAN: GCK

CHECKED BY: PJS

DATE

04/26/11

PROTOTYPE SIZE

7/2-RIGHT

L4.0

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8869
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

PHILIP J. SMITH
P.L.A. # 1076

STATE ROAD 70

BRADENTON, FL 34203

IRRIGATION PLAN

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSON ASSOCIATES
630 S. ORANGE AVENUE SUITE 202 • SARASOTA, FL 34236 • (941) 555-3165

LUMINAIRE SCHEDULE					
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF QTY
S1	□	LITHONIA - KAD "CONTOUR SERIES" IES FULL CUTOFF DISTRIBUTION "R2" MOUNTED HEIGHT = 20'-0" MOUNTED 0° DOWN POSITION	400 WATT METAL HALIDE	32000	0.72 3
S2	□	LITHONIA - KAD "CONTOUR SERIES" IES FULL CUTOFF DISTRIBUTION "R2" MOUNTED HEIGHT = 20'-0" MOUNTED 0° DOWN POSITION	400 WATT METAL HALIDE	32000	0.72 2
W1	□	CHALLENGER WALL SCONCE "WALL WASH" MOUNTED HEIGHT = 12'-0" IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION	60 WATT METAL HALIDE	14000	0.72 7

STATISTICS				
Description	Symbol	Avg	Max	Min
Calc Zone	+	1.0 Fc	14.6 Fc	0.0 Fc

CHALLENGER® WALL SCONCE

DESCRIPTION: The Challenger Wall Sconce is a modern, minimalist lighting fixture designed for wall mounting. It features a sleek, curved profile and is available in multiple finishes and colors to complement various interior design styles.

FEATURES:

- Adjustable arm for flexible lighting direction.
- Available in multiple finishes: Satin Nickel, Brushed Nickel, Oil-Rubbed Bronze, and White.
- Compatible with standard incandescent and CFL bulbs (not included).
- Easy installation with standard wall mounting hardware.

INSTALLATION: Mount the fixture to a solid wall using the provided mounting plate and screws. Ensure the mounting surface is capable of supporting the weight of the fixture.

FINISHES:

- Satin Nickel
- Brushed Nickel
- Oil-Rubbed Bronze
- White

PRODUCT SPECIFICATIONS:

- Model: CHW-S
- Material: Die-cast aluminum
- Weight: 1.5 lbs
- Dimensions: 12" H x 6" W x 4" D

CHALLENGER® WALL SCONCE

EXAMPLE OF A TYPICAL ORDER:

