



October 15, 2026 - Planning Commission

## **Subject**

**PDC-14-26(P)(R) – Parrish Storage 2 – Reed Properties LLC (Owner) – PLN2604-0036  
- Quasi-Judicial- Jay Stearman, Planner I - District 1**

Amending and restating Ordinance PDC-14-26(Z)(P) and approving an amended Preliminary Site Plan for contemporaneous signage regulation within the Parrish Commercial Village (PCV) Overlay District on approximately 11.16 acres currently zoned PDC/PCV (Planned Development Commercial/Parrish Commercial Village) zoning district; generally located East side of US 301 one quarter mile south of the intersection of Rutland Road and US 301 (Manatee County); the existing development remains the same, retaining 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet personal service establishment and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouse with accessory outdoor storage.

## **Category**

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

## **Briefings**

None

## **Contact and/or Presenter Information**

Presenter: Jay Stearman, Planner I, (941) 748-4501 Ext. 3477,  
jay.stearman@mymanatee.org

Contact: Bianca Brooksbank, Planning and Zoning Technician I, (941) 748-4501 Ext. 1274,  
bianca.brooksbank@mymanatee.org

## **Action Requested**

### **Alternative Motions**

## **APPROVAL**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDC-14-26(P)(R); and APPROVAL of the amended Preliminary Site Plan with amended Conditions of Approval A.1 – A.11, B.1 – B.4, C.1 – C.2, and D.1.

## **DENIAL**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend DENIAL of Manatee County Zoning Ordinance Number PDC-14-26(P)(R); and DENIAL of the amended Preliminary Site Plan.

### **Enabling/Regulating Authority**

Manatee County Comprehensive Plan  
Manatee County Land Development Code

### **Applicable Advisory Board**

N/A

### **Background Discussion**

#### **• Request**

The current request is to amend and restate Ordinance PDC-14-26(Z)(P) modifying one land use condition of approval related to the maximum ground sign size allowed. The PSP approved in 2015 limited ground sign size to 32 square feet with a maximum height of six feet. On March 21, 2019, the County adopted ordinance 19-03 which amended several sections (Chapters 1 through 9) of the Land Development Code including section 403.4 related to the Parrish Commercial Village Overlay. Part of that Land Development Code text amended revised section 403.4.D.3.b Ground Signs, which changed the maximum ground sign height from 6 feet to 9 feet and the maximum ground sign size from 32 square feet to 48 square feet.

The applicant is requesting to change one condition of approval to state that the permitted ground sign shall comply with the Parrish Commercial Village (PCV) Overlay District, as the previously approved PSP restated language from the now outdated Land Development Code section in that condition of approval. This request seeks amendment of the PSP to facilitate the construction of a ground sign on site that is no larger than 48 square feet.

#### **o Specific Approval:**

No new specific approvals are proposed. Seven previously approved specific approvals carry forward with this application: related to loading spaces, parking ratios, screening buffers, roadway buffers, perimeter landscape requirements for vehicular use areas, and tree replacement size.

#### **o Conditions:**

There is one change to the specific approval related to maximum ground sign size permitted within the Parrish Commercial Village overlay. Land Development Code references in other conditions of approval have been updated.

#### **• General Information**

##### **o Location:**

East side of US 301, one quarter mile south of the intersection of Rutland Road and US 301.

o Acreage:

11.16 acres.

o Density/Intensity:

☐ Density: N/A

☐ Intensity:

Permitted: 0.1563 (75,990 square feet)

Proposed: 0.1563 (75,990 square feet) (No change)

• Neighborhood Workshop

A Neighborhood workshop was not required for this project.

• Future Land Use Category

Residential-6 (RES-6) and Urban Fringe-3 (UF-3)

• Land Use History

o The property was formerly agricultural land with the zoning designation of VIL/PCV (Village/Parrish Commercial Village) before receiving a rezone to Planned Development Commercial (PDC) and preliminary site plan approval in February of 2015 with the adoption of Ordinance PDC-14-26(Z)(P).

o In July of 2015, a Final Site Plan was approved and in 2018 a revised final site plan and construction plan was approved for 76,420 square feet of nonresidential uses.

o Construction on the subject property was completed in 2019 and currently commercial uses, RV storage, and mini-warehouse facilities operate on the property.

• Surrounding Areas

o North: U-Haul rental facility

o South: Single-family dwelling

o East: Single-family and agricultural use

o West: Single-family dwellings across US 301

• Conclusion

The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

**Attorney Review**

Other (Requires explanation in field below) Soto

Camilo Soto reviewed and responded to Matter FY 25/26-0476 on September 21, 2026.

**Instructions to Board Records**

N/A

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A

**Planning Commission: 10/15/2026**

**PDC-14-26(P)(R) – PARRISH STORAGE 2 – REED PROPERTIES LLC (OWNER) – PLN2604-0036**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDC-14-26(Z)(P) and approving of an amended Preliminary Site Plan for contemporaneous signage regulation within the Parrish Commercial Village (PCV) Overlay District on approximately 11.16 acres currently zoned PDC/PCV (Planned Development Commercial/Parrish Commercial Village) zoning district; generally located East side of US 301 one quarter mile south of the intersection of Rutland Road and US 301 (Manatee County); the existing development remains the same, retaining 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet personal service establishment and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouse with accessory outdoor storage; subject to amended conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Planning Commission: 10/15/2026**

**Board of County Commissioners: 11/19/2026**

**Alternative Motions**

**APPROVAL**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance Number PDC-14-26(P)(R); and **APPROVAL** of the amended Preliminary Site Plan with amended Conditions of Approval A.1 – A.11, B.1 – B.4, C.1 – C.2, and D.1.

**DENIAL**

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend **DENIAL** of Manatee County Zoning Ordinance Number PDC-14-26(P)(R); and **DENIAL** of the amended Preliminary Site Plan.



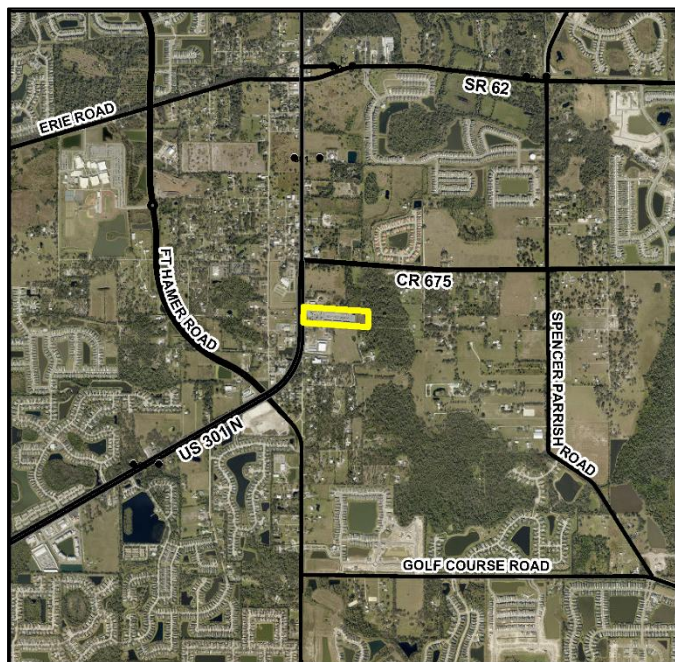
| Section |                                                        |
|---------|--------------------------------------------------------|
| 1       | Project Summary                                        |
| 2       | Maps & Discussion                                      |
| 3       | Project Details                                        |
| 4       | Compliance with the Land Development Code              |
| 5       | Consistency with the Comprehensive Plan                |
| 6       | Positive and Negative Aspects with Mitigating Measures |
| 7       | Specific Approval Requests                             |
| 8       | Conditions of Approval                                 |

| SECTION 1<br>PROJECT SUMMARY                      |                                                                                                                                                                                      |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER</b>                                | PDC-14-26(P)(R) / PLN2604-0036                                                                                                                                                       |
| <b>PROJECT NAME</b>                               | Parrish Storage 2                                                                                                                                                                    |
| <b>SECTION / TOWNSHIP / RANGE</b>                 | 29 / 33S / 19E                                                                                                                                                                       |
| <b>PARCEL ID</b>                                  | 464607059                                                                                                                                                                            |
| <b>ACREAGE</b>                                    | Approximately 11.16 acres                                                                                                                                                            |
| <b>ADDRESS</b>                                    | 12155 & 12159 US 301 N, Parrish, FL 34219                                                                                                                                            |
| <b>GENERAL LOCATION</b>                           | East side of US 301, one quarter mile south of the intersection of Rutland Road and US 301.                                                                                          |
| <b>OWNER</b>                                      | Reed Properties, LLC.                                                                                                                                                                |
| <b>APPLICANT / AGENT</b>                          | Bob Gause, Gause and Associates, Inc.                                                                                                                                                |
| <b>FUTURE LAND USE CATEGORY</b>                   | Residential-6 (RES-6) and Urban Fringe-3 (UF-3)                                                                                                                                      |
| <b>EXISTING ZONING DISTRICT</b>                   | Planned Development Commercial (PDC)                                                                                                                                                 |
| <b>PROPOSED USES (EXISTING)</b>                   | Commercial Services: health spa, self-service carwash<br>Mini-warehouse, outdoor storage                                                                                             |
| <b>INTENSITY</b><br><i>Floor Area Ratio (FAR)</i> | Maximum: 0.1563 (75,990 square feet)<br>Proposed: 0.1563 (75,990 square feet) (No change)                                                                                            |
| <b>OVERLAYS/SPECIAL AREAS</b>                     | Parrish Commercial Village (PCV)                                                                                                                                                     |
| <b>SPECIFIC APPROVAL REQUEST(S)</b>               | No new specific approval requests. Previously granted specific approvals can be found in adopted zoning approval PDC-14-26(Z)(P) and analyzed in the previous staff report attached. |
| <b>NEIGHBORHOOD WORKSHOP</b>                      | Not required                                                                                                                                                                         |
| <b>CASE MANAGER</b>                               | Jay Stearman, Planner I                                                                                                                                                              |

## SECTION 2 MAPS & DISCUSSION

### History

The subject property, approximately 11.16 acres, is located on the east side of US 301, approximately 1,000 feet south or CR 675 (Rutland Road). Based on historical aerials, the property was formerly agricultural land with the zoning designation of VIL/PCV (Village/Parrish Commercial Village) before receiving a rezone to Planned Development Commercial (PDC) and preliminary site plan approval in February of 2015 with the adoption of Ordinance PDC-14-26(Z)(P). In July of 2015, a Final Site Plan was approved and in 2018 a revised Final Site Plan and Construction Plan was approved for 76,420 square feet of nonresidential uses. Construction on the subject property was completed in 2019 and currently commercial uses, RV storage, and mini-warehouse facilities operate on the property.

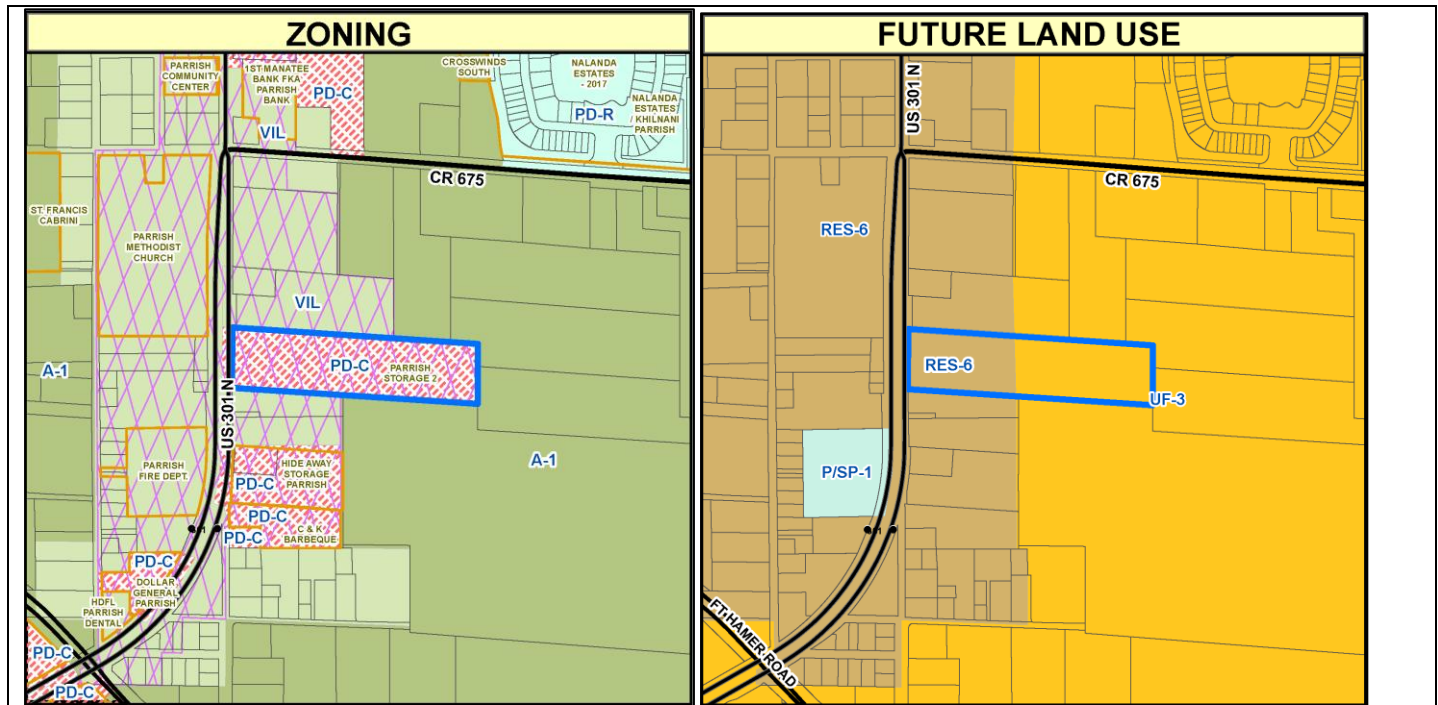


Aerial Map



Aerial Map (Magnified)

The Future Land Use Categories (FLUCs) are Urban Fringe-3 (UF-3) and Residential-6 (RES-6). The zoning is Planned Development Commercial (PDC). The property is surrounded by UF-3 and RES-6 FLUCs to the north and south, by RES-6 to the east across US 301, and by UF-3 to the east. Both the RES-6 and UF-3 FLUCs allow for an FAR of 0.35.



### Request

The current request is to amend and restate Ordinance PDC-14-26(Z)(P) modifying one land use condition of approval related to the maximum ground sign size allowed. The PSP approved in 2015 limited ground sign size to 32 square feet with a maximum height of six feet. On March 21, 2019, the County adopted Ordinance 19-03 which amended several sections (Chapters 1 through 9) of the Land Development Code including Section 403.4 related to the Parrish Commercial Village Overlay. Part of that Land Development Code text amended revised Section 403.4.D.3.b Ground Signs, which changed the maximum ground sign height from 6 feet to 9 feet and the maximum ground sign size from 32 square feet to 48 square feet. The applicant is requesting to change one condition of approval to state that the permitted ground sign shall comply with the Parrish Commercial Village (PCV) Overlay District, as the previously approved PSP restated language from the now outdated Land Development Code section in that condition of approval. This request seeks amendment of the PSP to facilitate the construction of a ground sign on site that is no larger than 48 square feet. The remaining amendments clarify the correct LDC code section references.

| SURROUNDING FLUCS, ZONING AND USES |                                                                                                               |
|------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>NORTH</b>                       | FLUC: Urban Fringe-3 (UF-3) and Residential-6 (RES-6)<br>Zoning: Village (VIL)<br>Use: U-Haul rental facility |
| <b>SOUTH</b>                       | FLUC: Urban Fringe-3 (UF-3) and Residential-6 (RES-6)<br>Zoning: Village (VIL)<br>Use: Single-family dwelling |
| <b>EAST</b>                        | FLUC: Urban Fringe-3 (UF-3)<br>Zoning: Agricultural Suburban (A-1)<br>Use: Single-family and agricultural     |
| <b>WEST</b>                        | FLUC: Residential-6 (RES-6)<br>Zoning: Village (VIL),<br>Use: Single-family dwellings across US 301           |

[illegible]

MATCHLINE (CONT. THIS SHEET)

MATCHLINE (CONT. THIS SHEET)

**SURVEYORS NOTES:**  
THIS IS NOT A BOUNDARY SURVEY.  
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF AN AS-BUILT SURVEY PERFORMED

| SITE DESIGN DETAILS                                                                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |
|------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>SETBACKS REQUIRED/PROPOSED</b><br>(NO CHANGE FROM PREVIOUS PSP)                       |                     | Front: 25 feet / 25 feet minimum proposed<br>North Side: 25 feet / 28 feet minimum proposed<br>South Side: 25 feet / 35 feet minimum proposed<br>Rear: 25 feet / 275 feet minimum proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>BUILDING HEIGHT</b><br>(NO CHANGE FROM PREVIOUS PSP)                                  |                     | Maximum: 35 feet<br>Proposed: 25 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                           |
| <b>OPEN SPACE REQUIRED/PROPOSED</b><br>(NO CHANGE FROM PREVIOUS PSP)                     |                     | Required: 20% (2.23 acres)<br>Proposed: 29.65% (3.31 acres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |
| <b>ACCESS</b><br>(NO CHANGE FROM PREVIOUS PSP)                                           |                     | One access along US 301 N                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                           |
| <b>FLOOD ZONE</b>                                                                        |                     | Site lies in Flood Zones A, AE, and X, per FIRM Panel 12081C0183F (effective 8/10/2021)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                           |
| <b>AREA OF KNOWN FLOODING</b>                                                            |                     | <b>Project Located in Flood Prone Area:</b> Yes<br><b>Type of Flooding:</b> Rainfall<br><b>Project Subject to flow reduction:</b> Yes (50%)<br><b>Project subject to OFW:</b> No<br><b>Watershed/Basin:</b> Gamble Creek<br><b>Project located within Floodplain and/or Floodway:</b><br>Property is located within the FEMA FIRM 1% annual chance flood hazard area (Zone AE)<br><b>Applicable Watershed Studies:</b> Gamble Creek Watershed Study<br><b>Drainage Easements/Access Easements required for existing system(s):</b> As needed<br><b>Impairment:</b> Please contact FDEP/SWFWMD regarding impairment and any required net improvement.<br><b>ROW/Stormwater Reservation/Other:</b> N/A |                                                           |
| <b>UTILITIES</b>                                                                         |                     | <b>POTABLE WATER INFRASTRUCTURE</b><br>• Private 1 inch, 1.5 inch, and 4-inch water line on site<br>County 24-inch water line along east side of US 301 N<br><br><b>WASTEWATER INFRASTRUCTURE</b><br>• Existing Private 6-inch sanitary sewer line with Lift Station on and 4-inch force line on site.<br>County 16-inch to 18-inch force line along east side of US 301<br><br><b>RECLAIMED WATER INFRASTRUCTURE</b><br>• No existing Reclaimed line on site or adjacent                                                                                                                                                                                                                            |                                                           |
| COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |
| BUFFERS                                                                                  |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |
| Standard(s) Required                                                                     | Design Proposal     | Compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comments                                                  |
| Buffers (roadway buffer, between residential and commercial, and foundation landscaping) | No proposed changes | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | See previous staff report and PSP with specific approvals |
|                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |

| SIDEWALKS                                                                                                                                                                                                                                                                                                                                                                                      |                     |                     |                                                           |                                 |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|-----------------------------------------------------------|---------------------------------|-------------------------------|
| Standard(s) Required                                                                                                                                                                                                                                                                                                                                                                           | Design Proposal     | Compliance          | Comments                                                  |                                 |                               |
| Sidewalk (5' exterior and internal)                                                                                                                                                                                                                                                                                                                                                            | No proposed changes | Yes                 | See previous staff report and PSP with specific approvals |                                 |                               |
| DRIVEWAYS, ROADS AND RIGHTS-OF-WAY                                                                                                                                                                                                                                                                                                                                                             |                     |                     |                                                           |                                 |                               |
| Standard(s) Required                                                                                                                                                                                                                                                                                                                                                                           | Design Proposal     | Compliance          | Comments                                                  |                                 |                               |
| 24' Paved Roadways                                                                                                                                                                                                                                                                                                                                                                             | No proposed changes | Yes                 | See previous PSP and staff report                         |                                 |                               |
| TRANSPORTATION                                                                                                                                                                                                                                                                                                                                                                                 |                     |                     |                                                           |                                 |                               |
| <b><u>Transportation Link Capacity Analysis</u></b>                                                                                                                                                                                                                                                                                                                                            |                     |                     |                                                           |                                 |                               |
| <p>The Applicant is seeking a Preliminary Site Plan amendment to modify a condition of approval related to ground signs. This stipulation was originally made in Parrish Storage 2 (PDC-14-26(Z)(P), DTS #20140365). These changes are not applicable to transportation planning or traffic engineering review.</p>                                                                            |                     |                     |                                                           |                                 |                               |
| <b>NEAREST THOROUGHFARE</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>LINK</b>         | <b>EXISTING LOS</b> | <b>ADOPTED LOS</b>                                        | <b>FUTURE LOS (W/O PROJECT)</b> | <b>FUTURE LOS (W/PROJECT)</b> |
| US 301                                                                                                                                                                                                                                                                                                                                                                                         | 3414                | C                   | D                                                         | F                               | F                             |
| <b><u>Access</u></b>                                                                                                                                                                                                                                                                                                                                                                           |                     |                     |                                                           |                                 |                               |
| <p>As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of a future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.</p> |                     |                     |                                                           |                                 |                               |
| CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE                                                                                                                                                                                                                                                                                                                                              |                     |                     |                                                           |                                 |                               |
| <p><b>CLOS APPLIED FOR: YES</b><br/> <b>CLOS APPROVED 2/10/2015</b><br/> <b>TRAFFIC STUDY REQ'D: NO</b></p>                                                                                                                                                                                                                                                                                    |                     |                     |                                                           |                                 |                               |
| ENVIRONMENTAL INFORMATION                                                                                                                                                                                                                                                                                                                                                                      |                     |                     |                                                           |                                 |                               |
| <p>There were no wetlands or wetland impacts identified before or during construction. The ground sign complies with landscape standards on the FSP which are not being modified. There are no changes with this application which would warrant additional environmental review.</p>                                                                                                          |                     |                     |                                                           |                                 |                               |



**SECTION 4  
COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

**LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA**

**LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS**

**LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL**

**LDC SECTION 403.4.D – PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT (PCV) – DEVELOPMENT STANDARDS**

**LDC SECTION 531.10 – CAR WASHES**

**LDC SECTION 531.31 – MINI-WAREHOUSES/SELF-STORAGE**

The following represents an analysis of how the application achieves compliance with LDC Sections. The criteria listed below were used to evaluate the previously approved PSP to ensure compliance with the Land Development Code.

**SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Land Development Code is not necessary. Please see the previous staff report made for the preliminary site plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with the Land Development Code.

**SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Land Development Code is not necessary. Please see the previous staff report made for the preliminary site plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with the Land Development Code.

**SECTION 402.11. – PDC – PLANNED DEVELOPMENT COMMERCIAL**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Land Development Code is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with the Land Development Code.

**SECTION 403.4.D – PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT (PCV) – DEVELOPMENT STANDARDS**

Analysis: The applicant is seeking to amend one condition of approval from the previous PSP to comply with the current version of Parrish Commercial Village Overlay standards, as the LDC section pertaining to these standards were modified after in the time since the original PSP approval (February of 2015). Any ground sign installed by the applicant must comply with the Parrish Commercial Village Overlay District development standards contained in LDC section 403.4.D.

**LDC SECTION 531.10 – CAR WASHES**

Analysis: Compliance with the specific use criteria related to car washes was evaluated with the FSP approved in 2015.

**LDC SECTION 531.31 – MINI-WAREHOUSES/SELF-STORAGE**

Analysis: Compliance for the specific use criteria related to mini-warehouses/self-storage facilities was evaluated with the FSP approved in 2015.

## SECTION 5 CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the UF-3 and RES-6 Future Land Use Categories. This project was specifically reviewed for compliance with the following objectives and policies with the original PSP approved in 2015:

### **Policy 2.1.2.7 Appropriate Timing**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Comprehensive Plan is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with this Comprehensive Plan Policy.

### **Policy 2.2.1.11.1. & 2.2.1.12.1 Intent.**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Comprehensive Plan is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with this Comprehensive Plan Policy.

### **Policy 2.2.1.11.2. & 2.2.1.12.2. Range of Potential Uses.**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Comprehensive Plan is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with this Comprehensive Plan Policy.

### **Policy 2.2.1.12.3. Range of Potential Density/Intensity.**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Comprehensive Plan is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with this Comprehensive Plan Policy.

### **Policy 2.6.1.1. Compatibility**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Comprehensive Plan is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with this Comprehensive Plan Policy.

### **Policy 2.6.5.4. Preserve/Protect Open Space.**

Analysis: This project only proposes to change one condition of approval to allow for the installation of a maximum 9-foot tall ground sign meeting Parrish Commercial Village (PCV) standards (LDC section 403.4), therefore further analysis with the Comprehensive Plan is not necessary. Please see the previous staff report made for the Preliminary Site Plan approved in 2015 (attached) for more information pertaining to how the originally proposed development was evaluated with this Comprehensive Plan Policy.



| <p align="center"><b>SECTION 6</b><br/><b>POSITIVE AND NEGATIVE ASPECTS WITH MITIGATING MEASURES</b></p>                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center"><b>POSITIVE ASPECTS</b></p>                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>• The proposed amendment will not result in an increase to net new trips.</li> <li>• The installation of a larger sign meeting Land Development Code requirements, betters visibility, and may reduce any instances of drivers making U-turns on US 301 N, reducing the probability of traffic conflicts.</li> </ul> |
| <p align="center"><b>NEGATIVE ASPECTS AND MITIGATING MEASURES</b></p>                                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>• No negative aspects or mitigating measures identified.</li> </ul>                                                                                                                                                                                                                                                  |

| <p align="center"><b>SECTION 7</b><br/><b>SPECIFIC APPROVAL REQUESTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The applicant is not seeking any additional Specific Approvals with this request and none of the existing specific approvals are requested to be changed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Previously granted specific approvals are included in the previous staff report and adopted Ordinance PDC-14-26(Z)(P) and below for ease of reading:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <ol style="list-style-type: none"> <li> <p><b>1. Alternative to LDC Section 710.2.17.2 - Off-Street Loading</b></p> <p>LDC Section 710.2.17.2 requires one (1) loading space for the first 10,000 square feet of gross floor area for personal service establishments, plus one (1) space for each additional 15,000 square feet or major fraction thereof (Standard B). The applicant requests to eliminate the loading space requirement for the personal service establishment component of the project.</p> <p><b>Finding for Specific Approval</b></p> <p>Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.17.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, because the nature of the proposed use will not require that a loading space will be provided.</p> </li> <li> <p><b>2. Alternative to LDC 710.1.6 - Parking Ratios</b></p> <p>LDC Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office= 13 spaces (11 spaces for 108 units and 2 spaces for the manager's office). The applicant requests to reduce the parking spaces to two spaces for the manager's office.</p> <p><b>Finding for Specific Approval</b></p> <p>Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.</p> </li> <li> <p><b>3. Alternative to LDC Section 715.3.2.c.2 (Figure 715 D) - Screening Buffers</b></p> <p>LDC Section 715.3.2.c.2, Screening Buffers requires a 10' perimeter buffer where commercial service uses are adjacent to residential use. The request is to allow a reduction to the buffer width along the western portion of the south property line where the proposal shows vehicular use area (project access driveway and existing access easement) adjacent to residential from 10' to 8'.</p> </li> </ol> |

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required screening and buffering material will still be provided within the narrower buffer area.

**4. Alternative to LDC Section 715.3.1.g - Perimeter Landscaping Requirements (Vehicular Use Area)**

LDC Section 715.3.1.g, Perimeter Landscaping Requirements (Vehicle Use Area) requires a minimum width of 8' with one canopy tree per 40 linear feet and either shrubs, hedges, berming or fences, or any combination thereof, to reach a height of 42" two (2) years after installation and being 80% opaque. The request is to allow planting of intermediate or understory trees in lieu of canopy trees in the amount of 1 per 20 linear feet along with the shrubs or a hedge for screening to serve as buffering between the commercial use and the adjacent residential use to the south.

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.g, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because screening of the vehicle use area will still be accomplished by the landscape plantings to be provided in this location.

**5. Alternative to LDC Section 715.3.2.c.2 (Figure 715 D) - Screening Buffers**

LDC Section 715.3.2.c.2, Screening Buffers requires a 20' perimeter buffer where mini-warehouse use is adjacent to residential use. The applicant is proposing a reduction of this buffer from 20 to 15 feet.

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening and buffering material will be provided within the reduced width buffer area.

**6. Alternative to LDC Section 604.11.4.6.1 - Roadway Buffer**

LDC Section 604.11.4.6.1 requires a minimum roadway buffer width of 25' planting with 3 canopy trees, 4 understory trees, and 50 shrubs per 100 linear feet. The request is to allow an option to the planting requirement to provide 2 canopy trees, understory trees, and 33 shrubs per 100 linear feet.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.4.6.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening will be provided.

**7. Alternative to LDC Section 714.8.7 -Tree Replacement Size**

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.

**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.

## SECTION 8 CONDITIONS OF APPROVAL

### A. DESIGN AND LAND USE

1. All requirements of LDC Section ~~604.11~~403.4 (Parrish Commercial Village Overlay District) shall be complied with at time of Final Site Plan approval, with the exception of those requirements in which Specific Approval was granted with this request.
2. All roof mounted HVAC equipment shall be screened from view from adjacent roadway 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.
3. ~~Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall comply with the Parrish Commercial Village (PCV) Overlay District standards at the time of building permit or no more than 48 square feet, whichever is greater. be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the buildings and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit.~~ The permitted ground sign shall comply with the Parrish Commercial Village (PCV) Overlay District standards at the time of building permit or no more than 48 square feet, whichever is greater.
4. Dumpster screening shall consist of building materials and colors matching the proposed mini-warehouse buildings on site.
5. The design of the buildings shall comply with the LDC Section ~~604.11.5~~403.4.D.2 regulations. Building elevations shall be submitted with the Final Site Plan for review and approval.
6. The mini-warehouse buildings shall be screening with an opaque fence or wall consistent with the LDC Section ~~704.47.5~~531.31.E regulations. Elevations of proposed screening shall be submitted with the Final Site Plan for review and approval.
7. Any gates within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.
8. The hours during which construction activities may occur shall be limited from 7 a.m. to 8 p.m., Monday thru Saturday.
9. The outdoor storage area shall comply with the applicable regulations of LDC Section ~~704.69~~531.36.
10. The screening wall between mini-warehouse buildings shall be 8 feet in height.
11. The concrete or masonry rear wall of Buildings 3 and 11 (mini-warehouses) shall be tall as the tallest of remaining mini-warehouse buildings to the east.

### B. ENVIRONMENTAL CONDITIONS

1. Applicant shall provide landscaping as indicated in Specific Approvals, where they are granted and shall show such detail with the Final Site Plan. All other landscaping requirements shall be in accordance with the LDC.
2. Prior to commencement of construction the applicant shall either demonstrate there is no requirement to obtain permits for relocation of gopher tortoises on-site or, if there is a need to, provide copies of the proper permits to EPD staff.
3. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers shall be dedicated to the County prior to Final Site Plan approval.

4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site plan. Use of Manatee county public potable water supply shall be prohibited.

#### **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 Gamble Creek. Modeling shall be used to determine pre- and post- development flows.
2. A Drainage Easement (Top-of-Bank to Top-of-Bank) shall be dedicated to Manatee County for the portion of the existing drainage ditch within the northern boundary of the project. This Drainage Easement shall be dedicated prior to Final Site Plan approval. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

#### **D. INFRASTRUCTURE CONDITIONS**

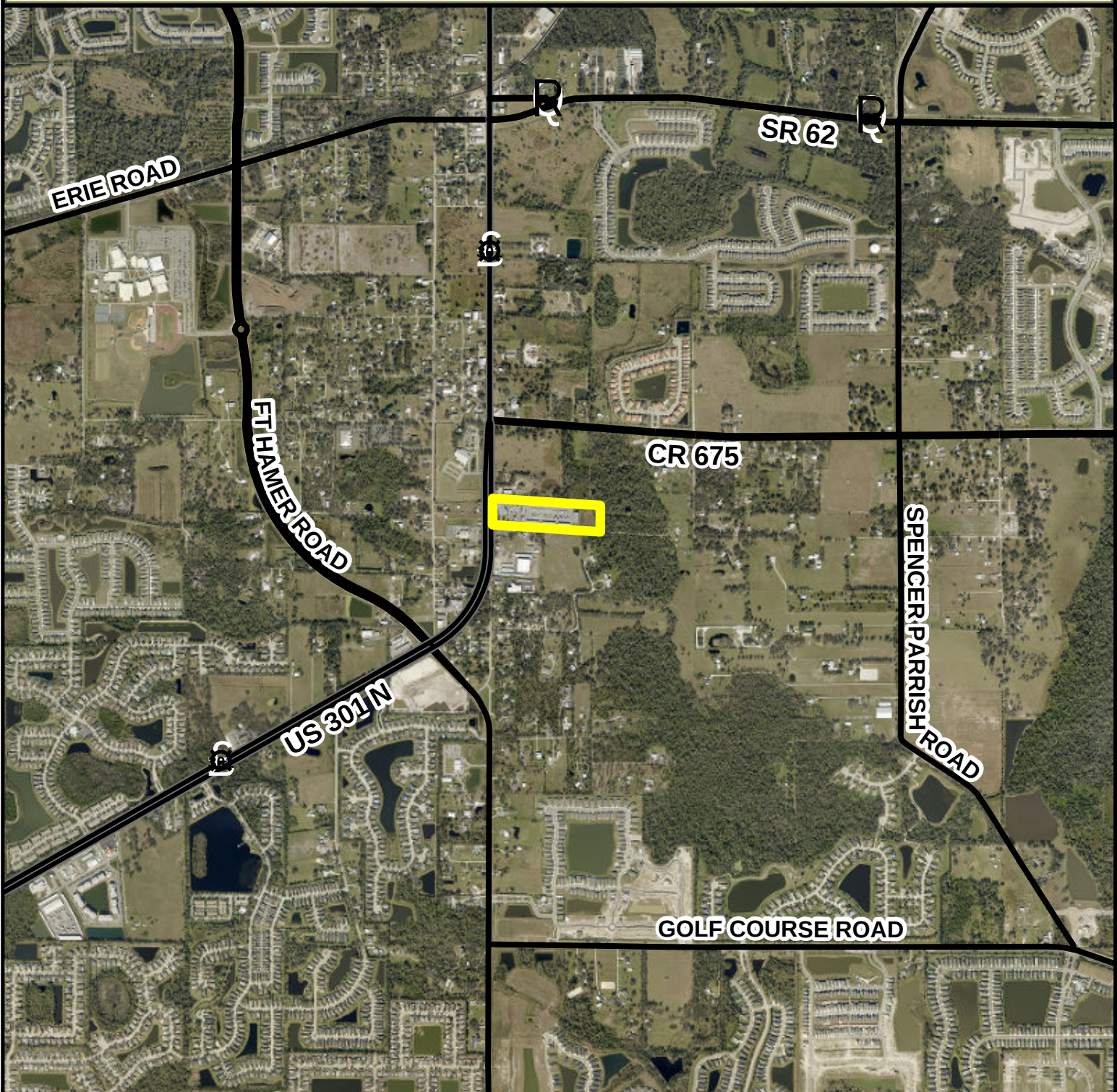
1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

### **ATTACHMENTS**

1. Staff Report Maps and Aerials
2. Previous Preliminary Site Plan PDC-14-26(Z)(P) approved 02/05/2015
3. Previous Ordinance PDC-14-26(Z)(P) approved 02/05/2015
4. Previous Staff Report PDC-14-26(Z)(P) from the 02/05/2015 Land Use Meeting
5. Letter dated 10/27/2024 from Parrish Civic Association
6. Amended Preliminary Site Plan
7. Affidavit of Publication



# AERIAL



Parcel ID #(s) 464607059

Project Name: Parrish Storage 2  
Project #: PDC-14-26 (P)(R)  
Accela #: PLN2604-0036

S/T/R: 33 34S 18E  
Acreage: 11.16  
Existing Zoning: PD-C  
Existing FLU: RES-6, UF-3  
Overlays: PCV  
Special Areas: NONE

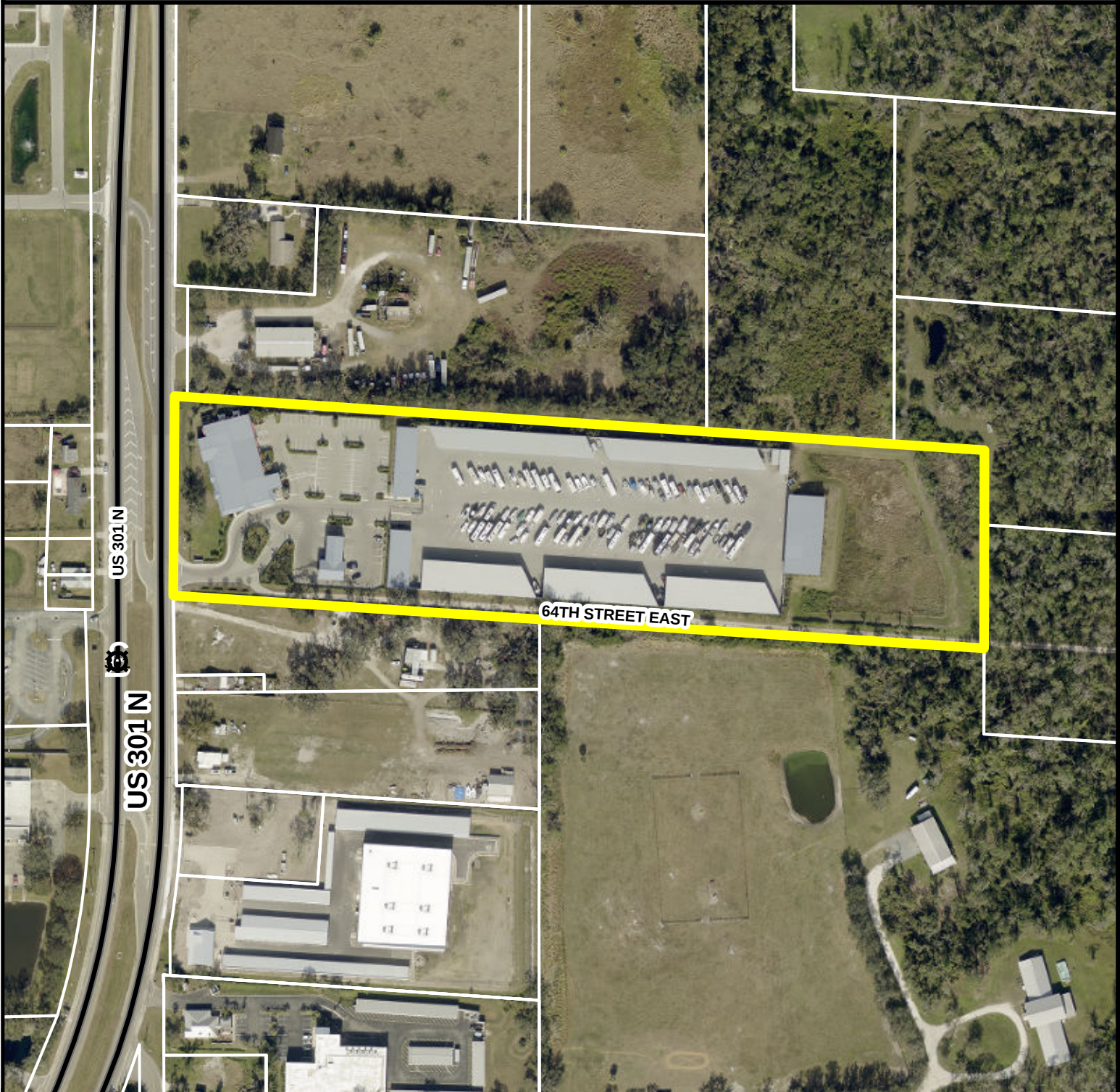
CHH: N  
Watershed: NONE  
Drainage Basin: GAMBLE CREEK SINK  
Commissioner: Vacant

Manatee County  
Staff Report Map  
Map Prepared 4 / 2026

0 1,000 2,000 Feet



# AERIAL



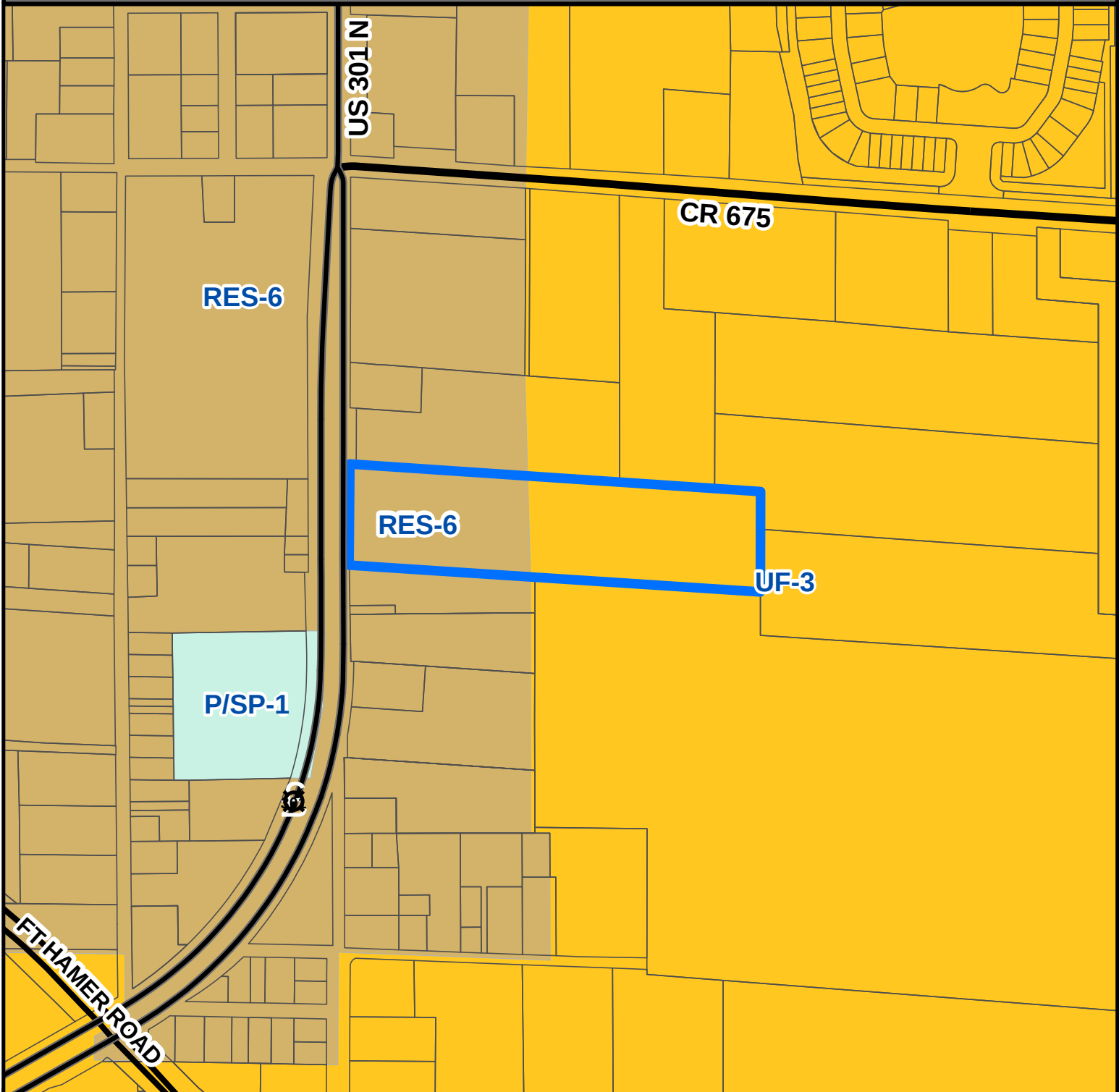
Parcel ID #(s) 464607059

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S/T/R: 33 34S 18E  
Acreage: 11.16  
Existing Zoning: PD-C  
Existing FLU: RES-6, UF-3  
Overlays: PCV  
Special Areas: NONE

CHH: N  
Watershed: NONE  
Drainage Basin: GAMBLE CREEK SINK  
Commissioner: Vacant

# FUTURE LAND USE



Parcel ID #(s) 464607059

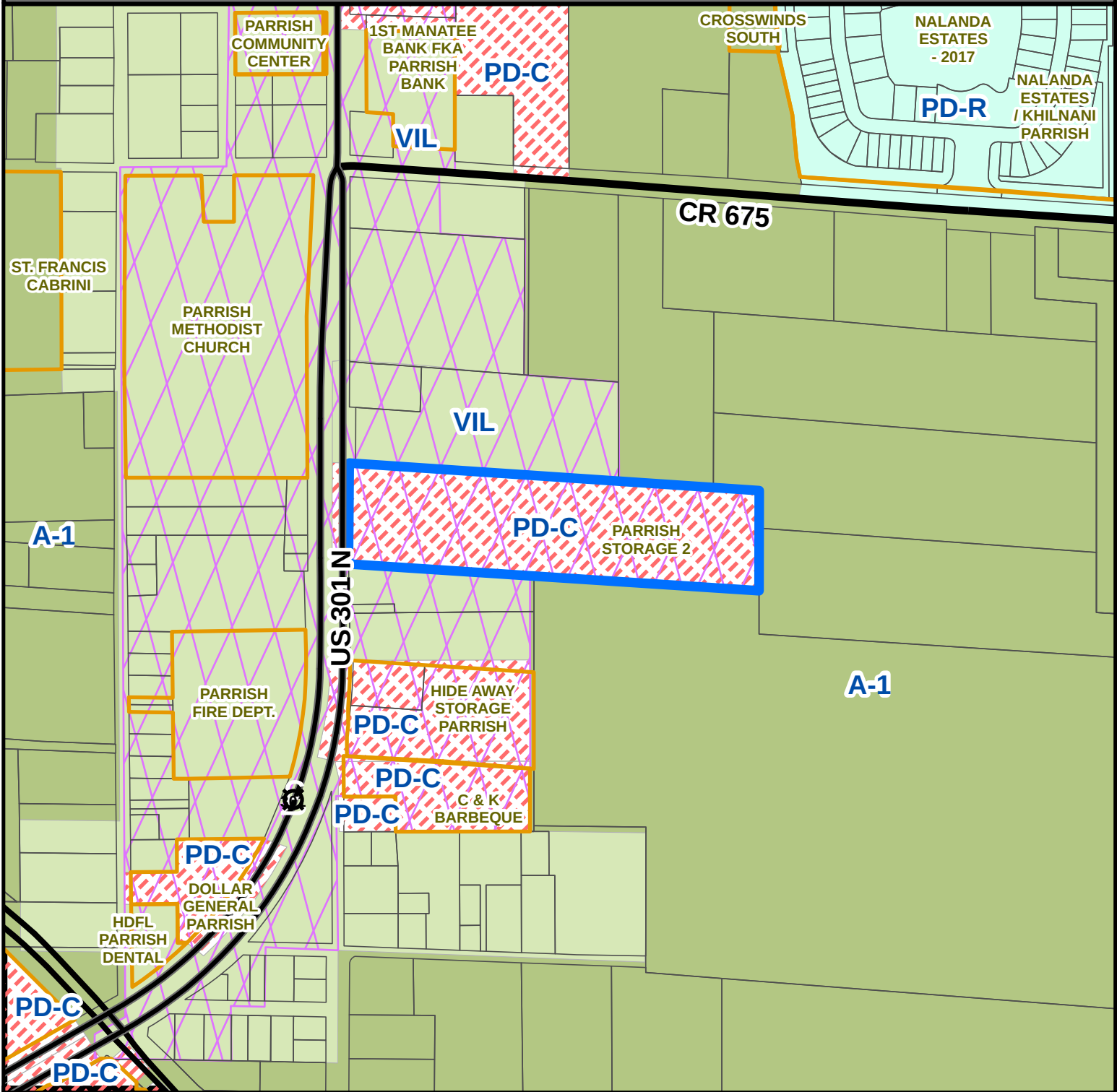
Project Name: Parrish Storage 2  
Project #: PDC-14-26 (P)(R)  
Accela #: PLN2604-0036

S/T/R: 33 34S 18E  
Acreage: 11.16  
Existing Zoning: PD-C  
Existing FLU: RES-6, UF-3  
Overlays: PCV  
Special Areas: NONE

CHH: N  
Watershed: NONE  
Drainage Basin: GAMBLE CREEK SINK  
Commissioner: Vacant



# ZONING



Parcel ID #(s) 464607059

Project Name: Parrish Storage 2  
 Project #: PDC-14-26 (P)(R)  
 Accela #: PLN2604-0036



Parrish Commercial Village

S/T/R: 33 34S 18E  
 Acreage: 11.16  
 Existing Zoning: PD-C  
 Existing FLU: RES-6, UF-3  
 Overlays: PCV  
 Special Areas: NONE

CHH: N  
 Watershed: NONE  
 Drainage Basin: GAMBLE CREEK SINK  
 Commissioner: Vacant



# PARRISH STORAGE 2 PRELIMINARY SITE PLAN

12155 & 12159 US 301 N.

PARRISH, FL

MANATEE COUNTY, FLORIDA  
SECTION 29 TOWNSHIP 33S RANGE 19E

- 1 THE EXISTING SITE CONTAINS 1116 ± ACRES AND IS ZONED VILTO BE REZONED TO PDC
- 2 FUTURE LAND USE IS RES-6 & UF-3 - ZONING VIL - PROPOSED ZONING PDC
- 3 THE LOT WILL BE USED FOR A HEALTH SPA, CARWASH & MINI-STORAGE W/ OUTSIDE VEHICLE STORAGE
- 4 24" WATERLINE AND 18" HDPE FORCEMAIN ARE AVAILABLE AT THE RIGHT OF WAY OF US HWY 301. SEE PLANS FOR LOCATION
- 5 THE SITE WILL HAVE TWO WATER SERVICES 1" AND A 4" SERVICE FOR THE FIRE LINE. SEE CALCULATIONS BELOW
- 6 EXISTING EASEMENTS ARE SHOWN ON THE SURVEY AND FINAL SITE PLAN
- 7 THE SITE CONTAINS NO HISTORIC STRUCTURES
- 8 THE SITE IS LOCATED IN FLOOD ZONE "X" PER FIRM PANEL 12081C0183E (DATED 03-17-2014) NGVD X 0.96 = NAVD
- 9 THE SITE DOES NOT CONTAIN ANY WETLANDS
- 10 THE SITE DOES NOT CONTAIN A WELL. AN IRRIGATION WELL IS PROPOSED
- 11 THE TREES ARE LOCATED ON LANDSCAPE PLAN AND DENOTED IN TREE TABULATION ON LANDSCAPE PLAN
- 12 PROPOSED SITE CONDITIONS
  - 1 PROPOSED 10 BUILDING TO BE USED AS FOLLOWS
    - BUILDING 1 14,000 SQ FT HEALTH SPA W/ INTERIOR POOL
    - BUILDING 2 2680 SF AS SELF SERVICE CARWASH
    - BUILDING 3 THRU 10 59,310 SF AS MINISTORAGE AND MINISTORAGE
  - PARKING AREA IS SHOWN ON THE FINAL SITE PLAN ALONG WITH ALL PERTINENT DIMENSIONS
  - SETBACKS WERE APPROVED AT THE GENERAL PLAN DEVELOPMENT STAGE
 

| SETBACKS         | BUILDING SETBACKS   | MAX HEIGHT |
|------------------|---------------------|------------|
| FRONT            | 25' 0" REO          | 25'        |
| SIDEYARD (NORTH) | 29' 7" 10' 0" REO   |            |
| SIDEYARD (SOUTH) | 30' 0" 25' 0" REO   |            |
| REAR (WEST)      | 29' 0" + 25' 0" REO |            |
- 4 REQUIRED YARDS ARE SHOWN ON THE DWG
- 5 REQUIRED MIN. OPEN SPACE = 20%
- 6 OPEN SPACE PROVIDED = 30%
- 7 NO RECREATION OR PUBLIC SPACE IS PROPOSED FOR THIS PROJECT
- 8 LANDSCAPING AND DETAILS ARE SHOWN ON THE LANDSCAPE PLAN SHEET
- 9 MATERIALS AND PROCEDURES ALONG WITH IRRIGATION METHODS ARE DESCRIBED ON LANDSCAPE PLAN
- 10 BUFFERING, WALLS, AND FENCES AS REQ'D ARE DELINEATED ON THE DWG AND BUFFER DETAIL
- 11 PROPOSED SIGN IS SHOWN ON FINAL SITE PLAN
- 12 EX FIRE HYDRANT IS SHOWN ON DRAWING WITH FIRE FLOW DATA
- 13 PROPOSED LIGHTING SHALL BE LESS THAN 400 WATTS AND WILL COMPLY WITH LDC 709.2.2
- 14 STORMWATER MANAGEMENT FACILITIES ARE SHOWN STORMWATER PLAN AND CALCULATIONS ARE IN A "STORMWATER CALC" SECTION ON STORMWATER PLAN
- 15 PROPOSED INTERVIEWS AREA= 6,003 AC 261,490.6 SF
- 16 PROPOSED OPEN POND= 1,575 AC 68,670.0 SF
- 17 GREEN AREA = 1.78 + 1.53 = 3.3 AC 144,163.6 SF
- 18 GROSS SITE AREA= 1116 AC = 486,129.6 AC
- 19 ALLOWABLE GROSS FLOOR AREA (GFA) CALCULATIONS FAR 157
 

| ZONING                             | LOT AREA  | ALLOWABLE GFA | ALLOWABLE GFA (5) | GFA (6) |
|------------------------------------|-----------|---------------|-------------------|---------|
| VIL                                | 486,129.6 | 23            | 111,809.8 sf      |         |
| TOTAL ALLOWABLE GFA = 111,809.8 sf |           |               |                   |         |
| PROPOSED GFA = 75,990 sf           |           |               |                   |         |
| TOTAL GFA = 75,990 < 111,809.8 sf  |           |               |                   |         |
- 20 TOTAL BUILDING AREA = 75,990 SF
- 21 TOTAL OPEN SPACE = (1.78 + 1.53) = 3.3 ac (144,163.6 SF)
- 22 OPEN SPACE (X) PROVIDED = 144,163.6 / 486,129.6 = 29.7%
- 23 IF ANY EASEMENT IS PROPOSED IT SHALL BE RECORDED PRIOR TO C.O.
- 24 PARKING CALCULATIONS PERSONAL SERVICE 1/200 - SWIMMING POOL @ 250 14,000 SQ FT / 200 = 70 REQUIRED
- 25 MINISTORAGE/MINIWAREHOUSE SPECIAL CONSIDERATION REQUESTED DUE TO NO NEED PATRONS PULL UP TO LIMIT ENTRANCE TO LOAD AND UNLOAD 2 SPACES FOR OFFICE
- 26 CARWASH - FULLY AUTOMATIC - SPACE FOR 4 STACKING PER BAY REQUIRED AND PROVIDED
- 27 PROJECT WILL BE A 3 PHASE PROJECT START MARCH 2015 FINISH MARCH 2017



VICINITY MAP  
NOT TO SCALE

## PROPERTY DESCRIPTION

**PARCEL 1**  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY, FLORIDA, THENCE N 85°54'17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N 85°54'17" W, ALONG SAID SOUTH LINE, 1402.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US HIGHWAY 301), THENCE N 00°15'45" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 173.44 FEET, THENCE S 86°02'18" E, 1401.55 FEET, THENCE S 00°09'16" W, 176.74 FEET, TO THE SAID POINT OF BEGINNING, SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET, EAST 30' AND A TRIANGULAR AREA AT THE SE INTERSECTION THEREOF MADE BY A 10'X10' AREA AT SAID INTERSECTION LESS THE AREA NORTH OF THE DIAGONAL.

