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Doug Cardente <doug@cardente.com>

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1 message

Doug Cardente <doug@cardente.com>

Mon, Jun 1, 2015 at 2:10 PM

To: planning.agenda@co.manatee.fl.us

Dear Manatee Hearing Officer

I represent Arrow Realty which owns 8 acres on the opposite corner adjacent to the FPL station. We have 56,000sf of very nice manufacturing space with 40,000sf in the planning process.

We chose The Saunders Park because it was upscale and very nicely developed by our neighbor, the Woodruff family.

It would be disappointing if that very visible corner lot were to be allowed to turn into a scrap yard.

At present, using 63 Ave, you can drive from RT:301 to University Parkway and enjoy one of the prettiest, and relaxing roads in the county.

Neighborhoods have developed as can be seen on your map.

To allow this use, which I assume will have a fence or high wall around it, is taking a step backwards.

And the trucks that typically frequent such a facility are overloaded pickups, car carriers with crushed vehicles, trucks full of old cardboard, waste paper and broken computer screens.

This type of business is not desirable and will pull down surrounding property values.

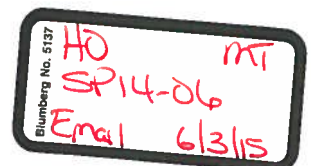
I own a former scrap yard in Maine which is now a cleaned up brownfield. Battery acid, lead, gasoline and oil had penetrated the soil. The soil was said to be "SO HOT", that we had to load on two rail cars lined with plastic sheathing and send it to Michigan as they were the closest state that would accept it. This operation did the exact same thing as proposed by this resource recovery facility but it was called a scrap yard.

All the scrap yards have now been moved out to the outskirts of our town, away from all residences.

I personally would never even think of proposing that type of use on this part of 63rd Ave.

Thanks for your consideration.

Doug Cardente



12. 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.
13. All fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The 100-year compensation shall be compensated in sole compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation), except as provided below. The Applicant must demonstrate either:
 - The available storage volume above the 25-year Design High Water Level of any proposed compensation requirement; **or**
 - Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year/24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume.
14. The Applicant or operator of the resource recovery facility shall provide the County Building and Development Services Department with a copy of the certification provided to the Florida Department of Environmental Protection (FDEP) in accordance with Section 403.7046, Florida Statutes, as may be amended, on an annual basis.

**SPECIAL PERMIT CRITERIA PURSUANT TO
LAND DEVELOPMENT CODE SECTION 505**

1. Is the proposed use consistent with the Comprehensive Plan and the Land Development Code?

The FLUC is IL (Industrial – Light) which allows for consideration of light industrial uses such as the resource recovery facility. The project's Floor Area Ratio (FAR) is 0.109 and complies with the IL maximum FAR of 0.75 (0.35 FAR maximum without special approval). The proposed use is consistent with the following Comprehensive Plan policies:

Policy: 2.2.1.18 **IL:** Establish the Industrial-Light future land use category as follows:

Policy: 2.2.1.18.1 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 for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the

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