CHWS 3 176 MH F 120 BRZ SOT

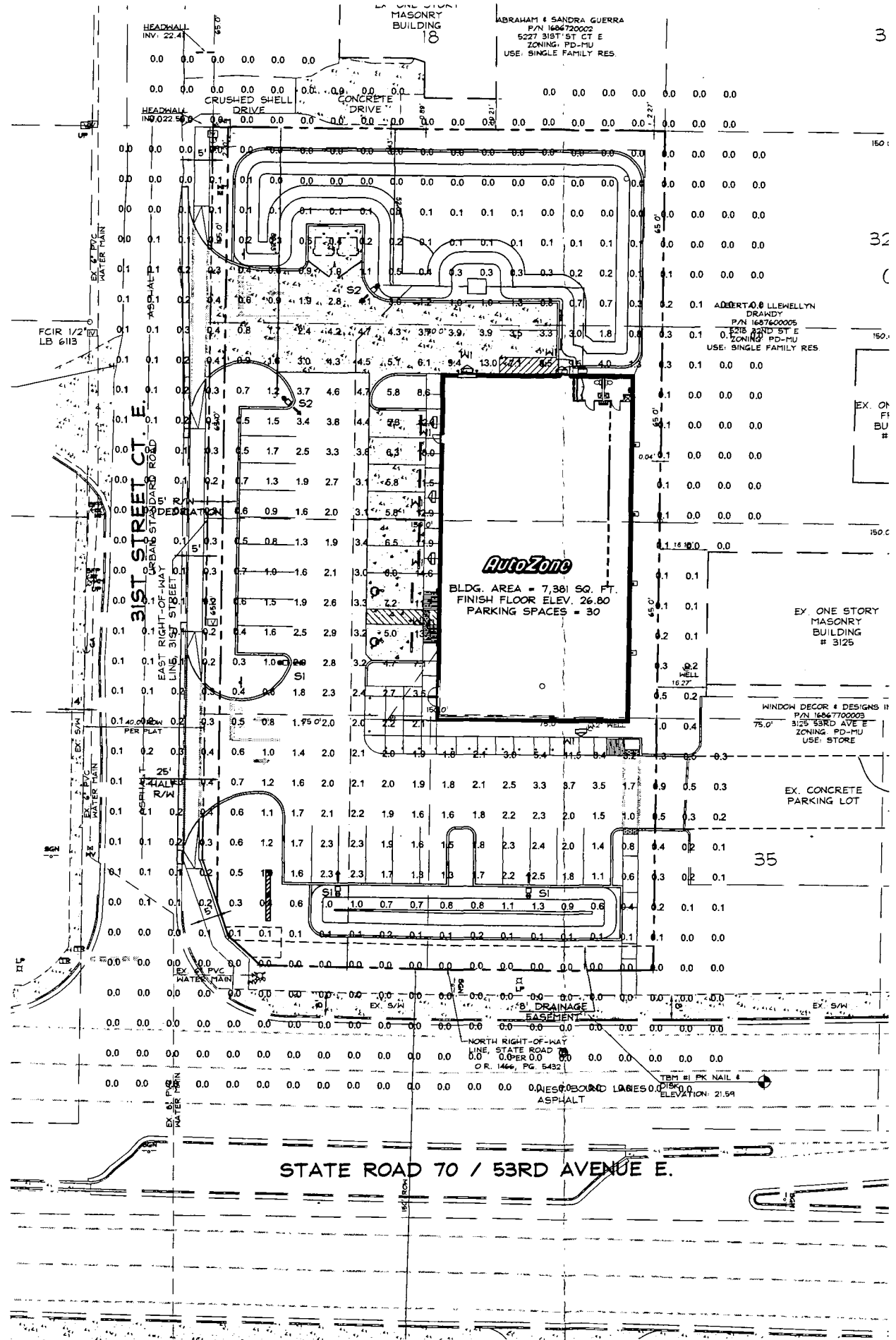
QUANTITY: 7

FINISH: BRZ (Brushed Nickel)

INSTALLATION: SOT (Standard Office Type)

NOTES:

- Verify wall mounting surface is suitable for the fixture weight.
- Confirm finish selection with client before production.
- Lead time for custom finishes is 4-6 weeks.



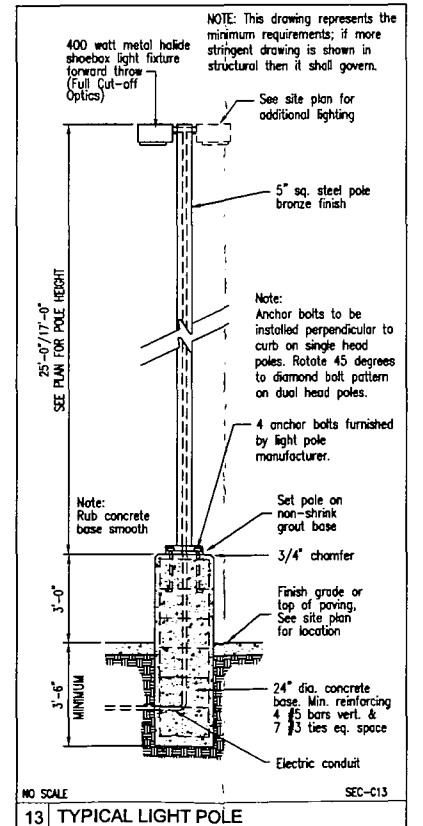
- LIGHTING NOTES:**
1. TIME CONTROLS: ALL SITE LIGHTING IS CONTROLLED AND MONITORED BY A ENERGY MANAGEMENT SYSTEM CALLED VENSTAR WHICH IS CONTROLLED BY AUTOZONE CORPORATE OFFICES. ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND TURN OFF 1 HOUR AFTER CLOSE OF BUSINESS TO THE MINIMUM LEVEL NEEDED (APPROXIMATELY A 50% REDUCTION) UNDER THE IESNA TO ENSURE SAFETY AND SECURITY.
 2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED 0° DOWN POSITION.
 3. NO FLOODLIGHTS ARE PROPOSED.

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS

CONTOUR® KAD

ORDERING INFORMATION

Model	Power	Finish	Mounting	Notes
KAD-100	100W	Brushed Nickel	Wall Mount	Standard
KAD-200	200W	Brushed Nickel	Wall Mount	Standard
KAD-400	400W	Brushed Nickel	Wall Mount	Standard



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

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AutoZone Store Development
Store No.: 4931
STATE ROAD 70
BRADENTON, FL 34203

LIGHTING PHOTOMETRICS PLAN

SCALE: 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION
1.	5/10/11	PER COUNTY COM. REVIEW
2.	7/8/11	PER COUNTY COMMENTS
3.	8/9/11	PER COUNTY COMMENTS
4.		
5.		
6.		
7.		

ARCHITECT: GC
DRAFTSMAN: REH
CHECKED BY: JFC
DATE: 4/29/11
PROTOTYPE SIZE: 7/22-RIGHT

LP.1