**PARCEL 2**  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY, FLORIDA, THENCE N 85°54'17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET, THENCE N 00°09'16" E, 176.74 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N 00°09'16" E, 176.74 FEET, THENCE N 86°10'19" W, 1401.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US HIGHWAY 301), THENCE S 00°15'45" E, W, ALONG SAID EAST RIGHT-OF-WAY LINE, 173.44 FEET, THENCE S 86°02'18" E, 1401.55 FEET TO THE SAID POINT OF BEGINNING, SUBJECT TO AN EASEMENT OF THE EAST 30 FEET THEREOF.

## SEWER LINE CALCULATIONS

PROPOSED FIXTURE UNITS AT HEALTH SPA  
Based on FBC 2010 Plumbing

- 2 Drinking fountains @ 0.5 = 1.0 fu
- 6 W.C. Public-toilet @ 5.0 fixture units = 30.0 fu
- 6 Lavatory Public @ 2.0 fixture units = 12.0 fu
- 1 Service Sink @ 2.0 fixture units = 2.0 fu
- 2 Showers-heads-public @ 3.0 fixture units = 6.0 fu
- 1 Urinal-public @ 4.0 fixture units = 4.0 fu
- 1 Washing machine-private @ 2.0 fixture unit=2.0 fu
- 4 Floor drain @ 2.0 fixture units = 8.0 fu

TOTAL FIXTURE UNITS @ Spa = 59.0 fu = 31.7 gpm

Proposed 4" PVC PIPE (SDR26)

Ministorage buildings

- 3 W.C. Public @ 5.0 fixture units = 15.0 fu
- 3 Lavatory Public @ 2.0 fixture units = 6.0 fu
- 2 Drinking fountains @ 0.5 = 1.0 fu
- 1 Map sink @ 2.0 fixture units = 2.0 fu
- 1 Hose bib @ 1.0 fixture units = 1.0 fu
- 2 Floor drain @ 2.0 fixture units = 4.0 fu

TOTAL FIXTURE UNITS @ Ministorage = 29 fu = 22.9 gpm

LOAD FROM CARWASH = 4 gpm

TOTAL GPM = 26.9 gpm

Proposed 4" PVC PIPE (SDR26)

NOTE: ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT-HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. - TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT-HIGHWAY, TRAFFIC AND STORMWATER STANDARDS, WILL BE PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

## INDEX TO PAGES

- 1 COVER SHEET
- 2 PRELIMINARY SITE PLAN
- 3 LANDSCAPE

CASE NUMBER PDC-14-262(P) 20140365

APPROVED February 5, 2015 (Date)

BOCC

(Signature)

[Signature]

## PRELIMINARY SITE PLAN

|                        |              |
|------------------------|--------------|
| Applicant Name         | Project Name |
| APPROVED               | Date         |
| PROJECT PLANNER (PS)   | FILE NUMBER  |
| PROJECT ENGINEER (PE)  |              |
| CONVEYANCE (CE)        |              |
| NATURAL RESOURCES DEPT |              |
| ENVIRONMENTAL HEALTH   |              |
| FIRE DEPT              |              |
| OWNED AGENT            |              |

## HYDRANT

### FIRE FLOW DATA

FIRE DISTRICT: PARRISH FIRE DEPARTMENT  
FOR EXISTING HYDRANT  
12145 US 301 N (64TH ST EAST)  
FLOW = 30  
STATION = 74  
ELEVATION = 60  
GPM rate @ 20psi = 1119gpm  
EST DATE: 8/2014

FIRE DISTRICT: PARRISH FIRE DEPARTMENT  
FOR EXISTING HYDRANT  
12155 US 301 N  
STATION = 74  
ELEVATION = 60  
GPM rate @ 20psi = 1087gpm  
EST DATE: 8/2014

- NOTES:
- 1 ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL MEET OR EXCEED MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS
  - 2 THE PROPOSED LIFT STATION SHALL BE ON SITE
  - 3 THE PROPOSED LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED AFTER COMPLETION AND ACCEPTANCE
  - 4 WATER TO BE SUPPLIED BY MANATEE COUNTY PUBLIC WORKS ALL WATER AND SEWER MAINS WILL MAINTAIN 3' MIN. COVER
  - 5 SOLID WASTE DISPOSAL BY MANATEE COUNTY PUBLIC WORKS

## WATER METER CALCULATIONS

### MINISTORAGE & CARWASH

HOUSE CONN. 1/2" x 1/2" = 2.0 LOAD  
LAUNDRY TRAY 1/2" x 1/2" = 4.0 LOAD  
WC 1/2" x 1/2" = 1.0 LOAD  
LAV = 3/4" x 1/2" = 0.5 LOAD  
URINAL 1/2" x 3/4" = 0.5 LOAD  
TOTAL MINISTORAGE LOAD = 25.9 LOAD  
25.9 LOAD = 21.8 GPM

3 SELF-SERVICE BAY X 3 WASH/DRY X 15.7 GPM/WASH = 141.3 GPM  
3 X 3 WASH/DRY X 15.7 GPM/WASH = 141.3 GPM  
1 SELF-SERVICE BAY X 3 WASH/DRY X 15.7 GPM/WASH = 45.4 GPM  
1 X 3 WASH/DRY X 35.3 GPM/WASH = 95.9 GPM  
CARWASH LOAD = 238.2 GPM  
TOTAL LOAD = 21.8 GPM + 357 GPM = 577 GPM  
THEREFORE A 1" METER IS REQUIRED  
AND 1" BACK FLOW PREVENTER

SPA WATERMETER CALCS.  
WC = 6.22 fu = 13.1 LOAD  
LAV = 3.11 fu = 6.55 LOAD  
URINAL = 1.56 fu = 3.27 LOAD  
TOTAL SPA LOAD = 10.89 fu = 22.94 LOAD  
THEREFORE A 1" METER IS REQUIRED  
AND 1" BACK FLOW PREVENTER

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ALL RIGHTS RESERVED  
DIMENSIONS & CONDITIONS  
PRIOR TO BEGINNING  
CONSTRUCTION

E.S. DRAFTING SERVICE  
4012 CENTER ROAD WEST  
SUITE 2201  
BRANDTOWN, FLORIDA 34710  
(941) 758-0228

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS  
COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND I AM NOT  
AWARE OF ANY VIOLATIONS OF ANY CITY, COUNTY OR STATE REQUIREMENTS  
OF THE CITY OF PARRISH, FLORIDA.

MARIE A. McCAUGHAN, P.E.  
PROFESSIONAL ENGINEER  
FL #4638  
4012 CENTER ROAD WEST  
BRANDTOWN, FLORIDA 34710  
(941) 758-0228 FAX (941) 237-8313

DATE: 02/25/15  
TIME: 10:00 AM  
BY: [Signature]  
FOR: [Signature]

PARRISH STORAGE 2  
12155 & 12159 US 301 N  
PARRISH, FL  
COVER SHEET

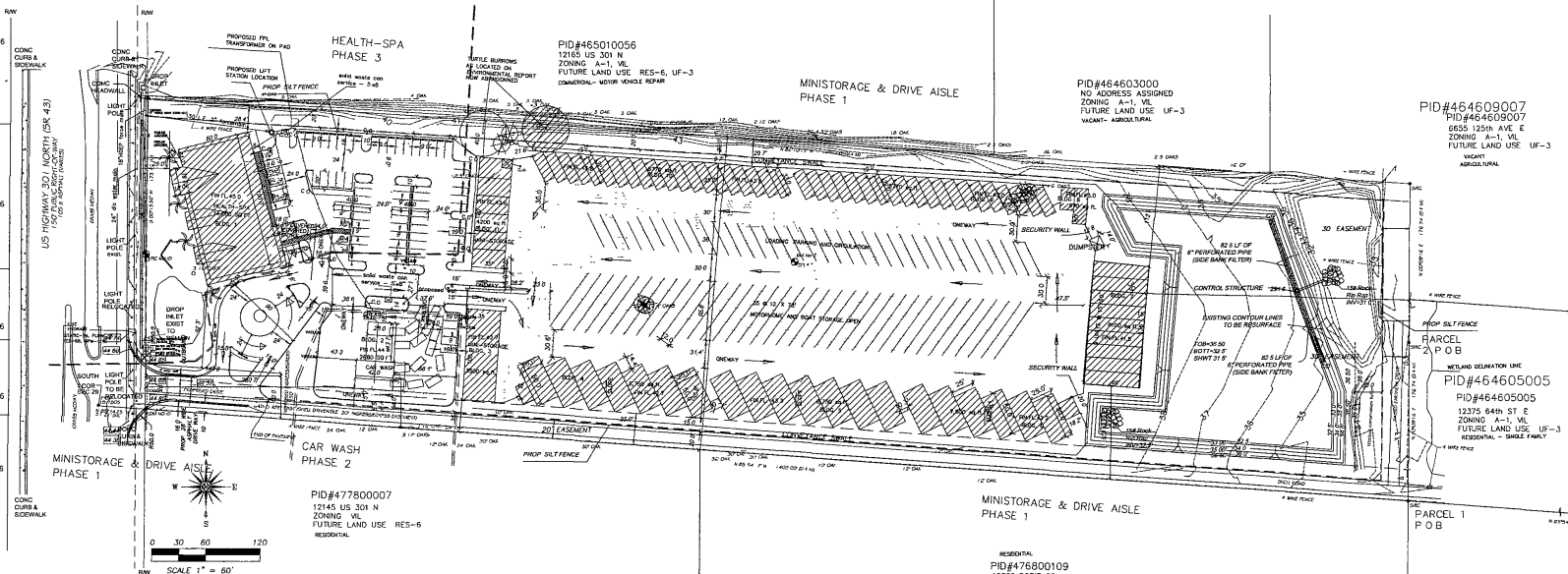
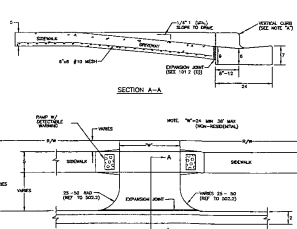
PID#462000100  
12170 US 301 N  
FUTURE LAND USE RES-6  
RESIDENTIAL - SINGLE FAMILY

PID#462200007  
12158 US 301 N  
FUTURE LAND USE RES-6  
RESIDENTIAL - SINGLE FAMILY

PID#462500000  
12158 US 301 N  
FUTURE LAND USE RES-6  
RESIDENTIAL - SINGLE FAMILY

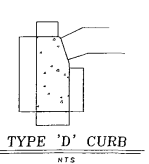
PID#463200006  
12150 US 301 N  
FUTURE LAND USE RES-6  
RESIDENTIAL - SINGLE FAMILY

PID#462810259  
12144 US 301 N  
FUTURE LAND USE RES-6  
COMMERCIAL

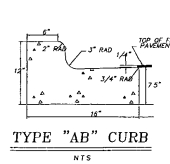


- IF REPLACING VERTICAL CURB AND OUTSIDE REPLACE WITH MAIN CURB AND OUTSIDE.
- NO CURB WITH 3' VALLEY CROWN.
- SEWER/STORM CONSTRUCT WITH 6" CONCRETE, 6"x6" #10 MESH 3000 PSI AT 28 DAYS.
- DRIVEWAY CONSTRUCTED WITH 6" CONCRETE WITH 6"x4" #10 MESH 3000 PSI AT 28 DAYS.
- DRIVEWAY JOINT 1/2" PRECAST JOINT FILLER FOR JOINT SECTION 832-111 OR APPROVED ALTERNATE.
- 1" IF DRIVE IS WIDER THAN 12' AND JOINTS AT 12' SPACING.
- 3' SIDEWALK ON LOCAL STREETS 3' SIDEWALK ON THROUGHFARES (DATE USE PAVING MAY REQUIRE 5' SIDEWALK FOR LAND DEVELOPMENT CODE).

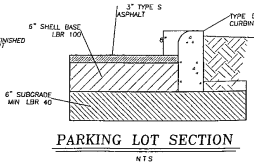
COMMERCIAL & INDUSTRIAL DRIVEWAY  
NTS 101.3



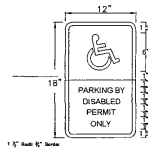
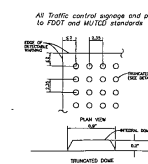
TYPE 'D' CURB  
NTS



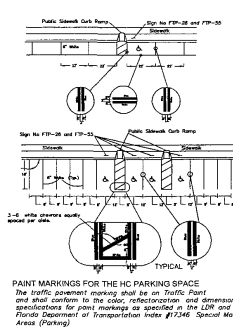
TYPE 'AB' CURB  
NTS



PARKING LOT SECTION  
NTS



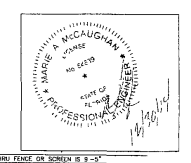
USE FIRST AVAILABLE MINIMUM DETAIL



PAINT MARKINGS FOR THE HC PARKING SPACE  
The traffic pavement marking shall be on Traffic Paint and shall conform to the color, retroreflective and dimension specifications for paint markings as specified in the LDR and Florida Department of Transportation Index #11244 Special Marking Areas (Parking)



TYPICAL



PRELIMINARY SITE PLAN

COPYRIGHT © 2013  
E.S. DRAFTING  
4012 CHANDLER BLVD. WEST  
SUITE 2201  
BRANDENTON, FLORIDA 34610  
(941) 758 - 0228

E.S. DRAFTING SERVICE  
PID#464609007  
6555 125th AVE. E  
SUITE 2201  
BRANDENTON, FLORIDA 34610  
(941) 758 - 0228

PID#464605005  
12375 64th ST. E  
SUITE 2201  
BRANDENTON, FLORIDA 34610  
(941) 758 - 0228

MARIE A. McLAUGHAN, P.E.  
PROFESSIONAL ENGINEER  
No. 46289  
State of Florida  
4012 CHANDLER BLVD. WEST  
SUITE 2201  
BRANDENTON, FLORIDA 34610  
(941) 758 - 0228

REED STORAGE 2  
12155 & 12159 US 301 N  
PARRISH, FL 34219  
DESCRIPTION  
2  
PRELIMINARY SITE PLAN



**MANATEE COUNTY ZONING ORDINANCE**  
**PDC-14-26(Z)(P) – MICHAEL TODD REED LLC / PARRISH STORAGE 2**  
**(DTS 20140365)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 11.16 ACRES ON THE EAST SIDE OF U.S. 301 NORTH, APPROXIMATELY 1,000 FEET SOUTH OF CR 675, AT 12155 AND 12159 U.S. 301 NORTH, PARRISH FROM VIL/PCV (VILLAGE/PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT) ZONING DISTRICT TO THE PDC/PCV (PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICT; RETAINING THE PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT; APPROVING A PRELIMINARY SITE PLAN FOR 75,990 SQUARE FEET OF NON-RESIDENTIAL USES CONSISTING OF 16,680 SQUARE FEET OF COMMERCIAL SERVICE USES (14,000 SQUARE FEET HEALTH SPA AND 2,680 SQUARE FEET SELF-SERVICE CARWASH), AND 59,310 SQUARE FEET OF MINI-WAREHOUSES WITH ACCESSORY OUTDOOR STORAGE; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING A LEGAL DESCRIPTION, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Reed Properties, LLC (the "Applicants") filed an application to rezone approximately 11.16 acres described in Exhibit "A", attached hereto, (the "property") from VIL/PCV (Village/Parrish Commercial Village Overlay District) to the PDC/PCV (Planned Development Commercial) zoning district, retaining the Parrish Commercial Village Overlay District; and

**WHEREAS**, the applicant also filed a Preliminary Site Plan for 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage (the "project") on the property; and

**WHEREAS**, the applicant also filed a request for Special Approval for a project: 1) with mixed and multiple uses in the UF-3 and RES-6 Future Land Use Categories (FLUC's); 2) exceeding 30,000 square feet of non-residential gross building area within the UF-3 and RES-6 FLUC's and 3) exceeding 5,000 square feet building footprint in the Parrish Commercial Village (PCV) Overlay District; and

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections 710.2.17.2 (Off-Street Loading), 710.1.6 (Parking Ratios), 715.3.2.c.2 – Figure 715D (Screening Buffers), 715.3.1.g (Perimeter Landscape Requirement – Vehicular Use Replacement Size); 604.11.5.3.B (Additional Architectural Design Considerations in the PCV Overlay District), and 704.47.5 (Mini-warehouse Screening); and

**WHEREAS**, Building and Development Services staff recommended approval of the rezone, Preliminary Site Plan, Special Approval and Specific Approval to Land Development Code Sections 710.2.17.2, 710.1.6, 715.3.2.c.2, 715.3.1.g and denial of Specific Approval to Land

Development Code Sections 604.11.5.3.B and 704.47.5 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 January 15, 2015 to consider the rezone, Preliminary Site Plan, Special Approval and Specific Approval applications, 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 with the exception of Specific Approval to Land Development Code Sections 604.11.5.3.B and 714.47.5 which they recommended Denial of; 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 has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District.

B. The Board of County Commissioners held a duly noticed public hearing on February 5, 2015 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board found that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.17.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent



degree, because the nature of the proposed use will not require that a loading space will be provided.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.

G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required screening and buffering material will still be provided within the narrower buffer area.

H. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.g, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because screening of the vehicle use area will still be accomplished by the landscape plantings to be provided in this location.

I. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2 Figure 715D, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening and buffering material will be provided within the reduced width buffer area.

J. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.4.6.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening will be provided.

K. 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.

L. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.5.3.B, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design because alternative features or treatments to minimize the visual impact of metal siding have not been proposed.

M. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.47.5, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design which does not provide alternative features or treatments to mitigate the adverse impacts of exterior metal panels.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved for 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage upon the property subject to the following Stipulations:

## **STIPULATIONS**

### **A. DESIGN AND LAND USE CONDITIONS:**

1. All requirements of LDC Section 604.11 (Parrish Commercial Village Overlay District) shall be complied with at time of Final Site Plan approval, with the exception of those requirements in which Specific Approval was granted with this request.
2. All roof mounted HVAC equipment shall be screened from view from adjacent roadway 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.
3. Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the buildings and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit.
4. Dumpster screening shall consist of building materials and colors matching the proposed mini-warehouse buildings on site.
5. The design of the buildings shall comply with the LDC Section 604.11.5 regulations. Building elevations shall be submitted with the Final Site Plan for review and approval.
6. The mini-warehouse buildings shall be screening with an opaque fence or wall consistent with the LDC Section 704.47.5 regulations. Elevations of proposed screening shall be submitted with the Final Site Plan for review and approval.
7. Any gates within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.
8. The hours during which construction activities may occurs shall be limited from 7 a.m. to 8 p.m., Monday thru Saturday.
9. The outdoor storage area shall comply with the applicable regulations of LDC Section 704.69.
10. The screening wall between mini-warehouse buildings shall be 8 feet in height.
11. The concrete or masonry rear wall of Buildings 3 and 11 (mini-warehouses) shall be tall as the tallest of remaining mini-warehouse buildings to the east.

**B. ENVIRONMENTAL CONDITIONS:**

1. Applicant shall provide landscaping as indicated in Specific Approvals, where they are granted and shall show such detail with the Final Site Plan. All other landscaping requirements shall be in accordance with the LDC.
2. Prior to commencement of construction the applicant shall either demonstrate there is no requirement to obtain permits for relocation of gopher tortoises on-site or, if there is a need to, provide copies of the proper permits to EPD staff.
3. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers shall be dedicated to the County prior to Final Site Plan approval.
4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site plan. Use of Manatee county public potable water supply shall be prohibited.

**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 Gamble Creek. Modeling shall be used to determine pre- and post- development flows.
2. A Drainage Easement (Top-of-Bank to Top-of-Bank) shall be dedicated to Manatee County for the portion of the existing drainage ditch within the northern boundary of the project. This Drainage Easement shall be dedicated prior to Final Site Plan approval. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

**D. INFRASTRUCTURE CONDITIONS:**

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

**Section 3. SPECIAL AND SPECIFIC APPROVALS.** Special Approval is hereby granted for a project: 1) with mixed and multiple uses in the UF-3 and RES-6 Future Land Use Categories (FLUC's); 2) exceeding 30,000 square feet of non-residential gross building area within the UF-3 and RES-6 FLUC's and 3) exceeding 5,000 square feet building footprint in the Parrish Commercial Village (PCV) Overlay District. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby granted for alternatives to Sections LDC Sections 710.2.17.2 (Off-Street Loading), 710.1.6 (Parking Ratios), 715.3.2.c.2 – Figure 715D (Screening Buffers), 715.3.1.g (Perimeter Landscape Requirement – Vehicular Use Area), 604.11.4.6.1 (Roadway Buffer in the PCV Overlay District), and 714.8.7 (Tree Replacement

Size). 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. AMENDMENT OF THE OFFICIAL ZONING ATLAS.** The Official Zoning Atlas of Manatee County (Ordinance No. 90-01, the Manatee County Land Development Code) is hereby amended by changing the zoning classification of the property identified in Exhibit "A" herein from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building and Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

**Section 5. 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 6. 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 7. STATE AND FEDERAL PERMITTING.** The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

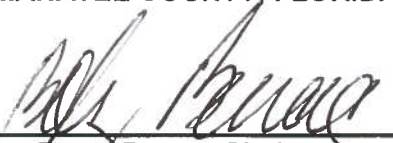
**Section 8. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

**PASSED AND DULY ADOPTED,** by the Board of County Commissioners of Manatee County, Florida on the 5<sup>th</sup> day of February, 2015.



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

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

BY:   
**Betsy Benac, Chairman**

BY:   
**Deputy Clerk**

**EXHIBIT “A”**

**LEGAL DESCRIPTION**



## PROPERTY DESCRIPTION

### PARCEL 1

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY FLORIDA; THENCE N 85°54' 17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 85°54' 17" W, ALONG SAID SOUTH LINE, 1402.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US HIGHWAY 301); THENCE N 00°15' 45" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 173.44 FEET; THENCE S 86°02' 18" E, 1401.55 FEET; THENCE S 00°09' 16" W, 176.74 FEET, TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET, EAST 30' AND A TRIANGULAR AREA AT THE SE INTERSECTION THEREOF MADE BY A 10'X10' AREA AT SAID INTERSECTION LESS THE AREA NORTH OF THE DIAGONAL.

### PARCEL 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY FLORIDA; THENCE N 85°54' 17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET; THENCE N 00° 09' 16" E, 176.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°09' 16" E, 176.74 FEET; THENCE N 86° 10' 19"W, 1401.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US HIGHWAY 301); THENCE S 00°15' 45" W, ALONG SAID EAST RIGHT-OF-WAY LINE, 173.44 FEET; THENCE S 86°02' 18" E, 1401.55 FEET TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT OF THE EAST 30 FEET THEREOF.



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

February 12, 2015

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 electronic copy of Manatee County Ordinance No. PDC-14-26(Z)(P), which was filed in this office on February 10, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**PDC-14-26(Z)(P) – MICHAEL TODD REED LLC / PARRISH STORAGE 2**  
**(DTS 20140365)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**P.C.:** 01/15/15

**B.O.C.C.:** 02/05/15

**RECOMMENDED MOTION:**

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDC-14-26(Z)(P); APPROVE the Preliminary Site Plan with Stipulations A.1–A.11, B.1–B.4, C.1–C.2 and D.1; GRANT Special Approval for a project: 1) with mixed and multiple uses in the UF-3 and RES-6 FLUC's, 2) exceeding 30,000 square feet of non-residential gross building area within the UF-3 and RES-6 FLUC's, and 3) exceeding 5,000 square feet building footprint in the Parrish Commercial Village (PCV) Overlay District; ADOPT the Findings for Specific Approval; GRANT Specific Approval for alternatives to LDC Sections 710.2.17.2 (Off-Street Loading), 710.1.6 (Parking Ratios), 715.3.2.c.2 – Figure 715D (Screening Buffers), 715.3.1.g (Perimeter Landscape Requirement – Vehicular Use Area), 604.11.4.6.1 (Roadway Buffer in the PCV Overlay District), and 714.8.7 (Tree Replacement Size); and DENY Specific Approval for alternatives to LDC Sections 604.11.5.3.B (Additional Architectural Design Considerations in the PCV Overlay District), and 704.47.5 (Mini-warehouse Screening), as recommended by the Planning Commission.

**(COMMISSIONER BUSTLE)**

**PLANNING COMMISSION ACTION:**

On January 15, 2015, by a vote of 7 – 0, the Planning Commission recommended approval.

**PUBLIC COMMENT:**

The following people spoke at the January 15, 2015 Planning Commission public hearing:

Randy Hicks, adjacent property owner, in favor of project, owners doing what they can in consideration of neighbors; facade of building good and similar to other storage area.

Marty Hicks, metal on building is acceptable, like that stucco will be up part way on building, like metal on buildings are going vertical instead of horizontal.

| <b>PROJECT SUMMARY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CASE#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>PDC-14-26(Z)(P) / DTS#20140365</b>                                                                                                                                                                                            |
| <b>PROJECT NAME</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Parrish Storage 2</b>                                                                                                                                                                                                         |
| <b>APPLICANT(S):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Michael Todd Reed</b>                                                                                                                                                                                                         |
| <b>EXISTING ZONING:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>VIL (Village)</b>                                                                                                                                                                                                             |
| <b>PROPOSED USE(S):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Commercial Services and Mini-Warehousing:</b> <ul style="list-style-type: none"> <li>- 14,000 sq. ft. of Health Spa</li> <li>- 2,680 sq. ft. of Self-service Carwash</li> <li>- 59,310 sq. ft. of Mini-warehousing</li> </ul> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                  |
| <b>CASE MANAGER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Rossina Leider</b>                                                                                                                                                                                                            |
| <b>STAFF RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Approval</b>                                                                                                                                                                                                                  |
| <b>DETAILED DISCUSSION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                  |
| <p>The 11.16± acre vacant site is made up of two parcels located on the east side of US 301 N, approximately 1,000 feet south of the CR 675. The site is zoned VIL/PCV (Village/Parrish Commercial Village Overlay District) and within the UF-3 (Urban Fringe – three dwelling units per acre) (6.09 acres) and RES-6 (Residential – six dwelling units per acre) (5.07 acres) Future Land Use Categories (FLUC).</p> <p>The proposal includes a total of 75,990 square feet of non-residential uses consisting of commercial service uses (health spa and self-service carwash) and mini-warehouses. According to LDC Figure 6-1, Personal Services Establishments (health spa) and self-service carwash are Administrative Permit (AP) uses in the Village zoning district, and mini-warehouse is a Special Permit (SP) use. However, based on the proposed type and amount of non-residential uses, the planned development process is necessary to acquire Special Approval for a mixed and multiple uses project that exceeds 30,000 square feet of non-residential gross building area within the RES-6 and UF-3 FLUC's, and for exceeding 5,000 square feet building footprint in the PCV Overlay District.</p> <p>The request is to rezone the property to PDC (Planned Development Commercial) retaining the Parrish Commercial Village Overlay District (PCV) and approve a Preliminary Site Plan for 16,680 square feet of commercial service uses (health spa and self-service carwash), and</p> |                                                                                                                                                                                                                                  |

59,310 square feet of mini-warehouses with accessory outdoor storage area.

The applicant submitted a site plan that includes the following:

- A total of eleven buildings consist of a 14,000 square foot building for a health spa with a covered pool (Building 1), a 2,680 square foot building for self-service carwash (Building 2), 59,310 square feet of mini-warehouses (108 units) in eight (8) buildings (Buildings 3 to 11), and an accessory outdoor storage area (motorhomes and boats) surrounded by the mini-warehouses buildings. The proposed Floor Area Ratio (FAR) is 0.156, and maximum building height is 25 feet (one story).
- 77 parking spaces including six (6) handicap spaces,
- Solid waste cans enclosure to serve the health spa and the carwash, and a dumpster for the mini-warehouse and outdoor storage component of the project.
- One access point from US 301 North, a designated six-lane arterial roadway.
- A 28-foot wide access driveway that provides connection to proposed buildings and parking areas, and into a private access easement (20 feet wide) to the east (64<sup>th</sup> Street East) which runs parallel to the south property boundary to serve a single-family unit and includes a shell road (15 feet wide and  $\pm 1,270$  feet in length). The remaining two-way internal driveways will be 24 feet in width.
- A 25 foot wide roadway buffer along US 301 N, and the following screening buffers :
  - 8 feet wide buffer for vehicular use area along the western portion of the south property line ( $\pm 330$  linear feet). The first  $\pm 130$  linear feet of the buffer is adjacent to the property line, the remaining portion of the buffer ( $\pm 200$  linear feet) is separated from the property line 20 feet by the previously referenced access easement (64<sup>th</sup> Street East).
  - 15 feet wide buffer along the eastern portion of the south property line ( $\pm 800$  linear feet) where mini-warehouse use abuts residential property. The buffer is separated 20 feet from the property line by the above referenced easement.
  - An opaque wall (metal) is proposed for the rear of the mini-warehouse structures to serve as the decorative fence required for screening for this type of use (LDC Section 704.47.5).
  - Foundation and vehicular use landscaping is provided.
- Stormwater facility on the eastern portion of the site, and
- 29.65% of open space (3.31 acres) which exceeds the minimum requirement (20% required for a project within the Parrish Commercial Village Overlay District).

The site plan shows three phases:

Phase I: Mini-warehouse buildings (Building 3 thru 11) for a total of 59,310 square feet of storage uses, outdoor storage area for motorhome and boats, access driveway, and all required improvements related to stormwater, dumpsters, buffering, screening and landscaping.

Phase II: Self -service carwash building (2,680 sq. ft.) and 5 parking spaces.

Phase III: Health spa building (14,000 sq. ft.) and 72 parking spaces (6 handicap spaces).

As stated previously, Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a mixed and multiple non-residential uses project exceeding 30,000 square feet of gross building area within the UF-3



and RES-6 FLUC's, and for exceeding 5,000 square feet building footprint in the PCV Overlay District. The purpose of the Special Approval request is satisfied since:

- Proposed uses are consistent with the intent and range of potential uses of the UF-3 and RES-6 FLUC's, which provides areas for neighborhood retail and residential support uses for daily activities of residents.
- The proposed FAR (0.156) is below to the maximum threshold allowed in the UF-3 and RES-6 FLUC (0.23 and 0.35 for mini-warehouse use only).
- The site is eligible to be considered for commercial development since it is within 1,000 feet of two functionally classified roadways (US 301 and CR 675) complying with the requirements of the commercial locational criteria (within 1,500 feet of two functionally classified roadways).
- The proposal includes six buildings that exceed the maximum building footprint (5,000 sq. ft.) within the PCV Overlay District which appear will not create external impacts that would adversely affect surrounding developments since:
  - Building 1 (health spa with covered pool) with a 14,000 sq. ft. footprint will be setback 25 feet from the US 301, facing the roadway buffer which include a water feature, and with a design that will include architectural features (covered porch with bump outs) that help to minimize a massive building perception.
  - Buildings 4, 5, 6, 9, and 10, related to the mini-warehouse component of the project and with a footprint that varies from 7,500 and 8,770 square feet, will be setback from the US 301 more than 400 feet and a maximum height of 25 feet which will help to minimize the perception of massive buildings from this corridor.

The site lies in Zone X per FIRM Panel 12081C0183E, effective 03/17/2014, and is not located within the FEMA 2014 FIRM 100-year floodplain or the Manatee County 25-year floodplain. However, the eastern portion of the project is located within the 100-year floodplain pursuant to the Gamble Creek Watershed Study. A drainage easement is required and stipulated (Stipulation C.2) for the portion of an existing ditch within the northern boundary of the project.

There are no jurisdictional wetlands within the boundary of this proposal, and no habitat on-site. There are no known historic or archaeological resources on the site.

The applicant hosted a meeting with the Parrish Civic Association on June 3, 2014. The applicant explained the scope of the project including proposed uses and building architectural design features. The applicant states that no major concerns were raised during the meeting.

The applicant requests Specific Approval to:

1. Alternative for the minimum required off-street loading area for personal service establishment uses (LDC Section 710.2.17.2)
2. Reduced parking ratios for the mini-warehouse component of the project ( LDC Section 710.1.6)
3. Alternative for screening buffer along the western portion of the south property

- boundary (LDC Section 715.3.2.c.2, Figure 715D)
4. Planting alternative for vehicular use area (LDC Section 715.3.1.g)
  5. Reduced required screening buffer width along the eastern portion of south property boundary (LDC Section 715.3.2.c.2, Figure 715 D)
  6. Planting alternative for Roadway Buffer in the PCV Overlay District (LDC Section 604.11.4.6.1)
  7. Reduced replacement tree sizes (LDC Section 714.8.7)
  8. Allow metal exterior panels to be used on buildings facades of the mini-warehouse buildings (LDC Section 604.11.5.3.B), and
  9. Allow that the rear of the mini-warehouse buildings will be metal walls except for the rear of Buildings 3 and 11 which will be built using concrete or masonry (LDC Section 704.47.5).

Staff supports the above listed 1 thru 7 Specific Approval requests. However, during the review period, the applicant initially requested Specific Approval to allow the use of exterior metal panels on the facades of the health spa and mini-warehouse buildings (LDC Section 604.11.5.3.B), and to allow that the rear wall of the mini-warehouse structures that can serve as an opaque fence will be built using “metal panels” instead of concrete or masonry (LDC Section 704.47.5). Planning Commission denied the request of the above referenced Specific Approvals because the applicant did not provide enough documentation to demonstrate alternative façade treatments that would satisfy the regulations to an equivalent or greater degree.

After Planning Commission, the applicant provided new elevations for the health spa building which show a permitted alternative facade treatment (stucco and vertical vinyl siding with bead board finish), that appears to be in compliance with the Parrish Commercial Village Overlay regulations. However, staff has concerns related to the “final appearance” of the building since the applicant did not provide color renderings and brochures that contains detail information of the type of vinyl siding that is proposed.

Also, the applicant proposes that the screening wall between mini-warehouse buildings will be concrete or masonry walls, and maintained the original proposal related to the use of metal exterior panel on the facades of the mini-warehouse buildings except for the rear of the building facing the US 301 (Buildings 3 and 11), which will be built using concrete or masonry. The applicant did not provide revised elevations for the mini-warehouse component of the project, and did not proposes any type of information to determine that the metal exterior panels represent an alternative that provides equal or superior architectural design than that provided by the allowed materials (“pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, wood, and wood-like materials” in the case of the exterior walls or “concrete or masonry” in the case of the rear of the mini-warehouse will serve as the required fence for this type of use). In consequence, staff recommends denial to Specific Approval for alternatives to LDC Sections 604.11.5.3.B and 704.47.5.

Staff is recommending stipulations A.5 and A.6 to ensure that the project will comply with the requirements of LDC Sections 604.11.5 (PCV Overlay District – Building Design) and 704.47.5 (Mini-warehouses screening).

Staff recommends approval of this request, with stipulations.

| <b>SITE CHARACTERISTICS AND SURROUNDING AREA</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>                                  | <b>12155 and 12159 U.S. 301 North</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>GENERAL LOCATION:</b>                         | <b>East side of U.S. 301 N, approximately 1,000 south of CR 675</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>ACREAGE:</b>                                  | <b>11.16 ± acres (486,129.6 square feet)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>EXISTING USE(S):</b>                          | <b>Vacant land</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>FUTURE LAND USE CATEGORY(S):</b>              | <ul style="list-style-type: none"> <li>• <b>UF-3 (Urban Fringe – three dwelling units per acre) (6.09 acres)</b></li> <li>• <b>(RES-6 (Residential, six dwelling units per acre) (5.07 acres)</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>FLOOR AREA RATIO (FAR):</b>                   | <b>0.1563</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>OVERLAY:</b>                                  | <b>1. Parrish Commercial Village</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>SPECIAL APPROVAL(S):</b>                      | <ol style="list-style-type: none"> <li><b>1. Mixed and multiple use project within the UF-3 and RES-6 FLUC's</b></li> <li><b>2. Exceeding 30,000 square feet of non-residential gross floor area within the UF-3 and RES-6 FLUC's</b></li> <li><b>3. Exceeding 5,000 square feet building footprint in the PCV Overlay District</b></li> </ol>                                                                                                                                                                                                                                                                                                                                                                |
| <b>SPECIFIC APPROVAL(S):</b>                     | <ol style="list-style-type: none"> <li><b>1. Alternative for the minimum required off-street loading area for personal service establishment uses (LDC Section 710.2.17.2)</b></li> <li><b>2. Reduced parking ratios for the mini-warehouse component of the project ( LDC Section 710.1.6)</b></li> <li><b>3. Alternative for screening buffer along the western portion of the south property boundary (LDC Section 715.3.2.c.2, Figure 715D)</b></li> <li><b>4. Planting alternative for vehicular use area (LDC Section 715.3.1.g)</b></li> <li><b>5. Reduced required screening buffer width along the eastern portion of south property boundary (LDC Section 715.3.2.c.2, Figure 715 D)</b></li> </ol> |

|                           | 6. Planting alternative for Roadway Buffer in the PCV Overlay District<br>7. Reduced replacement tree sizes (LDC Section 714.8.7)<br>8. Allow metal exterior panels to be used on buildings facades of the mini-warehouse buildings (LDC Section 604.11.5.3.B)<br>9. Allow that the rear of the mini-warehouse buildings will be metal walls except for the rear of Buildings 3 and 11 which be built using concrete or masonry (LDC Section 704.47.5) |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SURROUNDING USES & ZONING |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| NORTH                     | Motor vehicle repair zoned VIL (Village) and vacant land zoned A-1 (Suburban Agriculture)                                                                                                                                                                                                                                                                                                                                                              |
| SOUTH                     | Single-family residences zoned VIL (Village) and A-1 (Suburban Agriculture)                                                                                                                                                                                                                                                                                                                                                                            |
| EAST                      | Vacant land and single-family residence zoned A-1 (Suburban Agriculture).                                                                                                                                                                                                                                                                                                                                                                              |
| WEST                      | Across U.S. 301, vacant land (abandoned groves), single-family residences, and United States Post Office zoned VIL (Village).                                                                                                                                                                                                                                                                                                                          |

| SITE DESIGN DETAILS                                                                     |                                                                                                                                                                                                                                                |                 |                 |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| BUILDING SQUARE FOOTAGE:                                                                | 75,990 square foot gross buildings area: <ul style="list-style-type: none"> <li>- 14,000 sq. ft. health spa</li> <li>- 2,680 sq. ft. self-service carwash</li> <li>- 59,310 sq. ft. mini-warehouses (eight buildings and 108 units)</li> </ul> |                 |                 |
| MINIMUM SETBACKS FOR PCV OVERLAY DISTRICT:<br>(*) Adjacent to residential use or zoning |                                                                                                                                                                                                                                                | <u>Required</u> | <u>Proposed</u> |
|                                                                                         | Front                                                                                                                                                                                                                                          | 25'             | 25'             |
|                                                                                         | North Side                                                                                                                                                                                                                                     | 8'/25' (*)      | 28'             |
|                                                                                         | South Side                                                                                                                                                                                                                                     | 8'/25' (*)      | 35'             |
|                                                                                         | Rear                                                                                                                                                                                                                                           | 15'/25' (*)     | 290'            |
| OPEN SPACE REQUIRED:                                                                    | 20% or 2.23± acres required (97,139 sq. ft.)                                                                                                                                                                                                   |                 |                 |
| OPEN SPACE PROVIDED:                                                                    | 29.65% or 3.31± acres provided (144,183.6 sq. ft.)                                                                                                                                                                                             |                 |                 |
| ACCESS:                                                                                 | US 301 N                                                                                                                                                                                                                                       |                 |                 |
| FLOOD ZONE(S)                                                                           | X per Firm Panel 12081C0183E, effective 3/17/2014                                                                                                                                                                                              |                 |                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>AREA OF KNOWN FLOODING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Yes. This project is located in Gamble Creek watershed. 50% reduction in allowable runoff is required</b>          |
| <b>UTILITY CONNECTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>County water and sewer. Connection to the County water and/or sewer systems may require off-site improvements.</b> |
| <b>ENVIRONMENTAL INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                       |
| <b>Overall Wetland Acreage:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>None</b>                                                                                                           |
| <b>Proposed Impact Acreage:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>None</b>                                                                                                           |
| <p><u>Wetlands:</u><br/>According to the environmental narrative provided by DSA dated May 13, 2014 there are no wetlands on-site.</p> <p><u>Uplands:</u><br/>According to the environmental narrative, there is no native habitat on-site.</p> <p><u>Endangered Species:</u><br/>According to the environmental narrative there were 2 gopher tortoise burrows found and mapped along the north property line. The response letter for the first round of comments indicates that the gopher tortoises have since left the area. An updated listed species survey will be required prior to Final Site Plan approval to verify this. A stipulation requiring this is provided.</p> <p><u>Trees</u><br/>A removal and replacement table will be required with the Final Site Plan and staff anticipated replacements may be fulfilled through the minimum required landscaping for the project. Staff has recommended and support request for Specific Approval for Section 714.8.7 of the LDC to allow smaller replacement trees of 3"/4"/4" in lieu of 3"/5"/7".</p> <p><u>Landscaping /Buffers</u><br/>The site plan depicts a 25' wide area for the roadway buffer, however, staff has recommended Specific Approval to allow a reduction of the required roadway buffer landscape material in the Parrish Commercial Village Overlay, from 3 canopy trees, 4 understory trees and 50 shrubs per 100 linear feet to 2 canopy trees, 2 understory trees and 33 shrubs per 100 linear feet.</p> <p>Perimeter buffer requirements where the commercial use abuts residential (the western one third of the south property line) are 10 feet of width with one of the options allowed under Figure 715.C for screening. Specific Approval for a reduction from 10' to 8' is being requested for this buffer as well, since the main access point (driveway) to the project as well as the presence of an existing 20' wide access easement (driveway to the parcel east of the project area) do not allow the full 10' buffer to be provided where it would normally be. The applicant has chosen understory trees and hedge material, which in this case will also serve to meet requirements for vehicle use are screening.</p> |                                                                                                                       |

There is no requirement along the north property line where the commercial use will be abutting another commercial use. In this location the minimum 8' wide buffer is provided for separation of the vehicle use are from the property line. Screening material such as bushes or hedges material will be required to screen this area.

Screening for the mini-warehouse is required to be in accordance with Section 715 Buffer Matrix, which includes a 20' wide perimeter buffer adjacent to residential (the south boundary of the mini-warehouse use) with several options for the screening material. The applicant is requesting Specific Approval to this section to reduce the perimeter buffer from 20' to 15', as the presence of the existing 20' access easement does not allow the full 20' to be provided outside of the easement. The screening landscape material will be provided in accordance with this section. The applicant is proposing to provide the required "wall or fence" through use of the back of the buildings. All other perimeter areas either do not require screening or will have such through the fulfillment of the foundation landscaping for the mini-warehouse use. The applicant will be providing this required landscape area of 40 square feet per 1,000 square feet of mini-warehouse use in various locations around the perimeter of the buildings.

| NEARBY DEVELOPMENT                     |                                                                |         |       |               |
|----------------------------------------|----------------------------------------------------------------|---------|-------|---------------|
| RESIDENTIAL                            |                                                                |         |       |               |
| PROJECT                                | LOTS / UNITS                                                   | DENSITY | FLUC  | YEAR APPROVED |
| Lakeside Preserve (f.k.a Selby Groves) | 174 units                                                      | 1.96    | UF-3  | 2004          |
| Gamble Creek                           | 165 units                                                      | 1.01    | UF-3  | 2004          |
| Cross Creek                            | 1,282 units                                                    | 1.95    | UF-3  | 2012          |
| The Aviary                             | 784 units (SFD, SFSD, & SFA)                                   | 1.96    | UF-3  | 2013          |
| Manning Subdivision                    | 87 units (SFD)                                                 | 1.59    | UF-3  | 2007          |
| NON-RESIDENTIAL                        |                                                                |         |       |               |
| PROJECT                                | SQ. FT.                                                        | FAR     | FLUC  | YEAR APPROVED |
| Parrish Dollar General                 | 9,100 sq. ft.                                                  | 0.11    | RES-6 | 2013          |
| C & K Barbecue & Parrish Storage       | - 2,000 sq. ft. restaurant<br>- 50,000 sq. ft. mini-warehouses | 0.21    | RES-6 | 2010          |
| Parrish Fire                           | 7,680 sq. ft.                                                  | 0.04    | RES-6 | 1997          |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                |                        |              |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------|--------------|---------------|
| Station                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                |                        |              |               |
| Parrish Church                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 14,748 sq. ft.                                                 | 0.04                   | RES-6        | 2004          |
| Parrish Rural Health                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 15,075 sq. ft.                                                 | 0.086                  | UF-3 & RES-6 | 2004          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                |                        |              |               |
| MIXED USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                |                        |              |               |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LOTS / UNITS & SQ. FT.                                         | DENSITY & FAR          | FLUC         | YEAR APPROVED |
| Cone Ranch                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,999 units (SFD, SFSD & MF)                                   | 1.70 du/ac             | UF-3         | 2009          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | - 81,939 sq. ft. commercial<br>- 4,493 sq. ft. day care center | 0.23 FAR (max.)        |              |               |
| The Parrish Plantation                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 488 units (SFD & SFA)                                          | 2.36 du/ac             | UF-3         | 2013          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | - 116,100 sq. ft. commercial<br>- 83,000 sq. ft. office        | 0.10 FAR               |              |               |
| Morgan’s Glen                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 286 units 227,121 sq. ft. commercial & office                  | 1.72 du/ac<br>0.15 FAR | UF-3         | 2009          |
| Wildcat Preserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 242 units (SFD)                                                | 2.93                   | UF-3         | 2013          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | - 51,346 sq. ft. commercial & office                           | 0.23 (max)             |              |               |
| Villages of Amazon                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,999 units (SFD, DFSD & SFA)                                  | 1.66 du/ac             | UF-3         | 2014          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | - 40,000 sq. ft. commercial<br>- 20,000 sq. ft. office         | 0.23 FAR (max)         |              |               |
| POSITIVE ASPECTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                |                        |              |               |
| <ul style="list-style-type: none"><li>• The proposed facility will provide convenience service choices (health spa, carwash, and mini-warehouses) for nearby residents, motorists, and visitors to the area.</li><li>• Parrish and the nearby area are experiencing significant growth. The timing appears to be consistent with development trends in the surrounding area.</li><li>• The site has frontage along and direct access to an arterial roadway (US 301 N).</li></ul> |                                                                |                        |              |               |
| NEGATIVE ASPECTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                |                        |              |               |
| <ul style="list-style-type: none"><li>• US 301 is a limited access facility.</li><li>• Reduction of the required buffer width along the south property boundary adjacent to residential use.</li><li>• Residences to the south and east may be impacted by noise, and glare.</li><li>• The size of the proposed buildings may create visual impacts.</li><li>• Metal exterior panels are proposed to be used for the facades of the mini-warehouses</li></ul>                     |                                                                |                        |              |               |

buildings. Metal siding is not a permitted building material in the Parrish Commercial Village Overlay.

#### **MITIGATING FACTOR**

- FDOT will allow a left-in, right-in and right-out only.
- Proposed buildings will be setback at least 35 feet away to adjacent residential properties and adequate screening is provided.
- Site development is subject to Parrish Commercial Village Overlay regulations which include measures to mitigate visual impacts and ensure that the project will be compatible with the character of the surrounding area. Staff is recommending a stipulation (A.5) that buildings design shall comply with the regulations of the LDC Section 604.11.5 (Parrish Commercial Village Overlay District – Building Design).
- Staff is recommending a stipulation (A.6) that the screening of the mini-warehouse component of the project will be consistent with the requirements of LDC Section 704.47.5.

#### **PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS**

##### **A. DESIGN AND LAND USE CONDITIONS:**

1. All requirements of LDC Section 604.11 (Parrish Commercial Village Overlay District) shall be complied with at time of Final Site Plan approval, with the exception of those requirements in which Specific Approval was granted with this request.
2. All roof mounted HVAC equipment shall be screened from view from adjacent roadway 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.
3. Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the buildings and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit.
4. Dumpster screening shall consist of building materials and colors matching the proposed mini-warehouse buildings on site.
5. The design of the buildings shall comply with the LDC Section 604.11.5 regulations. Building elevations shall be submitted with the Final Site Plan for review and approval.
6. The mini-warehouse buildings shall be screening with an opaque fence or wall consistent with the LDC Section 704.47.5 regulations. Elevations of proposed

screening shall be submitted with the Final Site Plan for review and approval.

7. Any gates within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.
8. The hours during which construction activities may occurs shall be limited from 7 a.m. to 8 p.m., Monday thru Saturday.
9. The outdoor storage area shall comply with the applicable regulations of LDC Section 704.69.
10. The screening wall between mini-warehouse buildings shall be 8 feet in height.
11. The concrete or masonry rear wall of Buildings 3 and 11 (mini-warehouses) shall be tall as the tallest of remaining mini-warehouse buildings to the east.

**B. ENVIRONMENTAL CONDITIONS:**

1. Applicant shall provide landscaping as indicated in Specific Approvals, where they are granted and shall show such detail with the Final Site Plan. All other landscaping requirements shall be in accordance with the LDC.
2. Prior to commencement of construction the applicant shall either demonstrate there is no requirement to obtain permits for relocation of gopher tortoises on-site or, if there is a need to, provide copies of the proper permits to EPD staff.
3. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers shall be dedicated to the County prior to Final Site Plan approval.
4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site plan. Use of Manatee county public potable water supply shall be prohibited.

**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 Gamble Creek. Modeling shall be used to determine pre- and post- development flows.
2. A Drainage Easement (Top-of-Bank to Top-of-Bank) shall be dedicated to Manatee County for the portion of the existing drainage ditch within the northern boundary of the project. This Drainage Easement shall be dedicated prior to Final Site Plan approval. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

**D. INFRASTRUCTURE CONDITIONS:**

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

**REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED**

The applicant is requesting Specific Approval to allow the use of exterior metal panels on the facades of the mini-warehouse buildings (LDC Section 604.11.5.3.B), and to allow that the rear wall of the mini-warehouse structures that can serve as an opaque fence will be built using “metal panels” instead of concrete or masonry (LDC Section 704.47.5). Staff is not in support of the above referenced request since the applicant has not provided enough documentation which demonstrates the inclusion of alternative façade treatments that will satisfy the public purposes of these regulations to an equivalent or greater degree. Staff is recommending stipulations A.5 and A.6 to ensure that the project will comply with the requirements of LDC Sections 604.11.5 (PCV Overlay District – Building Design), and 704.47.5 (Mini-warehouses screening).

**COMPLIANCE WITH LDC**

| Standard(s) Required                                                                                                                                                    | Design Proposal                                                                           | Compliance |   | Comments                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                         |                                                                                           | Y          | N |                                                                                                                                                                                                    |
| BUFFERS                                                                                                                                                                 |                                                                                           |            |   |                                                                                                                                                                                                    |
| 25' wide along U.S. 301 with 3 canopy trees, 4 understory trees, & 50 shrubs per 100 LF                                                                                 | 25' wide w/ 2 canopy trees, 2 understory trees & 33 shrubs per 100 LF                     |            | N | Proposed buffer width meets PCV standard. Applicant request Specific Approval to provide a planting alternative                                                                                    |
| 10' wide buffer for commercial service uses adjacent to residential along the western portion of south boundary (± 330 LF) with 2 ½ canopy trees & 33 shrubs per 100 LF | 8' wide w/ 1 intermediate or understory tree per 20 LF & shrubs or hedges (80% opacity at |            | N | Applicant request Specific Approval to provide 8' wide buffer for vehicular use area to be planted with 1 intermediate or understory tree per 20 LF & shrubs or hedges (80% opacity at 42" height) |

|                                                                                                                              |                                                                         |          |          |                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------|----------|-------------------------------------------------------------------------------------------------|
|                                                                                                                              | <b>42" height)</b>                                                      |          |          |                                                                                                 |
| <b>20' wide buffer for mini-warehouse use adjacent to residential along the eastern portion of south boundary (± 800 LF)</b> | <b>15' wide w/ 2 canopy trees &amp; 33 shrubs</b>                       |          | <b>N</b> | <b>Applicant request Specific Approval to reduce buffer width from 20' to 15'</b>               |
| <b>Foundation landscaping</b>                                                                                                |                                                                         | <b>Y</b> |          | <b>Meets minimum standards</b>                                                                  |
| <b>Rear wall of mini-warehouse buildings to be used as a required fence (LDC Section 704.47.5)</b>                           |                                                                         |          | <b>N</b> | <b>Applicant request Specific Approval to use metal walls instead concrete or masonry walls</b> |
| <b>Buffer Landscaping</b>                                                                                                    | <b>Yes</b>                                                              | <b>Y</b> |          | <b>Meets minimum standard</b>                                                                   |
| <b>SIDEWALKS</b>                                                                                                             |                                                                         |          |          |                                                                                                 |
| <b>5' wide sidewalk, exterior</b>                                                                                            | <b>5' wide sidewalk existing along US 301</b>                           | <b>Y</b> |          | <b>Meets standard</b>                                                                           |
| <b>5' wide internal sidewalk</b>                                                                                             | <b>5' wide sidewalk to connects US 301 &amp; main building entrance</b> | <b>Y</b> |          | <b>Shown. Meets PCV standard</b>                                                                |
| <b>ROADS &amp; RIGHTS-OF-WAY</b>                                                                                             |                                                                         |          |          |                                                                                                 |
| <b>24' Internal driveways (two-way)</b>                                                                                      | <b>15', 18' &amp; 30' (mini-warehouse portion only) for one way</b>     | <b>Y</b> |          | <b>28' feet wide driveway at the project entrance is proposed. Meets standard</b>               |

**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**

The ±11.16-acre site is currently vacant and made up of two rectangular parcels with frontage along the US 301 N (±346 feet - west property boundary). According to the ecological statement provided by the applicant, there are no wetlands or upland habitat on- site.

### **Public Utilities, Facilities and Services**

The site will be served by County water and sewer. There is a 24" potable water main and 18" HDPE sanitary force main along US 301 N. Connection to the County water and/or sewer systems may require off-site improvements. The developer shall be responsible for extending sanitary sewer service to the site and connecting to the sanitary sewer system in accordance with the County's utility engineering standards. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant.

The lowest quality water available for irrigation will be used (i.e. well or stormwater pond draw-down).

### **Compatibility**

To the north, the site is surrounded by a commercial service establishment (motor vehicle repair) zoned VIL, and vacant land zoned A-1. To the south, there are single-family residences zoned VIL and A-1. To the east, there is vacant land and a single-family residence zoned A-1. To the west, across US 301, there are single-family residences, vacant land, and the United States Post Office zoned VIL. The proposed uses are comparable with the existing development trends of nearby properties to along US 301, which is characterized for a mix of commercial, offices, and services uses; also, they are consistent with the purpose of the PCV Overlay District which promotes new and renovated commercial development that will coexist harmoniously with the existing Parrish community.

PDC zoning requires approval of a site plan by the Board of County Commissioners to address any compatibility concerns. Also, PDC zoning provides greater flexibility for the project to establish appropriate buffers to help minimize any compatibility and transition concerns with the surrounding residential zoning and land uses to the south.

Special Approval is required for a mixed and multiple use project in the UF-3 and RES-6 FLUC, which may be acquired through the planned development process.

### **Transitions**

The site is located in an area that is experiencing significant growth. The U.S. 301 corridor going northeast towards Parrish is rapidly transitioning from rural and agricultural uses to suburban-oriented uses, with substantial residential development. The timing of this request appears to be consistent with the growing development trends in the surrounding area and appropriate for commercial services and mini-warehouse uses along this segment of U.S. 301.

### **Relationship to Adjacent Property**

To the north, proposed buildings (health spa and mini-warehouse) will be separated at least 28 feet from the property line, where the site abuts commercial (motor vehicle repair establishment) and vacant agriculture properties. To the south and east, proposed buildings (self-service car wash and mini-warehouses) will be setback at least 35 feet from adjacent residential properties.

### **Design Quality**

The applicant proposes a preliminary site plan for 75,990 square feet of non-residential uses in a total of 11 buildings. Commercial service uses (health spa, and self-service carwash) will be located on the front portion of the site (two buildings), since the mini-warehouse component of the project will be separated at least 350 feet away from the front property line (eight buildings). Also, the proposal includes an outdoor storage area that is surrounded by the mini-warehouse buildings.

According to the applicant the health spa building (80' x 150'), which is closest to the US 301 is designed simulating the "Florida Ranch" architectural style including features as a large front covered porch (6' wide, 103' in length, and with 10'x 15 bump outs) with picket railings, metal roofing with gable ends, simple trims, wide eaves, and eyebrows (shed style) over the windows and doors that are not under covered porches. The building has a masonry base covered with stucco and vertical vinyl siding above (wood-like vinyl siding with bead board appearance).

The carwash building is a rectangular structure with 4 service bays that will be setback 230 feet away of the US 301 and 40 feet from the south property line.

The mini-warehouse component of the project comprises eight buildings (rectangular and staggered shape) with sizes that vary between 970 sq. ft. and 8,770 sq. ft. The buildings are arranged in the way that creates an enclosed complex with internal circulation areas and an outdoor storage area in the center.

The applicant is requesting Specific Approval for alternatives to:

- LDC Section 604.11.5.3.B to allow that metal exterior panels will be used on the buildings facades for the mini-warehouse buildings (Buildings 3 to 11), and
- LDC Section 704.74.5 to allow that the rear wall of the mini-warehouse structures that can serve as an opaque fence will be built using "metal panels" instead of concrete or masonry except for the rear of Buildings 3 and 11.

The project is subject to the Parrish Overlay District regulations which include standards for building design regarding architectural styles, design considerations (roofing material and design, massing reduction, building materials and color, architectural accents details, etc.). The elevations provided by the applicant do not include enough detail to support the above referenced Specific Approvals since metal vertical siding is shown in all facades of the mini-warehouse buildings without the use of any type of alternative treatments that enhance the facades and provide mitigation to visual impacts and therefore meet the intent of the code.

In addition, staff has concerns related to the "final appearance" of the health spa building since the applicant did not provide color renderings and any supplemental information that contains detail of the type of vinyl siding that is proposed. Staff is recommending stipulations A.5 and A.6 to ensure that the project will comply with the requirements of LDC Sections 604.11.5 (PCV Overlay District – Building Design) and 704.47.5 (Mini-warehouses screening).



### **Parking and Service Areas**

A total of 83 parking spaces are required including four (4) handicap spaces (70 spaces for the health spa, and 13 for the mini-warehouses) plus 4 stacking spaces per wash bay. The site plan shows a total of 77 parking spaces which includes six (6) handicap spaces and 15 stacking spaces for the carwash. The applicant request Specific Approval to provide only two spaces for the mini-warehouse manager's office since the design provides for more than 1,000 linear feet of loading zones on front of the buildings (30' wide one way driveways).

One (1) loading space is required for the first 10,000 square feet of gross floor area for personal service establishments, plus one (1) space for each additional 15,000 square feet or major fraction thereof (Standard B). The applicant request Specific Approval to eliminate the loading space requirement for the personal service establishment component of the project since the nature of the proposed use will not require the delivery of merchandise or supplies by large trucks.

It appears that the proposed numbers of parking spaces and services areas will support the proper function of different components of the project. Staff is in support of the Specific Approvals requested by the applicant.

### **Streets and driveways**

No new streets are proposed. The plan shows 24 feet wide two-way driveways except for the access driveway that provides connection from US 301 N to proposed buildings and parking areas, and to adjacent property to the east (20 feet wide private access easement and  $\pm 1,270$  feet in length) which is 28 feet wide. The proposal includes one-way internal driveways varied width (15' for the round-a-bout close to the entrance and 30' for the mini-warehouse component of the project).

Parking areas, access points, internal drives, and pedestrian ways are designed to provide for safe internal circulation on the site.

### **Pedestrian Systems**

The design shows adequate pedestrian circulation. A five-foot wide sidewalk exists along US 301 N. Five-foot wide internal sidewalk provides connection from the access point to the entrance of the main building (health spa).

### **Historic Features**

There are no known historic or archaeological resources on the site.

### **Intensity**

The Floor Area Ratio (FAR) of 0.157 is below the maximum FAR (0.23 and 0.35 for mini-warehouse use only) allowed for a project within the UF-3 and RES-6 FLUC's.

### **Height**

The maximum building height allows in the PCV Overlay District is 35 feet. The site plan indicates a proposed maximum building height of 25 feet.

### **Fences, Screening and Landscaping**

A 25-foot wide landscaped roadway buffer is proposed along US 301, planting with 2 canopy trees, 2 understory trees, and 33 shrubs per 100 linear feet. Perimeter landscaped buffer is proposed along the south property boundary as follows:

- 8 feet wide for the first 330 linear feet where commercial service uses abuts residential use, planting with 1 intermediate or understory tree per 20 linear feet and shrubs or hedges (80% opacity at 42" height) , and
- 15 feet wide buffer (±800 linear feet) where mini-warehouse use abuts residential property, planting with 2 canopy trees and 33 shrubs per 100 linear feet.

Additionally, the applicant proposes that the rear wall of the mini-warehouse buildings be used as the required fence for screening purposes for this type of use (LDC Section 704.47.5), and Specific Approval have been requested to allow "metal walls" instead "concrete block or masonry wall" except for the rear of Building 3 and 11 that will be built using the allowed materials (concrete or masonry). Staff is not in support of the request since the design does not incorporate any feature or finish treatment to provide equal or superior alternative than that provided by the allowed materials (concrete block or masonry walls).

No screening buffer is required along the north and east property boundary where proposed uses abut commercial and agricultural properties. Landscaping for vehicular use areas and buildings foundation will be provided according to the requirements of LDC Sections 715.3.1, 715.3.3, and 704.47.6.

### **Yards and Setbacks**

The minimum setbacks required for a in the PDC zoning district are as follow:

Front yard: 30' along thoroughfare streets & 35' along local streets  
Side yard: 15'  
Rear yard: 20'

However, the proposed setbacks meet the requirements of the Parrish Commercial Village (PCV) Overlay District which are shown in the chart below:

| <b>Type</b>                                       | <b>Front</b> | <b>North Side</b> | <b>South Side</b> | <b>Rear</b> |
|---------------------------------------------------|--------------|-------------------|-------------------|-------------|
| Minimum setback required for PCV Overlay District | 25'/10'(*)   | 8'/25'(**)        | 8'/25'(**)        | 15'/25'(**) |
| Proposed Setbacks                                 | 25'          | 28'               | 35'               | 290'        |

(\*) For properties with frontage along US 301 between Moccasin Wallow Road & CR 657 if an outdoor gathering space, or a porch or gallery is provided.

(\*\*) Adjacent to residential uses or zoning.

### **Trash and Utility Plant Screens**

The site plan shows a designated area for dumpsters to serve the mini-warehouse component of the project (northeast portion of the site), and can enclosures for the health spa and carwash. The dumpsters and can enclosures are placed away from the adjacent residential uses to alleviate any potential noise impacts, and in compliance with the regulations of the LDC Section 728.5.1.

### **Signs**

The PCV Overlay District prohibits pole signs and limits ground signs to a monument sign, six (6) feet in height and no more than 32 square feet. Signs will be reviewed with the future Building Permit.

### **Utility Standards**

Connection to Manatee County utilities is required and will be reviewed in greater detail with future Final Site Plan.

### **Stormwater Management**

The project lies in Zone X per FIRM Panel 12081C0183E, effective 03/17/2014.

The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

### **Open Space.**

The site plan shows 29.65% or 3.31 acres of open space is provided with this project.

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

**The site is in the UF-3 and RES-6 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, commercial, mini-warehouses, and community service uses.

**Policies 2.2.1.11.1 & 2.2.1.12.1 Intent.** The intent of the UF-3 and RES-6 FLUC's is to identify areas established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

**Policies 2.2.1.11.2 & 2.2.1.12.2 Range of Potential Uses.** Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses are included in the range of potential uses for a project within the UF-3 and RES-6 FLUC's.

**Policy 2.2.1.12.3 Range of Potential Density/Intensity.** The proposed FAR (0.1563) is in compliance and below to the maximum threshold allowed in the UF-3 and RES-6 FLUC's (0.23 and 0.35 for mini-warehouse use only).

**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 Preliminary Site Plan shows 29.65% open space (3.31± acres) which exceeds the minimum requirement. 20% (2.23± acres) of open space is required for project within the PDC zoning district and PCV Overlay District.

## TRANSPORTATION

### Major Transportation Facilities

The site is adjacent to U.S. 301, which is designated as a six lane arterial roadway with a planned right of way width of 150 feet.

### Transportation Concurrency

Transportation Concurrency was evaluated for the project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of U.S. 301, near the project site. The results of the TIS, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate at the level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

### Access

The Traffic Impact Statement also included review of the site access points. The project will have access via one driveway connection to U.S. 301. As U.S. 301 is a state maintained facility, site-related improvements may be required by FDOT.

## CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

### TRANSPORTATION CONCURRENCY

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

| NEAREST ROADWAY | LINK(S) | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
|-----------------|---------|-------------|------------------------|
| U.S. 301        | 3413)   | D           | D                      |

### OTHER CONCURRENCY COMPONENTS

Solid waste, landfill capacity and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings.

### SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

#### **Applicant Request:**

#### **1. Alternative to LDC Section 710.2.17.2 – Off-Street Loading**

LDC Section 710.2.17.2 requires one (1) loading space for the first 10,000 square feet of gross floor area for personal service establishments, plus one (1) space for each additional 15,000 square feet or major fraction thereof (Standard B). The applicant requests to eliminate the loading space requirement for the personal service establishment component of the project.

#### **Staff Analysis and Recommendation**

Staff is in support of the request since proposed uses of Building 1 (health spa) and Building 2 (self-service car wash) will not require the delivery of supplies by large trucks.

#### **Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.17.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, because the nature of the proposed use will not require that a loading space will be provided.

#### **2. Alternative to LDC 710.1.6 – Parking Ratios**

LDC Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office = 13 spaces (11 spaces for 108 units and 2 spaces for the manager's office). The applicant request to reduce the parking spaces to two spaces for the manager's office.

#### **Staff Analysis and Recommendation**

The applicant is proposing 30 feet wide one way traffic driveways along to the north and south mini-warehouse buildings (Buildings 4, 5, 6, 9 and 10) which allows for more than 1,000 linear feet of loading zones on front of the buildings. Such area can handle approximately 42 vehicles which should provide for adequate parking and loading area for the mini-storage units.

#### **Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the purpose of the LDC regulation is satisfied to an

equivalent degree by the proposed design because adequate parking is provided.

**3. Alternative to LDC Section 715.3.2.c.2 (Figure 715 D) – Screening Buffers**

LDC Section 715.3.2.c.2, Screening Buffers requires a 10' perimeter buffer where commercial service uses are adjacent to residential use. The request is to allow a reduction to the buffer width along the western portion of the south property line where the proposal shows vehicular use area (project access driveway and existing access easement) adjacent to residential from 10' to 8'.

**Staff Analysis and Recommendation**

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2.c.2 of the LDC to allow a reduction from 10' to 8', which is necessary to maintain connection to the existing driveway, which provides access to the parcel east of the project. The first ±130 linear feet of the buffer will be adjacent to the property line, with the remaining portion (±200 linear feet) to be located immediately north of the existing 20' access easement. The required screening and buffering material will be provided within this 8' buffer area.

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required screening and buffering material will still be provided within the narrower buffer area.

**4. Alternative to LDC Section 715.3.1.g – Perimeter Landscaping Requirements (Vehicular Use Area)**

LDC Section 715.3.1.g, Perimeter Landscaping Requirements (Vehicle Use Area) requires a minimum width of 8' with one canopy tree per 40 linear feet and either shrubs, hedges, berming or fences, or any combination thereof, to reach a height of 42" two (2) years after installation, and being 80% opaque. The request is to allow planting of intermediate or understory trees in lieu of canopy trees in the amount of 1 per 20 linear feet along with the shrubs or a hedge for screening to serve as buffering between the commercial use and the adjacent residential use to the south.

**Staff Analysis and Recommendation**

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.1.g of the LDC to allow the smaller intermediate or understory trees in place of canopy trees together with the required hedge or shrubs to be 80% opaque and 42" in height within 2 years of planting, since there is not adequate space to accommodate canopy trees in the required buffer.

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.g, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because screening of the vehicle use area will still be accomplished by the landscape plantings to be provided in this location.

**5. Alternative to LDC Section 715.3.2.c.2 (Figure 715 D) – Screening Buffers**

LDC Section 715.3.2.c.2, Screening Buffers requires a 20' perimeter buffer where mini-warehouse use is adjacent to residential use. The applicant is proposing a reduction of this buffer from 20 to 15 feet.

**Staff Analysis and Recommendation**

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2.c.2 of the LDC to allow a reduction of the screening buffer from 20 to 15 feet, since the buffer abuts a 20' wide open area (existing access easement), and the applicant will provide the required amount of landscaping material in the buffer. The buffer will be north of the access easement, and will extend from 330 linear feet east of the southwest corner of the site approximately 800 feet to the east.

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening and buffering material will be provided within the reduced width buffer area.

**6. Alternative to LDC Section 604.11.4.6.1 – Roadway Buffer**

LDC Section 604.11.4.6.1 requires a minimum roadway buffer width of 25' planting with 3 canopy trees, 4 understory trees, and 50 shrubs per 100 linear feet. The request is to allow an option to the planting requirement to provide 2 canopy trees, 2 understory trees, and 33 shrubs per 100 linear feet.

**Staff Analysis and Recommendation**

Staff is in support of the request for Specific Approval for an alternative to Section 604.11.4.6.1 of the LDC to allow the roadway buffer to be planted with 2 canopy trees, 2 understory trees, and 33 shrubs per 100 linear feet, since no parking areas are proposed along the front of the buildings adjacent to the US 301, and the amount of proposed material is adequate to provide beautification of the development, and will allow the visibility of a porch or gallery part of health spa building as well as a water feature from the street.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.4.6.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening will be provided.

**7. Alternative to LDC Section 714.8.7 – Tree Replacement Size**

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 acclimate to the planting area quicker and typically provide healthier trees. Additionally, the recommended trees sizes are more readily available in local nurseries.

**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.

**8. Alternative to LDC Section 604.11.5.3.B. – Additional Architectural Design Considerations**

LDC Section 604.11.5.3.B requires that material on all facades (except windows) shall be limited to pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, , wood, and wood-like materials. The request is to allow metal exterior panels to be used on the facades of the mini-warehouse structures (Buildings 3 to 11).

**Staff Analysis and Recommendation**

Staff is not in support of the request for Specific Approval for an alternative to Section 604.11.5.3.B of the LDC to allow metal exterior panel to be used on the facades of the mini-warehouse structures (Buildings 3 to 11) because metal vertical siding is using on all facades of the mini-warehouse buildings without any alternative treatment to mitigate visual impacts and therefore meet the intent of the code.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.5.3.B, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design because alternative features or treatments to minimize the visual impact of metal siding have not been proposed.

**9. Alternative to LDC Section 704.47.5 – Mini-warehouses screening**

LDC Section 704.47.5 requires that the rear of a mini-warehouse structure will be a concrete or masonry wall when it will be served as the required fence option for mini-warehouses. Also, requires that the separation between mini-warehouse buildings will be screening with a minimum six (6) foot high concrete block or masonry wall. The applicant request is to allow that the rear of the mini-warehouse buildings will be metal walls except for the rear of Building 3 and 11 that will be built using concrete or masonry.

**Staff Analysis and Recommendation**

Staff is not in support of the request for Specific Approval for an alternative to Section 704.47.5 of the LDC to allow that the rear of the mini-warehouse buildings will be metal walls since the design does not incorporate any feature or finish treatment to provide



equal or superior alternative than that provided by the allowed materials (concrete block or masonry walls) and to minimize potential impacts that will be create for the use of metal sidings.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.47.5, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design which does not provide alternative features or treatments to mitigate the adverse impacts of exterior metal panels.

**SPECIAL APPROVAL – FINDINGS**

“Special Approval” is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC. The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Special Approval is required for a project:

**Mixed and Multiple Non-Residential Use Exceeding 30,000 square feet of gross building area within the UF-3 and RES-6 FLUC’s**

The Comprehensive Plan requires Special Approval for a mixed and multiple non-residential uses project exceeding 30,000 square feet of gross building area within the UF-3 and RES-6 FLUC’s (Policies 2.2.1.11.4 and 2.2.1.12.4).

The proposal is for 75,990 square feet of non-residential uses to include commercial service uses (health spa and self-service car wash) and mini-warehouses. The proposed uses are consistent with the intent and range of potential uses for a project within UF-3 and RES-6 FLUC’s, and the project FAR (0.156) is below the maximum threshold allowed (0.23).

The site is eligible for commercial development since it is within 1,500 feet of the intersection of an arterial (US 301) and a collector roadway (CR 675) complying with the requirements of the commercial locational criteria.

In addition, the proposed facility will provide for convenience service choices for residents and visitor in the area, and the design considered adequate buffers and screening.

**Exceeding 5,000 square feet building footprint in the Parrish Commercial Village Overlay District**

The Land Development Code Section 604.11.4.3.3 requires Special Approval for buildings that exceed 5,000 square feet footprint within the Parrish Commercial Village Overlay.

The proposal includes six buildings that exceed the maximum allowed building footprint (5,000 sq. ft.) which appears will not create external impacts that would adversely affect surrounding developments since:

- Five of referenced buildings (mini-warehouse structures) are located more than 400 feet away to the project frontage along the US 301 and their size will not be noticeable from this corridor.
- The larger proposed building (health spa) will be setback 25 feet from the US 301 on front of the roadway buffer, and its design will include architectural features that will reduce the perception of a massive building and minimize adverse visual impacts.

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

#### **ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Request for Specific Approval**
- 3. Zoning Disclosure Affidavit**
- 4. Copy of Newspaper Advertising**
- 5. Traffic Impact Statement (TIS)**
- 6. Building Elevations**
- 7. Ordinance PDC-14-26(Z)(P)**

### APPLICABLE COMPREHENSIVE 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"> <li>- consideration of existing development patterns,</li> <li>- types of land uses,</li> <li>- transition between land uses,</li> <li>- density and intensity of land uses,</li> <li>- natural features,</li> <li>- approved development in the area,</li> <li>- availability of adequate roadways,</li> <li>- adequate centralized water and sewer facilities,</li> <li>- other necessary infrastructure and services.</li> <li>- limiting urban sprawl</li> <li>- applicable specific area plans</li> <li>- (See also policies under Objs. 2.6.1 - 2.6.3)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy: | 2.2.1.11   | <b>UF-3:</b> Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy: | 2.2.1.11.1 | <p>Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies</p> |

|                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    |  | under 2.2.1.11.5 for guidelines)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy: 2.2.1.11.2 |  | Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4). |
| Policy: 2.2.1.11.3 |  | <p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density:<br/>3 dwelling units per acre</p> <p>Maximum Net Residential Density:<br/>9 dwelling units per acre<br/>(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)</p> <p>Maximum Floor Area Ratio:<br/>0.23 (0.35 for mini-warehouse uses only)</p> <p>Maximum Square Footage for Neighborhood<br/>Retail Uses: Medium (150,000sf)<br/>Large (300,000)*<br/>*With Limitations (See Policy 2.2.1.11.5)</p>                                                                         |
| Policy: 2.2.1.11.4 |  | <p>Other Information:</p> <p>a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.</p> <p>b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.</p> <p>c) Any nonresidential project exceeding 30,000 square</p>                                                                      |

|         |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |            | feet shall require special approval.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy: | 2.2.1.11.5 | <p>In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:</p> <p>a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.</p>                                                                              |
| Policy: | 2.2.1.12   | <b>RES-6:</b> Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:                                                                                                                                                                                                                                                                                                                                          |
| Policy: | 2.2.1.12.1 | <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 for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.</p> |
| Policy: | 2.2.1.12.2 | <p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>            |
| Policy: | 2.2.1.12.3 | <p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density:<br/>6 dwelling units per acre</p> <p>Minimum Gross Residential Density: 5.0 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:<br/>12 dwelling units per acre</p>                                                                          |

|         |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |            | <p>16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".<br/>(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)</p> <p>Maximum Floor Area Ratio:<br/>0.23 (0.35 for mini-warehouse uses only)<br/>1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood<br/>Retail Uses: Medium (150,000sf)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy: | 2.2.1.12.4 | <p>Other Information:</p> <ul style="list-style-type: none"> <li>a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.</li> <li>b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.</li> <li>c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.</li> <li>d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).</li> </ul> |
| Policy: | 2.6.1.1    | <p>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:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

- 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.



**Parrish Civic Association, Inc.**  
**A 501(c)(4) Civic Organization**

October 27, 2024

Dear Commissioners:

The Parrish Civic Association has been contacted by Mr. Todd Reed, owner of Parrish Storage, Realhab Therapy, and Parrish RV & Boat Storage, all located on US Hwy 301 N., in the Village of Parrish. These businesses fall within the Parrish Commercial Village Overlay (PCVO).

1. Mr. Reed is requesting approval for a signage variance to replace the current sign with a more visual sign from the highway with Manatee County regulations. However, their proposal for the new signage exceeds the height allowance permitted in the PCVO. Consequently, Mr. Reed has sought out the opinion of the Parrish Civic Association on this matter.

According to our understanding, the proposed sign would stand nine feet tall, comparable to the height of the SouthState Bank sign located at 12215 US Hwy 301 N, Parrish, Florida. Mr. Reed has explained to the PCA that this increased height would assist new customers in finding their location. Due to ongoing construction on US Hwy 301 N and the current lower signage, they are experiencing a loss of customers who are unable to see the entrance while traveling north on US Hwy 301 N in Parrish. This situation is adversely affecting their business financially.

The Parrish Civic Association submits this letter to inform the BOCC that we do not oppose the request for signage variance beyond the current PCVO allowance. We do ask that it not exceed the SouthState Bank height of nine feet.

Should you have any questions or concerns, please do not hesitate to reach out to me.

Sincerely,

Parrish Civic Association, Inc.

/s/ Norma Kennedy  
Norma Kennedy, President

**Board of Directors**

**Norma Kennedy,**  
*President*

**Lorraine Prosser**  
*Vice President*

**Dawn Gainer**  
*Treasurer*

**Cindy Chin**  
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**Tami Vaughan**  
*Editor, Publisher*  
*Parrish Village News*

**Board Members**

Alan Jones  
Priscilla Trace  
Cheri Coryea  
Stephen Reha  
Lisa Lia  
Angie Marinacci

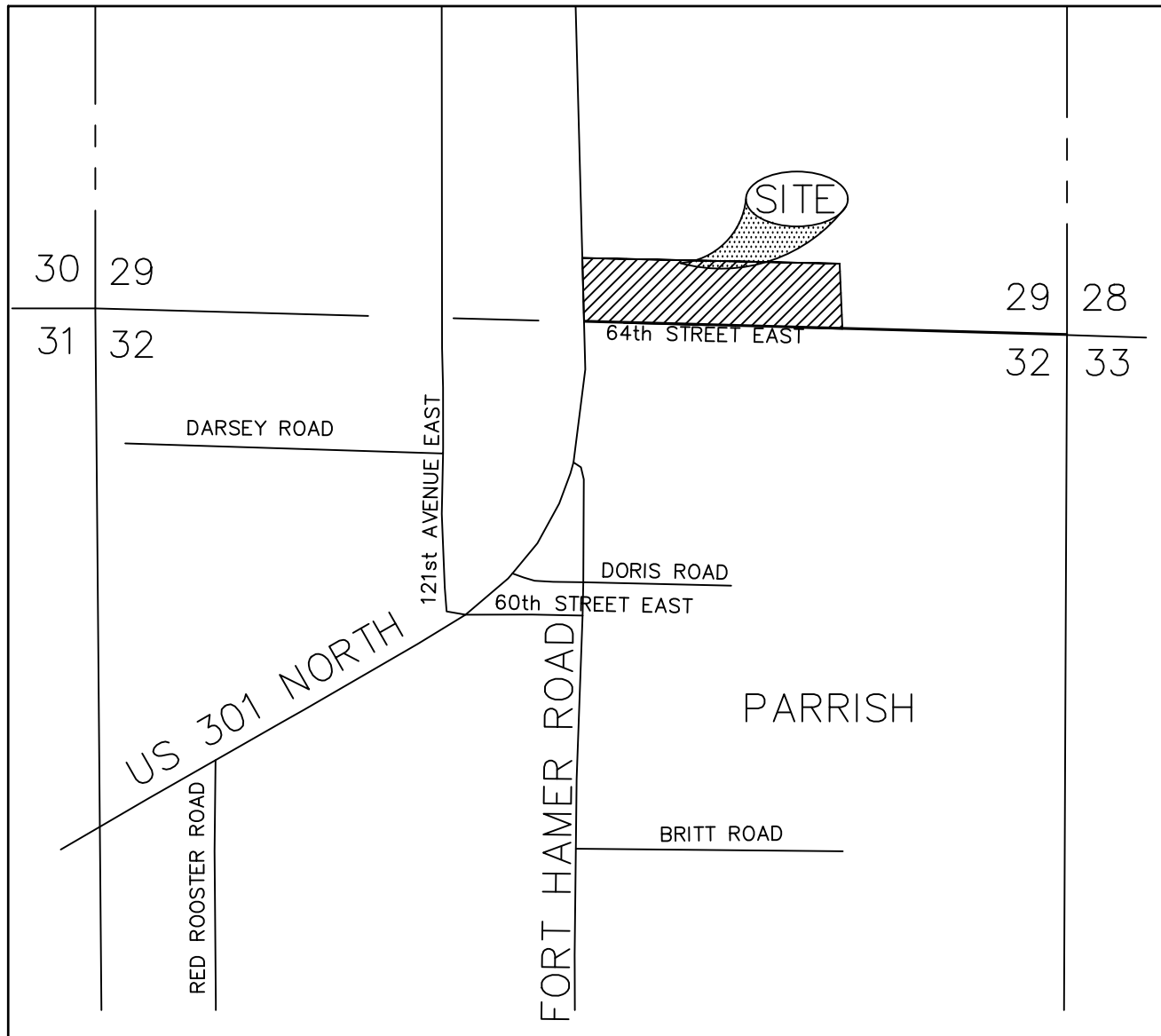


| No.   | Drawing Title                           |
|-------|-----------------------------------------|
| 1     | Cover Sheet                             |
| 2     | General Notes                           |
| 3     | Demolition & Erosion Control Plan       |
| 4     | Erosion & Sediment Control Plan Details |
| 5     | Final Site Plan                         |
| 6     | Drainage and Grading Plan               |
| 7     | Utilities & Fire Service Plan           |
| 8     | Cross Sections                          |
| 9-10  | Site Details                            |
| 11-12 | Drainage Details                        |
| 13-14 | Water Details                           |
| 15-16 | Sanitary/Lift Station Details           |

# Revised Preliminary Site Plan

## For Parrish Storage II

Section 29, Township 33S, Range 19E  
Manatee County, Florida  
September 2026



Site Location Map

Owner/Applicant:  
**Reed Properties, LLC**  
14400 Lee Road  
Wimauma, Florida 33598

Project Engineer:  
Shroyer Drapala Engineering, LLC  
608 6th St W,  
Palmetto, FL 34221  
Phone (941) 746-4000

Project Planner:  
Gause and Associates, Inc.  
323 10th Ave. W., Suite 102  
Palmetto, FL 34221  
Phone (941) 755-3934

### Project Notes

- THE EXISTING SITE CONTAINS 11.16 ± ACRES AND IS ZONED VILTO BE REZONED TO PDC
- FUTURE LAND USE IS RES-6 & UF-3 – ZONING VIL – PROPOSED ZONING PDC
- THE LOT WILL BE USED FOR A HEALTH SPA, CARWASH & MINI-STORAGE W/ OUTSIDE VEHICLE STORAGE.
- 24" WATERLINE AND 18" HDEP FORCEMAIN ARE AVAILABLE AT THE RIGHT OF WAY OF US. HWY 301. SEE PLANS FOR LOCATION.  
THE SITE IS WILL HAVE A 1" AND A 1-1/2" WATER SERVICE. ALSO A METER FOR THE FIRE/LINE. SEE CALCULATIONS BELOW.
- EXISTING EASEMENTS ARE SHOWN ON THE SURVEY AND FINAL SITE PLAN.
- THE SITE CONTAINS NO HISTORIC STRUCTURES.
- THE SITE IS LOCATED IN FLOOD ZONE "X" PER FIRM PANEL 12081C0183E (DATED 03-17-2014).
- THE SITE DOES NOT CONTAIN ANY WETLANDS.
- THE SITE DOES NOT CONTAIN A WELL. AN IRRIGATION WELL IS PROPOSED.
- THE TREES ARE LOCATED ON LANDSCAPE PLAN AND DENOTED IN TREE TABULATION ON LANDSCAPE PLAN.

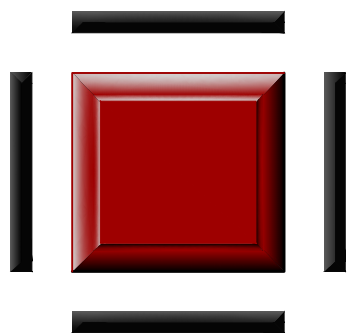
#### PROPOSED SITE CONDITIONS

- PROPOSED 10 BUILDING TO BE USED AS FOLLOWS:  
BUILDING 1: 14,025 SQ.FT. HEALTH SPA W/ INTERIOR POOL.  
BUILDING 2: 2,065 SF AS SELF SERVICE CARWASH  
BUILDINGS 3 THRU 10: 63,762 SF AS MINIWAREHOUSE AND MINISTORAGE  
TOTAL SQUARE FOOTAGE = 79,852 SF
- PARKING AREA IS SHOWN ON THE FINAL SITE PLAN ALONG WITH ALL PERTINENT DIMENSIONS.
- SETBACKS WERE APPROVED AT THE GENERAL PLAN DEVELOPMENT STAGE:  
SETBACKS BUILDING SETBACKS MAX. HEIGHT  
FRONT 25.3' 25.0' REQ 25'  
SIDEYARD (NORTH) 29.4' 10.0' REQ  
SIDEYARD (SOUTH) 36.0' 25.0' REQ  
REAR (WEST) 290' + . 25.0' REQ.
- REQUIRED YARDS ARE SHOWN ON THE DWG.
- REQUIRED MIN. OPEN SPACE = 20%
- OPEN SPACE PROVIDED = 30%
- NO RECREATION OR PUBLIC SPACE IS PROPOSED FOR THIS PROJECT.
- LANDSCAPING AND DETAILS ARE SHOWN ON THE LANDSCAPE PLAN SHEET.
- MATERIALS AND PROCEDURES ALONG WITH IRRIGATION METHODS ARE DESCRIBED ON LANDSCAPE PLAN.
- BUFFERING, WALLS, AND FENCES AS REQ'D ARE DELINEATED ON THE DWG AND BUFFER DETAIL.
- PROPOSED SIGN IS SHOWN ON SITE PLAN. GROUND SIGN SHALL COMPLY WITH LDC CHAPTER 6 AND THE PARRISH COMMERCIAL VILLAGE (PCV) OVERLAY DISTRICT STANDARDS AT THE TIME OF BUILDING PERMIT.
- EX. FIRE HYDRANT IS SHOWN ON DRAWING WITH FIRE FLOW DATA.
- PROPOSED LIGHTING SHALL BE LESS THAN 400 WATTS AND WILL COMPLY WITH LDC 709.2.2.
- STORMWATER MANAGEMENT FACILITIES ARE SHOWN STORMWATER PLAN AND CALCULATIONS ARE IN A "STORMWATER CALC'S SECTION" ON STORMWATER PLAN:  
PROP. IMPERVIOUS AREA= 6.003 AC 261490.6 SF  
PROP. OPEN DRY POND= 1.575 AC 68,672.0 SF  
GREEN AREA = 1.78 +1.53=3.3 AC 144,183.6 SF
- GROSS SITE AREA= 11.16 AC = 486,129.6 AC
- ALLOWABLE GROSS FLOOR AREA (GFA) CALCULATIONS: FAR .157  
ZONING LOT AREA ALLOWABLE ALLOWABLE  
(sf) GFA(%) GFA (sf)  
VIL 486,129.6 23 111,809.8 sf  
TOTAL ALLOWABLE GFA = 111,809.8 sf  
PROPOSED GFA = 76,420 sf  
TOTAL GFA = 77,420 < 111,809 sf O.K.  
TOTAL BUILDING AREA = 76,420 SF
- TOTAL OPEN SPACE = (1.78+1.53)=3.3 ac (144,183.6 SF)
- OPEN SPACE (8) PROVIDED = 144183.6/486129.6\*100 = 29.7%
- IF ANY EASEMENT IS PROPOSED IT SHALL BE RECORDED PRIOR C.O.
- PARKING CALCULATIONS PERSONAL SERVICE @ 1/200 – SWIMMING POOL @ 300  
14,000 SQ.FT./200 = 70 REQUIRED .
- MINISTORAGE/MINIWAREHOUSE SPECIAL CONSIDERATION REQUESTED DO TO NO NEED. PATRONS PULL UP TO UNIT AND UNLOAD. 2 SPACES FOR OFFICE
- CARWASH – FULLY AUTOMATIC – SPACE FOR 4 STACKING PER BAY REQUIRED AND PROVIDED

### PROPERTY DESCRIPTION

PARCEL 1  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY FLORIDA; THENCE N 85°54' 17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 85°54' 17" W, ALONG SAID SOUTH LINE, 1402.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US HIGHWAY 301); THENCE N 00°15' 45" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 173.44 FEET; THENCE S 86°02' 18" E, 1401.55 FEET; THENCE S 00°09' 16" W, 176.74 FEET, TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET, EAST 30' AND A TRIANGULAR AREA AT THE SE INTERSECTION THEREOF MADE BY A 10'X10' AREA AT SAID INTERSECTION LESS THE AREA NORTH OF THE DIAGONAL.

PARCEL 2  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY FLORIDA; THENCE N 85°54' 17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET; THENCE N 00° 09' 16" E, 176.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°09' 16" E, 176.74 FEET; THENCE N 86° 10' 19"W, 1401.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US HIGHWAY 301); THENCE S 00°15' 45" W, ALONG SAID EAST RIGHT-OF-WAY LINE, 173.44 FEET; THENCE S 86°02' 18" E, 1401.55 FEET TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT OF THE EAST 30 FEET THEREOF.



**Shroyer Drapala Engineering, LLC**

608 6th St W, Palmetto, FL 34221

Submitted For:  
**Revised Preliminary Site Plan**  
Sht. 1 of 16



General

- MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL, ON THESE PLANS, CONFLICT WITH THE MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS, THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE COUNTY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
- CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE CALL" (1-800-432-4770) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE SOD.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL EVIDENCE, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- ALL PROPOSED CONSTRUCTION IS TO MEET OR EXCEED LATEST APPLICABLE MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS AND IS TO MEET ENGINEER'S SPECIFICATIONS. ALL PROPOSED CONSTRUCTION IS TO BE PRIVATELY OWNED AND MAINTAINED.
- THE CONTRACTOR IS TO COORDINATE THE LOCATION AND ELEVATION OF ALL F&L, VERIZON AND IRRIGATION SERVICE SLEEVES WITH RESPECTIVE AGENCY PRIOR TO CONSTRUCTION.
- ALL PROPOSED ELECTRICAL AND COMMUNICATION SERVICES ARE TO BE LOCATED UNDERGROUND AS DIRECTED BY RESPECTIVE AGENCY.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ISSUANCE OF ALL COMMENCEMENT AND/OR PROGRESS NOTICES TO GOVERNMENTAL AGENCIES DURING THE COURSE OF CONSTRUCTION, AS REQUIRED FOR INSPECTION, TESTING AND TRACKING PER APPLICABLE AGENCY PERMIT CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMIT CONDITIONS AND STIPULATIONS FOR ALL LOCAL, REGIONAL AND STATE AGENCIES, INCLUDING, BUT NOT LIMITED TO, FINAL SITE PLANS, UTILITIES, DRAINAGE, FUGITIVE PARTICULATES AND EROSION.
- ALL UTILITIES AND/OR DRAINAGE SHOWN AS EXISTING WERE DERIVED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION, SIZE, TYPE AND AMOUNT OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR TO NOTIFY SUNSHINE UNDERGROUND FACILITIES NOTIFICATION (1-800-432-4770), MOPWD AND FPAH 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION FOR POSSIBLE UTILITY LOCATIONS NOT SHOWN ON PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTIMATING AND CALCULATING ALL CUT AND FILL QUANTITIES. PRIOR TO BID SUBMISSION THE CONTRACTOR SHALL CONDUCT ANY ADDITIONAL SURVEYS AND SOIL TESTS HE DEEMS NECESSARY TO CALCULATE THE CUT AND FILL QUANTITIES PROPERLY. ADDITIONAL SURVEYS AND TESTS MADE BY THE CONTRACTOR SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL SITE WORK APPROVALS, FROM THE OWNER, AND MAINTAIN A COPY ON-SITE AND FOLLOWING ALL STIPULATIONS OF TET APPROVALS.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL TESTING, FOR INFORMATION SHOWN ON THESE PLANS, AND AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
- ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS, WITHIN PUBLICLY MAINTAINED RIGHT-OF-WAY, WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITE WORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- ALL UTILITY AND DRAINAGE PIPE SHALL BE PROPERLY DEWATERED AND BEDDING PROVIDED IN ACCORDANCE WITH MANATEE COUNTY STANDARDS, TO ENSURE A STABLE TRENCH BOTTOM, TO PROPERLY SUPPORT THE PIPE, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL OBTAIN THE LATEST COPY OF THE ARCHITECTURAL PLUMBING PLANS AND CONFIRM CONSISTENCY WITH THE UTILITY SERVICE PLANS, PRIOR TO INSTALLATION OF THE UTILITIES. ANY VARIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD, PRIOR TO CONSTRUCTION.

- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
- ALL CONSTRUCTION IS TO BE STAKED IN THE FIELD BY OR UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR. RECORD DRAWINGS SHALL BE PROVIDED BY THE SURVEYOR AND SHALL CONSIST OF ACTUAL CONSTRUCTION AS-BUILT DATA AND LOCATIONS AND SHALL MEET MANATEE COUNTY PUBLIC WORKS STANDARDS (LATEST ISSUE, JUNE 2015).
- THE CONTRACTOR IS RESPONSIBLE FOR THE PRODUCTION OF REPRODUCIBLE RECORD DRAWINGS. PRIOR TO SCHEDULING OF ANY UNDERGROUND UTILITY PRESSURE TESTS, CONTRACTOR SHALL HAVE OBTAINED (FROM A PROFESSIONAL SURVEYOR) ALL NECESSARY FIELD DATA REQUIRED FOR THE PRODUCTION OF RECORD DRAWINGS. SAID RECORD DRAWINGS ARE TO MEET THE REQUIREMENTS OF MANATEE COUNTY HEALTH DEPARTMENT & MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS AND FDEP. THE CONTRACTOR SHALL PROCESS SAID DRAWINGS THROUGH MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT (MCPPI) AND UPON COMPLETION SHALL PROVIDE TWO REPRODUCIBLE MYLARS AND FIVE SETS OF PRINTS OF THE RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR TO THE ENGINEER. THESE RECORD DRAWINGS SHALL BE CERTIFIED TO THE OWNER, APPROPRIATE GOVERNMENTAL AGENCIES, AND SHROYER DRAPALA ENGINEERING, LLC. IF CONSTRUCTION STAKEOUT IS PROVIDED BY THE OWNER, THE CONTRACTOR SHALL ACCURATELY RECORD THE LOCATION OF ALL WORK THAT MAY SUBSEQUENTLY BECOME CONCEALED OR INACCESSIBLE, AS WELL AS MARK OR EXPOSE UNDERGROUND FACILITIES AS NECESSARY TO FACILITATE THE PREPARATION OF THE RECORD DRAWINGS BY THE OWNER, AND PROVIDE SAID INFORMATION TO THE OWNER.
- POTABLE WATER MAINS ARE TO BE PIGMENTED, COLOR BLUE, DR-18, C-900, C-905 PVC. DUCTILE IRON PIPE OR STEEL CASING PIPE SHALL BE USED WHERE WATER MAINS ARE TO BE INSTALLED UNDER PAVEMENT. WATER SERVICES, WHERE LOCATED UNDER PAVEMENT, TO BE ENCASED IN ASTM 2241, SDR-21 PVC. MAINTAIN A MINIMUM OF 36" COVER.
- GRAVITY SANITARY SEWERS ARE TO BE PIGMENTED, COLOR GREEN, SDR 26, PVC AND CONFORMING TO ASTM D-3034. MAINTAIN A MINIMUM OF 36" COVER.
- GRAVITY SANITARY SEWER FORCEMAINS ARE TO BE PIGMENTED, COLOR GREEN, DR-18, C-900 OR C-905 PVC. MAINTAIN A MINIMUM OF 36" COVER.
- RECLAIMED WATERMAINS ARE TO BE PIGMENTED, COLOR LAVENDER, DR-18, C-900 OR C-905 PVC. MAINTAIN A MINIMUM OF 36" COVER.
- A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) IS REQUIRED BETWEEN WATER MAINS AND FORCE MAINS, AND BETWEEN WATER MAINS AND GRAVITY SEWER, AND BETWEEN WATER MAINS AND STORM SEWER, AND BETWEEN STORM SEWER AND GRAVITY SEWER. ALL OTHER COMBINATIONS OF WATER, GRAVITY SEWER, FORCE MAIN, RECLAIMED WATER AND STORM SEWER PIPES MUST HAVE 5 FEET OF SEPARATION AT A MINIMUM, EXCEPT FOR GRAVITY SEWER AND FORCE MAINS, WHICH SHALL HAVE A MINIMUM OF 3 FEET OF SEPARATION.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN RECLAIMED WATERMAINS AND POTABLE WATER OR SANITARY SEWER MAINS SHALL BE 5' OUTSIDE TO OUTSIDE, BUT MAY BE REDUCED TO 3' OUTSIDE TO OUTSIDE, WHEN THE WATER IS DI, HOPE OR HAS A WATER TIGHT CASING AROUND IT. THE MINIMUM VERTICAL SEPARATION BETWEEN RECLAIMED WATERMAINS & POTABLE WATER & SANITARY SEWER MAINS SHALL BE 18" CLEAR (OUTSIDE TO OUTSIDE).
- CONTRACTOR IS RESPONSIBLE FOR ALL GOVERNMENTAL CONSTRUCTION FEES AND CHARGES, I.E. INSPECTIONS AND TESTING FEES. HOWEVER, IMPACT FEES (IF), IF APPLICABLE, TO BE PAID BY THE OWNER.
- TOPOGRAPHIC AND PROPERTY SURVEYS GIVING LOT SIZE, GROUND ELEVATIONS, OBSTRUCTIONS ON SITE, LOCATIONS AND DEPTHS OF SEWERS, CONDUITS, PIPES, EXISTING STRUCTURES, CURBS, PAVEMENTS, TRACTS, AND SOIL BORING DATA GIVING THE NATURE OF GROUND AND SUBSURFACE CONDITIONS HAVE BEEN OBTAINED FROM RELIABLE SOURCES. THE ACCURACY OF THIS DATA IS NOT GUARANTEED, AND IS FURNISHED SOLELY AS AN ACCOMMODATION TO THE CONTRACTOR. USE OF THIS DATA SHALL BE MADE AT THE CONTRACTOR'S DISCRETION. NO ADDITIONAL COMPENSATION WILL BE GRANTED DUE TO THE CONTRACTOR'S LACK OF KNOWLEDGE OF SITE CONDITIONS. PRIOR TO BID SUBMISSION, CONDUCT ANY ADDITIONAL SURVEYS AND SOIL TESTS YOU MAY DEEM NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
- ALL NEW TAPS TO MANATEE COUNTY POTABLE WATER LINES SHALL INCLUDE A TEMPORARY 2" (MINIMUM) JUMPER SYSTEM, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PLANS.
- JUMPER SYSTEM SHALL INCLUDE ALL NECESSARY FITTINGS, PIPE, VALVES AND BACKFLOW PREVENTER (FEBCO 870 OR APPROVED EQUAL).
- THE CONTRACTOR IS RESPONSIBLE FOR THE PRODUCTION OF REPRODUCIBLE RECORD DRAWINGS. PRIOR TO SCHEDULING OF ANY UNDERGROUND UTILITY PRESSURE TESTS, CONTRACTOR SHALL HAVE OBTAINED (FROM A PROFESSIONAL SURVEYOR) ALL NECESSARY FIELD DATA REQUIRED FOR THE PRODUCTION OF RECORD DRAWINGS. SAID RECORD DRAWINGS ARE TO MEET THE REQUIREMENTS OF MANATEE COUNTY HEALTH DEPARTMENT & MANATEE COUNTY PUBLIC WORKS DEPT. UTILITY STANDARDS, APPROVED MAY OF 2011, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL PROCESS SAID DRAWINGS THROUGH MANATEE COUNTY PUBLIC WORKS DEPARTMENT AND UPON COMPLETION SHALL PROVIDE TWO REPRODUCIBLE MYLARS AND FIVE SETS OF PRINTS OF THE RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR TO THE ENGINEER. THESE RECORD DRAWINGS SHALL BE CERTIFIED TO THE OWNER, APPROPRIATE GOVERNMENTAL AGENCIES, AND SHROYER DRAPALA ENGINEERING, LLC.
- IF CONSTRUCTION STAKEOUT IS PROVIDED BY THE OWNER, THE CONTRACTOR SHALL ACCURATELY RECORD THE LOCATION OF ALL WORK THAT MAY SUBSEQUENTLY BECOME CONCEALED OR INACCESSIBLE, AS WELL AS MARK OR EXPOSE UNDERGROUND FACILITIES AS NECESSARY TO FACILITATE THE PREPARATION OF THE RECORD DRAWINGS BY THE OWNER, AND PROVIDE SAID INFORMATION TO THE OWNER.
- ALL WATER AND SEWER CONSTRUCTION SHALL MEET OR EXCEED MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH.
- EXISTING UTILITIES SHALL BE TERMINATED, AS NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Clearing and Grubbing Notes

- EROSION CONTROL PREVENTIVE METHODS, SILT SCREENING AND/OR HAY BALES, TO BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTARY RUNOFF. THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR ANY POTENTIAL EROSION PROBLEMS. IF ANY POTENTIAL EROSION PROBLEMS ARE ENCOUNTERED, OR HAVE OCCURRED, THE CONTRACTOR SHALL INSTALL PROPER EROSION CONTROL MEASURES IMMEDIATELY. STORMWATER TREATMENT FACILITIES ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO UNTREATED RUNOFF OFF-SITE OCCURRING DURING CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND THEN VERIFIED/INSPECTED BY MANATEE COUNTY NATURAL RESOURCES DEPARTMENT (749-3070) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL EXISTING TREES AND BRUSH DESIGNATED FOR REMOVAL ARE TO BE CLEARED AND DISPOSED OF OFF-SITE, OR BURNED ON-SITE IF APPROVED BY THE DISTRICT FIRE DEPARTMENT AND COUNTY HEALTH DEPT. ALL EXISTING TREES AND UNDERBRUSH AREAS THAT ARE TO REMAIN UNDISTURBED SHALL BE PROTECTED BY BARRICADES. THE CONTRACTOR SHALL INSTALL SAID BARRICADES AT COMMENCEMENT OF CONSTRUCTION AND REMOVE FOLLOWING FINAL GRADING AND LANDSCAPING.
- SODDING AND/OR GRASSING TO BE COMPLETED IMMEDIATELY UPON COMPLETION OF FINISH GRADING. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DUST CONTROL.
- TOPOGRAPHIC AND PROPERTY SURVEYS GIVING LOT SIZE, GROUND ELEVATIONS, OBSTRUCTIONS ON SITE, LOCATION AND DEPTHS OF SEWERS, CONDUITS, PIPES, EXISTING STRUCTURES, CURBS, PAVEMENTS, TRACTS, AND SOIL BORING DATA GIVING THE NATURE OF GROUND AND SUBSURFACE CONDITIONS HAVE BEEN OBTAINED FROM RELIABLE SOURCES. THE ACCURACY OF THIS DATA IS NOT GUARANTEED, AND IS FURNISHED SOLELY AS AN ACCOMMODATION TO THE CONTRACTOR. USE OF THIS DATA SHALL BE MADE AT THE CONTRACTOR'S DISCRETION. NO ADDITIONAL COMPENSATION WILL BE GRANTED DUE TO THE CONTRACTOR'S LACK OF KNOWLEDGE OF SITE CONDITIONS. PRIOR TO BID SUBMISSION, CONDUCT ANY ADDITIONAL SURVEYS AND SOIL TESTS YOU MAY DEEM NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
- REFER TO EXISTING CONDITIONS PLAN AND DRAINAGE & GRADING PLAN FOR ADDITIONAL NOTES.
- EXISTING WATER SERVICES ENCOUNTERED TO BE REMOVED BACK TO MAIN AND CAPPED OFF.
- EXOTIC, NUISANCE VEGETATION SHALL BE REMOVED FROM ALL UPLAND AREAS OF THE SITE, AS SHOWN ON THE EXOTIC PLANT SPECIES PLAN, INCLUDING REPLACEMENT, IN ACCORDANCE WITH MANATEE COUNTY REQUIREMENTS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY A SURVEY, TOPOGRAPHY AND PHYSICAL FEATURES; BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY BENSON ENGINEERING, INC.
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM:

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name: \_\_\_\_\_ FDEP NPDES Stormwater Identification Number: FLR10

| Location | Rain data | Type of control (see below) | Date installed /modified | Current Condition (see below) | Corrective Action/ Other Remarks |
|----------|-----------|-----------------------------|--------------------------|-------------------------------|----------------------------------|
|          |           |                             |                          |                               |                                  |
|          |           |                             |                          |                               |                                  |
|          |           |                             |                          |                               |                                  |
|          |           |                             |                          |                               |                                  |
|          |           |                             |                          |                               |                                  |
|          |           |                             |                          |                               |                                  |
|          |           |                             |                          |                               |                                  |

Condition Code:  
G = Good M = Marginal, needs maintenance or replacement soon P = Poor, needs immediate maintenance or replacement  
C = Needs to be cleaned O = Other

| Control Type Codes      |                                         |                                      |                                   |
|-------------------------|-----------------------------------------|--------------------------------------|-----------------------------------|
| 1. Silt Fence           | 10. Storm drain inlet protection        | 19. Reinforced soil retaining system | 28. Tree protection               |
| 2. Earth dikes          | 11. Vegetative buffer strip             | 20. Gabion                           | 29. Detention pond                |
| 3. Structural diversion | 12. Vegetative preservation area        | 21. Sediment Basin                   | 30. Retention pond                |
| 4. Swale                | 13. Retention Pond                      | 22. Temporary seed / sod             | 31. Waste disposal / housekeeping |
| 5. Sediment Trap        | 14. Construction entrance stabilization | 23. Permanent seed / sod             | 32. Dam                           |
| 6. Check dam            | 15. Perimeter ditch                     | 24. Mulch                            | 33. Sand Bag                      |
| 7. Subsurface drain     | 16. Curb and gutter                     | 25. Hay Bales                        | 34. Other                         |
| 8. Pipe slope drain     | 17. Paved road surface                  | 26. Geotextile                       |                                   |
| 9. Level spreaders      | 18. Rock outlet protection              | 27. Rip-rap                          |                                   |

Inspector Information:

Name \_\_\_\_\_ Qualification \_\_\_\_\_ Date \_\_\_\_\_  
The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

\*\*\*\*\*  
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority) \_\_\_\_\_ Date \_\_\_\_\_

STORMWATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE "STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM", WHICH WILLBE KEPT ON SITE BY THE CONTRACTOR. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.



**Shroyer  
Drapala  
Engineering, LLC**

P.O. Box 9282  
Bradenton, FL 34206

1111 3rd Ave. W.  
Suite 210  
Bradenton, FL 34205

Phone: (941) 746-4000  
E-Mail: [info@ShroyerDrapala.com](mailto:info@ShroyerDrapala.com)

Submitted For:

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Design By: \_\_\_\_\_ Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
JEC JEC SJS

Drawing Scale: \_\_\_\_\_ Drawing Date: \_\_\_\_\_  
1" = 60' January 30, 2018

Revised Preliminary Site Plan  
General Notes

For

Parrish Storage II

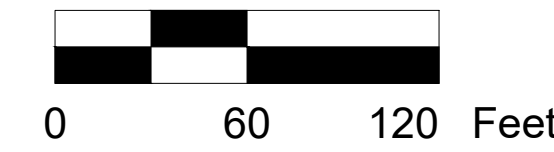
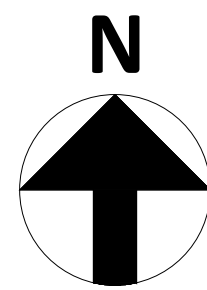
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

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Sheet 2 or 16



Submitted For:



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|----------------|------------------|-------------|
| Design By:     | Drawn By:        | Checked By: |
| JEC            | JEC              | SJS         |
| Drawing Scale: | Drawing Date:    |             |
| 1" = 60'       | January 30, 2018 |             |

Revised Preliminary Site Plan  
Demolition & Erosion Control Plan

For

Parrish Storage II

Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

3

Sheet3or16



NOTES:

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- EROSION CONTROL PREVENTIVE METHODS, SILT SCREENING AND/OR HAY BALES, TO BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTARY RUNOFF. THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR ANY POTENTIAL EROSION PROBLEMS. IF ANY POTENTIAL EROSION PROBLEMS ARE ENCOUNTERED, OR HAVE OCCURRED, THE CONTRACTOR SHALL INSTALL PROPER EROSION CONTROL MEASURES IMMEDIATELY. STORMWATER TREATMENT FACILITIES ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO UNTREATED RUNOFF OFF-SITE OCCURRING DURING CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND THEN VERIFIED/INSPECTED BY MANATEE COUNTY NATURAL RESOURCES DEPARTMENT (749-3070) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL EXISTING TREES AND BRUSH DESIGNATED FOR REMOVAL ARE TO BE CLEARED AND DISPOSED OF OFFSITE, OR BURNED ON-SITE IF APPROVED BY THE DISTRICT FIRE DEPARTMENT AND COUNTY HEALTH DEPT.. ALL EXISTING TREES AND UNDERBRUSH AREAS THAT ARE TO REMAIN UNDISTURBED SHALL BE PROTECTED BY BARRICADES. THE CONTRACTOR SHALL INSTALL SAID BARRICADES AT COMMENCEMENT OF CONSTRUCTION AND REMOVE FOLLOWING FINAL GRADING AND LANDSCAPING.
- SODDING AND/OR GRASSING TO BE COMPLETED IMMEDIATELY UPON COMPLETION OF FINISH GRADING. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DUST CONTROL.
- TOPOGRAPHIC AND PROPERTY SURVEYS GIVING LOT SIZE, GROUND ELEVATIONS, OBSTRUCTIONS ON SITE, LOCATION AND DEPTHS OF SEWERS, CONDUITS, PIPES, EXISTING STRUCTURES, CURBS, PAVEMENTS, TRACTS, AND SOIL BORING DATA GIVING THE NATURE OF GROUND AND SUBSURFACE CONDITIONS HAVE BEEN OBTAINED FROM RELIABLE SOURCES. THE ACCURACY OF THIS DATA IS NOT GUARANTEED, AND IS FURNISHED SOLELY AS AND ACCOMMODATION TO THE CONTRACTOR. USE OF THIS DATA SHALL BE MADE AT THE CONTRACTOR'S DISCRETION. NO ADDITIONAL COMPENSATION WILL BE GRANTED DUE TO CONTRACTOR'S LACK OF KNOWLEDGE OF SITE CONDITIONS. PRIOR TO BID SUBMISSION, CONDUCT ANY ADDITIONAL SURVEYS AND SOIL TESTS YOU MAY DEEM NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
- REFER TO EXISTING CONDITIONS PLAN AND DRAINAGE & GRADING PLAN FOR ADDITIONAL NOTES.
- EXISTING WATER SERVICES ENCOUNTERED TO BE REMOVED BACK TO MAIN AND CAPPED OFF.
- EXOTIC, NUISANCE VEGETATION SHALL BE REMOVED FROM ALL UPLAND AREAS OF THE SITE, AS SHOWN ON THE EXOTIC PLANT SPECIES PLAN, INCLUDING REPLACEMENT, IN ACCORDANCE WITH MANATEE COUNTY REQUIREMENTS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

NOTE:  
EXISTING TOPOGRAPHY IS PROVIDED IN NAVD 1929 VERTICAL DATUM. MANATEE COUNTY DFRM BECAME EFFECTIVE MARCH 17, 2014 AND IS BASED ON VERTICAL DATUM NAVD 1988. CONVERSION FROM NAVD29 TO NAVD88 IS -0.96', FOR THIS SITE.

| Legend      |                                                     |
|-------------|-----------------------------------------------------|
| <div></div> | LIMITS OF EXISTING CONCRETE AND SHELL DRIVE REMOVAL |
| <div></div> | EXISTING CONTOUR LINE                               |
| <div></div> | EXISTING CHAIN LINK FENCE                           |
| <div></div> | EXISTING SPOT ELEVATION                             |
| <div></div> | TYPE III SILT FENCE                                 |
| <div></div> | BENCH MARK LOCATION                                 |



Submitted For:

Design By: Drawn By: Checked By:  
JEC JEC SJS  
Drawing Scale: Drawing Date:  
NTS January 30, 2018

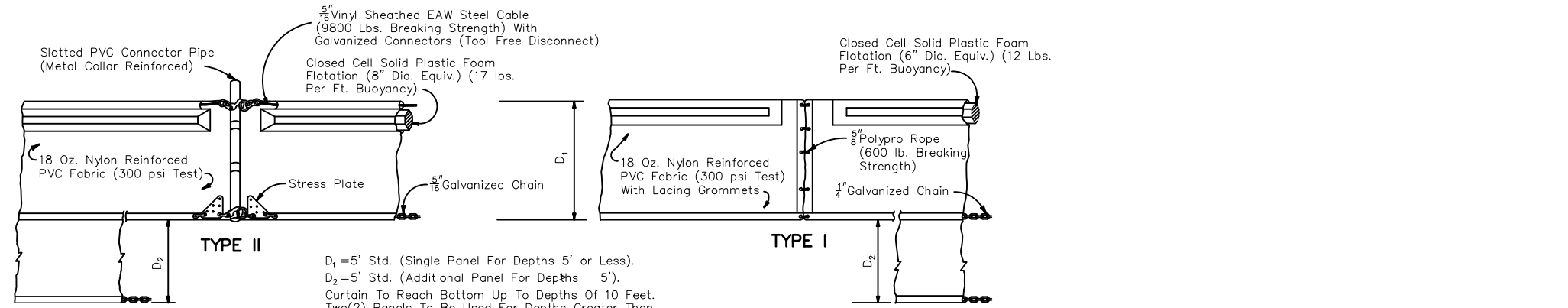
Revised Preliminary Site Plan  
Erosion and Sediment Control Details

Parrish Storage II

Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

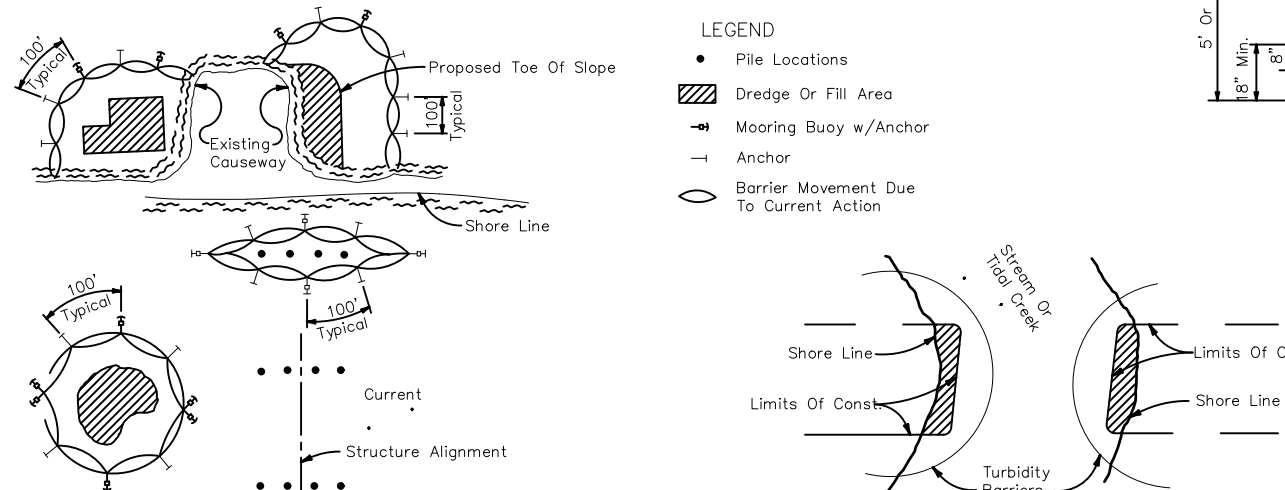
4

Sheet 4 or 16



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

#### FLOATING TURBIDITY BARRIERS



#### STAKED TURBIDITY BARRIER

- GENERAL NOTES
- Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
  - Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

- NOTES:
- Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
  - Number and spacing of anchors dependent on current velocities.
  - Deployment of barrier around pile locations may vary to accommodate construction operations.
  - Navigation may require segmenting barrier during construction operations.
  - For additional information see Section 104 of the Standard Specifications.

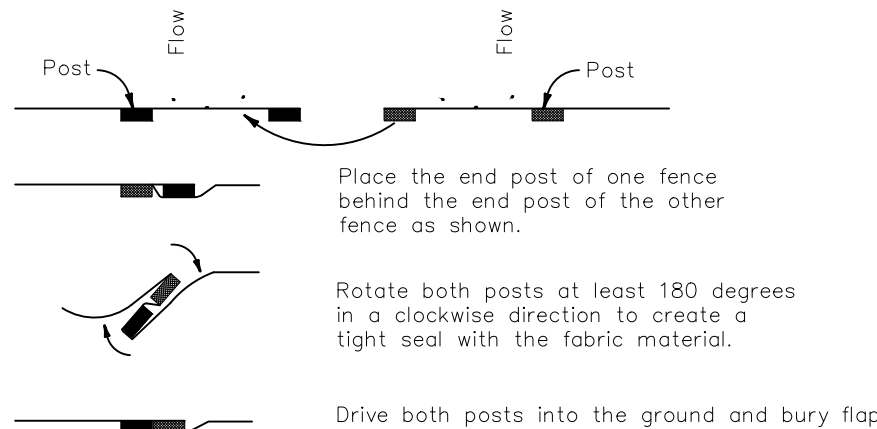
Note: Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combination of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

#### TURBIDITY BARRIER APPLICATIONS

### Turbidity Barriers

N.T.S.

Source: FDOT Index No. 103



#### PLAN VIEW

#### JOINING TWO SILT FENCES

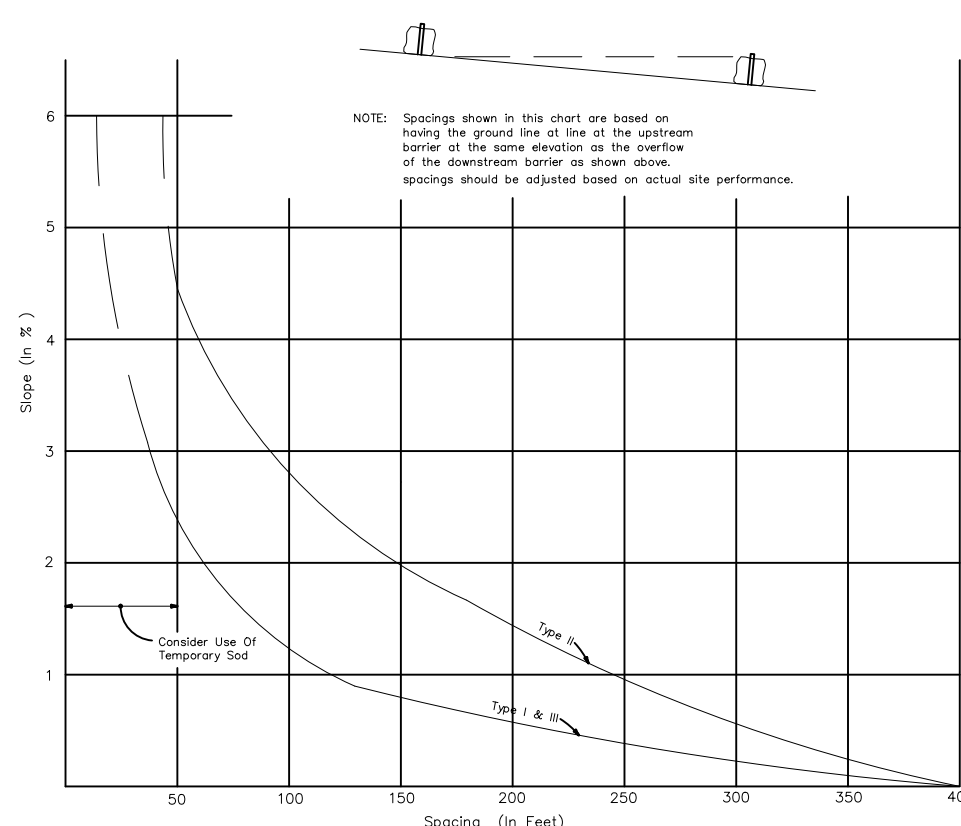
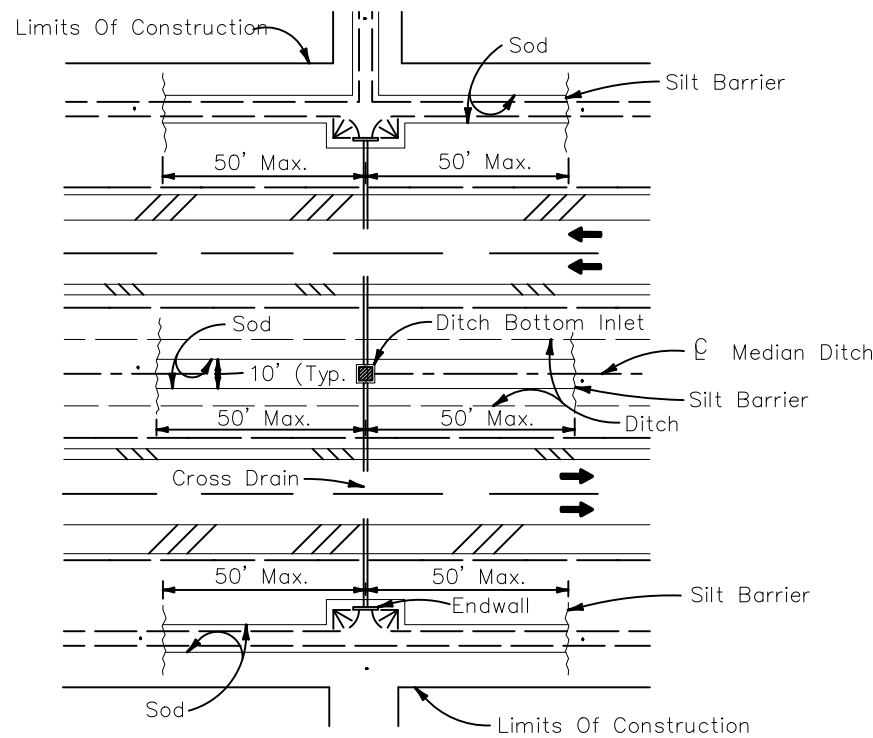
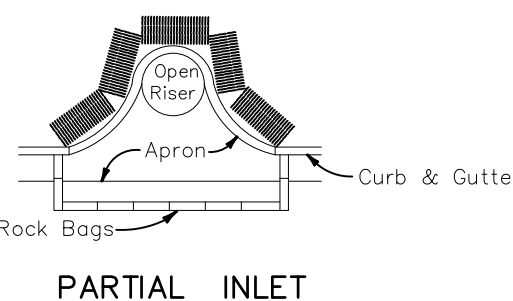


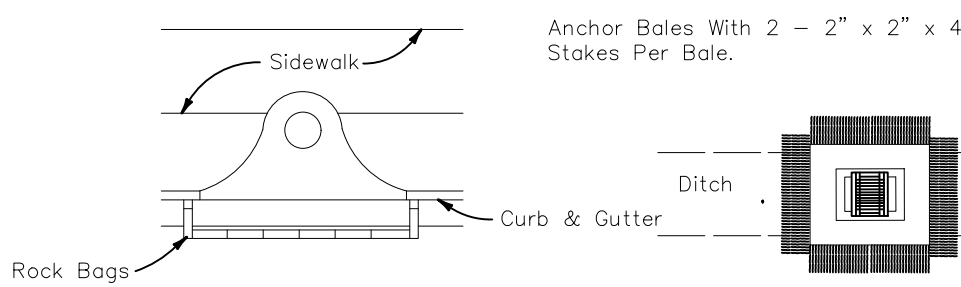
CHART 1  
RECOMMENDED SPACING FOR BALED HAY BARRIERS, AND TYPE III SILT FENCES



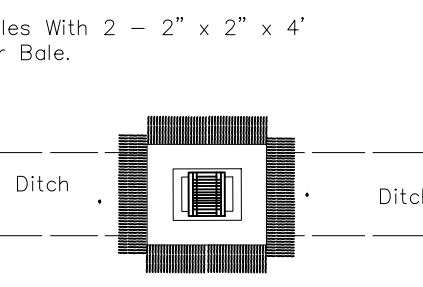
#### DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



#### PARTIAL INLET



#### COMPLETED INLET



#### DITCH BOTTOM INLET

#### PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

### Temporary Erosion and Sediment Control

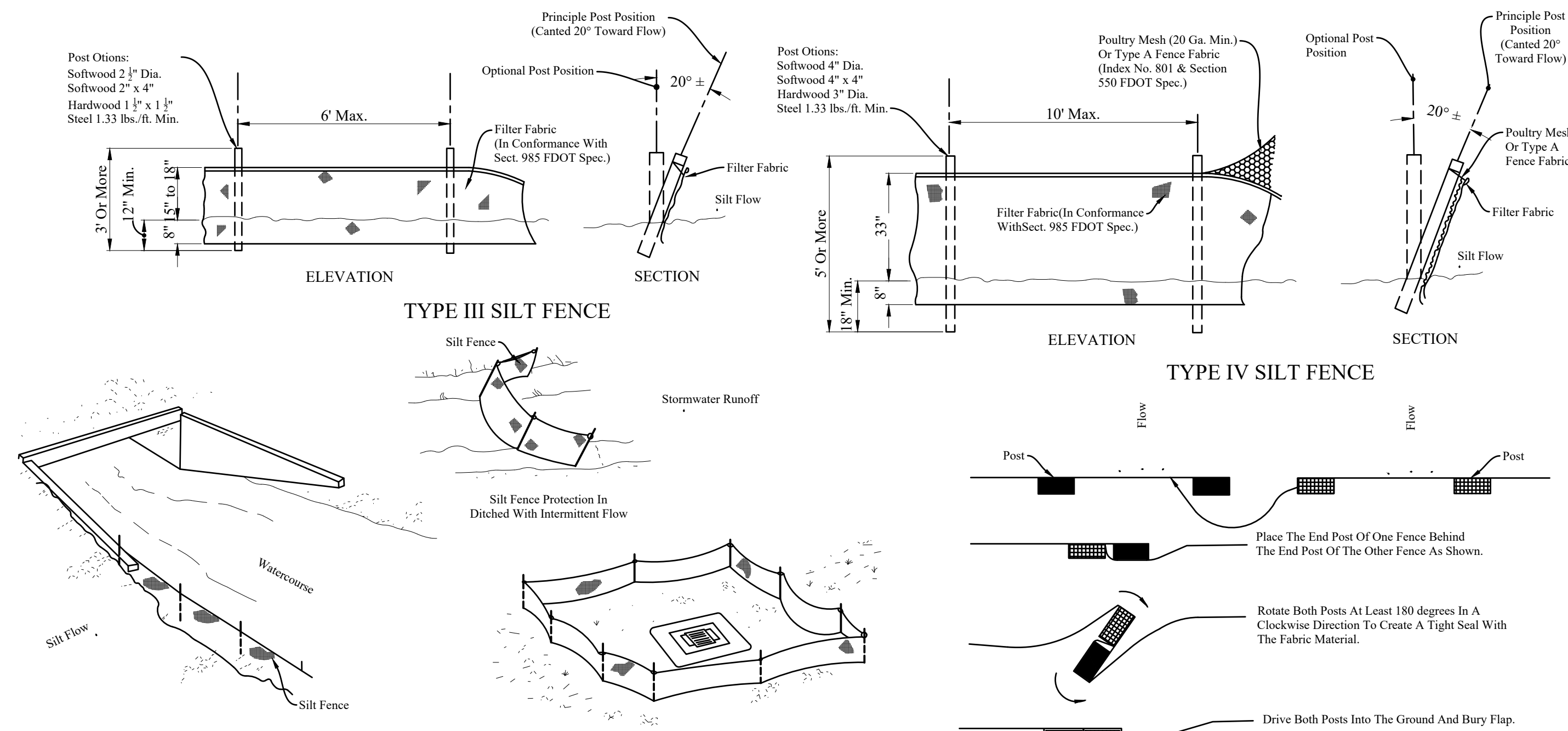
N.T.S.

Source: FDOT Index No. 103

### Soil Tracking Prevention

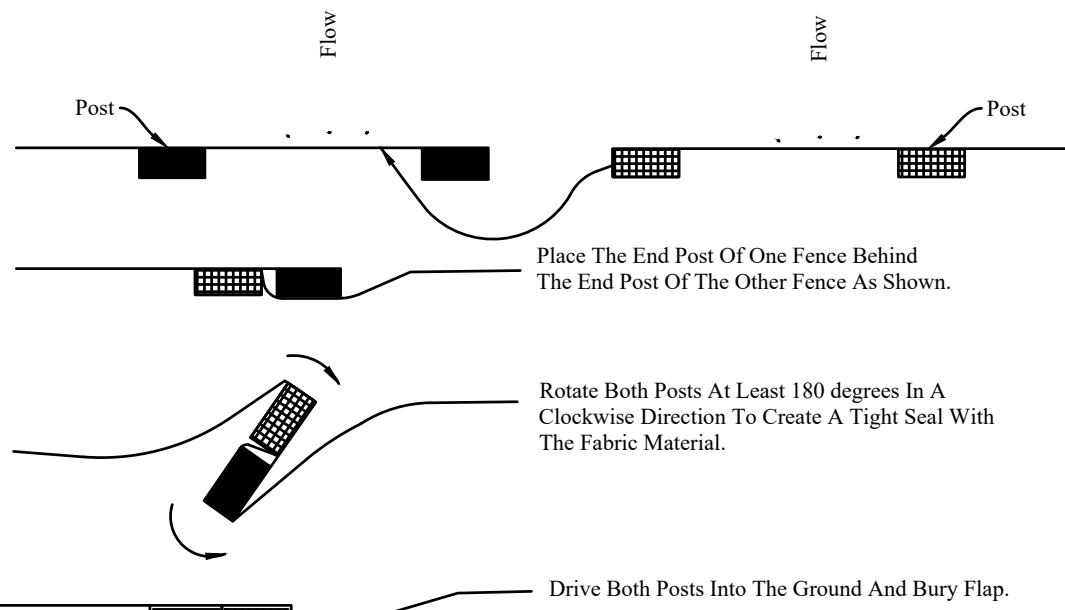
N.T.S.

Source: FDOT Index No. 106



#### TYPE III SILT FENCE

#### TYPE IV SILT FENCE



#### PLAN VIEW

#### JOINING TWO SILT FENCES

- NOTES FOR SILT FENCES
- Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt Fence shall be in accordance with Chart 1, Sheet 1.
  - Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
  - Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
  - Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
  - Silt Fence to be paid for under the contract unit price for Sediment Barrier, (LF).

### Type III and Type IV Temporary Erosion and Sediment Control

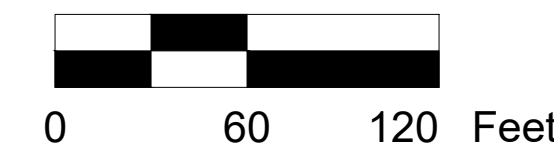
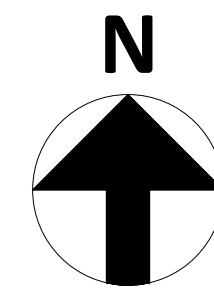
N.T.S.

Source: FDOT Index No. 102

01/01/10



Submitted For:



|        |                                   |          |
|--------|-----------------------------------|----------|
| REV 11 | Add FDOT Entrance Curb and Swk    | 8/12/19  |
| REV 10 | Add Striping Dimensions @ Storage | 6/26/19  |
| REV 9  | Remove Swk From Island @ Storage  | 6/10/19  |
| REV 8  | Add HC Space & Ramp @ Bldg 11     | 6/6/19   |
| REV 7  | Remove HC Space @ Spa for HVAC    | 5/30/19  |
| REV 6  | Remove Fragrance Island @ Carwash | 5/8/19   |
| REV 5  | Rev Wall @ Bldg7 & Dumpster       | 02/05/19 |
| REV 4  | Rev Gate Locations                | 10/30/18 |
| REV 3  | Rev Parking @ Car Wash            | 10/2/18  |
| REV 2  | Rev FF Elev @ Bldgs 4,5,6,9,10    | 9/4/18   |
| REV 1  | Add Perimeter Buffers             | 4/17/18  |

Design By: Drawn By: Checked By:

JEC JEC SJS

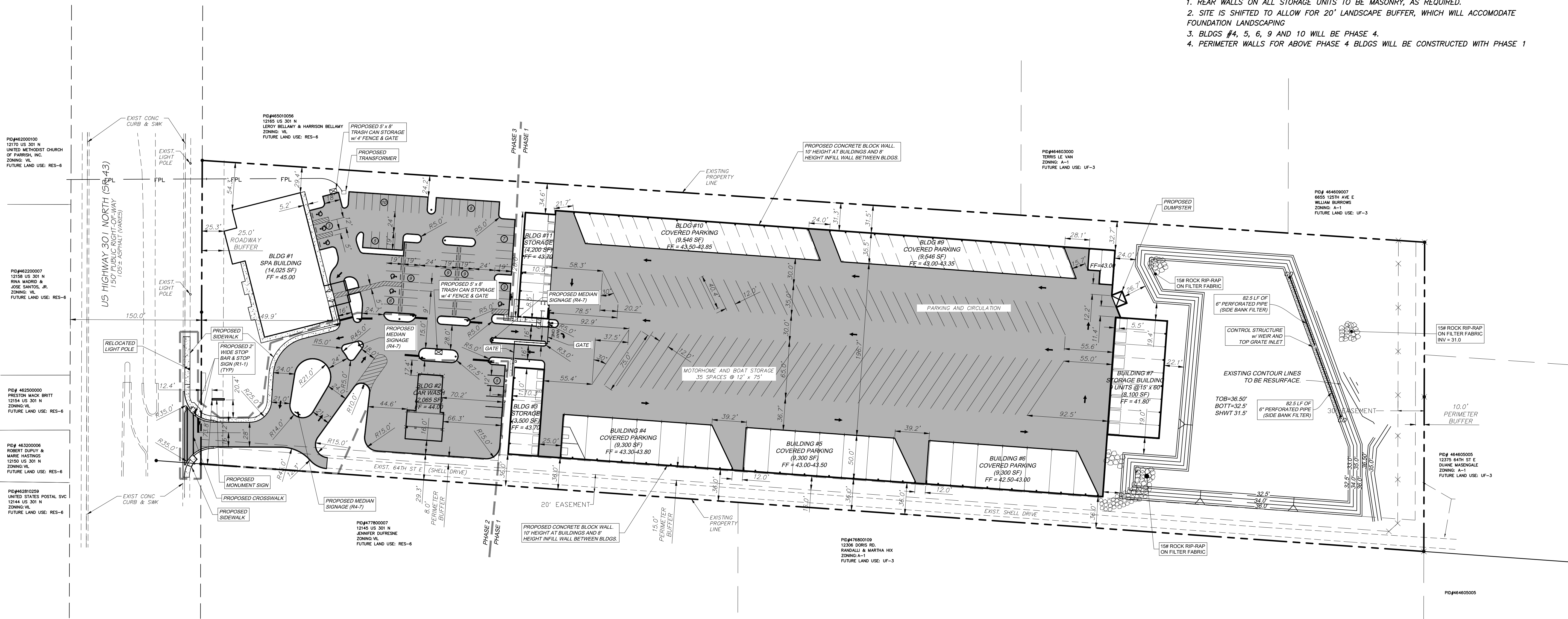
Drawing Scale: Drawing Date:

1" = 60' January 30, 2018

Revised Preliminary Site Plan  
For  
**Parrish Storage II**  
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

5

Sheet 5 or 16



Project Notes

1. THE EXISTING SITE CONTAINS 11.16 ± ACRES AND IS ZONED VILTO BE REZONED TO PDC
2. FUTURE LAND USE IS RES-6 & UF-3 - ZONING VIL - PROPOSED ZONING PDC
3. THE LOT WILL BE USED FOR A HEALTH SPA, CARWASH & MINI-STORAGE W/ OUTSIDE VEHICLE STORAGE.
4. 24" WATERLINE AND 18" HDPE FORCEMAIN ARE AVAILABLE AT THE RIGHT OF WAY OF US HWY 301. SEE PLANS FOR LOCATION.  
THE SITE IS WILL HAVE A 5/8" AND A 3/4" WATER SERVICE. ALSO A METER FOR THE FIRE/LINE. SEE CALCULATIONS BELOW.
5. EXISTING EASEMENTS ARE SHOWN ON THE SURVEY AND FINAL SITE PLAN.
6. THE SITE CONTAINS NO HISTORIC STRUCTURES.
7. THE SITE IS LOCATED IN FLOOD ZONE "X" PER FIRM PANEL 12081C0183E (DATED 03-17-2014).
8. THE SITE DOES NOT CONTAIN ANY WETLANDS.
9. THE SITE DOES NOT CONTAIN A WELL. AN IRRIGATION WELL IS PROPOSED.
10. THE TREES ARE LOCATED ON LANDSCAPE PLAN AND DENOTED IN TREE TABULATION ON LANDSCAPE PLAN.

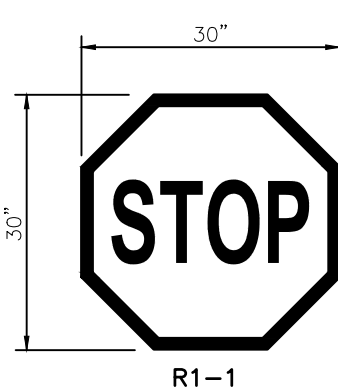
PROPOSED SITE CONDITIONS

1. PROPOSED 10 BUILDING TO BE USED AS FOLLOWS:  
BUILDING 1: 14,000 SQ.FT. HEALTH SPA W/ INTERIOR POOL.  
BUILDING 2: 2680 SF AS SELF SERVICE CARWASH  
BUILDINGS 3 THRU 10: 59,740 SF AS MINIWAREHOUSE AND MINISTORAGE  
2. PARKING AREA IS SHOWN ON THE FINAL SITE PLAN ALONG WITH ALL PERTINENT DIMENSIONS.
3. SETBACKS WERE APPROVED AT THE GENERAL PLAN DEVELOPMENT STAGE:  
SETBACKS BUILDING SETBACKS MAX. HEIGHT  
FRONT 25.0' 25.0' REQ 25'  
SIDEYARD (NORTH) 29.7' 10.0' REQ  
SIDEYARD (SOUTH) 30.0' 25.0' REQ  
REAR (WEST) 290' + . 25.0' REQ
4. REQUIRED YARDS ARE SHOWN ON THE DWG.
5. REQUIRED MIN. OPEN SPACE = 20%  
OPEN SPACE PROVIDED = 30%
6. NO RECREATION OR PUBLIC SPACE IS PROPOSED FOR THIS PROJECT.
7. LANDSCAPING AND DETAILS ARE SHOWN ON THE LANDSCAPE PLAN SHEET.
8. MATERIALS AND PROCEDURES ALONG WITH IRRIGATION METHODS ARE DESCRIBED ON LANDSCAPE PLAN.
9. BUFFERING, WALLS, AND FENCES AS REQ'D ARE DELINEATED ON THE DWG AND BUFFER DETAIL.
10. PROPOSED SIGN IS SHOWN ON SITE PLAN. GROUND SIGN SHALL COMPLY WITH LDC CHAPTER 6 AND THE PARRISH COMMERCIAL VILLAGE (PCV) OVERLAY DISTRICT STANDARDS AT THE TIME OF BUILDING PERMIT.
11. EX. FIRE HYDRANT IS SHOWN ON DRAWING WITH FIRE FLOW DATA.
12. PROPOSED LIGHTING SHALL BE LESS THAN 400 WATTS AND WILL COMPLY WITH LDC 709.2.2
13. STORMWATER MANAGEMENT FACILITIES ARE SHOWN STORMWATER PLAN AND CALCULATIONS ARE IN A "STORMWATER CALC'S SECTION" ON STORMWATER PLAN:  
PROP. IMPERVIOUS AREA= 6,003 AC 261490.6 SF  
PROP. OPEN DRY POND= 1,575 AC 68,670.0 SF  
GREEN AREA = 1.78 + 1.53=3.3 AC 144,183.6 SF  
15. GROSS SITE AREA= 11.16 AC = 486,129.6 AC
16. ALLOWABLE GROSS FLOOR AREA (GFA) CALCULATIONS: FAR .157  
ZONING LOT AREA ALLOWABLE ALLOWABLE  
(sf) GFA(%) GFA (sf)  
VIL 486,129.6 23 111,809.8 sf  
TOTAL ALLOWABLE GFA = 111,809.8 sf  
PROPOSED GFA = 76,420 sf  
TOTAL GFA = 77,420 < 111,809 sf O.K.
17. TOTAL BUILDING AREA = 76,420 SF
23. TOTAL OPEN SPACE = (1.78+1.53)=3.3 ac (144,183.6 SF)
24. OPEN SPACE (%) PROVIDED = 144183.6/486129.6\*100 = 29.7%
25. IF ANY EASEMENT IS PROPOSED IT SHALL BE RECORDED PRIOR C.O.
26. PARKING CALCULATIONS PERSONAL SERVICE @ 1/200 - SWIMMING POOL @ 250  
14,000 SQ.FT./200 = 70 REQUIRED .
27. MINISTORAGE/MINIWAREHOUSE. SPECIAL CONSIDERATION REQUESTED DO TO NO NEED.  
PATRONS PULL UP TO UNIT ENTRANCE. TO LOAD AND UNLOAD. 2 SPACES FOR OFFICE
28. CARWASH - FULLY AUTOMATIC - SPACE FOR 4 STACKING PER BAY REQUIRED AND PROVIDED

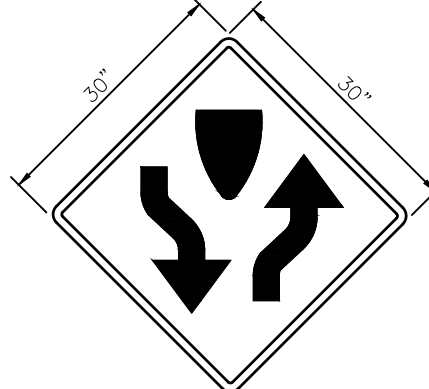
NOTES:

1. REAR WALLS ON ALL STORAGE UNITS TO BE MASONRY, AS REQUIRED.
2. SITE IS SHIFTED TO ALLOW FOR 20' LANDSCAPE BUFFER, WHICH WILL ACCOMMODATE FOUNDATION LANDSCAPING
3. BLDGS #4, 5, 6, 9 AND 10 WILL BE PHASE 4.
4. PERIMETER WALLS FOR ABOVE PHASE 4 BLDGS WILL BE CONSTRUCTED WITH PHASE 1

NOTE: ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT-HIGHWAY, TRAFFIC, AND - TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT-HIGHWAY, TRAFFIC AND STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.



R1-1



R4-7

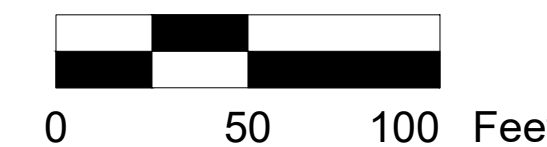
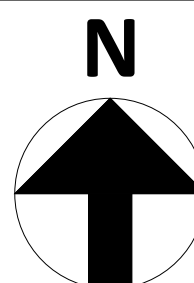
Site Signage Table

N.T.S.

NOTE: ALL SIGNAGE DIMENSIONS AND LETTERING, TO MEET F.D.O.T. DESIGN STANDARDS, INDEX 11860.



Submitted For:



|        |                                   |          |
|--------|-----------------------------------|----------|
| REV 16 | Add Exist Entrance Demo Repair    | 8/11/19  |
| REV 15 | Add Rip-Rap @ South Swale         | 8/4/19   |
| REV 14 | Remove SWK From Island @ Storage  | 6/10/19  |
| REV 13 | Add HC And Walk At Bldg 11        | 6/6/19   |
| REV 12 | Remove HC Space @ Spa for HVAC    | 5/30/19  |
| REV 11 | Remove Fragrance Island @ Corwash | 5/8/19   |
| REV 10 | Rev Grading at Gates              | 03/28/19 |
| REV 9  | Adjust Perimeter Swale Grades     | 01/16/19 |
| REV 8  | Rev Parking @ Car Wash            | 10/02/18 |
| REV 7  | Rev FF Elev @ Bldgs 3, 7 & 11     | 9/04/18  |
| REV 6  | Adjust Perimeter Swale Grading    | 8/20/18  |
| REV 5  | Add Transformer & Conduit         | 7/23/18  |
| REV 4  | Rev 30" rcp inverts               | 6/22/18  |
| REV 3  | Rev Drainage @ Entrance           | 4/17/18  |
| REV 2  | Add Control Struct & Pipe Data    | 4/4/18   |
| REV 1  | Add Swale and UD Data             | 4/4/18   |

Design By: Drawn By: Checked By:  
JEC JEC SJS  
Drawing Scale: Drawing Date:  
1"=50' January 30, 2018

Revised Preliminary Site Plan  
Drainage and Grading Plan

For  
**Parrish Storage II**

Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

6

Sheet 6 of 16

**SCOPE OF WORK**  
THE SITE CONTAINS 11.16 ACRES AND IS LOCATED AT THE 12155 & 12159 US 301 N PARRISH FL. THE SITE IS VACANT AND WILL BE USED AS CARWASH, MINIMAREHOUSE, OUTDOOR STORAGE AND HEATH SPA. BASED ON THE SOIL SURVEY OF MANATEE COUNTY, THE SITE CONTAINS SOIL: CASSIA (#11). THIS SOIL TYPE IS CLASSIFIED AS B/D. FOR DESIGN PURPOSE WILL USE CLASSIFICATION D.

THE PERMITTING AREA WILL BE 9.63 ACRES.

THE PROPOSED STORMWATER SYSTEM CONSISTS OF A DRY POND WITH A CONTROL STRUCTURE AND SIDEBANK FILTER FOR POND DRAWDOWN. THE DESIGN IS FOR 25YR 24HR STORM EVENT.

THE TIME OF CONCENTRATIONS HAS BEEN CALCULATED USING THE TR55 METHOD.

NO DISCHARGE WILL BE PROVIDED TO THE EXISTING RIGHT OF WAY (FDOT). DOWNSPOUTS WILL BE DIRECTED TO THE INTERNAL DRAINAGE SYSTEM, NOT TOWARDS THE FDOT RIGHT OF WAY.

STORMWATER SYSTEM HAS BEEN DESIGNED FOR 25YR24HR STORM EVENT IN ACCORDANCE W/ SWFWMD AND MANATEE COUNTY RULES.

● = BENCHMARK:

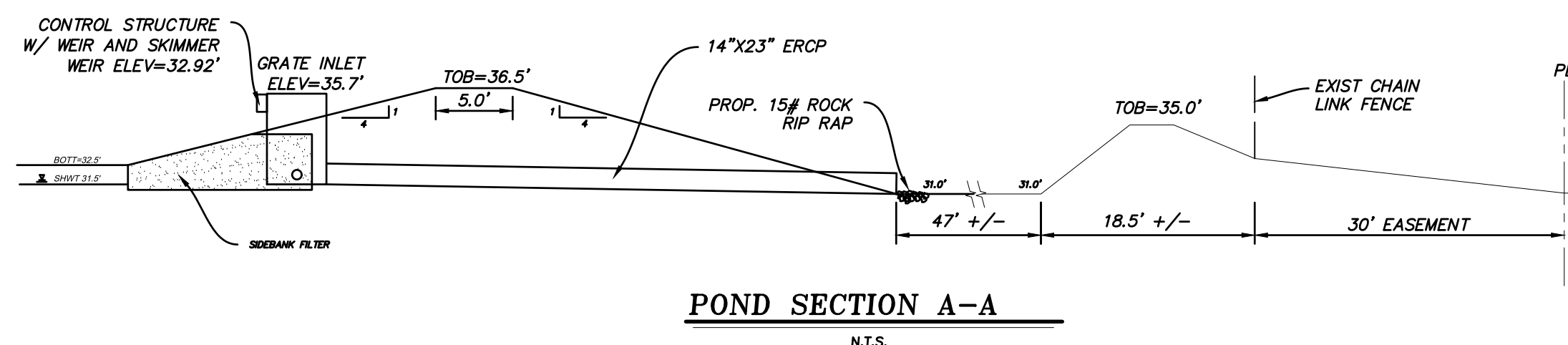
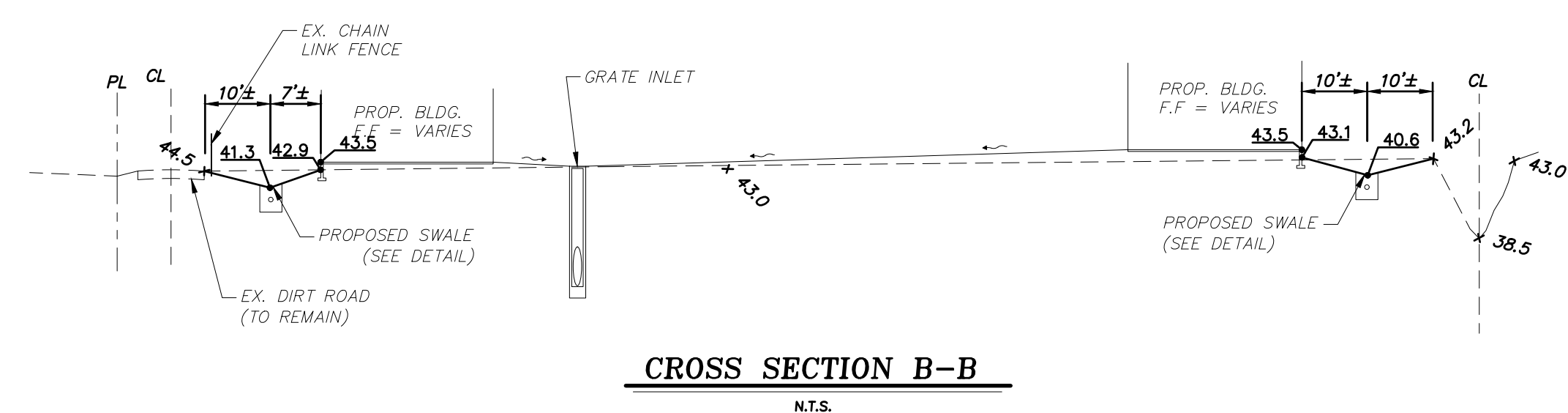
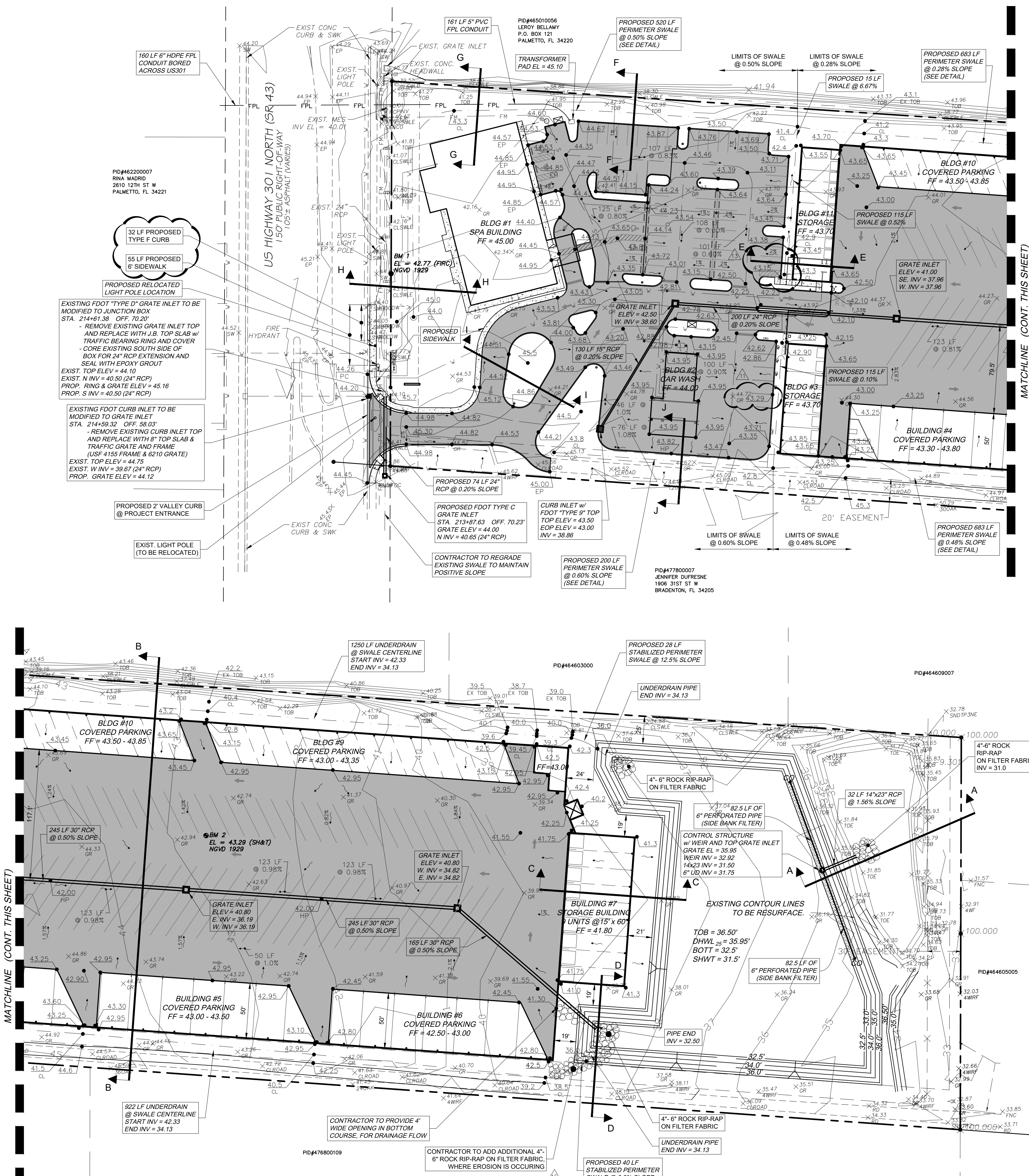
**BENCHMARK NOTE:**  
SOURCE BENCHMARK: 4"x4" CONCRETE MONUMENT WITH BRASS DISK MARKED FDOT LOCATED 36.7 FEET EAST OF CENTERLINE INTERSECTIONS OF FORT HAMER ROAD & BOTH STREET, 2.5' WEST OF FENCE - ELEVATION = 44.86 FEET NGVD 1929.

1. PARCEL 2 PROPERTY DESCRIPTION DOESNOT CLOSE MATHEMATICALLY WITH AN ERROR OF 0.009' EAST & 0.004' NORTH
2. PARCELS LIE IN FEMA FLOOD ZONE "X" AS SHOWN ON FIRM MAP PANEL 120153-0210-G, DATED 15 JULY 1992.
3. BENCHMARKS 1 & 2 BASED ON FDOT BENCHMARK = 44.86 NGVD 1929.

BM No.1 = 42.77 (Found Iron Rod Cap)  
BM No.2 = 43.29 (Sand Hub & Tag)

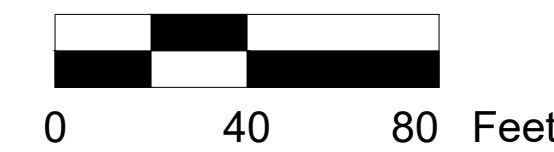
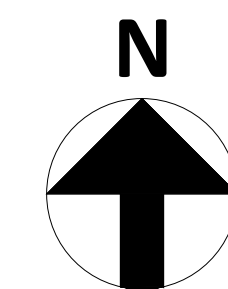
**NOTE:**

1. EXISTING TOPOGRAPHY IS PROVIDED IN NGVD 1929 VERTICAL DATUM, MANATEE COUNTY DIRM BECAME EFFECTIVE MARCH 17, 2014 AND IS BASED ON VERTICAL DATUM NAVD 1988. CONVERSION FROM NGVD29 TO NAVD88 IS -0.96', FOR THIS SITE.
2. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF FROM STREETS (PUBLIC OR PRIVATE).





Submitted For:



|     |    |                                                 |         |
|-----|----|-------------------------------------------------|---------|
| REV | 10 | Remove HC Space @ Spa for HVAC                  | 5/8/19  |
| REV | 9  | Remove Froggins Island @ Carwash                | 5/8/19  |
| REV | 8  | Field Change #1<br>Rev FM Connection To Wet-Top | 4/24/19 |
| REV | 7  | Add Power Pedestals & Conduit                   | 9/14/18 |
| REV | 6  | Add Transformer & FPL Conduit                   | 7/23/18 |
| REV | 5  | Rev Lift Station Bottom Elev                    | 7/17/18 |
| REV | 4  | Add Water Service Line Label                    | 5/23/18 |
| REV | 3  | Increase Utility Easement To 5'-20'             | 4/26/18 |
| REV | 2  | Rev Water Meter & Svc for Car Wash              | 4/24/18 |
| REV | 1  | Rev Per County Comments                         | 4/17/18 |

Design By: Drawn By: Checked By:

|                |                 |     |
|----------------|-----------------|-----|
| JEC            | JEC             | SJS |
| Drawing Scale: | Drawing Date:   |     |
| NTS            | January 4, 2018 |     |

Revised Preliminary Site Plan  
Utility Plan

For

Parrish Storage II

Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

7

Sheet 7 or 16

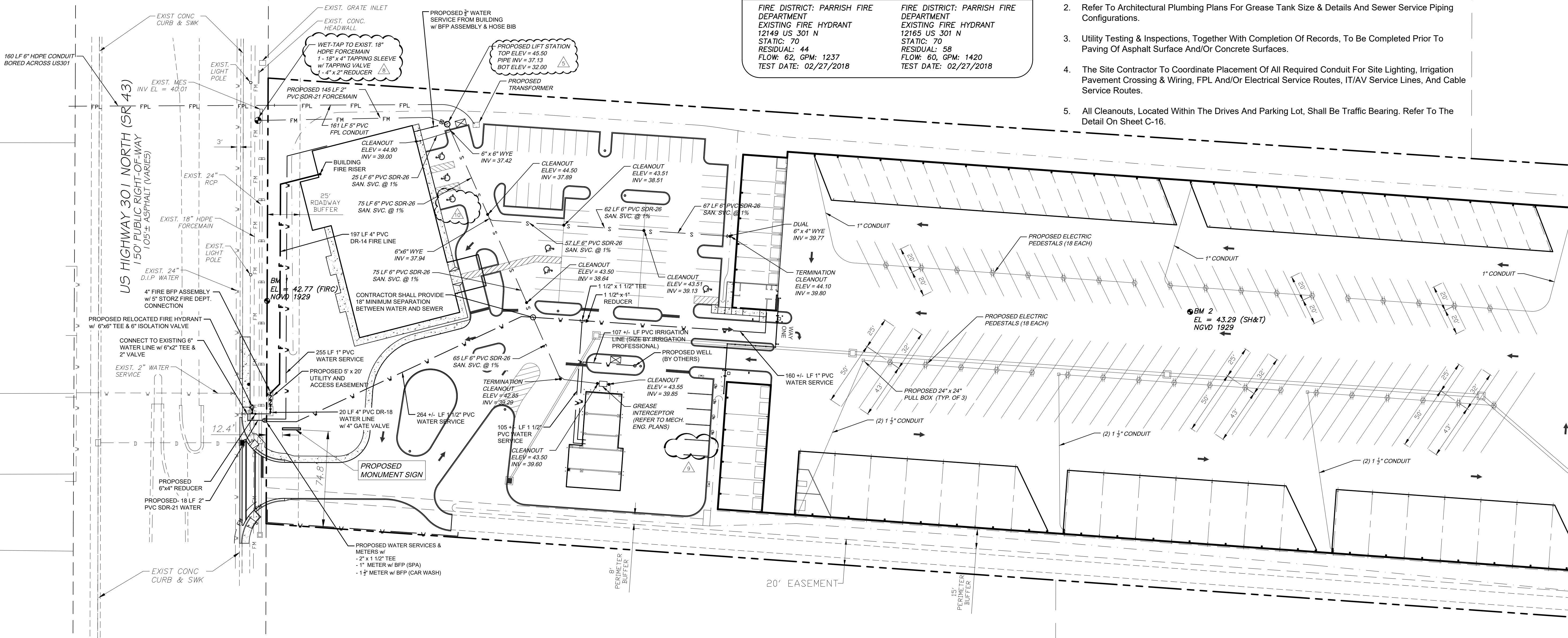
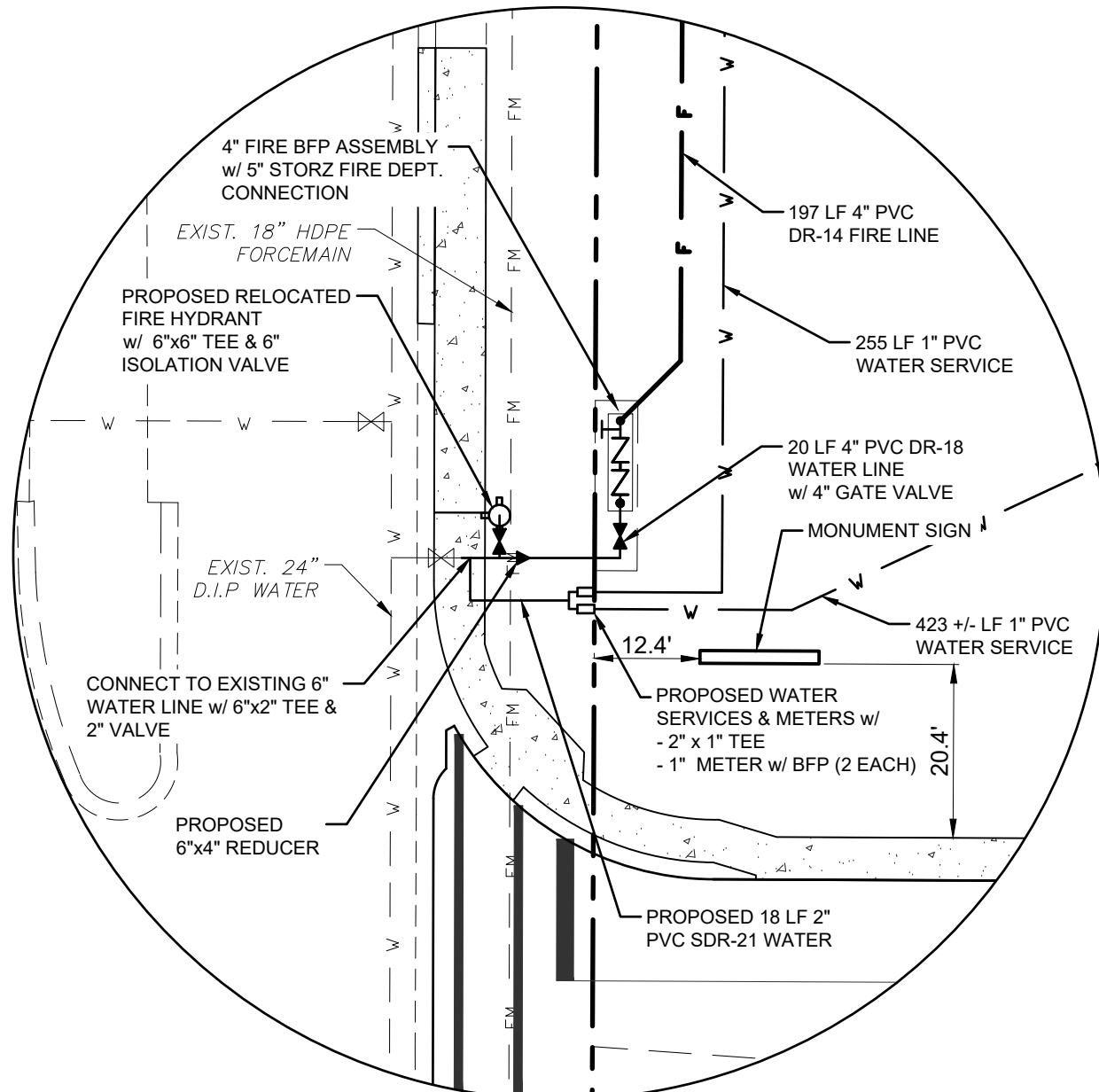
### FIRE FLOW DATA

FIRE DISTRICT: PARRISH FIRE  
DEPARTMENT  
EXISTING FIRE HYDRANT  
12149 US 301 N  
STATIC: 70  
RESIDUAL: 44  
FLOW: 62, GPM: 1237  
TEST DATE: 02/27/2018

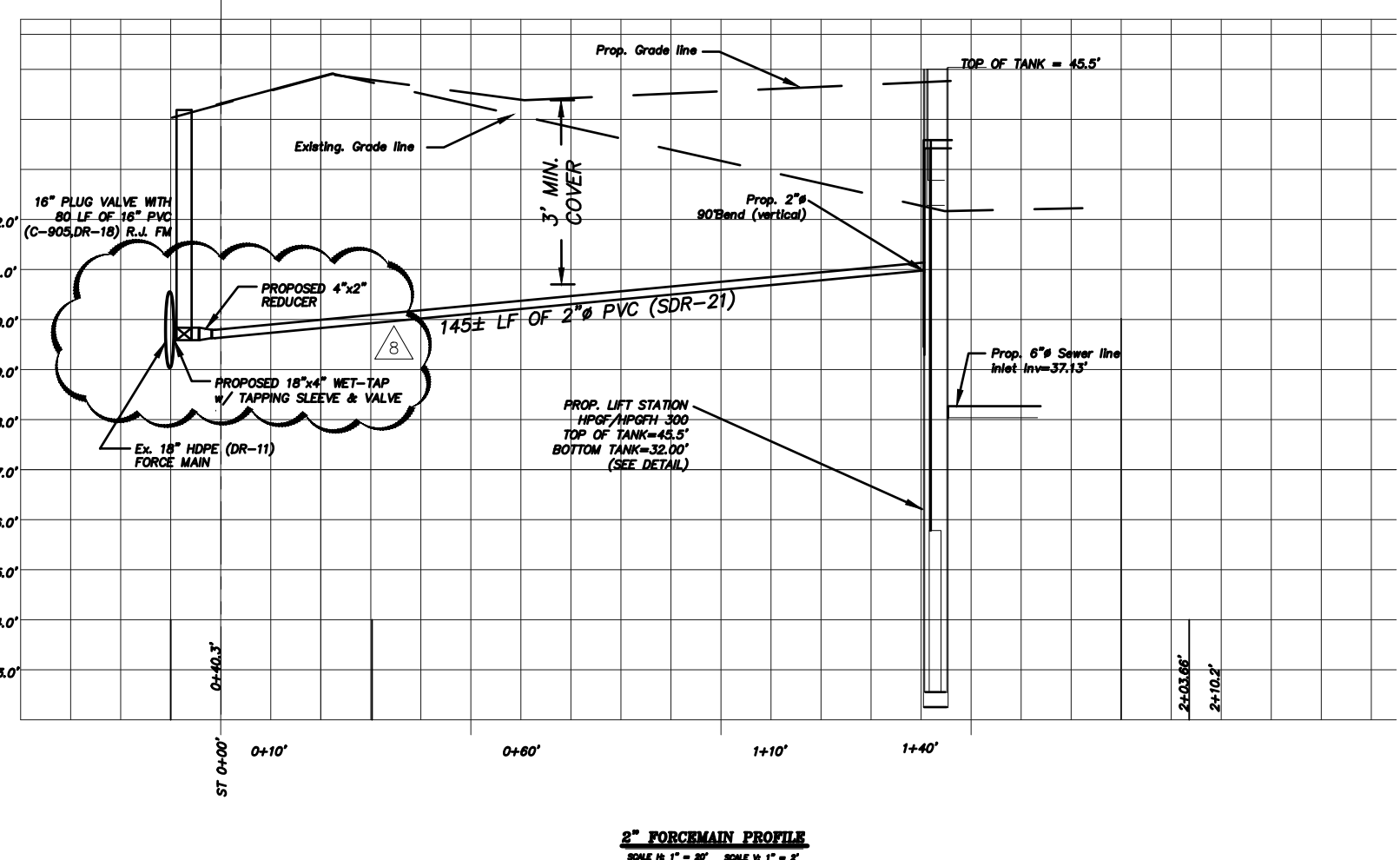
FIRE DISTRICT: PARRISH FIRE  
DEPARTMENT  
EXISTING FIRE HYDRANT  
12165 US 301 N  
STATIC: 70  
RESIDUAL: 58  
FLOW: 60, GPM: 1420  
TEST DATE: 02/27/2018

### UTILITY NOTES:

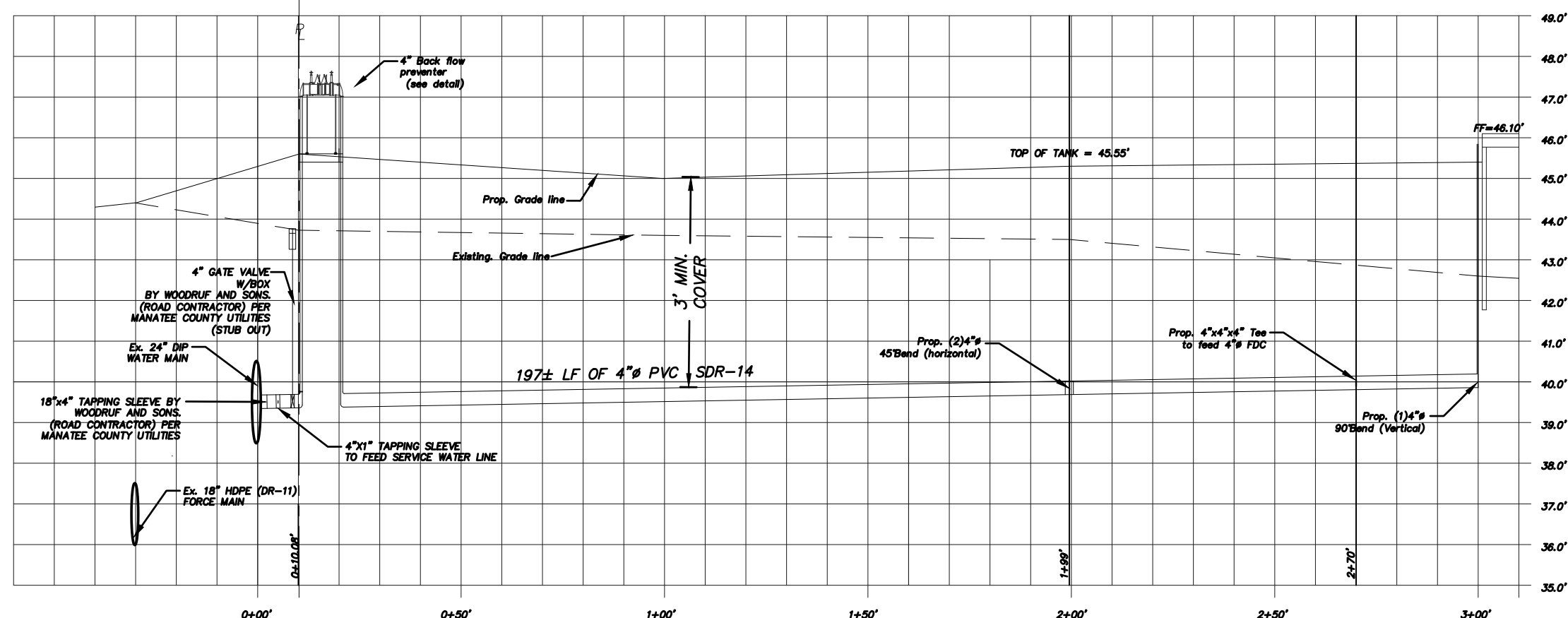
1. Site Underground Contractor To Confirm Locations, Sizes, & Depths Of Bldg. Service Stub-outs, Prior To Installation Of Sewer, Water & Fire Services.
2. Refer To Architectural Plumbing Plans For Grease Tank Size & Details And Sewer Service Piping Configurations.
3. Utility Testing & Inspections, Together With Completion Of Records, To Be Completed Prior To Paving Of Asphalt Surface And/Or Concrete Surfaces.
4. The Site Contractor To Coordinate Placement Of All Required Conduit For Site Lighting, Irrigation Pavement Crossing & Wiring, FPL And/Or Electrical Service Routes, IT/AV Service Lines, And Cable Service Routes.
5. All Cleanouts, Located Within The Drives And Parking Lot, Shall Be Traffic Bearing. Refer To The Detail On Sheet C-16.



**WATER CONNECTION BLOW-UP**  
SCALE: 1" = 20'



**8" FORCEMAIN PROFILE**  
SCALE: 1" = 20'



**4" FIRE LINE PROFILE**  
SCALE: 1" = 20'



Submitted For:

|                |                  |             |
|----------------|------------------|-------------|
| Design By:     | Drawn By:        | Checked By: |
| JEC            | JEC              | SJS         |
| Drawing Scale: | Drawing Date:    |             |
| NTS            | January 30, 2018 |             |

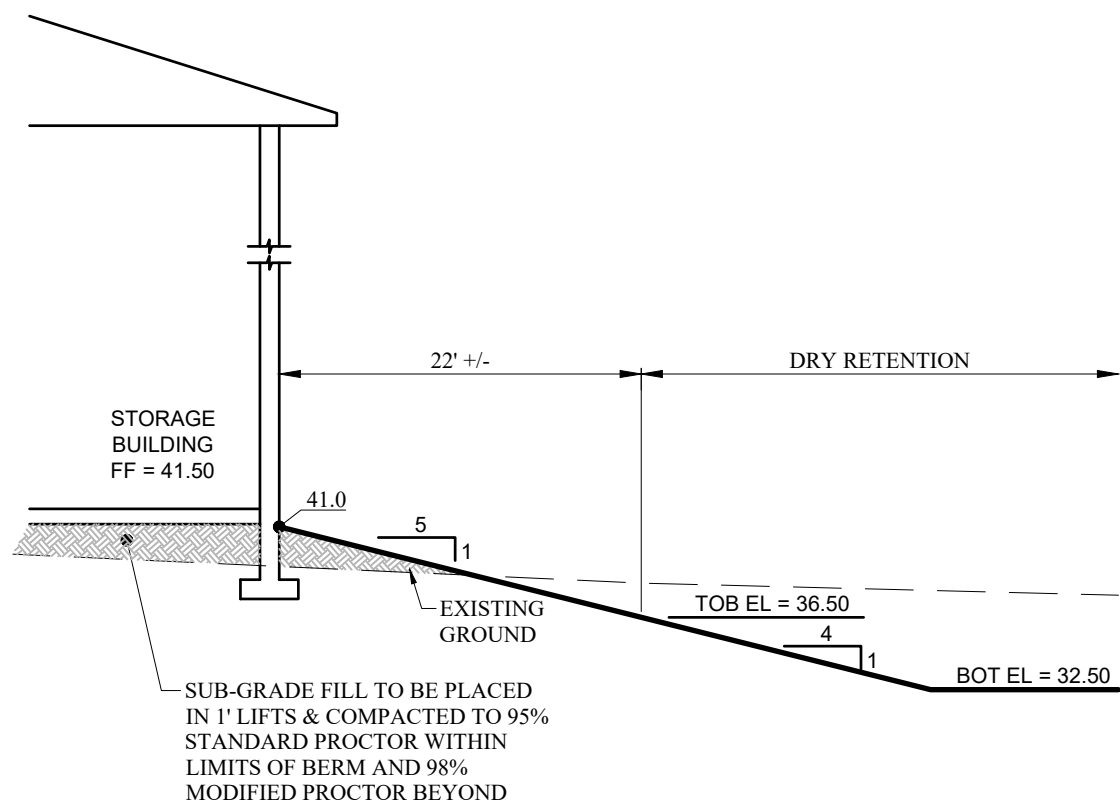
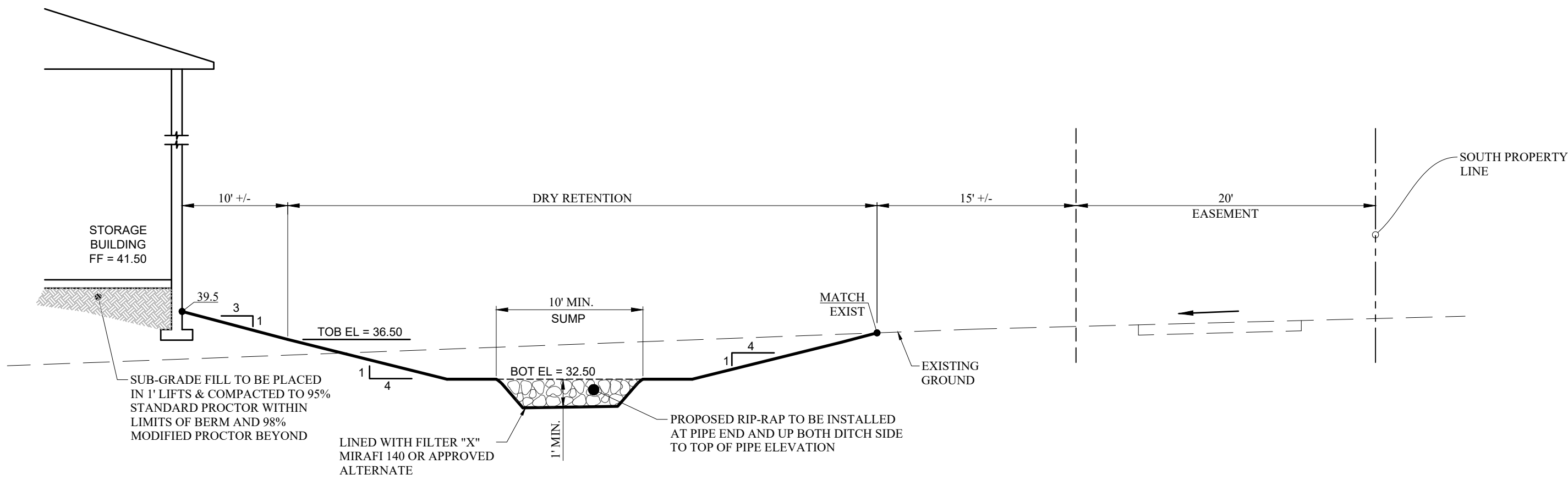
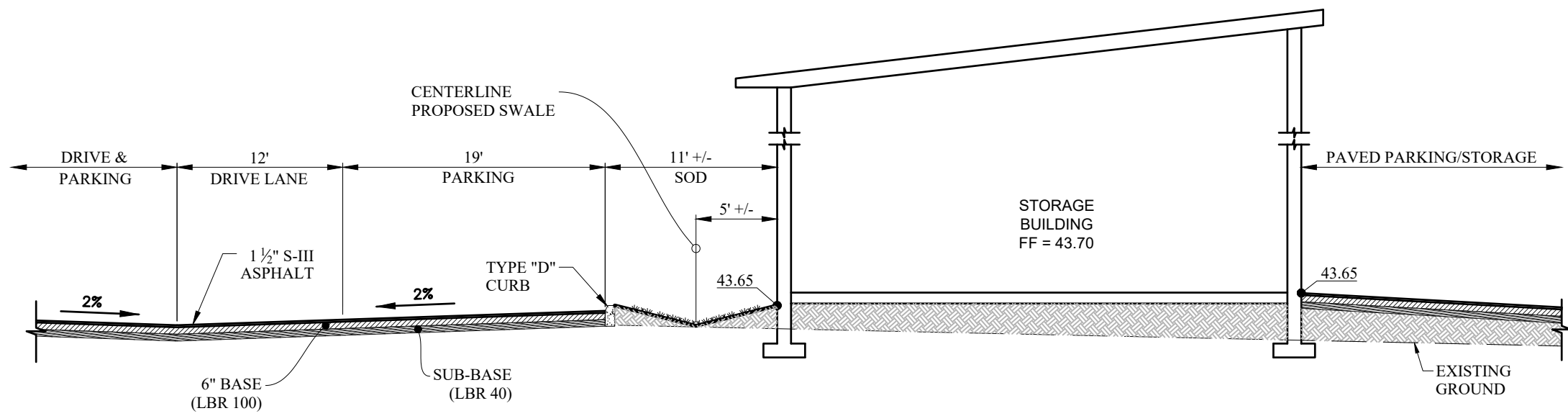
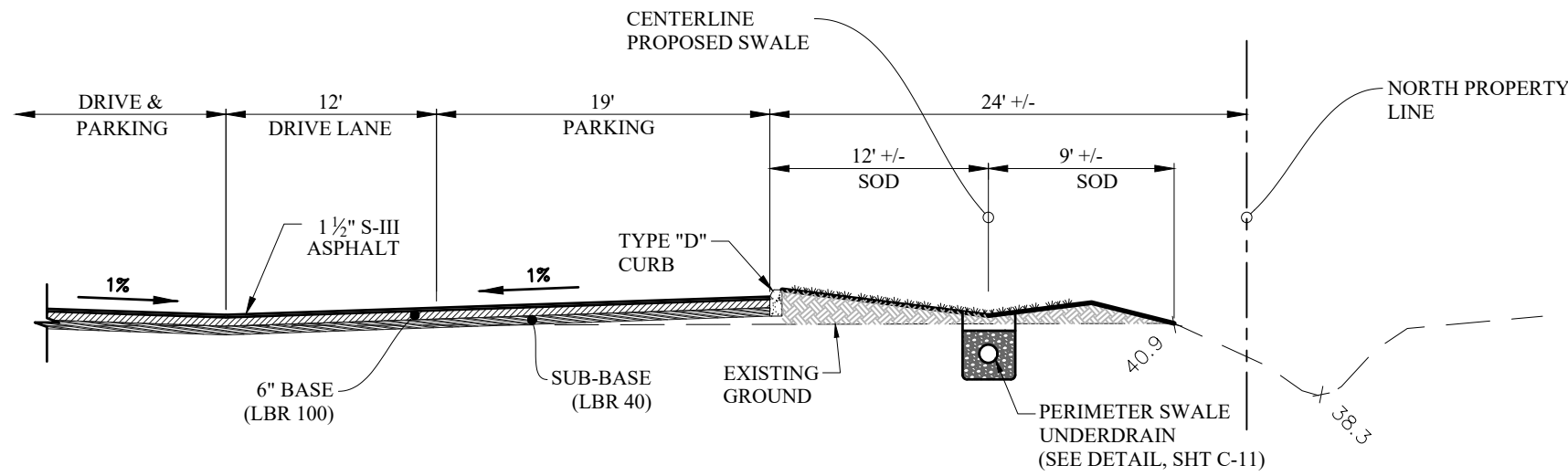
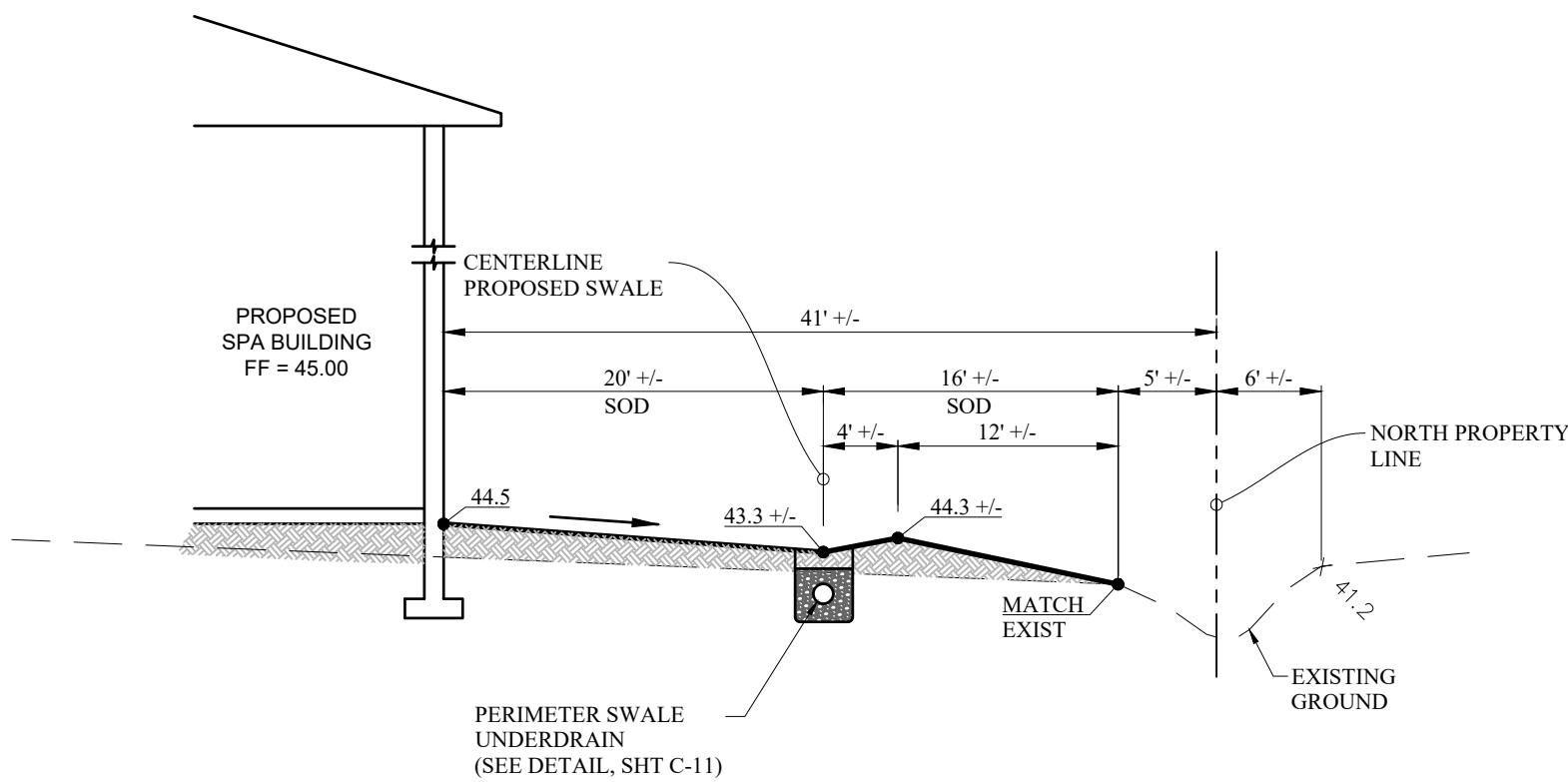
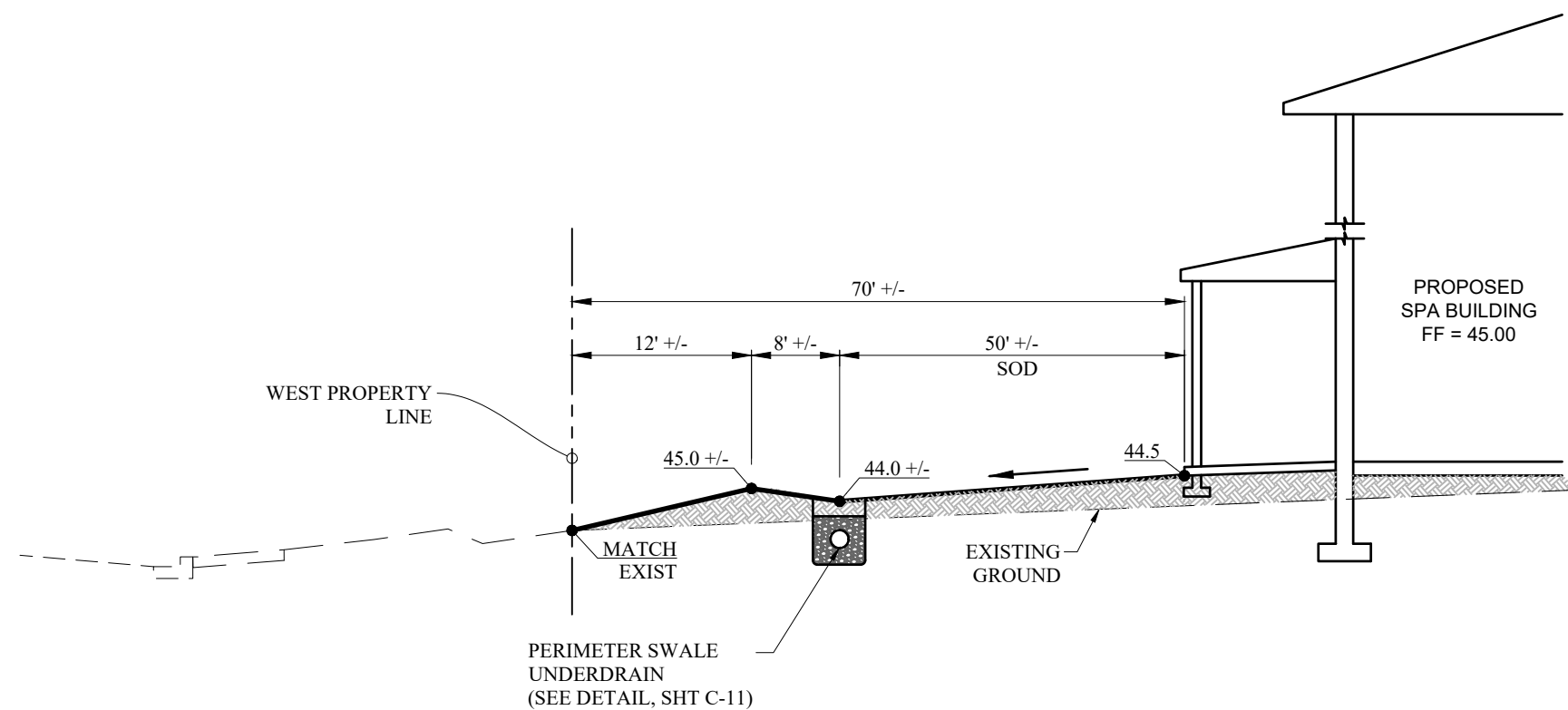
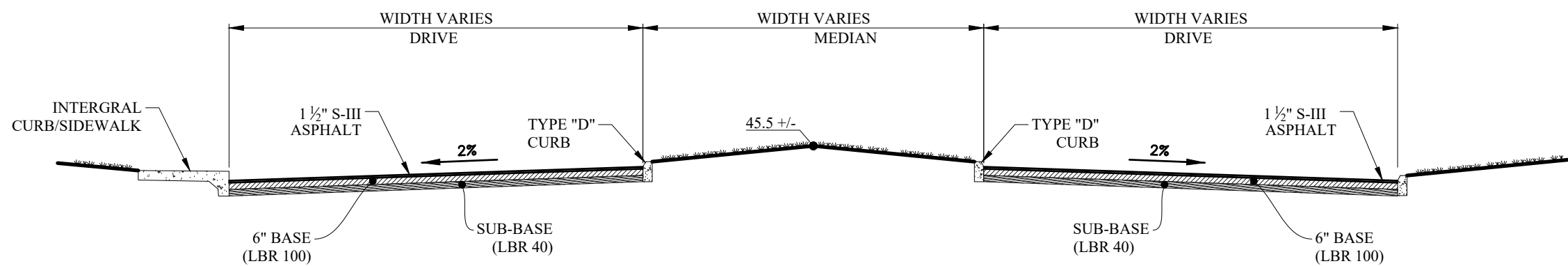
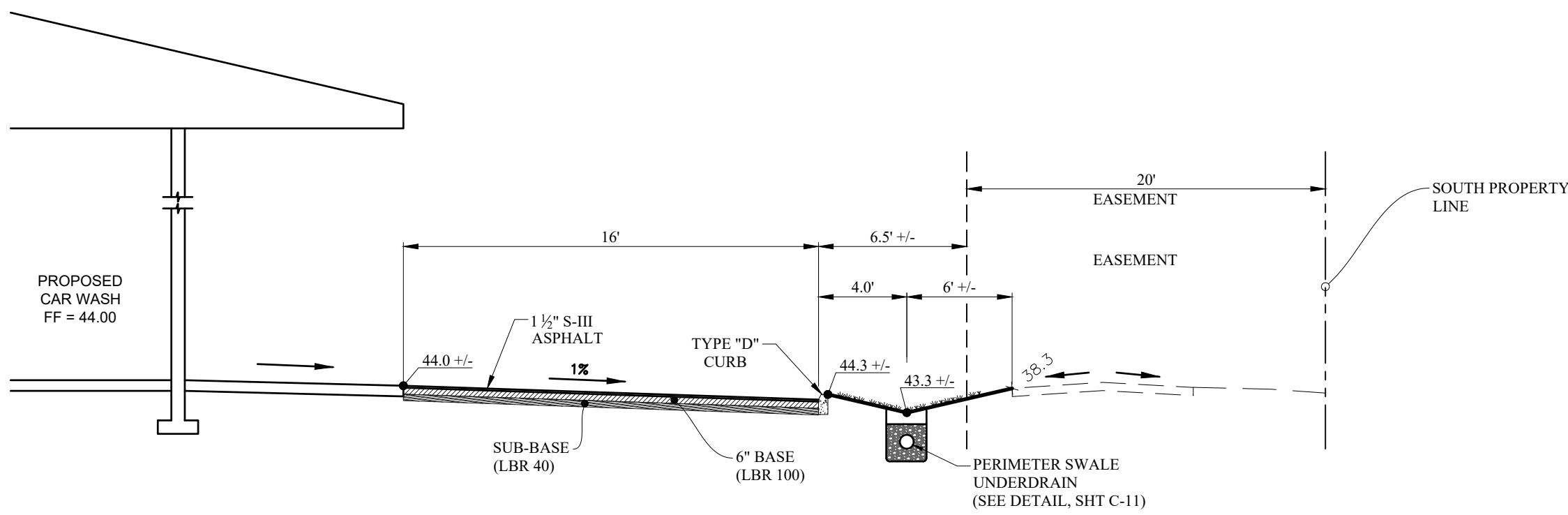
Revised Preliminary Site Plan  
Cross Sections

For  
Parrish Storage II

Section 29.71 Township 35S, Range 19E  
Manatee County, Florida

8

Sheet 8 or 16







\*NOTE: FOR COMPLETE SIDEWALK DETAILS, SEE F.D.O.T. DESIGN STANDARDS, 2006 EDITION, INDEX 304, SHEETS 1 THROUGH 6 AND INDEX 310, SHEETS 1 & 2.

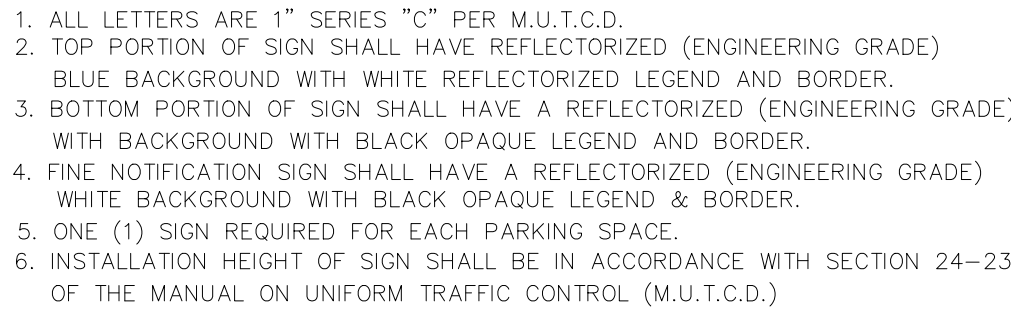


22. Minimum of two pvc schedule 40 conduits (2.0" min. dia.) shall be installed for all directions at the intersections of all thoroughfare roadways per the direction of the Manatee County's Traffic Engineer. Additional signal inter-connect conduit may be required between intersections at the direction of Manatee County.

## 301.1

## 301.

N.T.S.



N.T.S.

N.T.S.

Source: Manatee County

06/12/07

302.3

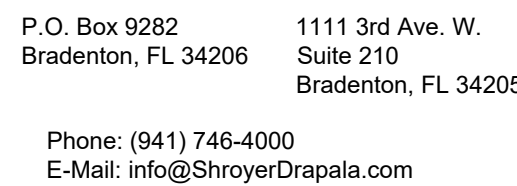
N.T.S

Source: Manatee County

6/12/07

400.1 & 400.2



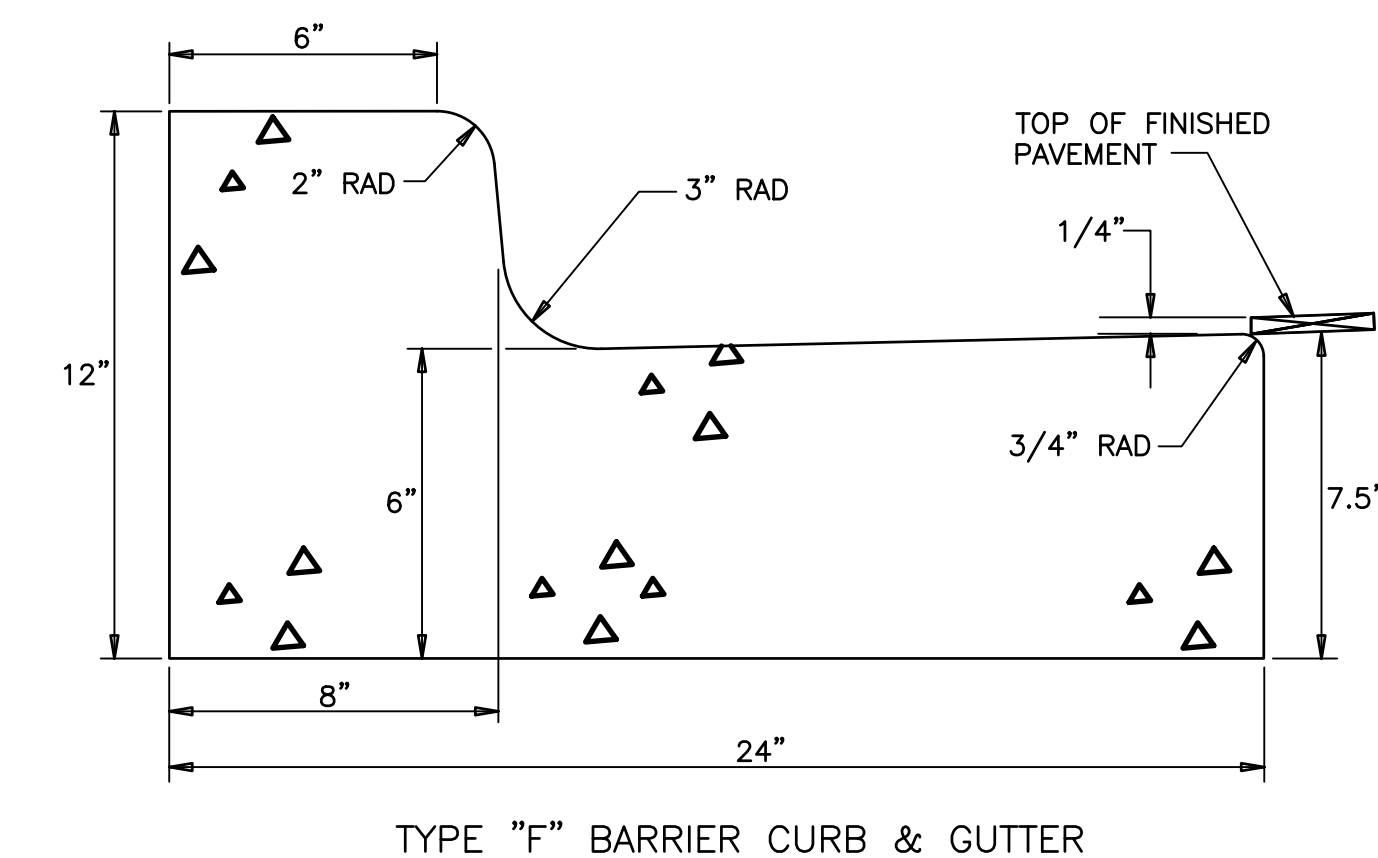


Submitted For:

A) CLASS 1 CONCRETE, 3,000 P.S.I. AT 28 DAYS

B) CURB SHALL MEET THE SPECIFICATIONS ESTABLISHED BY F.D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

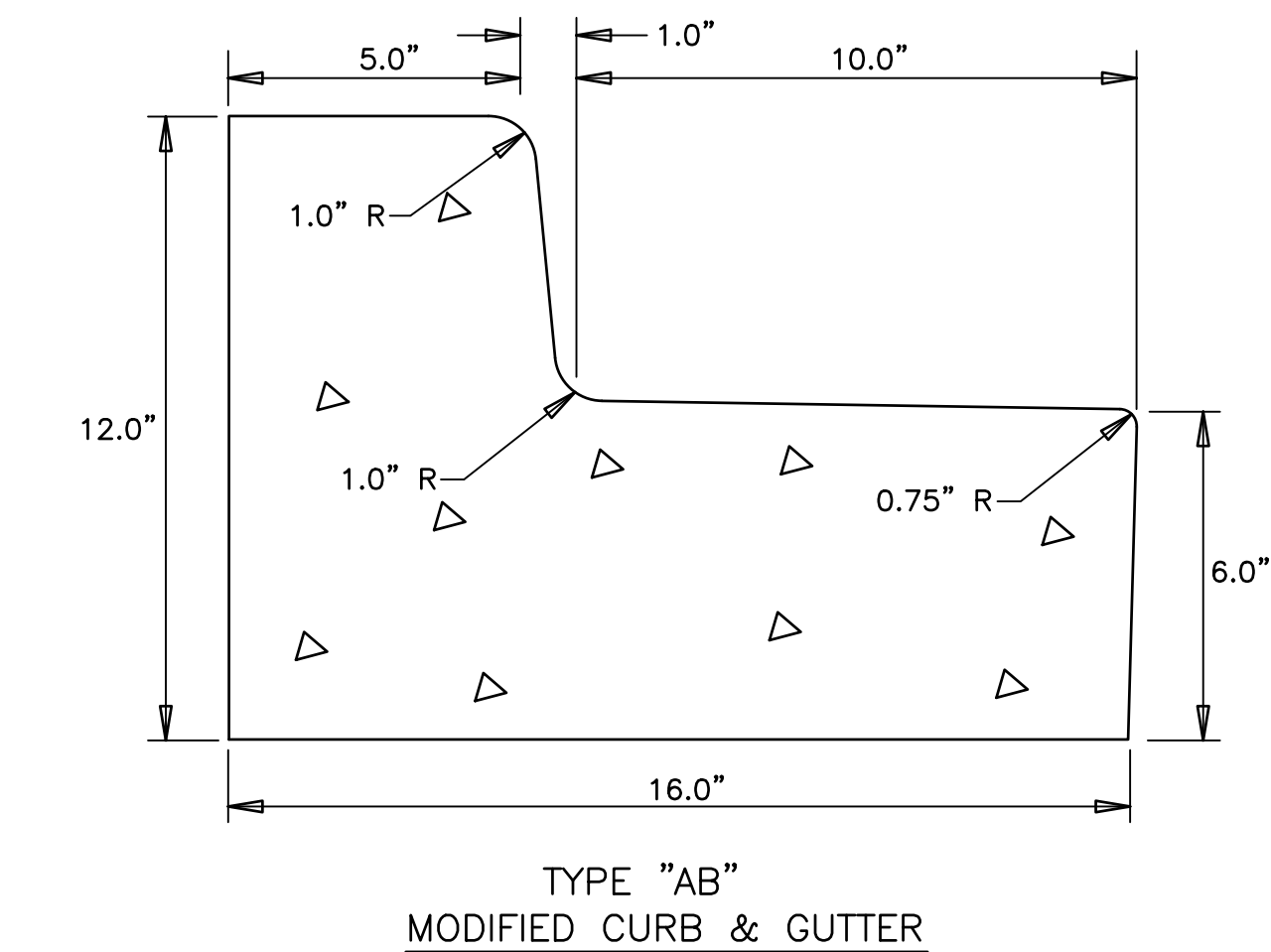
|               |                      |
|---------------|----------------------|
| Type "D" Curb | 06/12/07             |
| N.T.S.        | Monatee County 201.4 |



A) CLASS 1 CONCRETE 3,000 P.S.I. AT 28 DAYS

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

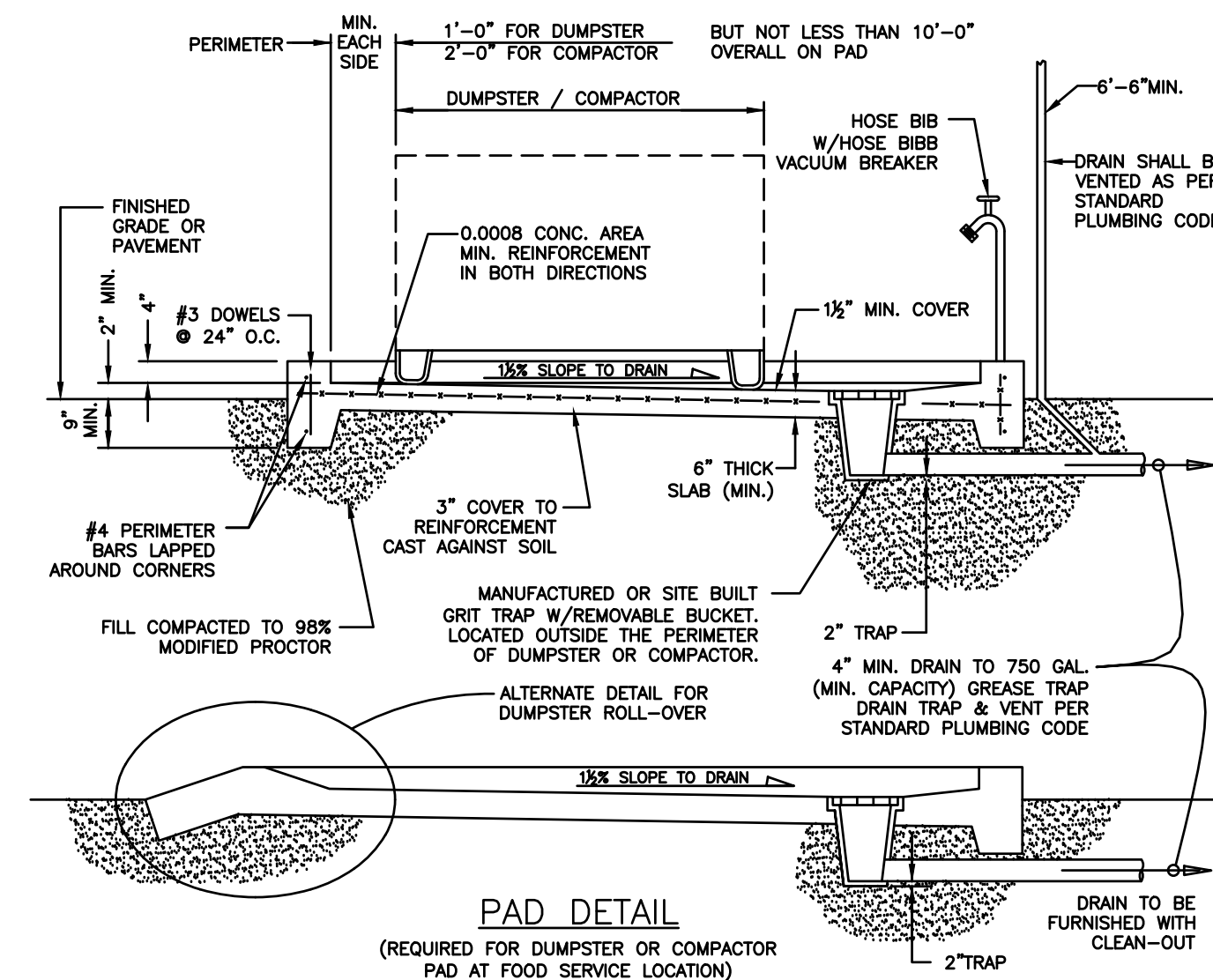
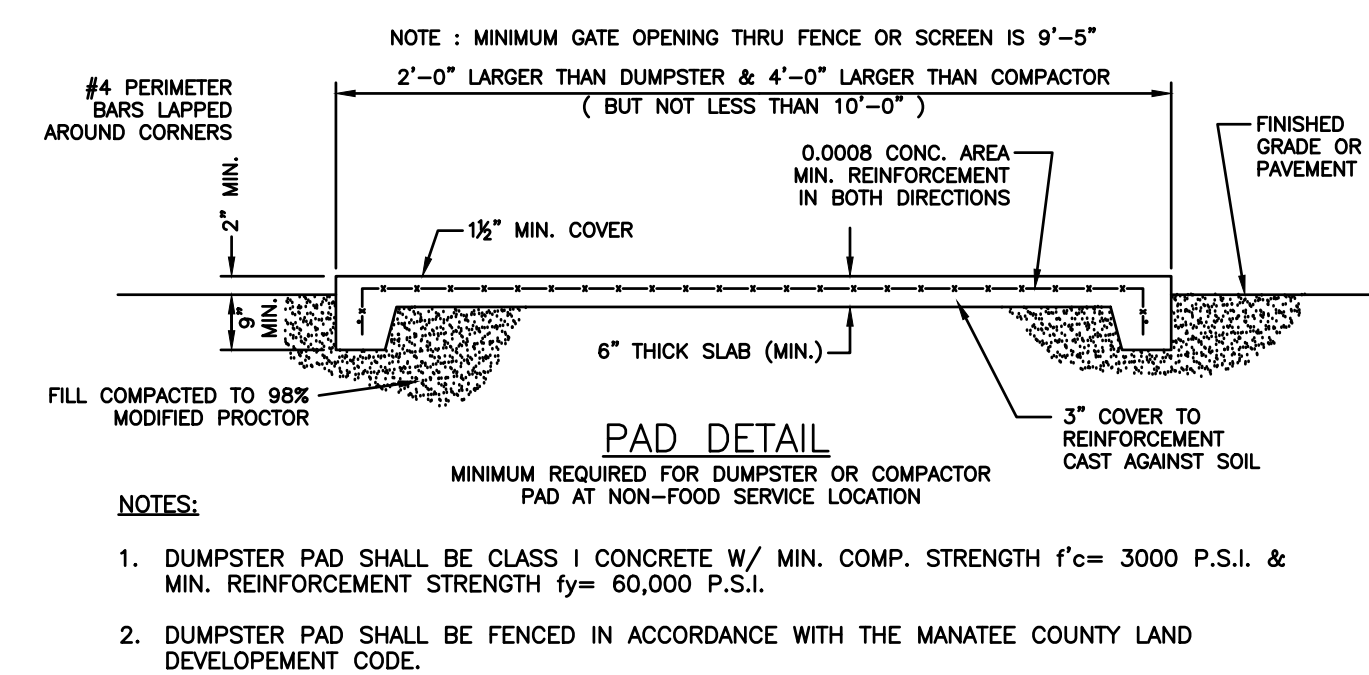
|                          |                     |          |
|--------------------------|---------------------|----------|
| Type "F" Curb and Gutter | (Bollettieri Blvd.) | 06/12/07 |
| N.T.S.                   | Manatee County      | 201.2    |



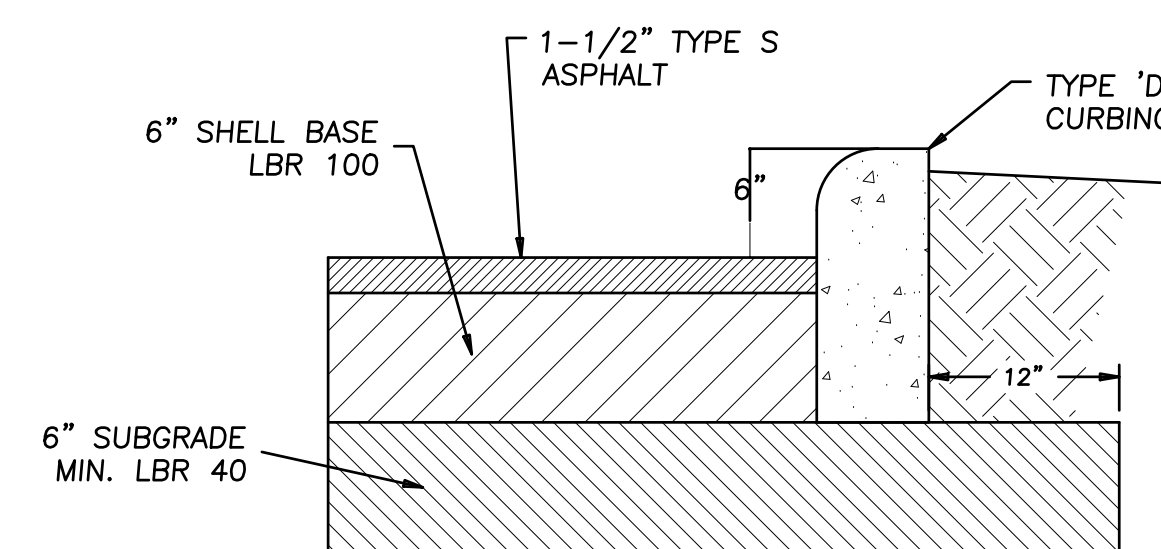
A) CLASS 1 CONCRETE 3,000 PSI AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS STANDARDS INDEX NO. 300, LATEST REVISION.

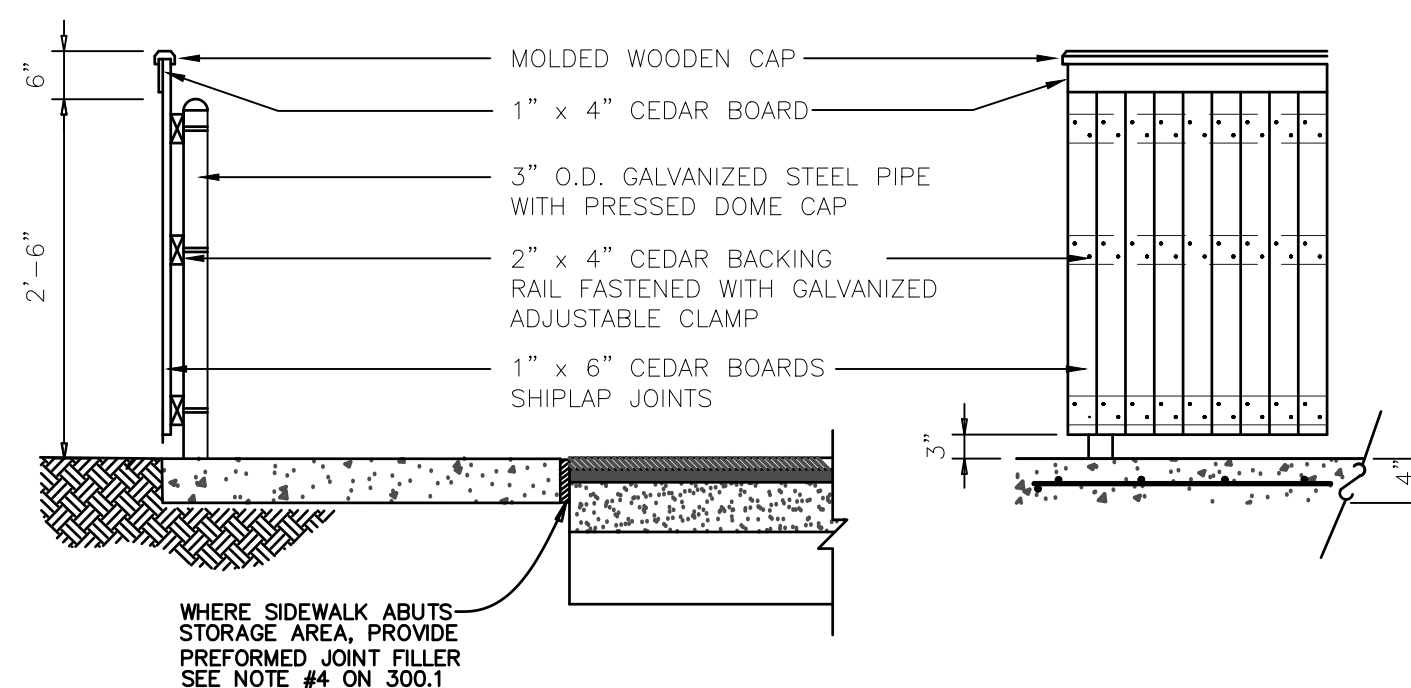
|                                    |                      |
|------------------------------------|----------------------|
| Type "AB" Modified Curb And Gutter | 06/12/07             |
| N.T.S.                             | Manatee County 201.3 |



|                                    |                |          |
|------------------------------------|----------------|----------|
| Compactor and Dumpster Pads Detail |                | 05/10/11 |
| N.T.S.                             | Manatee County | US-14    |



Parking Lot Section  
N.T.S.

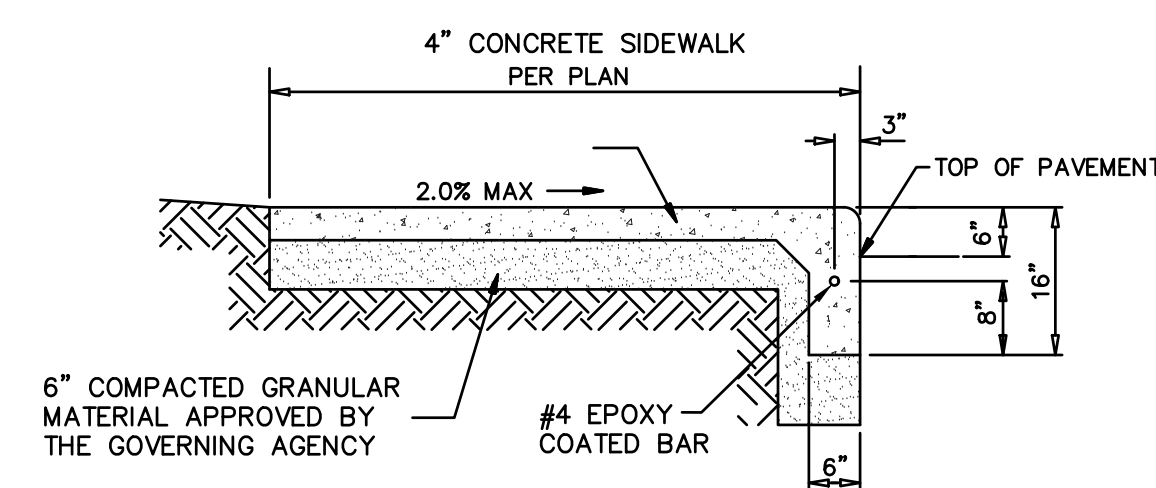


NOTE:

CONCRETE PAD SHALL BE CONSTRUCTED A MINIMUM OF 4" THICK, USING 3000 psi CONCRETE REINFORCED WITH 6"X 6" #10 WIRE MESH.

5' x 8' Trash Can Pad

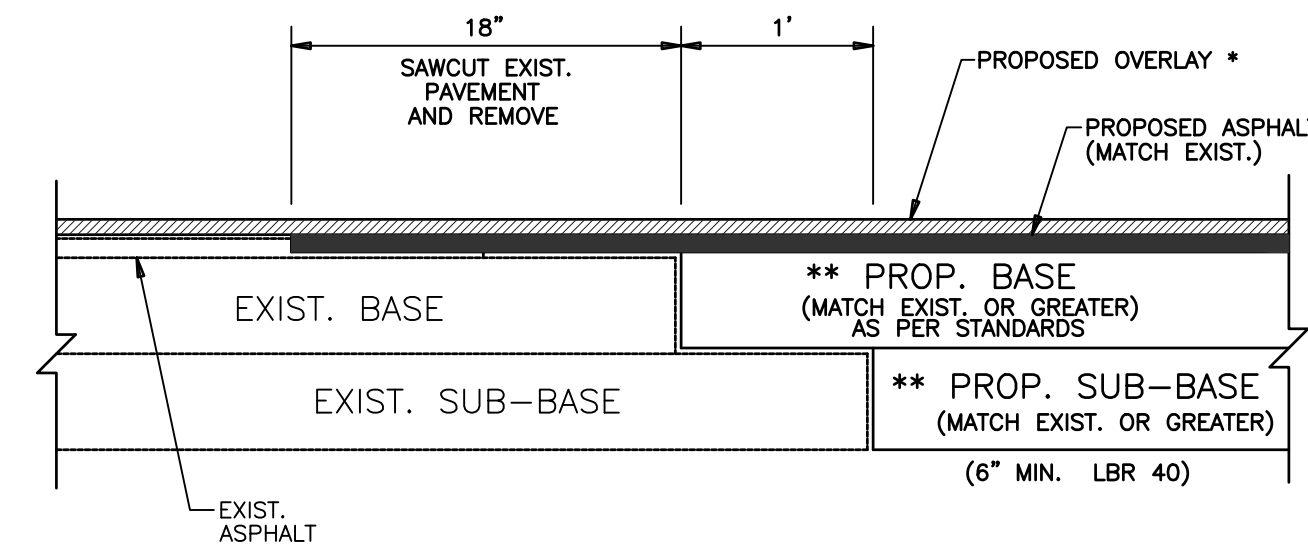
N.T.S. Source: SDB



**NOTE:**  
WHERE THE CURB HEIGHT IS BEING REDUCED FOR ADA  
RAMPS THE RE-BAR SHALL HAVE A MINIMUM OF 3  
INCHES OF COVER BELOW THE TOP OF CURB

Integral Curb/Sidewalk Detail

N.T.S. SDE

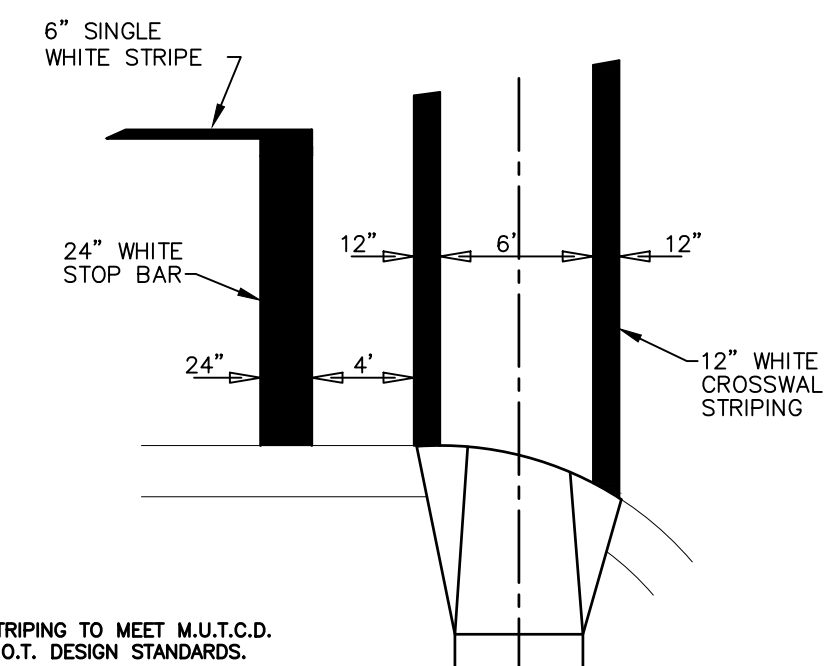


\* NOTE: LIMITS OF OVERLAY - EDGE OF PAVEMENT TO EDGE OF PAVEMENT AND 25' BEYOND LIMITS OF CONSTRUCTION.

\*\* NOTE: CONNECTION TO OLDER (SUBSTANDARD THICKNESS) ROADS MAY REQUIRE THICKER PROPOSED BASE AND SUB-BASE TO MEET CURRENT STANDARDS.

SIGNAGE AND MARKING PLAN SHALL ACCOMPANY CONSTRUCTION PLAN. SEE FSP 4.

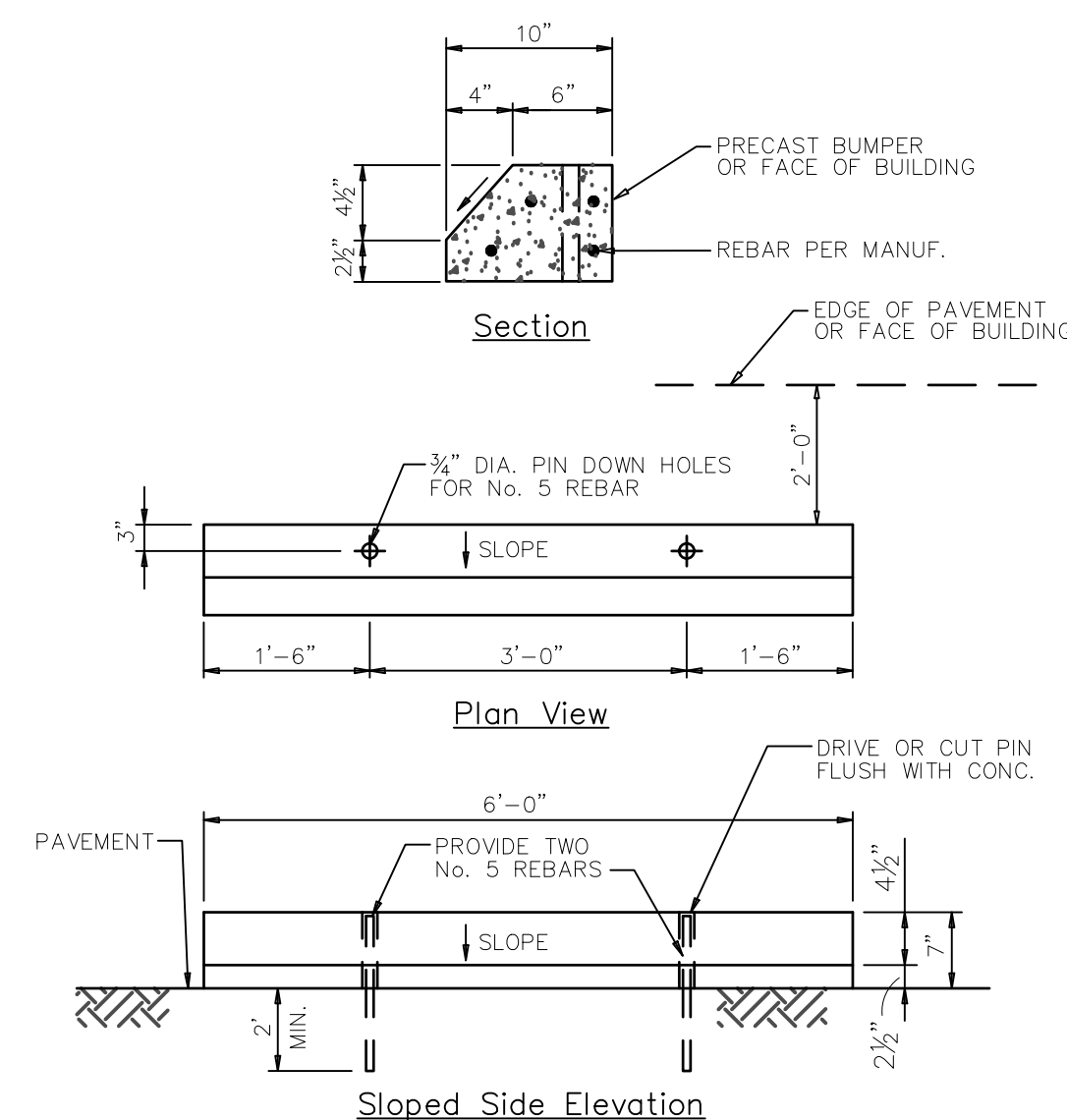
| Road Connection Detail |                | 06/12/07 |
|------------------------|----------------|----------|
| N.T.S.                 | Manatee County | 403.3    |



**NOTE:**  
ALL STRIPING TO MEET M.U.T.C.D.  
& F.D.O.T. DESIGN STANDARDS.

### Crosswalk Striping Detail

N.T.S. Source: SDE



Concrete Wheel Stop

N.T.S. Source: SDE



Submitted For:

Design By: Drawn By: Checked By:  
JEC JEC SJS  
Drawing Scale: Drawing Date:  
NTS January 4, 2018

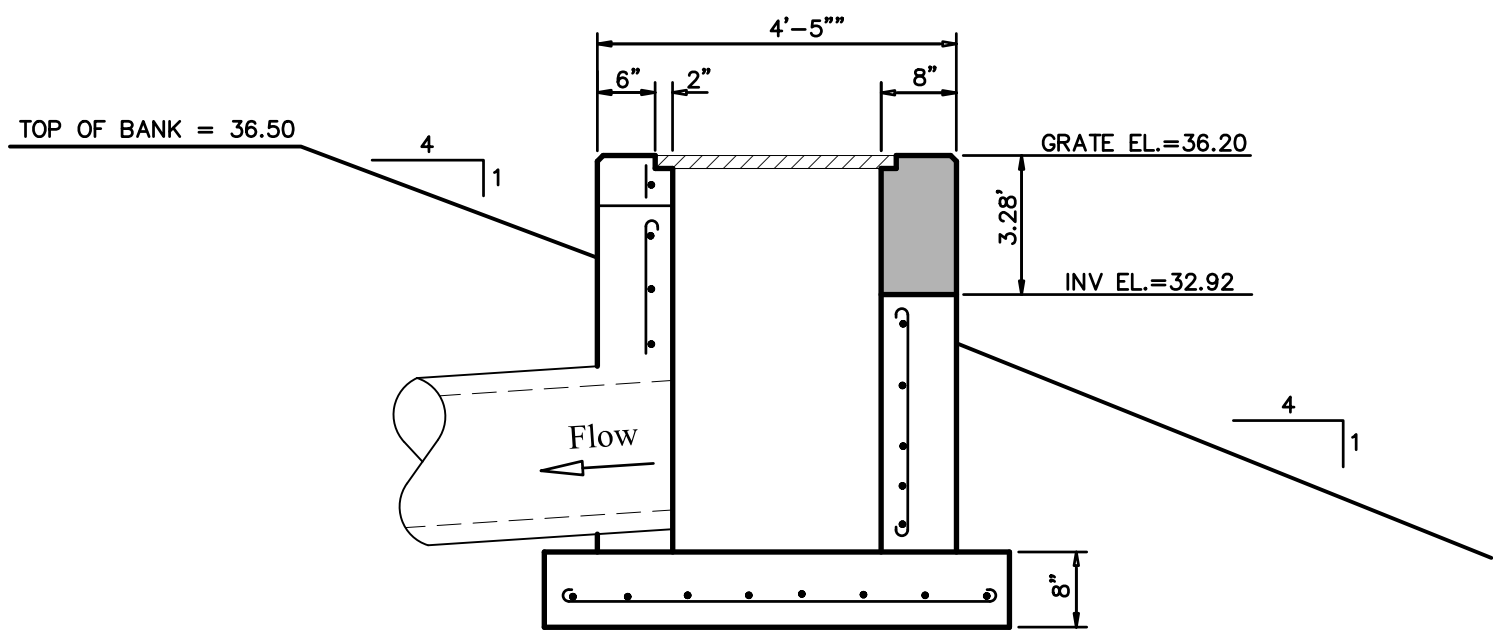
Revised Preliminary Site Plan  
Drainage Details  
For  
Parrish Storage II  
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

11

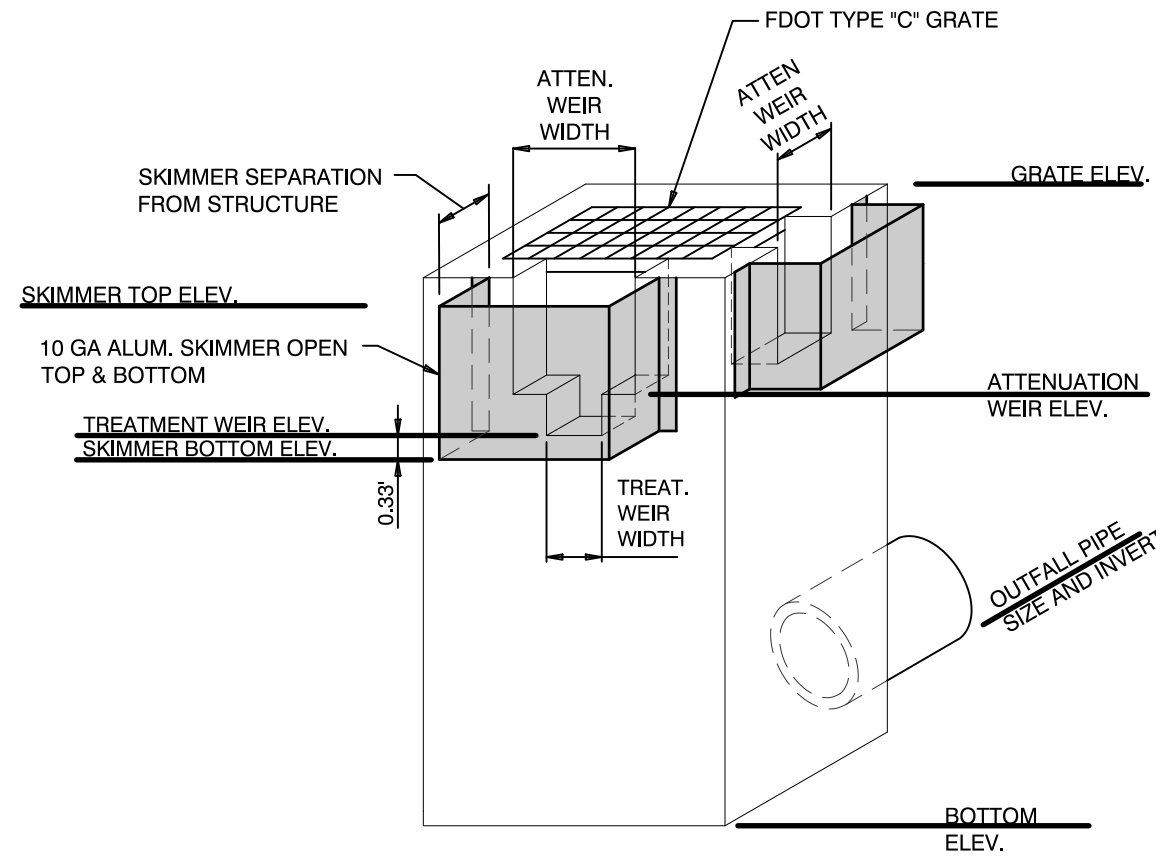
Sheet 11 or 16

CONTROL STRUCTURE WEIR/SKIMMER TABLE

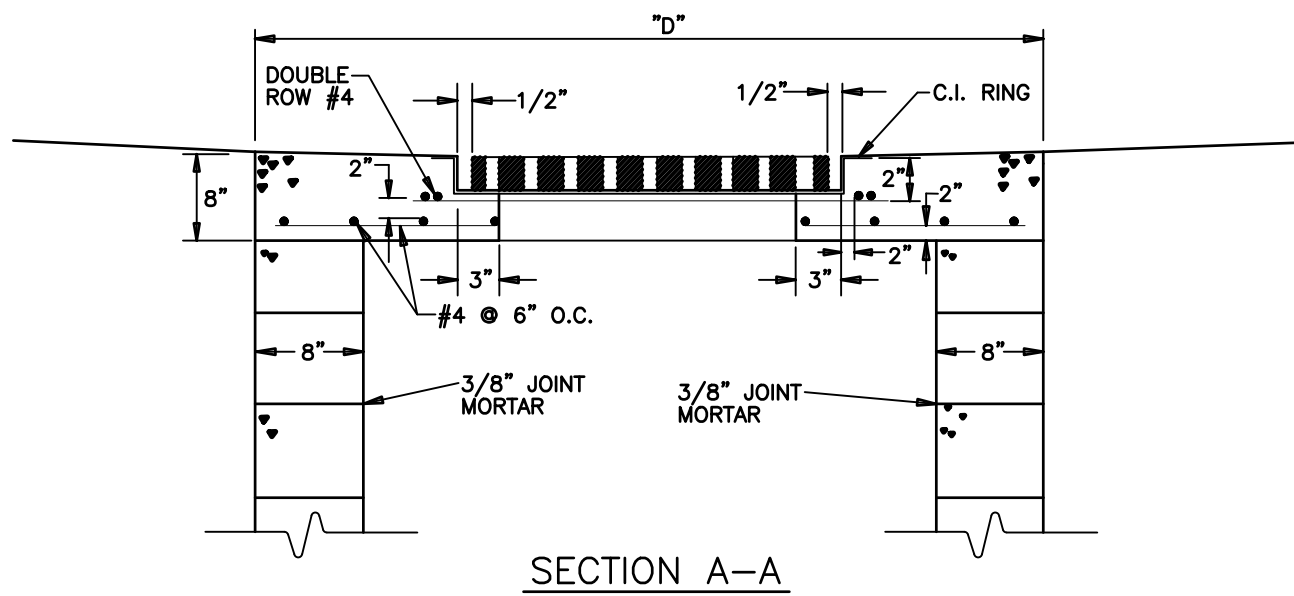
| DRAINAGE REPORT<br>CONTROL<br>STRUCTURE NO. | TOP OF STRUCTURE/<br>GRATE ELEV. | BOTTOM<br>WEIR ELEV. | TREATMENT WEIR<br>WEIR<br>HEIGHT | ATTENUATION WEIR<br>WEIR<br>HEIGHT | OUTFALL<br>PIPE<br>INVERT | SKIMMER?<br>YES/NO | SKIMMER<br>BOTTOM EL. | SKIMMER<br>TOP EL. | SKIMMER<br>HEIGHT | SKIMMER<br>WIDTH | SKIMMER<br>DEPTH | SKIMMER<br>AREA (SF) | WEIR<br>AREA (SF) |
|---------------------------------------------|----------------------------------|----------------------|----------------------------------|------------------------------------|---------------------------|--------------------|-----------------------|--------------------|-------------------|------------------|------------------|----------------------|-------------------|
| CS#1                                        | 36.20                            | 32.92                | 3.28'                            | 1.33'                              | -                         | -                  | 31.50                 | YES                | 32.59             | 36.20            | 3.61'            | 3.00'                | 4.50              |



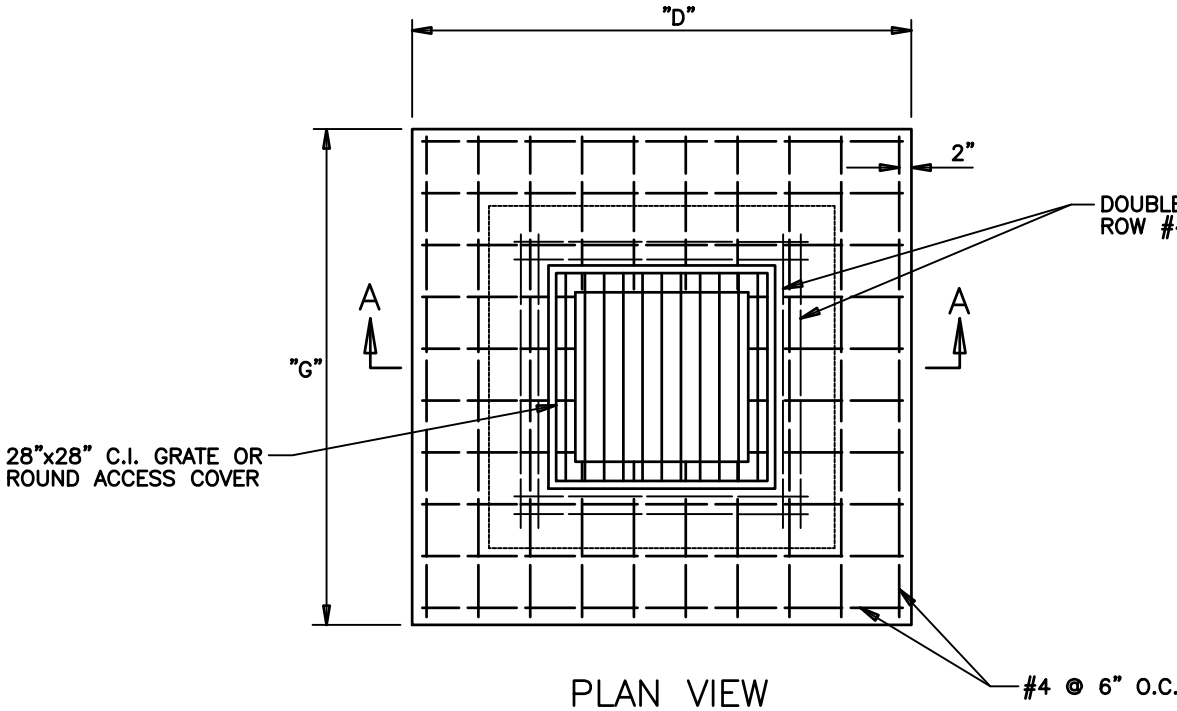
CONTROL STRUCTURE • SWF DETAIL



CONTROL STRUCTURE WITH NOTCH DETAIL



SECTION A-A



PLAN VIEW

NOTE: DIMENSIONS "D" & "G" PER SECTION 202.0

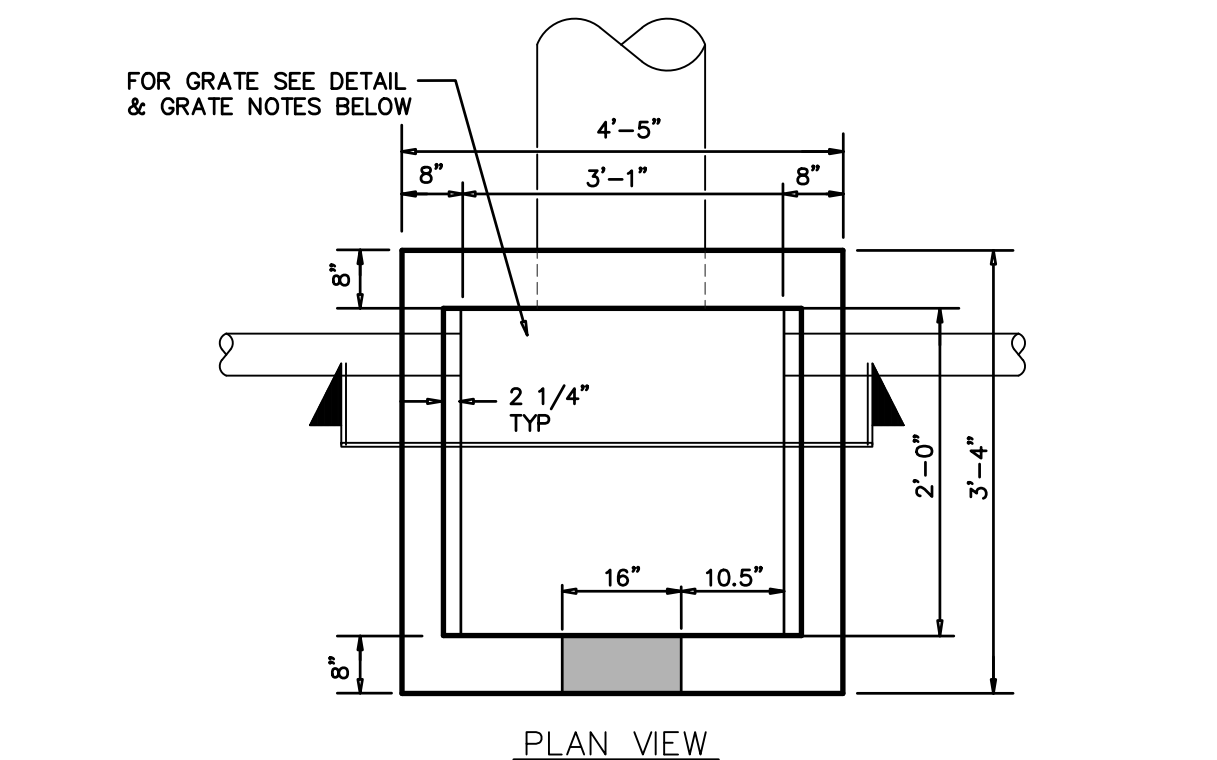
- ALTERNATE C.I. GRATES, 18"X 24", 24"X 24", 28"X 36" OR ACCESS COVER (202.6).
- 8" TRAFFIC BEARING LID W/ REINFORCING C.I. RING & DOUBLE ROW OF #4 REBAR.
- FOLLOWING MATERIALS ARE SPECIFIED IN FLORIDA D.O.T. SPEC'S., 2000. SEC 346 CONCRETE, SEC 962-8 IRON CASTING, SEC 931-1 REINFORCED STEEL.
- FILL BLOCKS WITH 3,000 P.S.I. CONCRETE (EACH CELL), USE #4 ROD IN EACH BLOCK, 16" O/C.
- USE #4 ROD ON 6" CENTERS BOTH WAYS ON LID. (SEE 202.3 E)
- SEE SHEET # 202.0 GENERAL NOTES AND DIMENSIONS INDEX, ALSO SHEET 202.1 TYP. CONC. BOX.
- INVERT TO BE GROUTED (SEE 202.1).
- PRECAST BOXES AS SPECIFIED IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS ARE AN ACCEPTABLE ALTERNATIVE AS APPROVED BY THE TRANSPORTATION DIRECTOR OR HIS DESIGNEE.
- ANGLE BRACKETS SHOWN ON 202.1 NOT REQUIRED.

Traffic Bearing Lid Detail

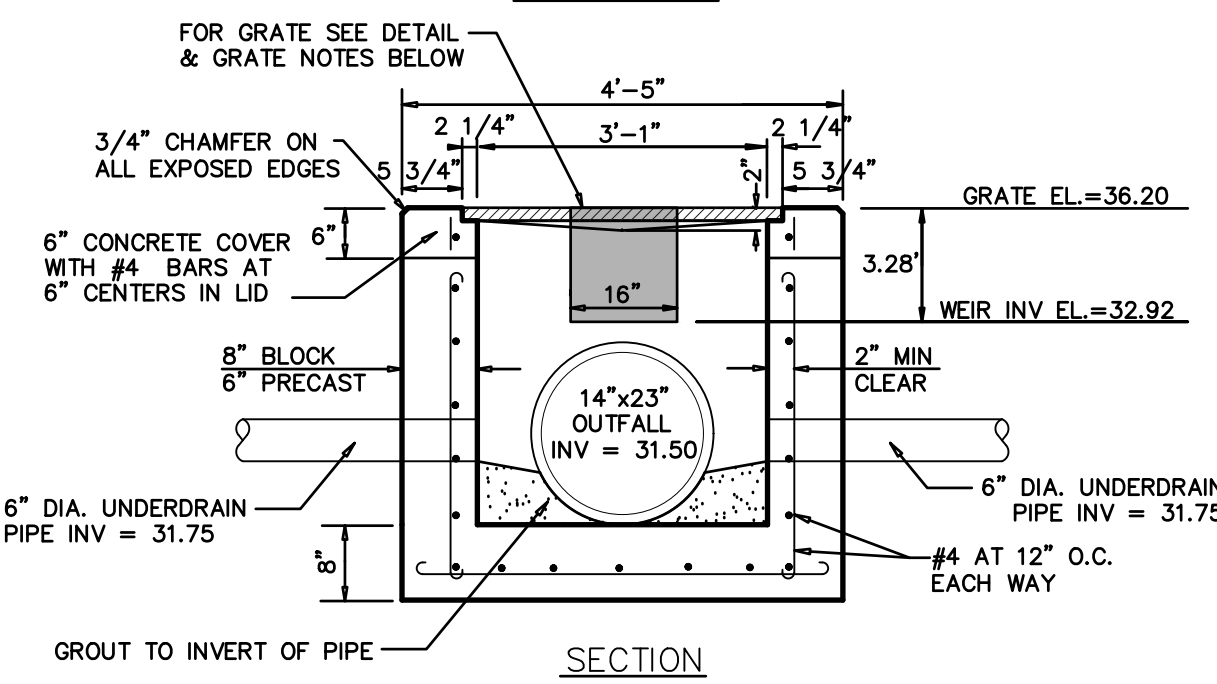
N.T.S.

Side Bank Filter Detail

N.T.S.



PLAN VIEW



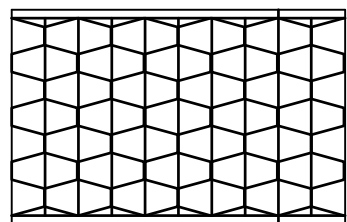
SECTION

NOTES:

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. SHOULD ANY VARIANCE OF THIS DETAIL BE NECESSARY.
- BENCH MARKS WITH THE ELEVATIONS CLEARLY AND PERMANENTLY MARKED ARE TO BE PLACED ON THE TOP OF ALL OUTFALL CONTROL STRUCTURES.
- GREASE/OIL SKIMMER TO BE ATTACHED TO WINDOW SIDE OF STRUCTURE (PER DETAIL).
- ALL CONTROL STRUCTURES SHALL HAVE A SEPARATE TOP SLAB TO ALLOW FOR FINAL ADJUSTMENT TO DESIGN GRADE. PRECAST CONTROL STRUCTURES SHALL BE CAST SO AS TO ALLOW A MINIMUM OF 6" OF BRICK ADJUSTMENT FOR CONSTRUCTION OF THE WEIRS.

GRATE NOTES:

- ALL GRATES TO BE GALVANIZED STEEL.
- TRAFFIC BEARING GRATE TO BE U.S. FOUNDRY NO. 6611.
- NON-TRAFFIC BEARING GRATE TO BE U.S. FOUNDRY NO. 6606.
- GRATE TO BE CHAINED TO STRUCTURE PER F.D.O.T. SPECIFICATIONS.

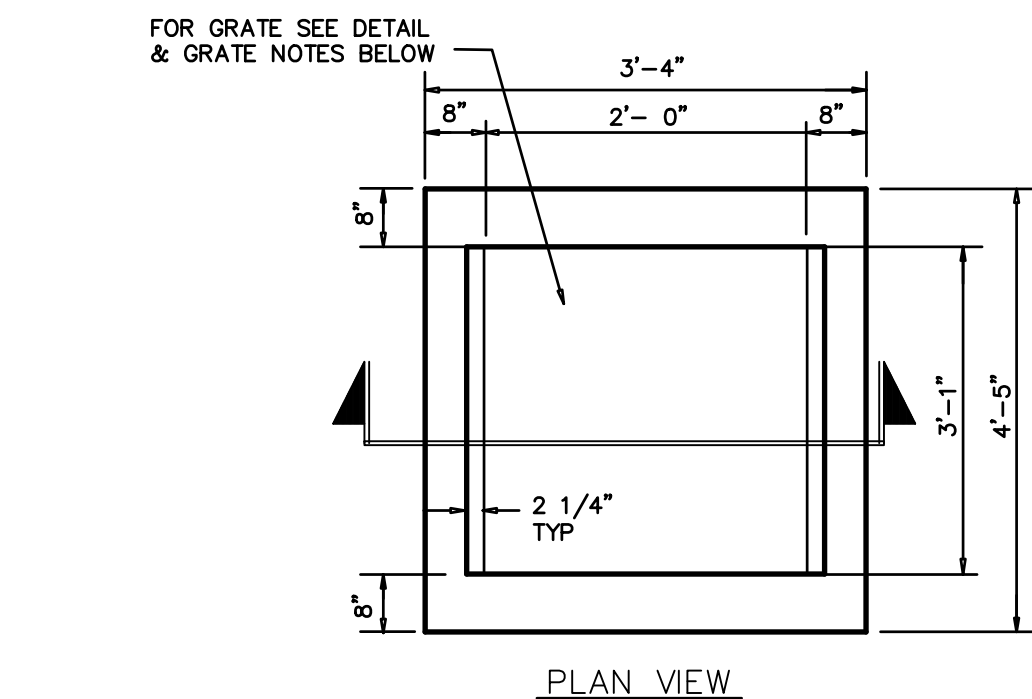


GRATE

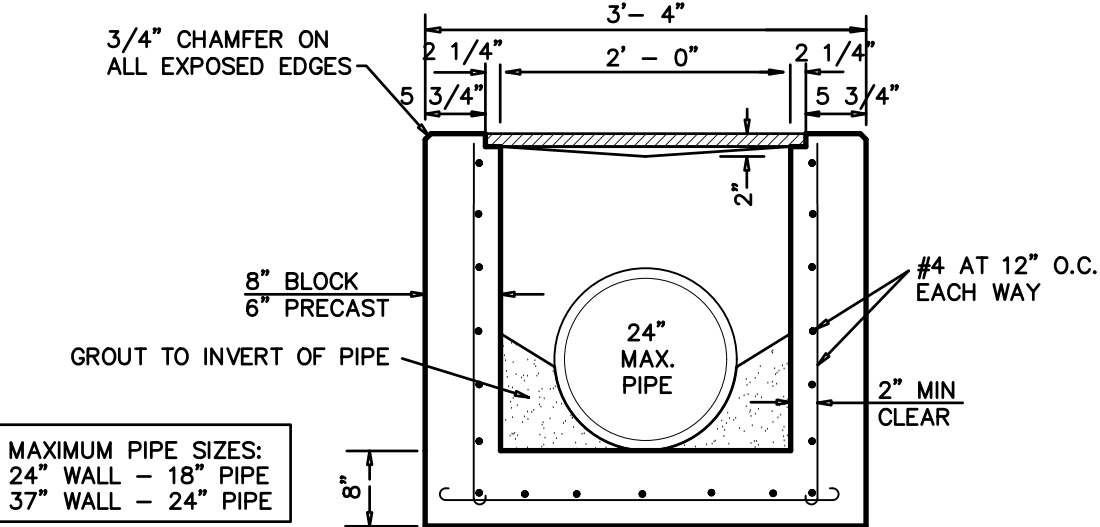
CS#1 Structure Detail (Type C Inlet)

N.T.S.

MODEL: DS-EX17-EX15



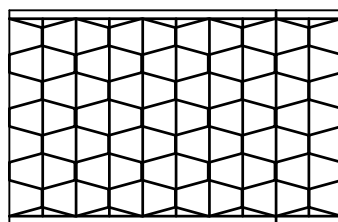
PLAN VIEW



SECTION

NOTES:

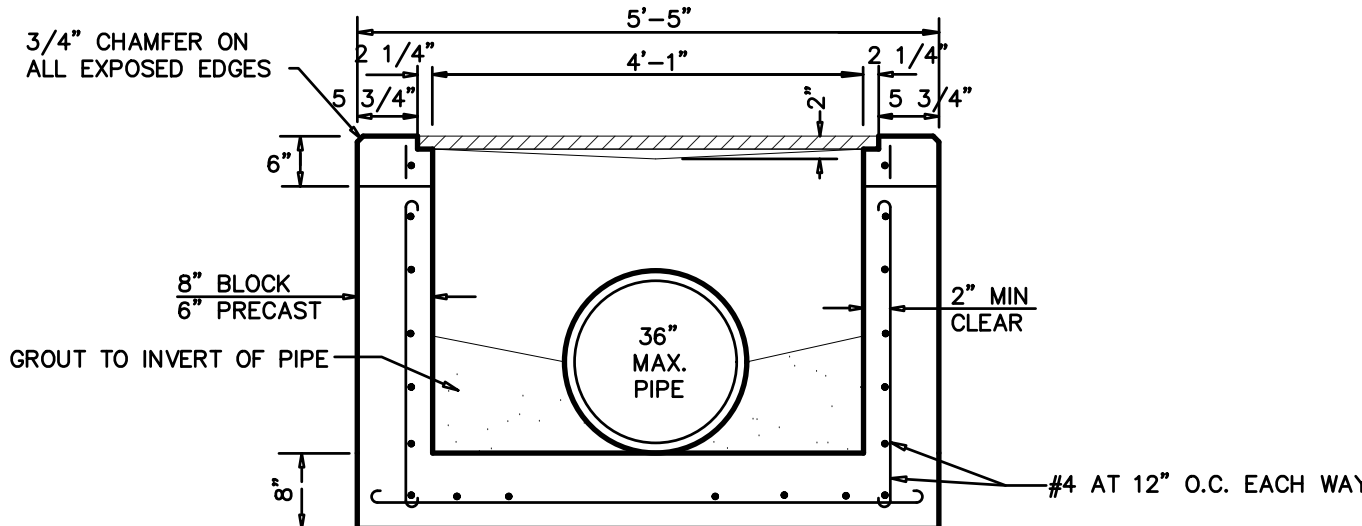
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. SHOULD ANY VARIANCE OF THIS DETAIL BE NECESSARY.
- BENCH MARKS WITH THE ELEVATIONS CLEARLY AND PERMANENTLY MARKED ARE TO BE PLACED ON THE TOP OF ALL OUTFALL CONTROL STRUCTURES.



GRATE

Type "C" Inlet Detail

N.T.S.

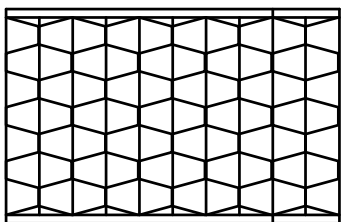


SECTION

NOTES:

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. SHOULD ANY VARIANCE OF THIS DETAIL BE NECESSARY.
- BENCH MARKS WITH THE ELEVATIONS CLEARLY AND PERMANENTLY MARKED ARE TO BE PLACED ON THE TOP OF ALL OUTFALL CONTROL STRUCTURES.

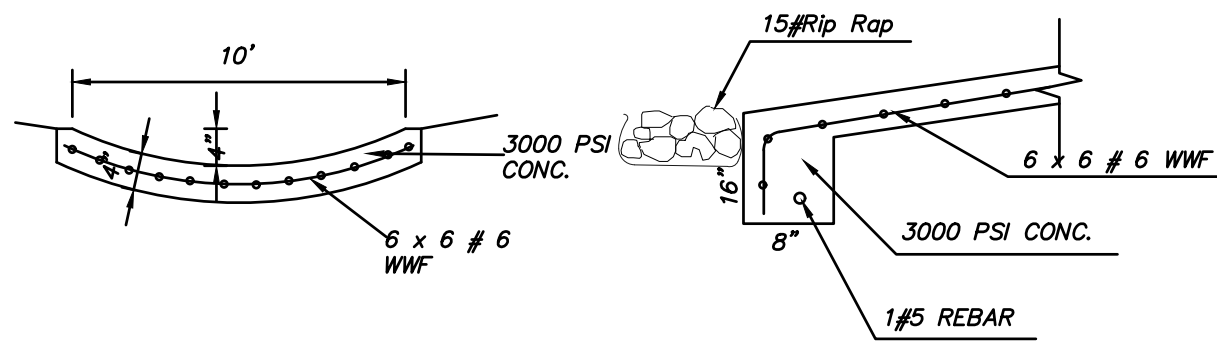
MAXIMUM PIPE SIZES:  
37" WALL - 24" PIPE  
49" WALL - 36" PIPE



GRATE

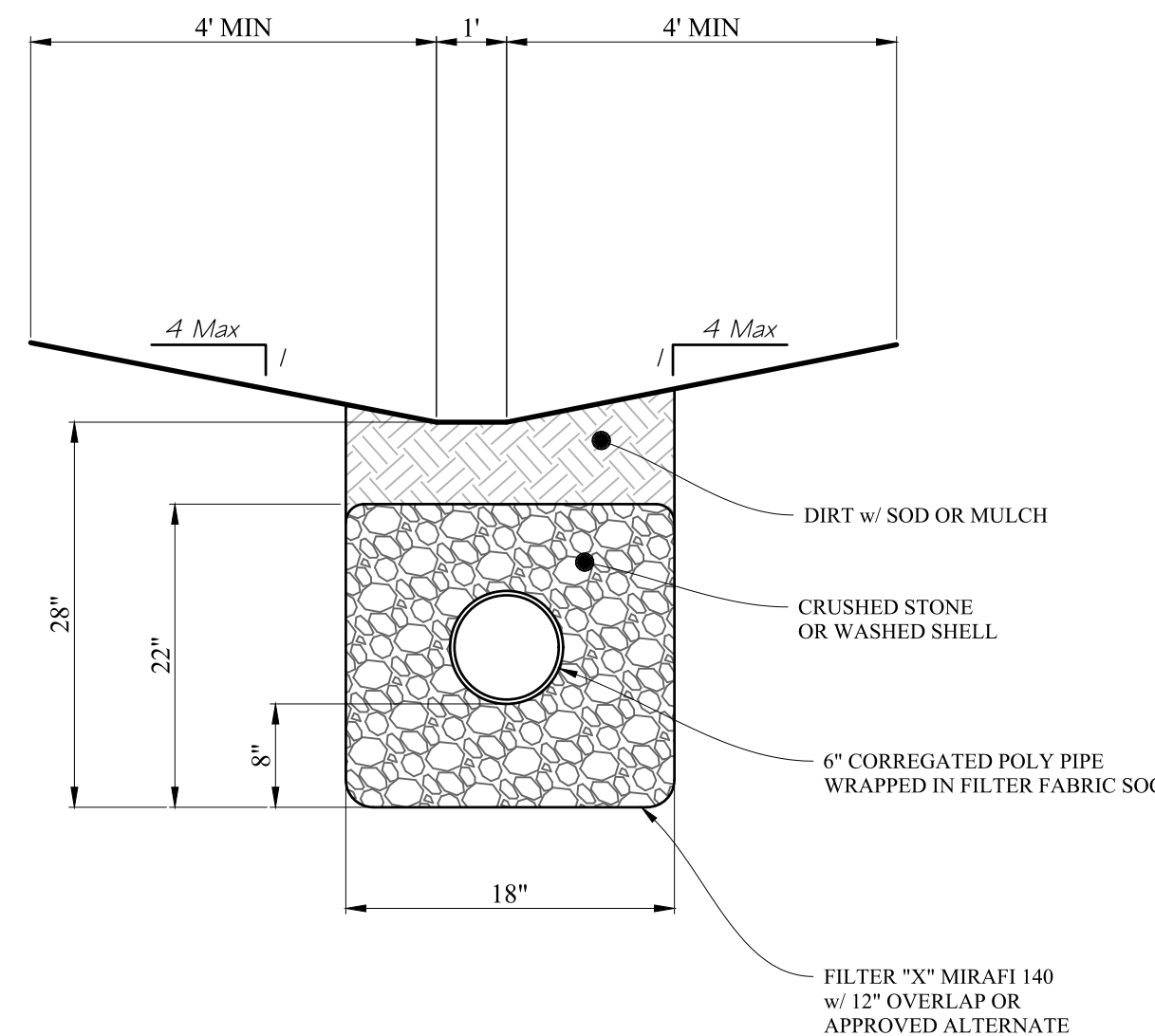
Type "D" Inlet Detail

N.T.S.



Concrete Flume Detail

N.T.S.



Perimeter Swale & Underdrain Detail

N.T.S.



Submitted For:

REV 5 Rev Drainage Curb Inlet Details 5-2-18  
REV 4 Rev Drainage Struct. Details 4-17-18  
REV 3 Rev Drainage Struct. Details 3-22-18

Design By: Drawn By: Checked By:

JEC JEC SJS  
Drawing Scale: Drawing Date:  
NTS January 4, 2018

Revised Preliminary Site Plan  
Drainage Details

For

Parrish Storage II

Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

12

Sheet 12 or 16

|  <b>Shroyer Drapala<br/>Engineering, LLC</b> |                               | <b>Swale Capacity Calculations</b> |                          |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------|--------------------------|
| Project Name: GSI Shop                                                                                                         |                               | Project #: 17950.00                |                          |
| Project Address: 10407 US 41 N, Palmetto FL 34221                                                                              |                               |                                    |                          |
| Description: Swale Capacity Calculations for Perimeter Swale Contributing Basin (North Side)                                   |                               |                                    |                          |
| SWALE DATA                                                                                                                     |                               |                                    |                          |
| Input Values                                                                                                                   |                               | Calculated Values                  |                          |
| Manning's n-value                                                                                                              | n = 0.0100                    | Theta                              | θ = 0.24 radians         |
| Side slope (H:V)                                                                                                               | s = 4.0                       | Top width                          | W <sub>t</sub> = 6.00 ft |
| Bottom width                                                                                                                   | W <sub>b</sub> = 0.00 ft      | Cross section area                 | a = 2.25 sf              |
| Depth of flow                                                                                                                  | d = 0.75 ft                   | Wetted perimeter                   | P <sub>w</sub> = 6.18 ft |
| Slope of channel                                                                                                               | S <sub>c</sub> = 0.0050 ft/ft | Hydraulic radius                   | r = 0.36 ft              |
|                                                                                                                                |                               | Conveyance                         | K = 56.93                |

| NORTH BASIN RUN-OFF (INITIAL 520 LF) |      |           |
|--------------------------------------|------|-----------|
|                                      | C    | Area (sf) |
| Impervious                           | 0.93 | 11,224    |
| Pervious                             | 0.20 | 26,453    |
| Pond                                 | 1.00 | 0         |
| Other                                | 0.50 | 0         |
| Composite                            | 0.42 | 37,677    |
| Intensity = 9 in / hr                |      |           |
| Q <sub>max</sub> = C * I * A         |      |           |
| Q <sub>max</sub> = 0.42 * 9 * 0.86   |      |           |
| Q <sub>max</sub> = 3.30 cfs          |      |           |

|                                                      |                              |
|------------------------------------------------------|------------------------------|
| Maximum Swale Capacity                               | Q <sub>max</sub> = 4.03 cfs  |
| Proposed Flow Required                               | Q <sub>prop</sub> = 3.30 cfs |
| Q <sub>prop</sub> < or = Q <sub>max</sub> ? <b>Y</b> |                              |

| SWALE DATA                                              |                               |                    |                          |
|---------------------------------------------------------|-------------------------------|--------------------|--------------------------|
| Input Values                                            |                               | Calculated Values  |                          |
| Manning's n-value                                       | n = 0.0300                    | Theta              | θ = 0.24 radians         |
| Side slope (H:V)                                        | s = 4.0                       | Top width          | W <sub>t</sub> = 8.50 ft |
| Bottom width                                            | W <sub>b</sub> = 0.50 ft      | Cross section area | a = 4.50 sf              |
| Depth of flow                                           | d = 1.00 ft                   | Wetted perimeter   | P <sub>w</sub> = 8.75 ft |
| Slope of channel                                        | S <sub>c</sub> = 0.0087 ft/ft | Hydraulic radius   | r = 0.51 ft              |
|                                                         |                               | Conveyance         | K = 143.48               |
| Q <sub>max</sub> = K * S <sub>c</sub> <sup>(0.53)</sup> |                               |                    |                          |
| Q <sub>max</sub> = 143.47 * 0.0087                      |                               |                    |                          |
| Q <sub>max</sub> = 13.38 cfs                            |                               |                    |                          |

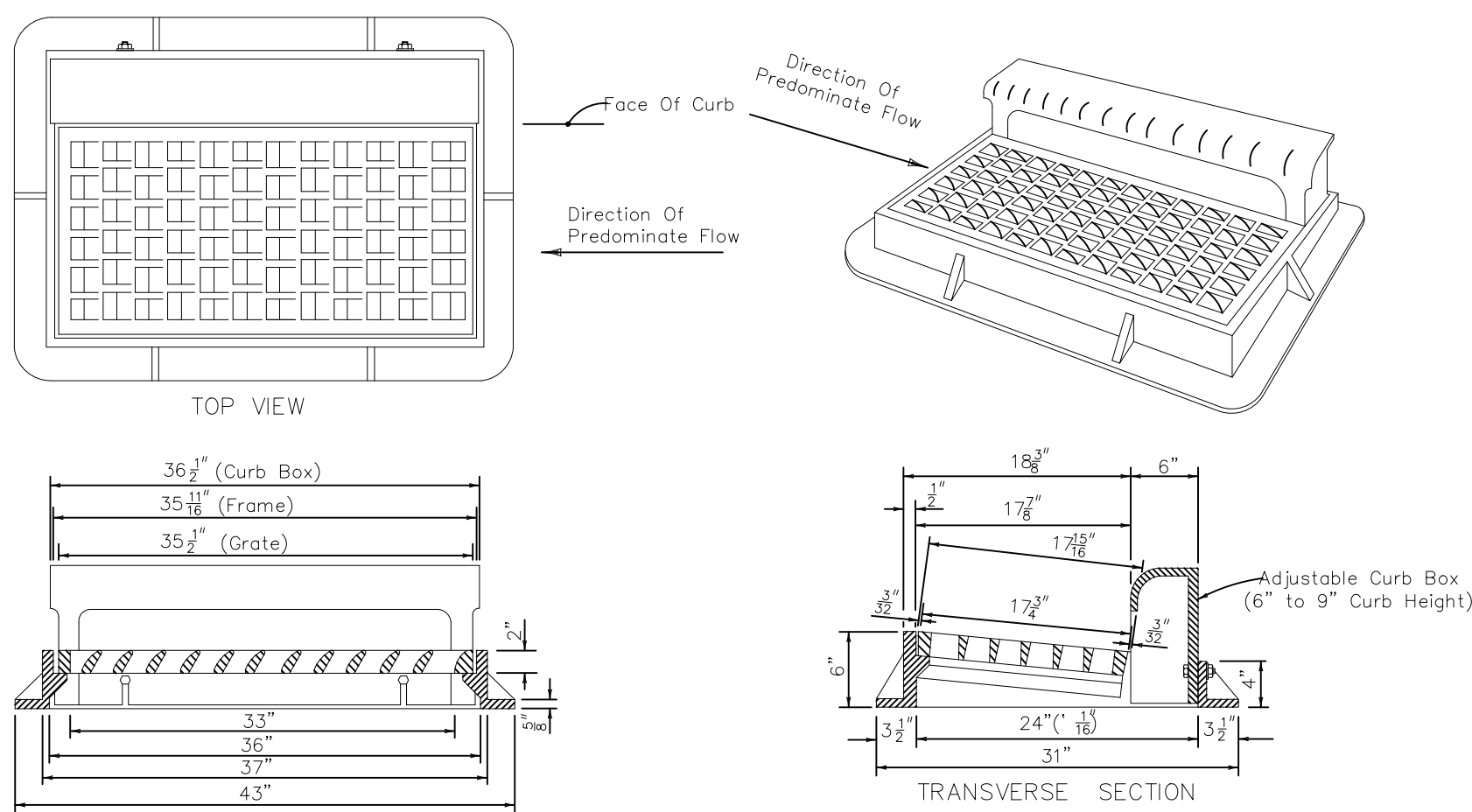
| NORTH BASIN RUN-OFF (COMPLETE 1,255 LF) |      |           |
|-----------------------------------------|------|-----------|
|                                         | C    | Area (sf) |
| Impervious                              | 0.93 | 31,379    |
| Pervious                                | 0.20 | 46,729    |
| Pond                                    | 1.00 | 0         |
| Other                                   | 0.50 | 0         |
| Composite                               | 0.53 | 72,108    |
| Intensity = 9 in / hr                   |      |           |
| Q <sub>max</sub> = C * I * A            |      |           |
| Q <sub>max</sub> = 0.52 * 9 * 1.65      |      |           |
| Q <sub>max</sub> = 7.84 cfs             |      |           |

|                                                      |                              |
|------------------------------------------------------|------------------------------|
| Maximum Swale Capacity                               | Q <sub>max</sub> = 13.38 cfs |
| Proposed Flow Required                               | Q <sub>prop</sub> = 7.84 cfs |
| Q <sub>prop</sub> < or = Q <sub>max</sub> ? <b>Y</b> |                              |

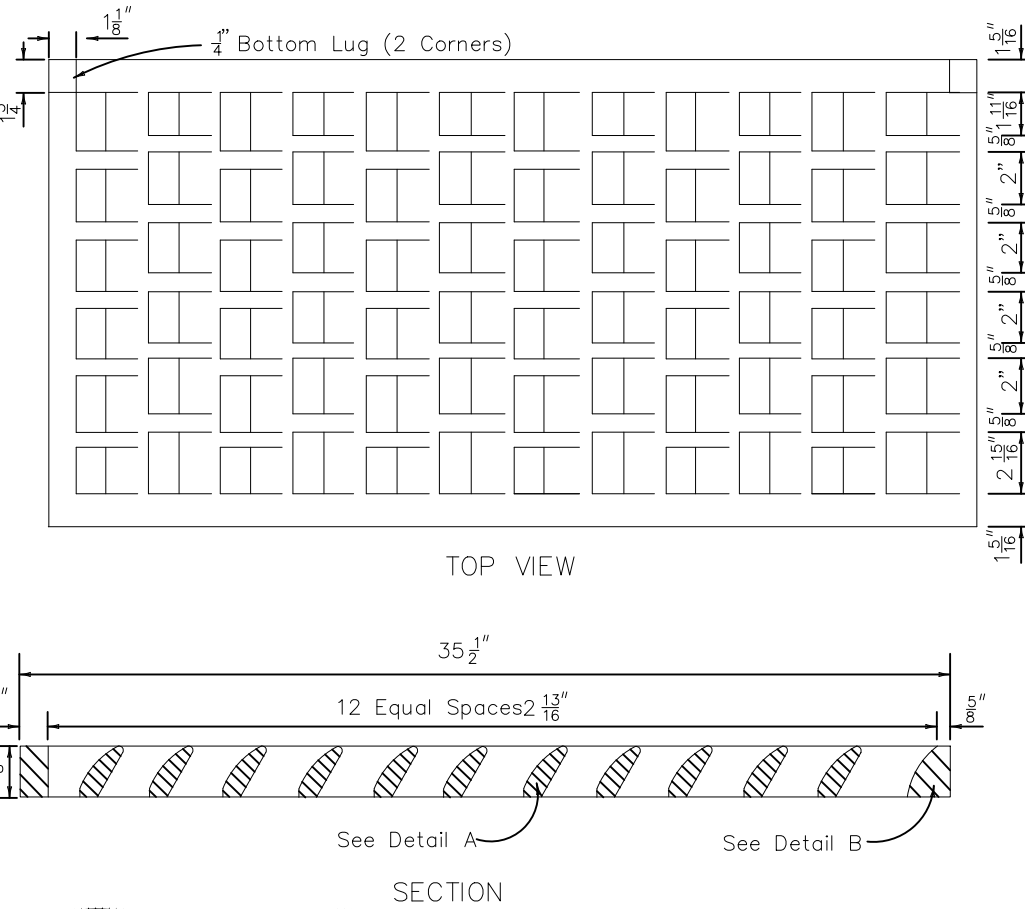
|  <b>Shroyer Drapala<br/>Engineering, LLC</b> |                               | <b>Swale Capacity Calculations</b> |                          |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------|--------------------------|
| <b>Project Name:</b> GSI Shop                                                                                                     |                               | <b>Project #:</b> 17950.00         |                          |
| <b>Project Address:</b> 10407 US 41 N, Palmetto FL 34221                                                                          |                               |                                    |                          |
| <b>Description:</b> Swale Capacity Calculations for Perimeter Swale Contributing Basin (South Side)                               |                               |                                    |                          |
| SWALE DATA                                                                                                                        |                               |                                    |                          |
| Input Values                                                                                                                      |                               | Calculated Values                  |                          |
| Manning's n-value                                                                                                                 | n = 0.0100                    | Top width                          | W <sub>t</sub> = 7.00 ft |
| Side slope (H:V)                                                                                                                  | s = 4.0                       | Cross section area                 | a = 3.00 sf              |
| Bottom width                                                                                                                      | W <sub>b</sub> = 1.00 ft      | Wetted perimeter                   | P <sub>w</sub> = 7.18 ft |
| Depth of flow                                                                                                                     | d = 0.75 ft                   | Hydraulic radius                   | r = 0.42 ft              |
| Slope of channel                                                                                                                  | S <sub>c</sub> = 0.0097 ft/ft | Convexity                          | K = 83.22                |

| SOUTH BASIN RUN-OFF                |      |           |
|------------------------------------|------|-----------|
|                                    | C    | Area (sf) |
| Impervious                         | 0.93 | 31,212    |
| Pervious                           | 0.20 | 33,394    |
| Pond                               | 1.00 | 0         |
| Other                              | 0.50 | 0         |
| Composite                          | 0.56 | 64,606    |
| Intensity = 9 in / hr              |      |           |
| Q <sub>max</sub> = C * I * A       |      |           |
| Q <sub>max</sub> = 0.56 * 9 * 1.48 |      |           |
| Q <sub>max</sub> = 7.51 cfs        |      |           |

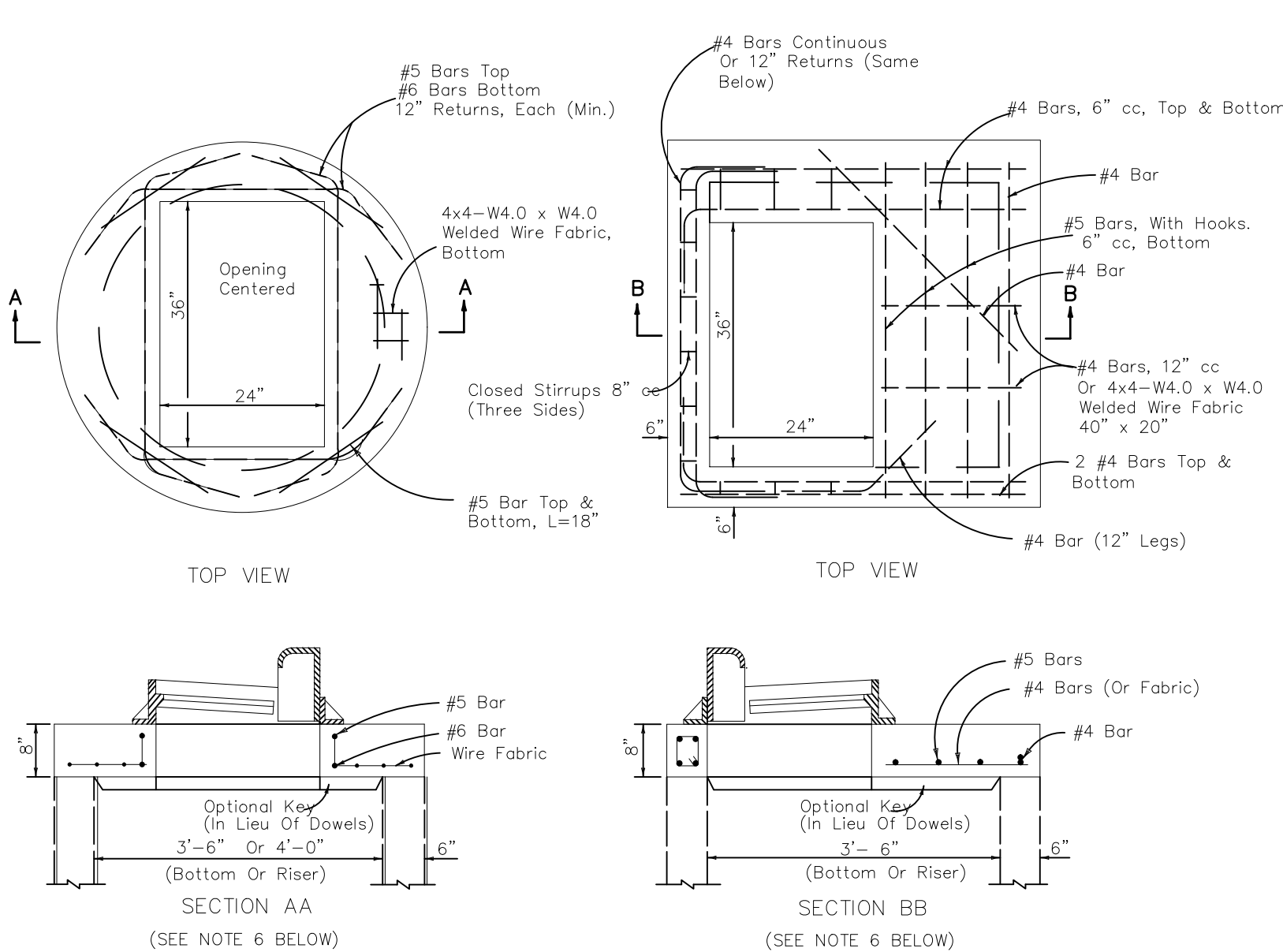
|                                                      |                              |
|------------------------------------------------------|------------------------------|
| Maximum Swale Capacity                               | Q <sub>max</sub> = 8.20 cfs  |
| Proposed Flow Required                               | Q <sub>prop</sub> = 7.51 cfs |
| Q <sub>prop</sub> < or = Q <sub>max</sub> ? <b>Y</b> |                              |



FRAME AND GRATE



GRATE DETAIL



TOP SLABS

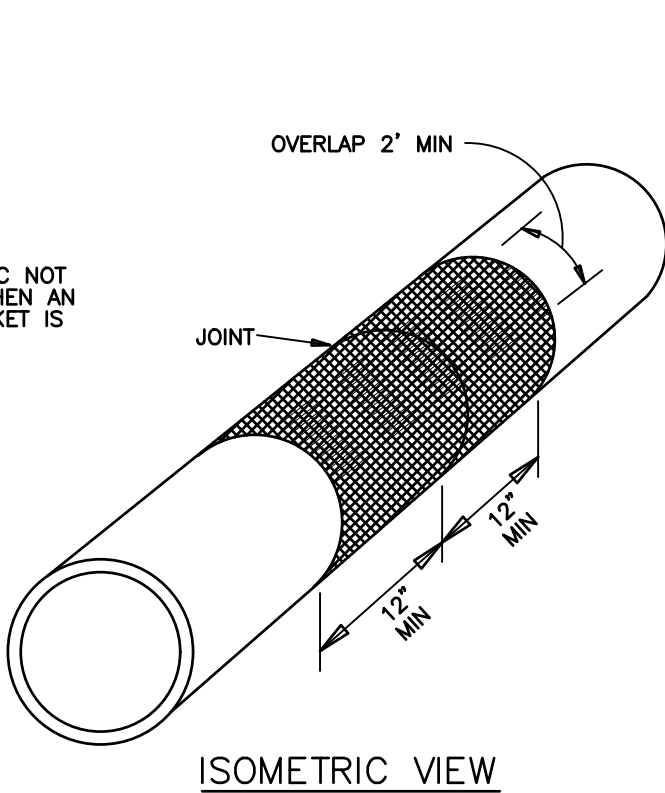
#### GENERAL NOTES

- This inlet is primarily intended for locations with light to moderate flows where right of way does not permit the use of throat Curb Inlets Types 1 through 6. The typical application is on curb returns to city streets. The inlet grate is suitable for pedestrian and bicycle traffic.
- This inlet to be located in vertical faced curbs such as Curb and Gutter Type F. Grate shall be oriented with vanes directed toward predominate flow. Inlet to be located outside pedestrian crosswalk where practical.
- For structure bottoms see Index No. 200. For supplemental details see Index No. 201.
- All steel in slab tops shall have 1/4" minimum cover unless otherwise shown. Tops shall be either cast-in-place or precast concrete.
- For Alternate B applications, top slab openings shall be placed such that 2 edges of inlet frame will be located directly above bottom wall or riser wall.
- When used on a structure with dimensions larger than those detailed above and risers are not applied, the top slab shall be constructed using Index 200 with the slab opening adjust to 24" x 36". The "Special Top Slab" on index 200 is not permitted.
- Frame may be adjusted with one to six courses of brick.
- Inlet and grate detail shown is Neenah R-3067-L. Vaned grates with approximately equal openings will be permitted that satisfy AASHTO H-20 loading. Inlet and grate shall be Class 30 castings in accordance with ASTM A 48. Grates shall be reversible, right or left.

#### Curb Inlet Top Type 9

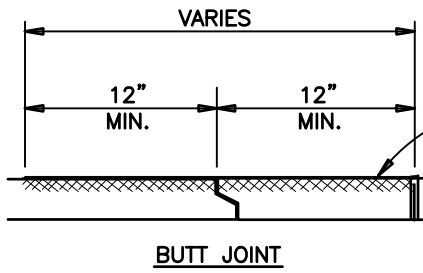
N.T.S.

FDOT Section 214

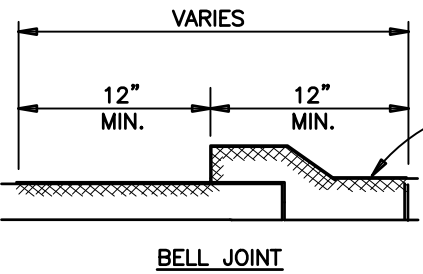


NOTE: FILTER FABRIC MATERIAL MUST MEET THE FOLLOWING ASTM REQUIREMENTS:

ASTM D 4595  
ASTM D 4632  
ASTM D 4533  
ASTM D 4833  
ASTM D 4491



BUTT JOINT



BELL JOINT

#### Filter Fabric Jacket

N.T.S.

Manatee County

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104.0

#### Curb Inlet

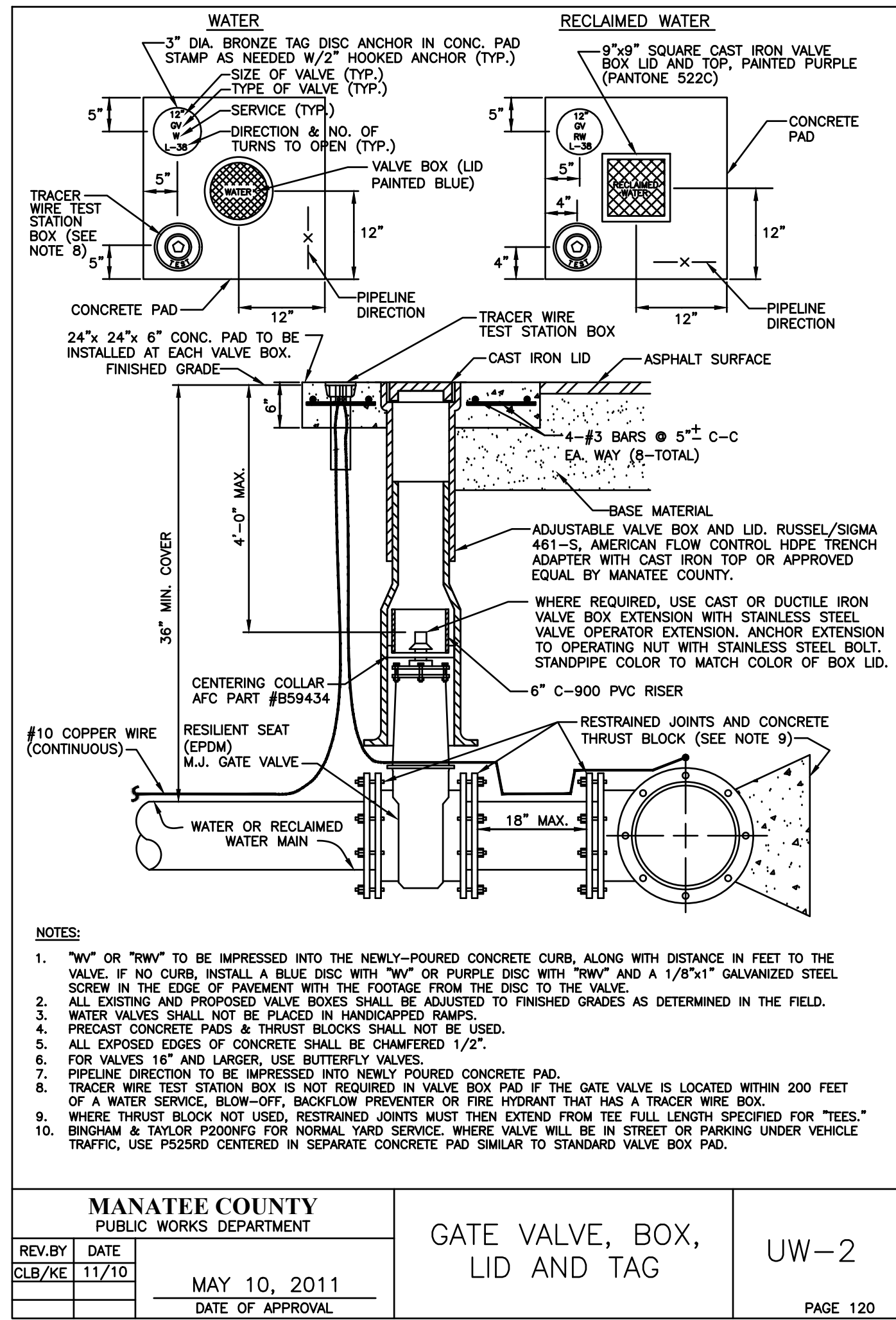
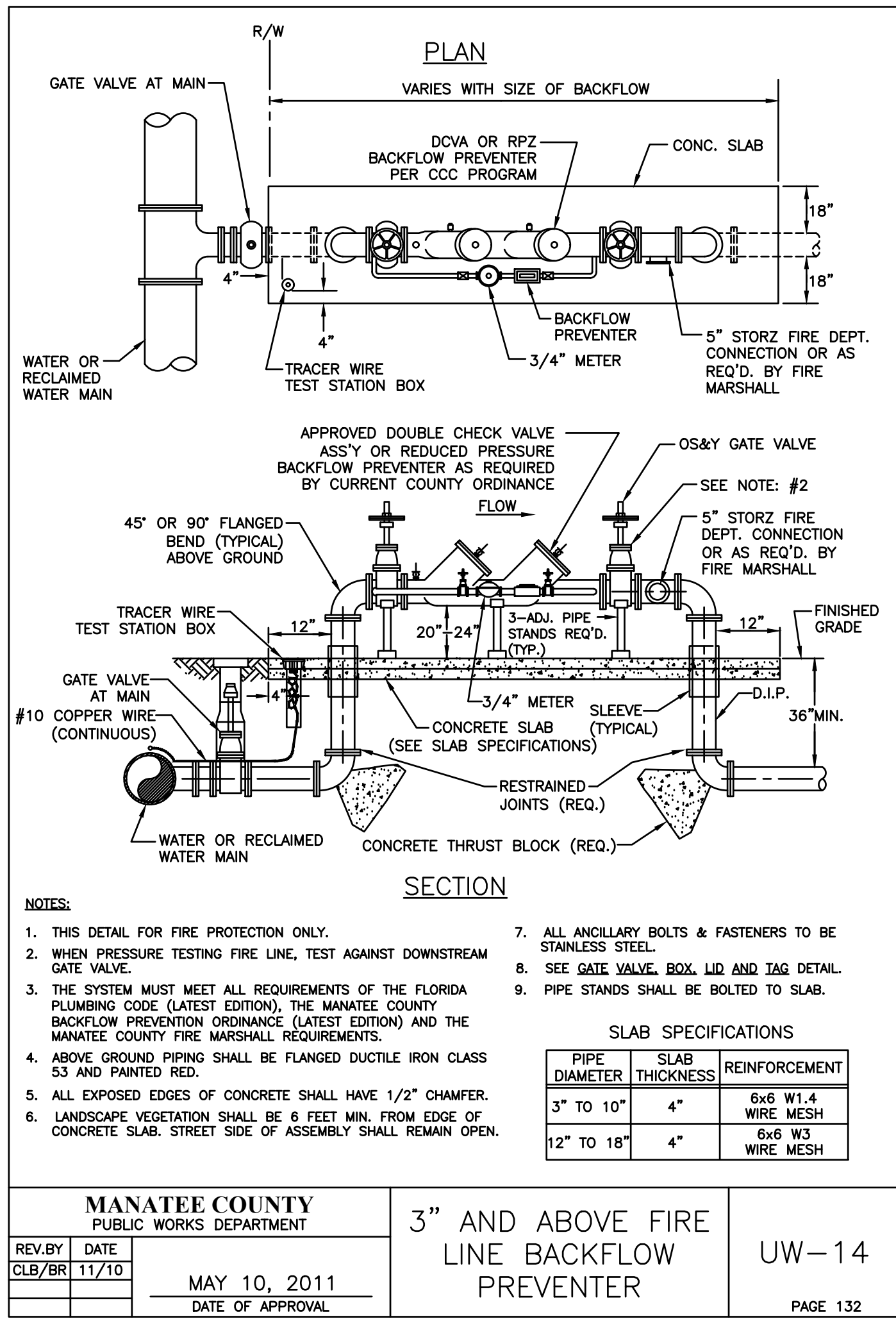
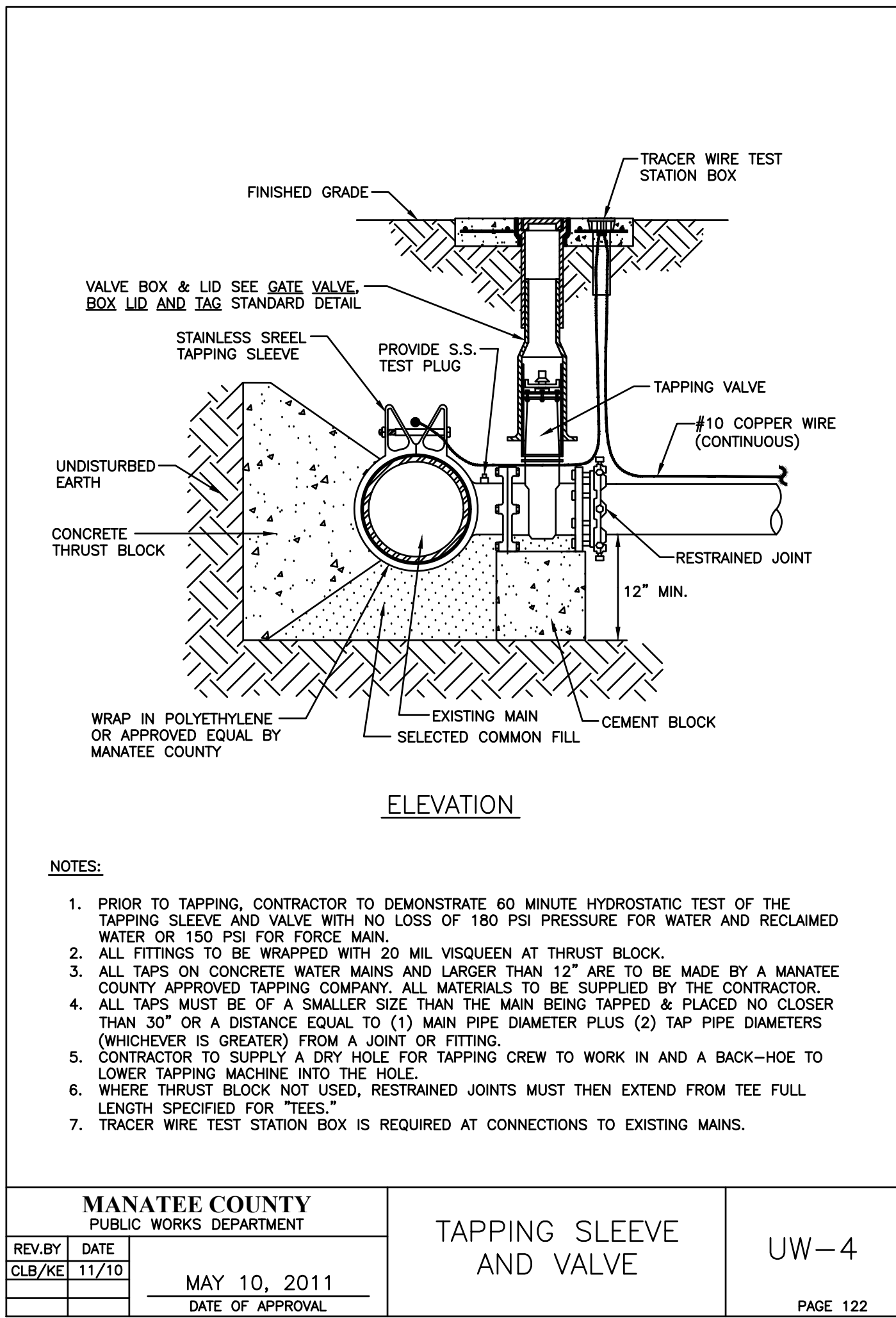
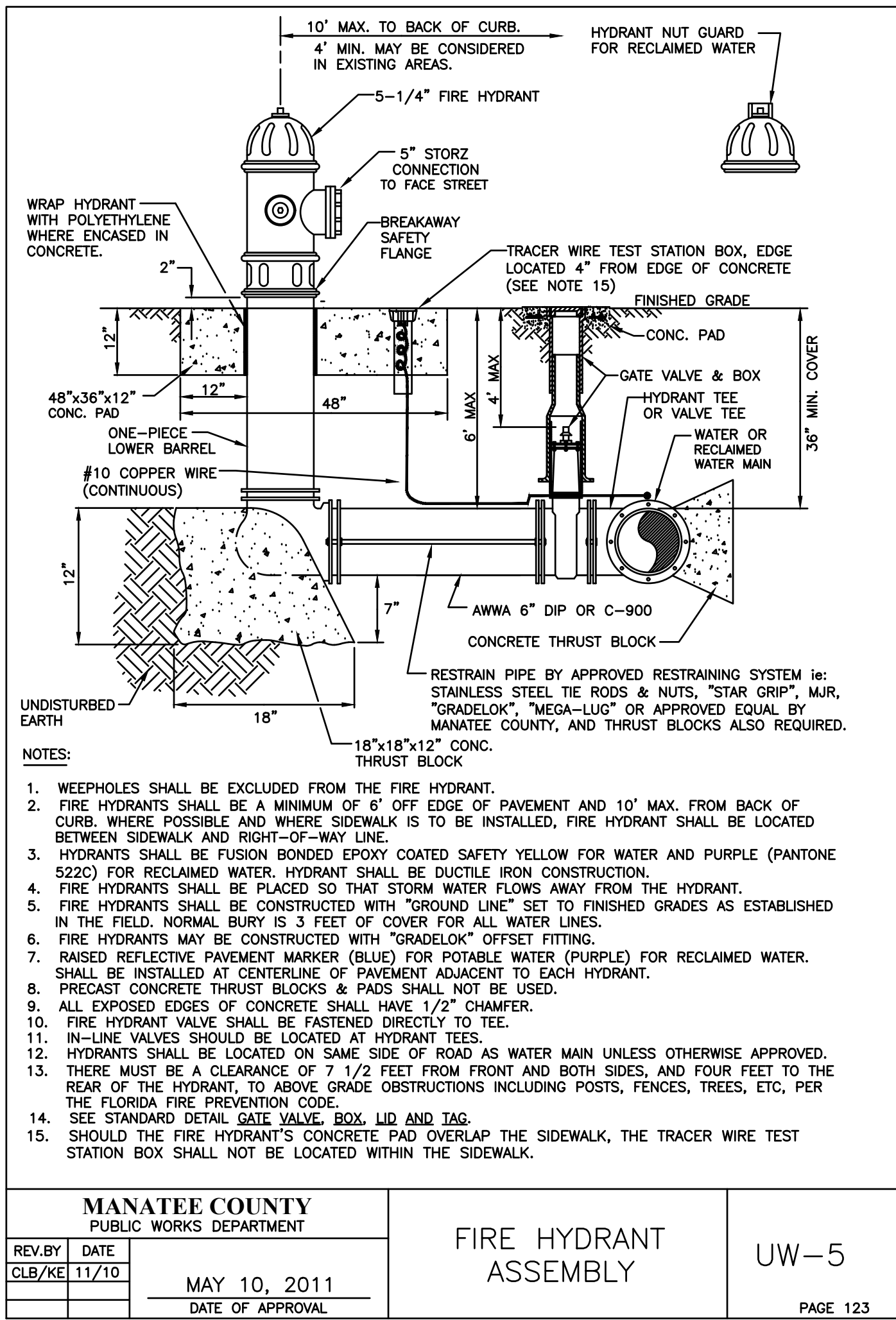
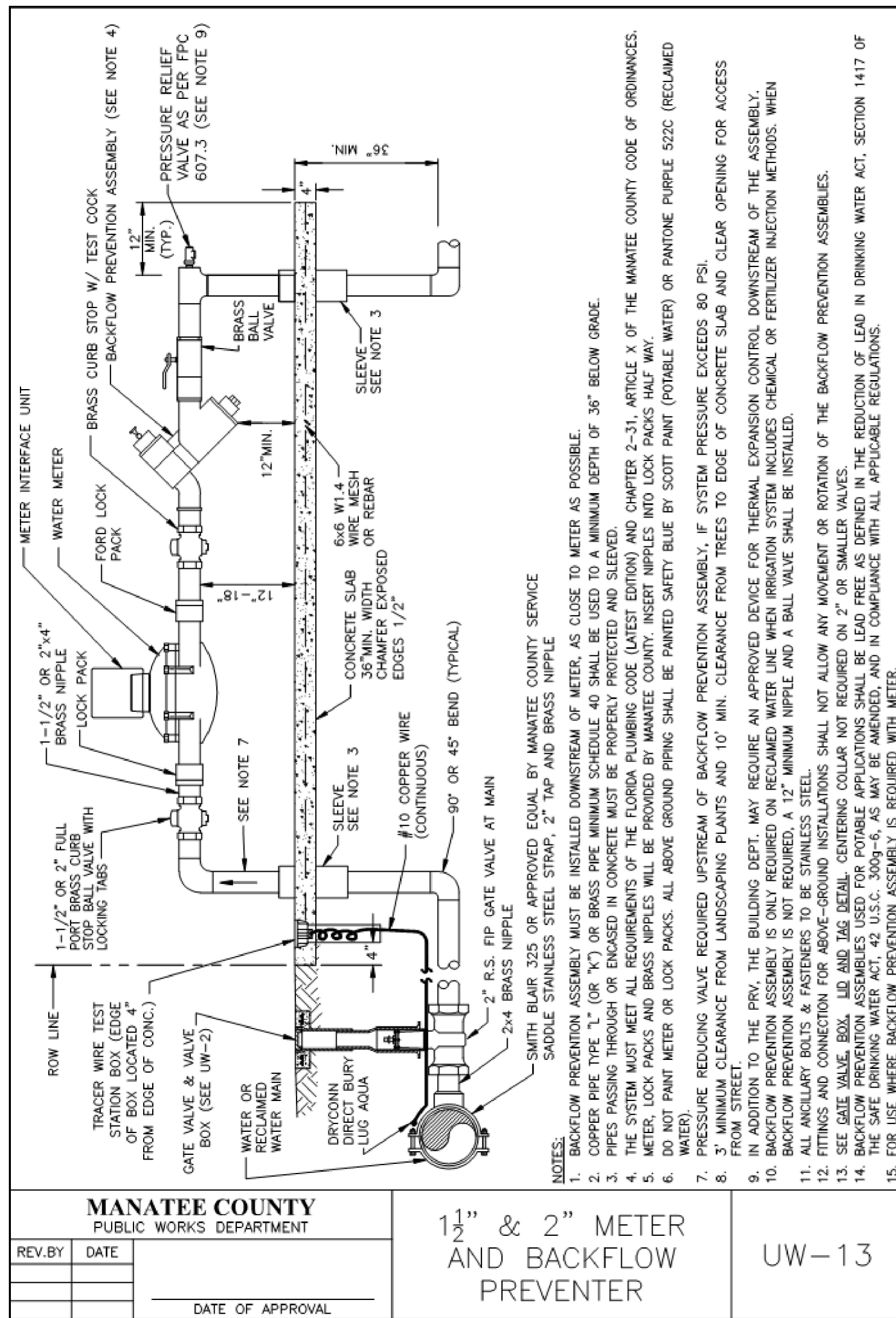
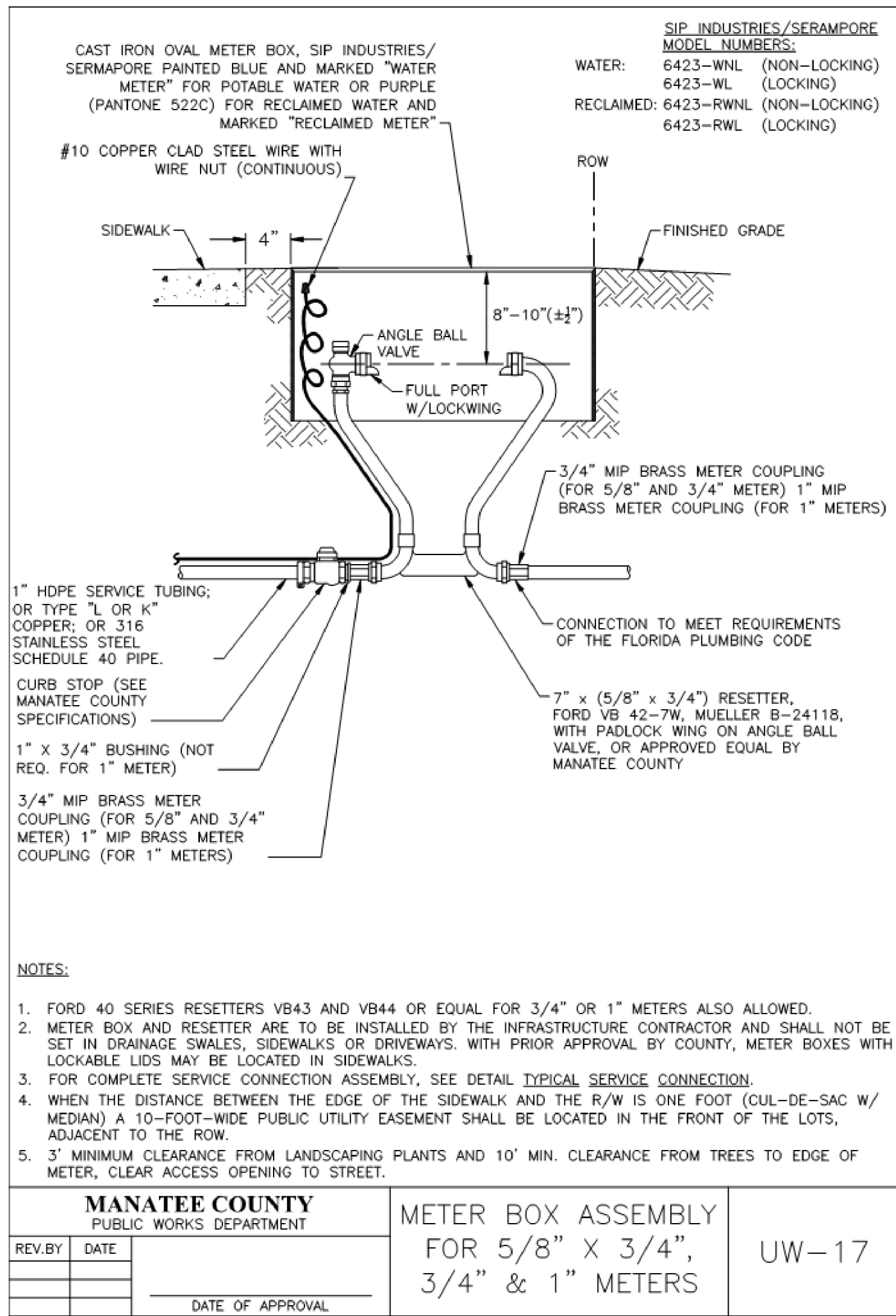
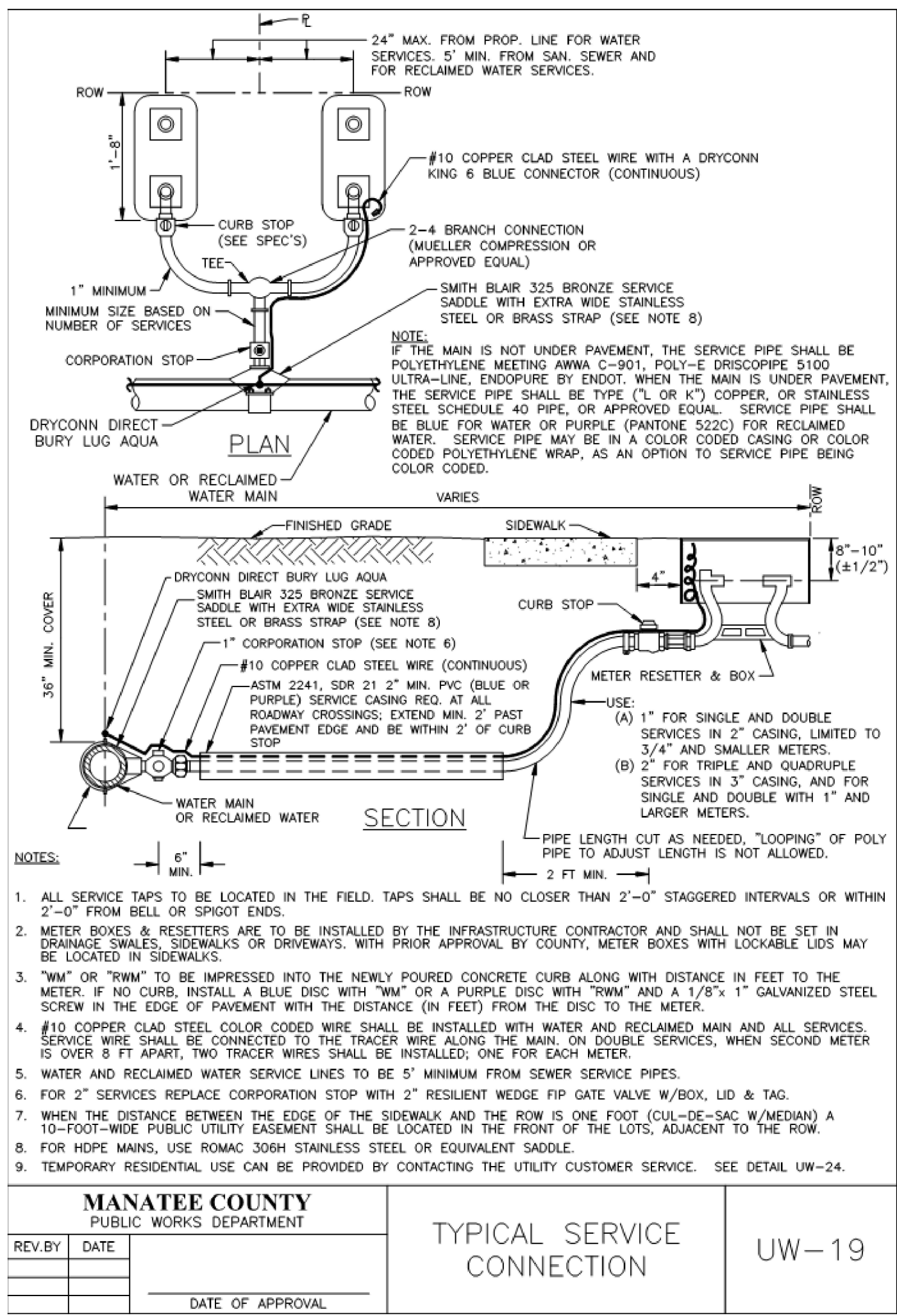
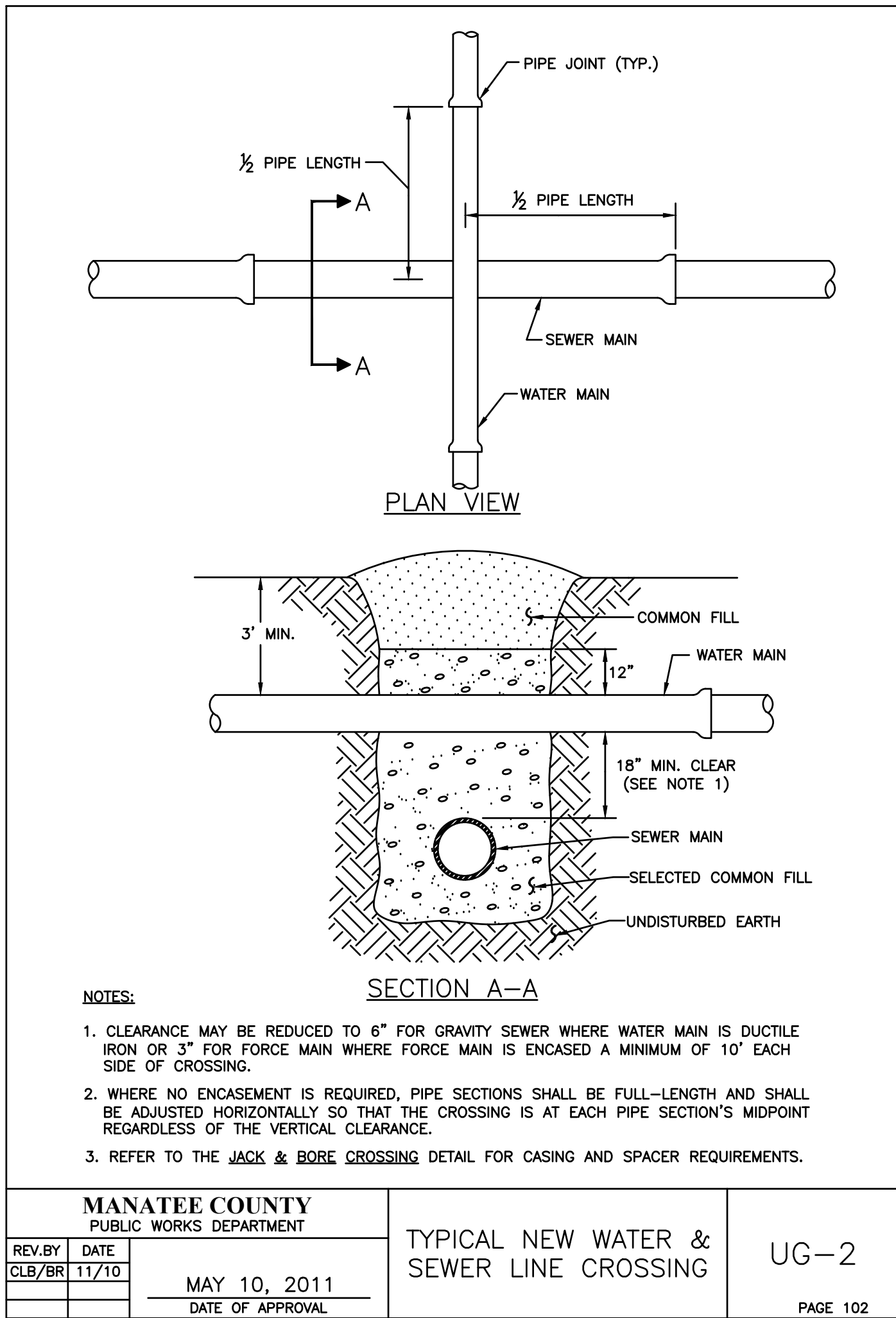
N.T.S.

Manatee County

06/12/07  
202.2



Submitted For:



|                |     |                                   |                 |
|----------------|-----|-----------------------------------|-----------------|
| REV            | 2   | Add UW-13 & Replace UW-17 & UW-19 | 4/17/18         |
| REV            | 3   | Add UG-2 & UW-5 Detail            | 4/17/18         |
| Design By:     | JEC | Drawn By:                         | SJS             |
| Drawing Scale: | NTS | Drawing Date:                     | January 4, 2018 |

Revised Preliminary Site Plan  
Fire Service and Water Details  
For  
**Parrish Storage II**  
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

13

Sheet 13 or 16



**REQUIRED LENGTH OF RESTRAINED JOINT PIPE  
FOR DR-18 PVC PIPE**

| MAIN<br>PIPE<br>SIZE | HORIZ. BENDS |     |       | TEES               |                    |                    |                   |                  |                    |                    | REDUCERS    |  |  |     | PLUGS & VALVES |
|----------------------|--------------|-----|-------|--------------------|--------------------|--------------------|-------------------|------------------|--------------------|--------------------|-------------|--|--|-----|----------------|
|                      | 90°          | 45° | 22.5° | SIZE LENGTH        |                    |                    |                   |                  |                    |                    | SIZE LENGTH |  |  |     |                |
|                      |              |     |       |                    |                    |                    |                   |                  |                    |                    |             |  |  |     |                |
| 24                   | 90           | 45  | 22.5  | X24 <sub>189</sub> | X16 <sub>132</sub> | X12 <sub>100</sub> | X10 <sub>84</sub> | X8 <sub>72</sub> | X16 <sub>117</sub> | X12 <sub>158</sub> |             |  |  | 214 |                |
| 20                   | 78           | 32  | 16    | X20 <sub>141</sub> | X16 <sub>101</sub> | X12 <sub>80</sub>  | X10 <sub>64</sub> | X8 <sub>56</sub> | X16 <sub>115</sub> | X12 <sub>149</sub> |             |  |  | 184 |                |
| 16                   | 66           | 27  | 13    | X16 <sub>111</sub> | X12 <sub>87</sub>  | X10 <sub>67</sub>  | X8 <sub>41</sub>  | X6 <sub>36</sub> | X16 <sub>107</sub> | X12 <sub>141</sub> |             |  |  | 151 |                |
| 12                   | 52           | 22  | 10    | X12 <sub>80</sub>  | X10 <sub>56</sub>  | X8 <sub>41</sub>   | X6 <sub>36</sub>  | X4 <sub>31</sub> | X16 <sub>97</sub>  | X12 <sub>126</sub> |             |  |  | 118 |                |
| 10                   | 44           | 18  | 9     | X10 <sub>63</sub>  | X8 <sub>40</sub>   | X6 <sub>31</sub>   | X4 <sub>27</sub>  |                  | X16 <sub>86</sub>  | X12 <sub>111</sub> |             |  |  | 100 |                |
| 8                    | 37           | 15  | 7     | X8 <sub>49</sub>   | X6 <sub>29</sub>   | X4 <sub>18</sub>   | X1 <sub>14</sub>  |                  | X16 <sub>70</sub>  | X12 <sub>96</sub>  |             |  |  | 83  |                |
| 6                    | 29           | 12  | 6     | X6 <sub>29</sub>   | X4 <sub>1</sub>    |                    |                   |                  | X16 <sub>60</sub>  | X12 <sub>81</sub>  |             |  |  | 63  |                |
| 4                    | 21           | 8   | 4     | X4 <sub>12</sub>   |                    |                    |                   |                  |                    |                    |             |  |  | 45  |                |

**NOTES:**

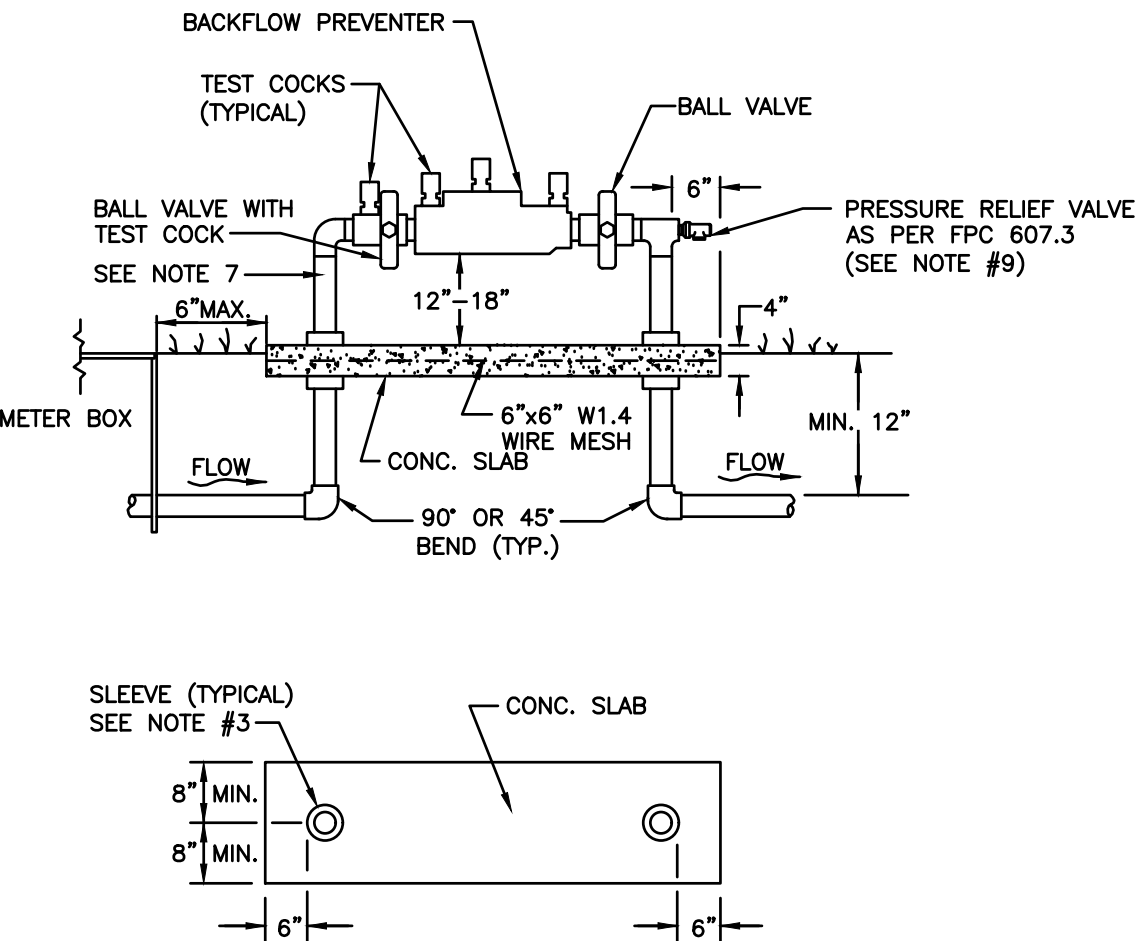
1. RESTRAIN 11.25' BENDS 50% OF LENGTH FOR 22.5' BENDS.
2. ALL VALVES AND FITTINGS SHALL BE RESTRAINED TO THE CONNECTING SECTIONS OF PIPE.
3. ALL ISOLATION VALVES MUST BE PROPERLY ANCHORED OR RESTRAINED TO RESIST A 180 PSI TEST PRESSURE IN EITHER DIRECTION.
4. PIPE SIZES ARE GIVEN IN INCHES.
5. RESTRAINED PIPE LENGTHS ARE GIVEN IN FEET.
6. LENGTHS SHOWN ARE FOR A TEST PRESSURE OF 180 PSI.
7. THE RESTRAINED LENGTHS SHOWN IN THESE TABLES ARE BASED ON SOIL CLASSIFICATION SP WITH AWWA TYPE 3 TRENCH CONDITIONS, 180 PSI TEST PRESSURE, 3 FEET OF COVER AND 1.5 FACTOR OF SAFETY. ACTUAL BURY CONDITIONS MUST BE DETERMINED BY THE ENGINEER OF RECORD AND THE RESTRAINED LENGTHS MODIFIED ACCORDINGLY.
8. RESTRAINED LENGTHS TO BE APPLIED TO PIPELINES PER DETAIL RESTRAINED LENGTHS FOR PIPE.

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**RESTRAINED  
LENGTHS FOR PVC  
PIPE**

UG-8  
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**NOTES:**

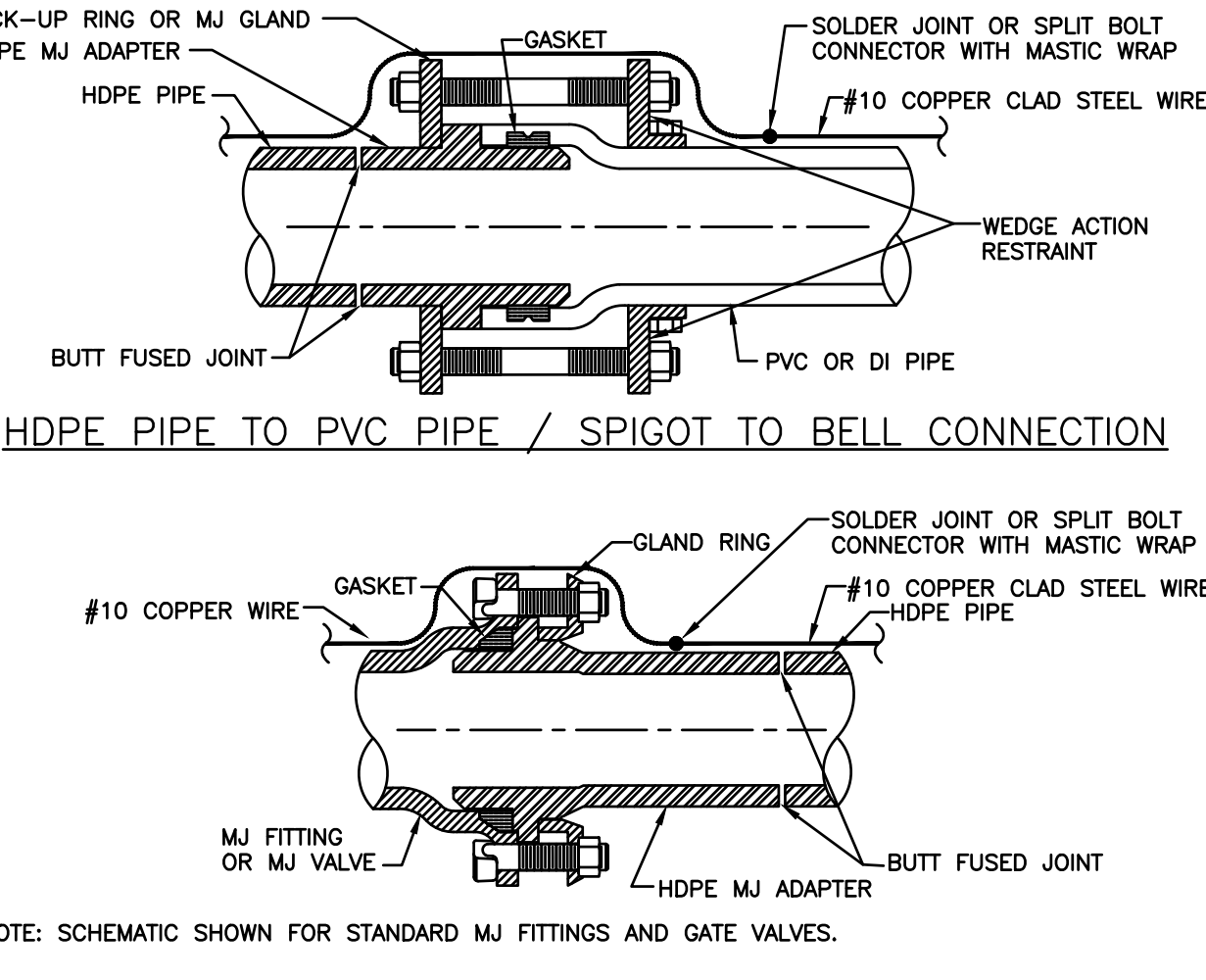
1. BACKFLOW DEVICE MUST BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER, AS SHOWN ABOVE.
2. COPPER PIPE TYPE "K" OR BRASS PIPE MINIMUM SCHEDULE 40 SHALL BE USED TO A MINIMUM DEPTH OF 12" BELOW GRADE.
3. PIPES PASSING THROUGH OR ENCASED IN CONCRETE MUST BE PROPERLY PROTECTED AND SLEEVED.
4. THE SYSTEM MUST MEET ALL REQUIREMENTS OF THE FLORIDA PLUMBING CODE (LATEST EDITION) AND THE MANATEE COUNTY BACKFLOW PREVENTION ORDINANCE (LATEST EDITION).
5. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 1/2".
6. BACKFLOW PREVENTER SHALL BE TESTED AT THE TIME OF INSTALLATION.
7. PRESSURE REDUCING VALVE REQUIRED UPSTREAM OF BACKFLOW IF SYSTEM PRESSURE EXCEEDS 80 PSI.
8. 3" MINIMUM CLEARANCE FROM LANDSCAPING PLANTS TO EDGE OF CONCRETE SLAB AND CLEAR OPENING FOR ACCESS FROM STREET.
9. IN ADDITION TO THE PRV, THE BUILDING DEPT. MAY REQUIRE AN APPROVED DEVICE FOR THERMAL EXPANSION CONTROL.
10. REFER TO DETAIL WATER METER & BACKFLOW PREVENTER FOR LIFT STATIONS FOR WATER SERVICE AT SEWAGE PUMPING STATION.

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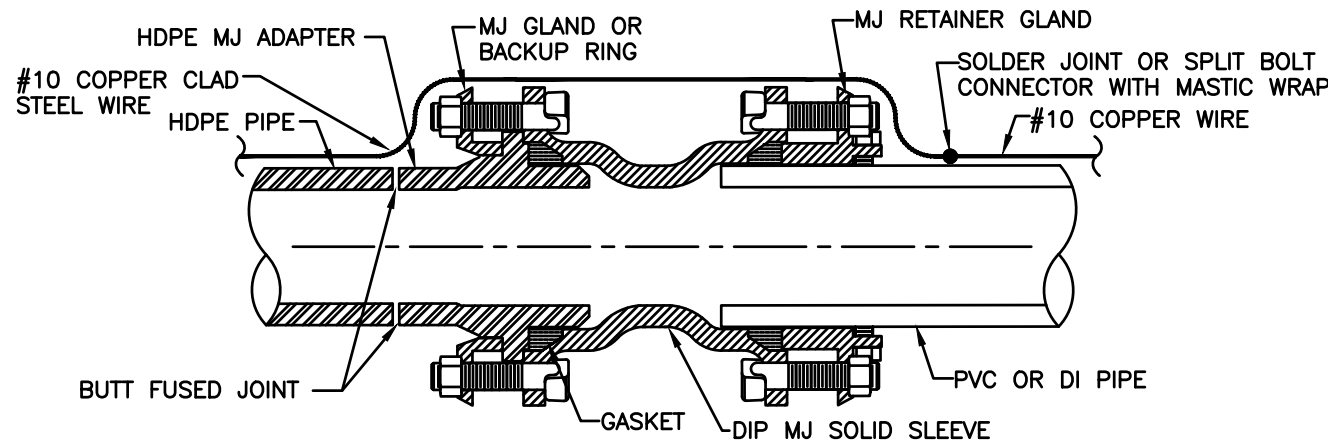
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**3/4" & 1"  
BACKFLOW  
PREVENTER**

UW-12  
PAGE 130



**HDPE PIPE TO MJ FITTING TRANSITION**



**HDPE PIPE TO PVC PIPE SPIGOT TO SPIGOT CONNECTION**

1. ONE # 10 GAUGE EXTRA HIGH STRENGTH COPPER CLAD STEEL TRACER WIRE SHALL BE PULLED AND SECURED TO THE PIPE FOR PIPELINES THAT ARE INSTALLED BY TRENCHLESS HORIZONTAL DIRECTIONAL DRILLING METHOD. IN NON-DIRECTIONAL BORE (TRENCHES AND BORE & JACK) APPLICATIONS, A # 10 GAUGE SOLID INSULATED COPPER WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRES SHALL HAVE A MINIMUM 30-MILS OF POLYETHYLENE INSULATION.

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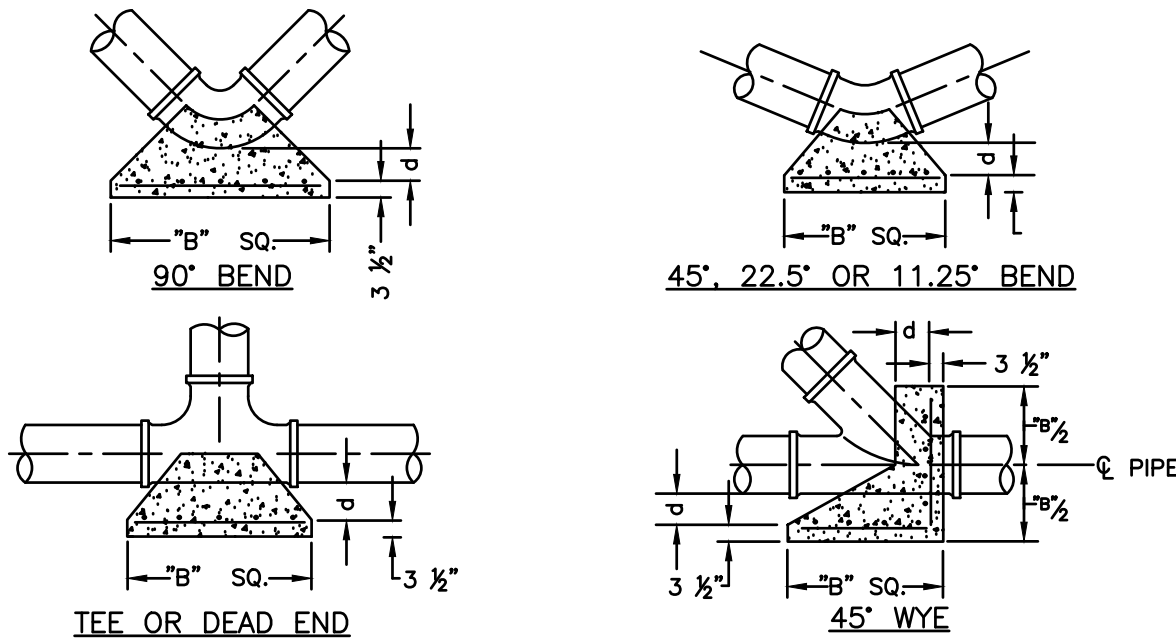
**HDPE TO PVC OR  
DI PIPE ADAPTER**

UG-6  
PAGE 106

| PIPE<br>SIZE<br>(IN.) | 90° BEND |        |  | 45° BEND |        |  | 22.5° BEND |        |  | 11.25° BEND |        |  | DEAD END & TEE |        |  | 45° WYE |        |  |
|-----------------------|----------|--------|--|----------|--------|--|------------|--------|--|-------------|--------|--|----------------|--------|--|---------|--------|--|
|                       | B        | d      |  | B        | d      |  | B          | d      |  | B           | d      |  | B              | d      |  | B       | d      |  |
| 4                     | 1.5      | 3 1/2  |  | 1.1      | 3 1/2  |  | 0.8        | 3 1/2  |  | 0.6         | 3 1/2  |  | 1.3            | 3 1/2  |  | 1.1     | 3 1/2  |  |
| 6                     | 2.2      | 5 1/2  |  | 1.6      | 3 3/4  |  | 1.2        | 3 3/4  |  | 0.8         | 3 3/4  |  | 1.9            | 4 1/2  |  | 1.6     | 3 3/4  |  |
| 8                     | 2.9      | 7      |  | 2.1      | 5      |  | 1.5        | 3 3/2  |  | 1.1         | 3 3/2  |  | 2.4            | 5 3/4  |  | 2.0     | 4 3/4  |  |
| 10                    | 3.5      | 8 1/2  |  | 2.6      | 6 1/4  |  | 1.9        | 4 3/4  |  | 1.3         | 3 3/2  |  | 3.0            | 7 1/4  |  | 2.5     | 6      |  |
| 12                    | 4.2      | 10     |  | 3.1      | 7 1/2  |  | 2.2        | 5 3/4  |  | 1.6         | 3 3/4  |  | 3.5            | 8 3/4  |  | 3.0     | 7 1/4  |  |
| 14                    | 4.9      | 11 1/4 |  | 3.6      | 8 3/4  |  | 2.6        | 6 3/4  |  | 1.8         | 4 3/4  |  | 4.1            | 9 3/4  |  | 3.4     | 8 3/4  |  |
| 16                    | 5.5      | 13 1/4 |  | 4.1      | 9 3/4  |  | 2.9        | 7      |  | 2.1         | 5      |  | 4.7            | 11 1/4 |  | 3.9     | 9 3/4  |  |
| 18                    | 6.2      | 15     |  | 4.6      | 11     |  | 3.3        | 8      |  | 2.3         | 5 1/2  |  | 5.2            | 12 1/4 |  | 4.4     | 10 1/2 |  |
| 20                    | 6.9      | 16 1/2 |  | 5.0      | 12     |  | 3.6        | 8 3/4  |  | 2.6         | 6 3/4  |  | 5.8            | 14     |  | 4.9     | 11 3/4 |  |
| 24                    | 8.2      | 19 3/4 |  | 6.0      | 14 3/4 |  | 4.3        | 10 3/4 |  | 3.1         | 7 3/2  |  | 6.9            | 16 1/2 |  | 5.8     | 14     |  |
| 30                    | 10.1     | 24 1/4 |  | 7.5      | 18     |  | 5.3        | 12 3/4 |  | 3.8         | 9      |  | 8.5            | 20 1/2 |  | 7.2     | 17 1/4 |  |
| 36                    | 12.1     | 29     |  | 8.9      | 21 1/4 |  | 6.4        | 15 3/4 |  | 4.5         | 10 3/4 |  | 10.2           | 24 1/2 |  | 8.6     | 20 3/4 |  |

**NOTES:**

1. ALL THRUST BLOCKS SHALL BE CAST IN PLACE. FITTINGS ADJACENT TO THRUST BLOCKS SHALL BE WRAPPED IN POLYETHYLENE.
2. THIS TABLE IS BASED ON WATER PRESSURE=180 PSI WITH AN ALLOWABLE SOIL BEARING PRESSURE=2000 PSF, CONCRETE STRENGTH 4,000 PSI, REINFORCEMENT 4, #4 @ 8" MIN. THRUST BLOCK SHALL BE CAST AGAINST FIRM UNDISTURBED SOIL.
3. FOR LARGER "B" DIMENSIONS IT IS NECESSARY TO CHECK THAT PIPE IS SUFFICIENTLY DEEP TO ALLOW 15" MIN. SOIL COVER OVER TOP EDGE OF THRUST BLOCK.
4. RESTRAINED JOINTS MAY BE USED IN LIEU OF THRUST BLOCKS TO SAVE SPACE. THRUST BLOCKS SHALL BE USED IN SITUATIONS WHERE THRUST BLOCKS AND RESTRAINED JOINTS ARE BOTH REQUIRED.



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**CONCRETE THRUST  
BLOCKS**

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**REQUIRED LENGTH OF RESTRAINED JOINT PIPE  
FOR DIP (POLY-WRAPPED)**

| MAIN<br>PIPE<br>SIZE | HORIZ. BENDS |     |       | TEES |     |     |     |     |        |     |     |     |     | REDUCERS |     |     |        |     |     | PLUGS & VALVES |     |     |
|----------------------|--------------|-----|-------|------|-----|-----|-----|-----|--------|-----|-----|-----|-----|----------|-----|-----|--------|-----|-----|----------------|-----|-----|
|                      | 90°          | 45° | 22.5° | SIZE |     |     |     |     | LENGTH |     |     |     |     | SIZE     |     |     | LENGTH |     |     |                |     |     |
|                      |              |     |       | 36   | 30  | 24  | 20  | 16  | 12     | 36  | 30  | 24  | 20  | 16       | 12  | 10  | 8      | 6   |     |                |     |     |
| 36                   | 142          | 59  | 28    | X36  | X30 | X24 | X20 | X16 | X12    | X10 | X8  | X6  | X36 | X30      | X24 | X20 | X16    | X12 | X10 | X8             | X6  | 453 |
| 30                   | 124          | 51  | 25    | X30  | X24 | X20 | X16 | X12 | X10    | X8  | X6  | X30 | X24 | X20      | X16 | X12 | X10    | X8  | X6  | X30            | X24 | 391 |
| 24                   | 106          | 44  | 21    | X24  | X20 | X16 | X12 | X10 | X8     | X6  | X24 | X20 | X16 | X12      | X10 | X8  | X6     | X24 | X20 | X16            | X12 | 327 |
| 20                   | 92           | 38  | 18    | X20  | X16 | X12 | X10 | X8  | X6     | X20 | X16 | X12 | X10 | X8       | X6  | X20 | X16    | X12 | X10 | X8             | X6  | 280 |
| 16                   | 77           | 32  | 15    | X16  | X12 | X10 | X8  | X6  | X16    | X12 | X10 | X8  | X6  | X16      | X12 | X10 | X8     | X6  | X16 | X12            | X10 | 231 |
| 12                   | 61           | 25  | 12    | X12  | X10 | X8  | X6  | X12 | X10    | X8  | X6  | X12 | X10 | X8       | X6  | X12 | X10    | X8  | X6  | X12            | X10 | 181 |
| 10                   | 52           | 22  | 10    | X10  | X8  | X6  | X10 | X8  | X6     | X10 | X8  | X6  | X10 | X8       | X6  | X10 | X8     | X6  | X10 | X8             | X6  | 153 |
| 8                    | 44           | 18  | 9     | X8   | X6  | X8  | X6  | X8  | X6     | X8  | X6  | X8  | X6  | X8       | X6  | X8  | X6     | X8  | X6  | X8             | X6  | 128 |
| 6                    | 34           | 14  | 7     | X6   | X4  | X6  | X4  | X6  | X4     | X6  | X4  | X6  | X4  | X6       | X4  | X6  | X4     | X6  | X4  | X6             | X4  | 98  |
| 4                    | 24           | 10  | 5     | X4   | X2  | X4  | X2  | X4  | X2     | X4  | X2  | X4  | X2  | X4       | X2  | X4  | X2     | X4  | X2  | X4             | X2  | 69  |

**REQUIRED LENGTH OF RESTRAINED JOINT PIPE  
FOR DIP (NON-WRAPPED)**

| MAIN<br>PIPE<br>SIZE | HORIZ. BENDS |     |       | TEES               |                    |                   |                   |                   |                   |                   |                   | REDUCERS          |                   |                   |        |  | PLUGS & VALVES |
|----------------------|--------------|-----|-------|--------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------|--|----------------|
|                      | 90°          | 45° | 22.5° | SIZE               |                    |                   |                   | LENGTH            |                   |                   |                   | SIZE              |                   |                   | LENGTH |  |                |
| 36                   | 100          | 42  | 20    | x36 <sub>183</sub> | x30 <sub>130</sub> | x24 <sub>96</sub> | x20 <sub>88</sub> | x16 <sub>68</sub> | x12 <sub>57</sub> | x30 <sub>57</sub> | x24 <sub>40</sub> | x20 <sub>38</sub> | x16 <sub>30</sub> | x12 <sub>24</sub> | 188    |  |                |
| 30                   | 88           | 37  | 18    | x30 <sub>138</sub> | x24 <sub>104</sub> | x20 <sub>78</sub> | x16 <sub>48</sub> | x12 <sub>40</sub> | x10 <sub>10</sub> | x24 <sub>57</sub> | x20 <sub>38</sub> | x16 <sub>30</sub> | x12 <sub>24</sub> | x10 <sub>14</sub> | 162    |  |                |
| 24                   | 75           | 31  | 15    | x24 <sub>112</sub> | x20 <sub>87</sub>  | x16 <sub>59</sub> | x12 <sub>25</sub> | x10 <sub>10</sub> | x8 <sub>1</sub>   | x20 <sub>40</sub> | x16 <sub>30</sub> | x12 <sub>24</sub> | x10 <sub>10</sub> | x8 <sub>10</sub>  | 135    |  |                |
| 20                   | 65           | 27  | 13    | x20 <sub>93</sub>  | x16 <sub>67</sub>  | x12 <sub>48</sub> | x10 <sub>16</sub> | x8 <sub>8</sub>   | x6 <sub>1</sub>   | x16 <sub>41</sub> | x12 <sub>24</sub> | x10 <sub>12</sub> | x8 <sub>9</sub>   | x4 <sub>4</sub>   | 116    |  |                |
| 16                   | 54           | 22  | 11    | x16 <sub>73</sub>  | x12 <sub>44</sub>  | x10 <sub>27</sub> | x8 <sub>8</sub>   | x6 <sub>1</sub>   |                   | x12 <sub>41</sub> | x10 <sub>28</sub> | x8 <sub>10</sub>  | x6 <sub>7</sub>   | x4 <sub>4</sub>   | 96     |  |                |
| 12                   | 43           | 18  | 8     | x12 <sub>53</sub>  | x10 <sub>37</sub>  | x8 <sub>21</sub>  | x6 <sub>1</sub>   |                   |                   | x10 <sub>37</sub> | x8 <sub>24</sub>  | x6 <sub>14</sub>  | x4 <sub>5</sub>   |                   | 75     |  |                |
| 10                   | 37           | 15  | 7     | x10 <sub>42</sub>  | x8 <sub>26</sub>   | x6 <sub>5</sub>   | x4 <sub>4</sub>   |                   |                   | x8 <sub>37</sub>  | x6 <sub>39</sub>  | x4 <sub>12</sub>  | x2 <sub>5</sub>   |                   | 63     |  |                |
| 8                    | 30           | 13  | 6     | x8 <sub>32</sub>   | x6 <sub>12</sub>   | x4 <sub>4</sub>   |                   |                   |                   | x6 <sub>22</sub>  | x4 <sub>18</sub>  |                   |                   |                   | 53     |  |                |
| 6                    | 24           | 10  | 5     | x6 <sub>19</sub>   | x4 <sub>1</sub>    |                   |                   |                   |                   | x4 <sub>21</sub>  |                   |                   |                   |                   | 41     |  |                |
| 4                    | 17           | 7   | 3     | x4 <sub>6</sub>    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   | 29     |  |                |

**NOTES:**

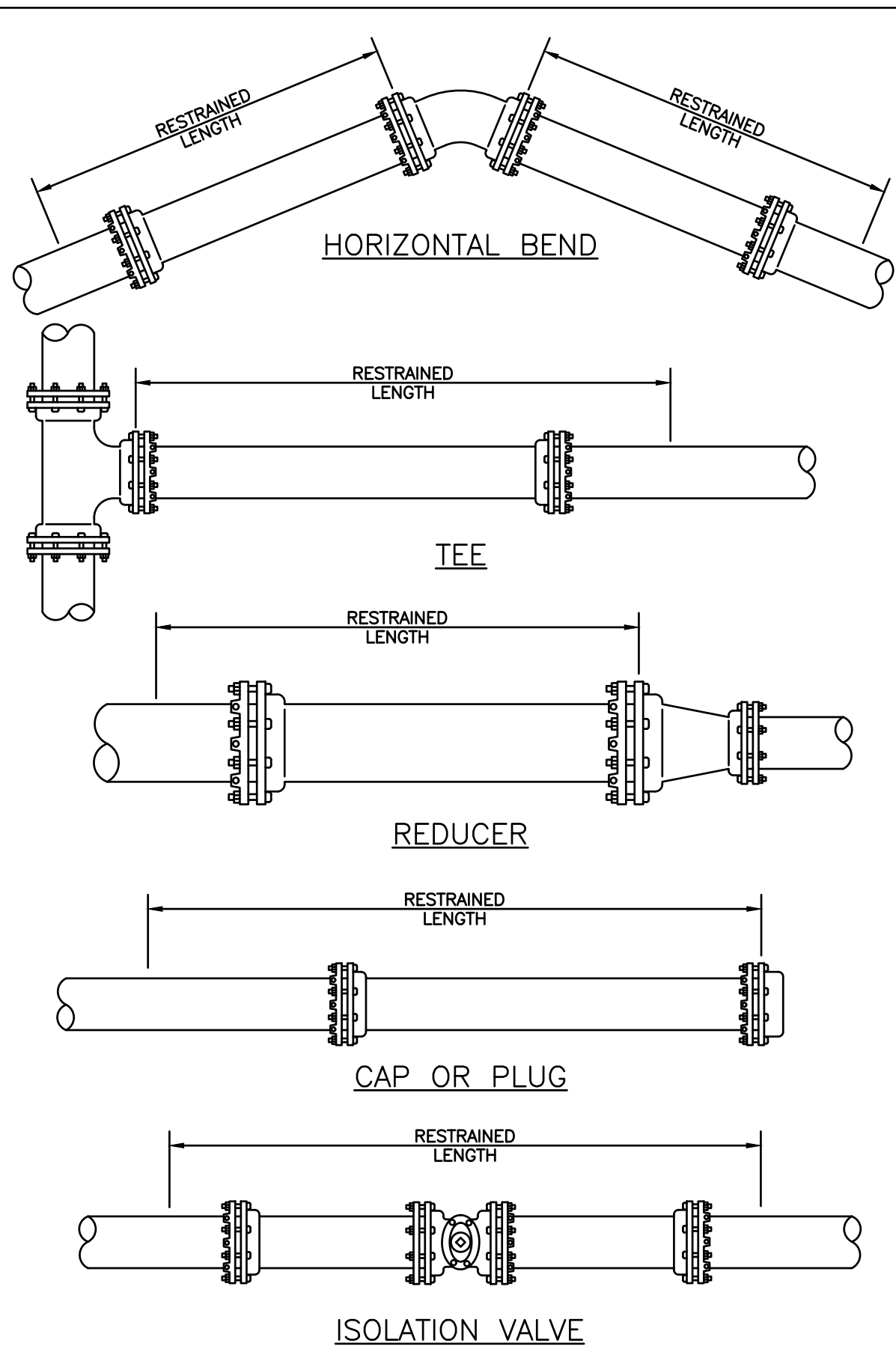
1. SEE RESTRAINED LENGTHS FOR PVC PIPE DETAIL FOR NOTES 1 THROUGH 8 THAT ARE ALSO APPLICABLE TO RESTRAINED LENGTHS FOR DIP.

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**RESTRAINED  
LENGTHS FOR DIP**

UG-9  
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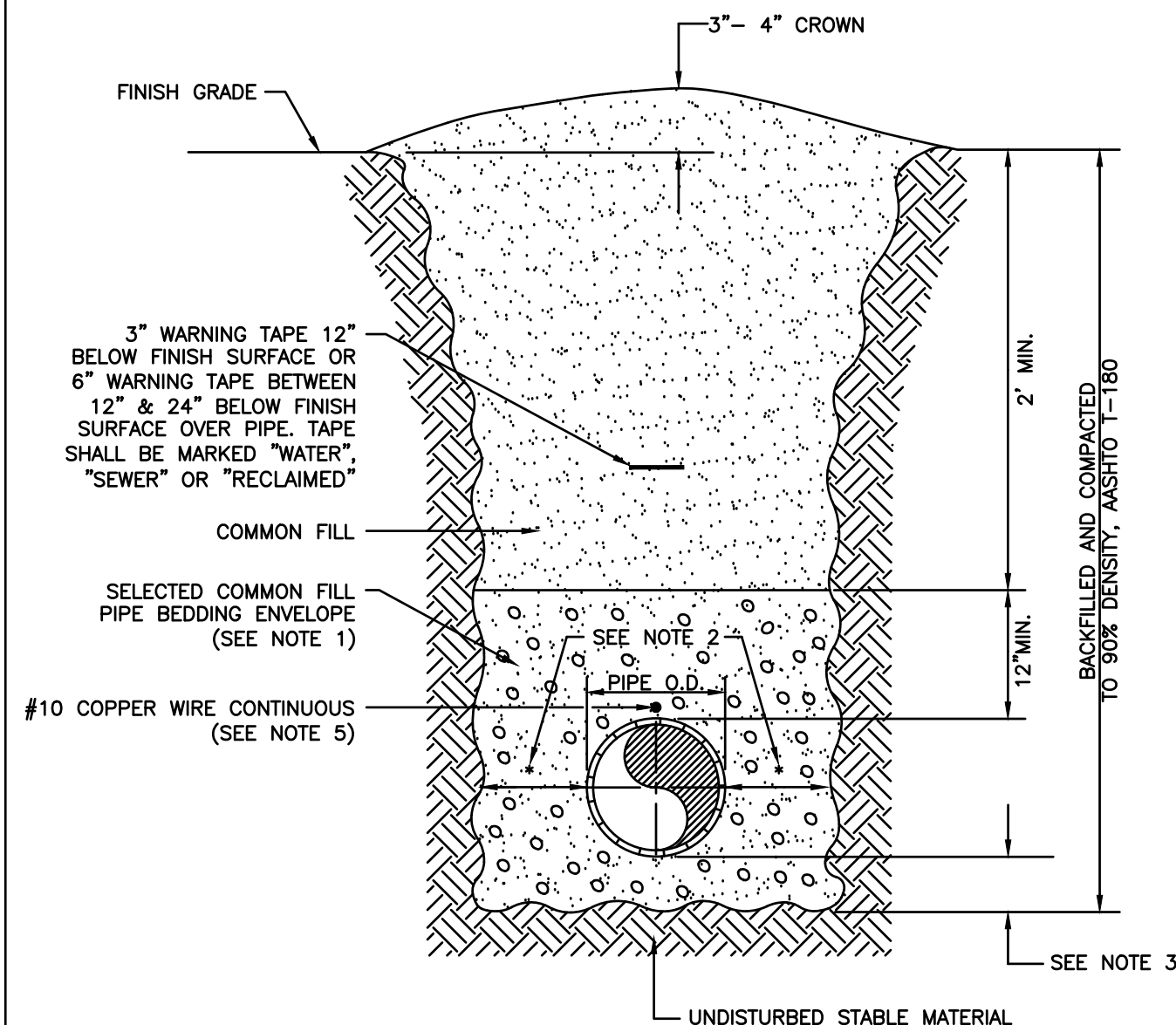
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**RESTRAINED  
LENGTHS FOR PIPE**

UG-10  
PAGE 110

**NOTES:**

1. USE OF TYPE A-2 AND A-3 PIPE BEDDING TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT STAGE 1 BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. TRACER WIRE NOT REQUIRED FOR GRAVITY SEWERS.



**MANATEE COUNTY  
PUBLIC WORKS DEPARTMENT**

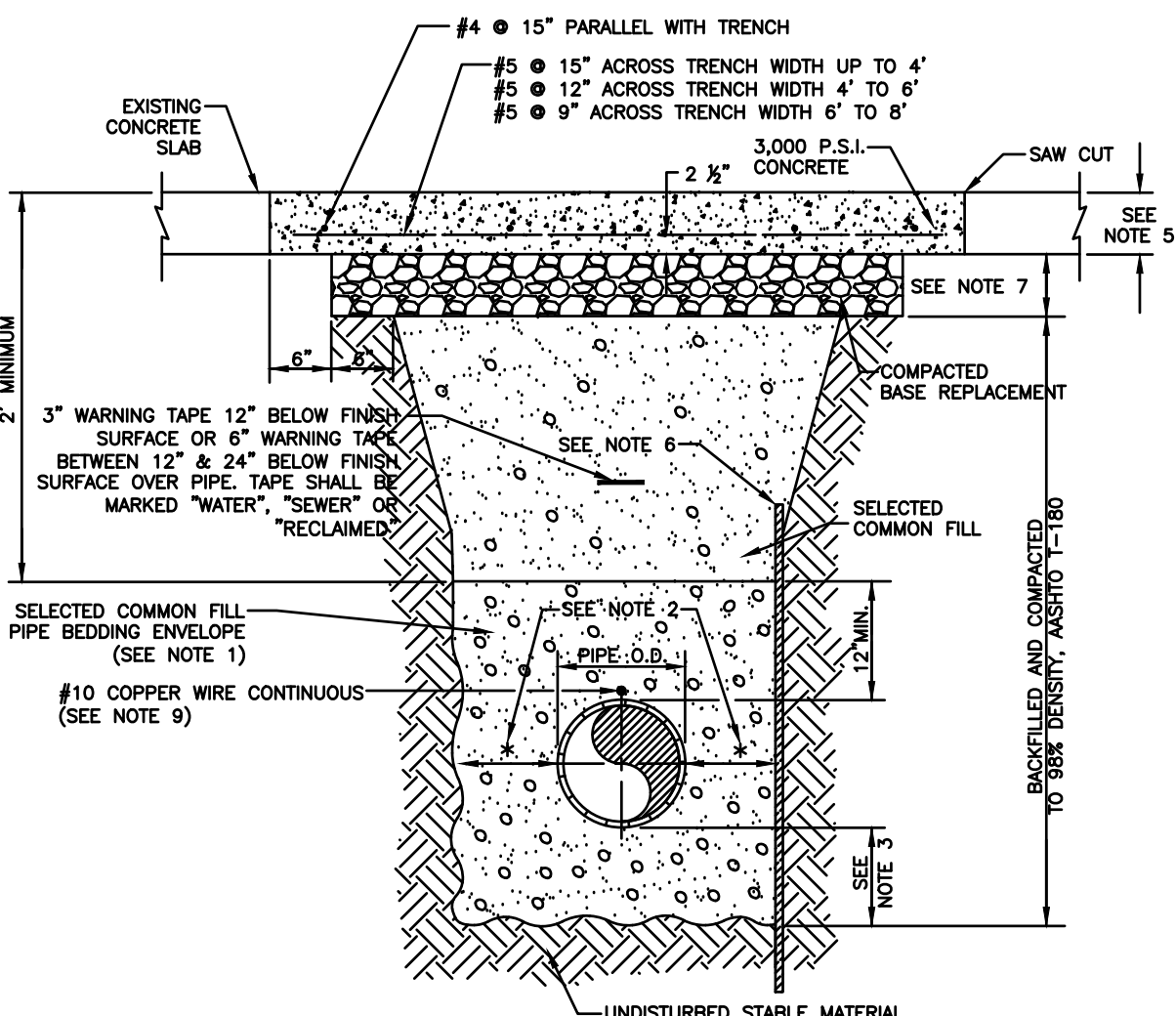
REV. BY DATE  
WRT/KE 03/11  
MAY 10, 2011  
DATE OF APPROVAL

**TRENCH WITH  
UNIMPROVED SURFACE  
TYPE A-1 PIPE BEDDING**

UG-11  
PAGE 111

**NOTES:**

1. USE OF TYPE A-2 AND A-3 PIPE BEDDING TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT STAGE 1 BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. THICKNESS TO MATCH EXISTING OR BE 8" MINIMUM, WHICHEVER IS GREATER.
6. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISHED GRADE OR 12" BELOW SUBGRADE.
7. BASE SHALL BE 8" MINIMUM THICKNESS CRUSHED CONCRETE.
8. TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH ALL WEATHER SURFACE AT ALL TIMES. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
9. TRACER WIRE NOT REQUIRED FOR GRAVITY SEWERS.
10. NOTES 5, THRU 8, ARE MINIMUM REQUIREMENTS. REFER TO MANATEE COUNTY HIGHWAY AND TRAFFIC STANDARDS FOR ADDITIONAL REQUIREMENTS.



**MANATEE COUNTY  
PUBLIC WORKS DEPARTMENT**

REV. BY DATE  
CLB/BR 11/10  
MAY 10, 2011  
DATE OF APPROVAL

**TRENCH WITH CONCRETE  
PAVEMENT SURFACE TYPE  
A-1 PIPE BEDDING**

UG-13  
PAGE 113

**Revised Preliminary Site Plan  
Fire Service and Water Details**

**Parrish Storage II**

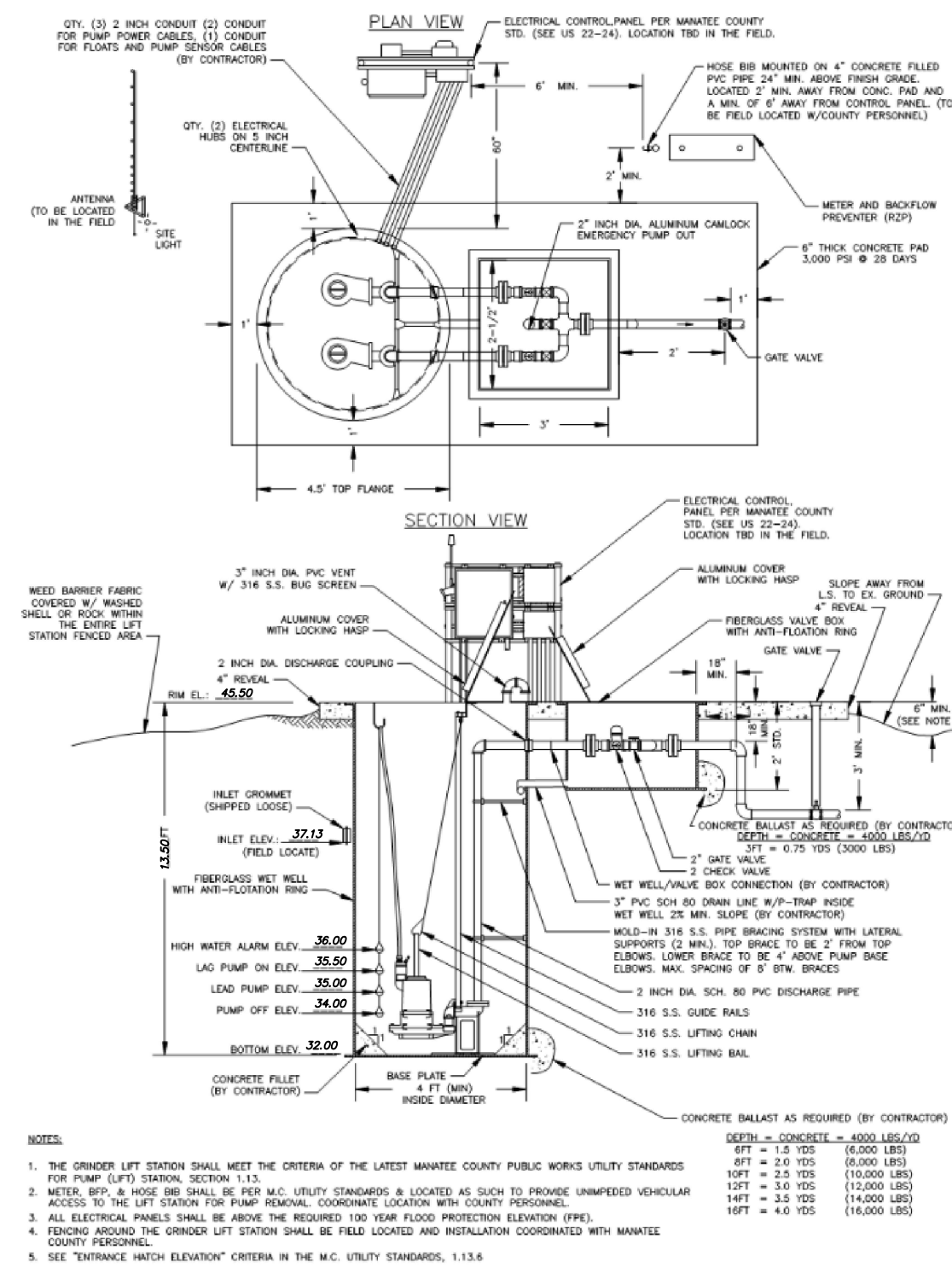
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

14

Sheet 14 or 16



Submitted For:



## Grinder Pump Station

NTS MANATEE COUNTY US-29

### GRINDER LIFT STATION NOTES:

- GRINDER LIFT STATION SHALL BE IN ACCORDANCE WITH THE LATEST MANATEE COUNTY UTILITY STANDARDS, UNLESS OTHERWISE STATED BELOW. SEE US-29, US-22, US-23, US-24, US-25, AND US-26.
- ALL THE HATCH COVERS SHALL BE 2/3 INCHES TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE.
- ALL FORCE MAIN PIPING AND FITTINGS WITHIN THE WET WELL AND THE VALVE VAULT SHALL BE PVC SCHEDULE 80. THE FORCE MAIN SHALL BE AT LEAST 18 INCHES BELOW THE TOP WITHIN THE WET WELL & VALVE VAULT. A 90 DEGREE BEND, THAT IS TURNED DOWN, SHALL BE INSTALLED 18 INCHES OUTSIDE OF THE VALVE VAULT TO OBTAIN A MINIMUM 3 FEET OF COVER. ALL PIPING SHALL BE COLOR CODED IN ACCORDANCE WITH THESE STANDARDS. GREEN-RAW SEWAGE; PANTONE 522C PURPLE-RECLAIMED BLUE-POTABLE WATER.
- ANCHORS & LIFTING DEVICES SHALL NOT PENETRATE THE WALLS OF THE WET WELL.
- VERTICAL PVC PUMP DISCHARGE PIPE IN THE WET WELL SHALL BE BRACED. TOP BRACE TO BE 2' FROM TOP ELBOW. LOWER BRACE TO BE 4' ABOVE BASE ELBOW. MAX. SPACING OF 8' BETWEEN BRACES. THE BRACE SHALL BE CLAMPED TO A SINGLE LENGTH OF 1-5/8" STAINLESS STEEL CHANNEL (UNSTRUT P1000 OR EQUAL) INSTALLED HORIZONTALLY AND ANCHORED TO THE WET WELL WALL AT EACH END WITH A CENTER BRACE OF 1-5/8" CHANNEL ATTACHED TO THE BACK OF THE WET WELL. THE PIPE CLAMPS SHALL BE UNSTRUT P1117 STAINLESS STEEL OR EQUAL.

### DESIGN CONDITIONS

MODEL: **HP80/HP80S00**  
SPEED: **5.5** HP  
VOLTAGE: **230** V  
DISCHARGE (INCHES): **2"**  
IMPELLER (INCHES): **17/32**

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE. EACH PUMP SHALL BE MOUNTED ON A BPI12 RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF-DRAGGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 81" 316 SS GUIDE RAILS, 316 SS UPPER GUIDE BRACKET, 316 SS LIFTING BAR AND CABLE, AND A 50'-HOUR, 316 SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

### PUMP CONSTRUCTION

THE PUMP VOLUME, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON, ASTM A-48. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

### IMPELLER

THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN BRONZE CONSTRUCTION. THE IMPELLER SHALL INCLUDE PUMP-OUT VANES ON THE BACK OF THE IMPELLER AND SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

### OUTLETS

A TWO-STAGE OUTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING ALL MATERIALS FOUND IN NORMAL DOMESTIC SEWAGE, INCLUDING PLASTICS, RUBBER, SANITARY WIPERS, DISPOSABLE CUPPERS AND WOOD PARTICLES, INTO A FINE SLURRY. BOTH THE STATIONARY AND ROTATING PARTS SHALL BE CONSTRUCTED OF 400C STAINLESS STEEL HARDENED TO ROCKWELL 60C.

### NOTES

THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE MOTOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND TWO (2) FASTENERS FOR EASE OF REMOVAL WITHOUT THE NEED FOR HEAT OR A PRESS. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS: ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT AUTOMATICALLY SHUTS THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

### SEAL CHAMBER

THE PUMP SHALL HAVE TWO MECHANICAL SEALS MOUNTED IN TANDUM WITH AN OIL CHAMBER BETWEEN THE SEALS (OR EQUIVALENT). THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

### WET WELL

THE PUMP SUPPLIER SHALL PROVIDE THE FIBERGLASS WET WELL. THIS CLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF CLASS FIBER AND SHALL BE PROVIDED WITH AN ANTI-FLOATATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

### VALVE BOX

THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 3' X 2 1/2' X 2'.

### VALVES

VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

### FLANGES

FLANGES SHALL BE MOLDFLOW/DOVON OR EQUAL.

### CONTROLS

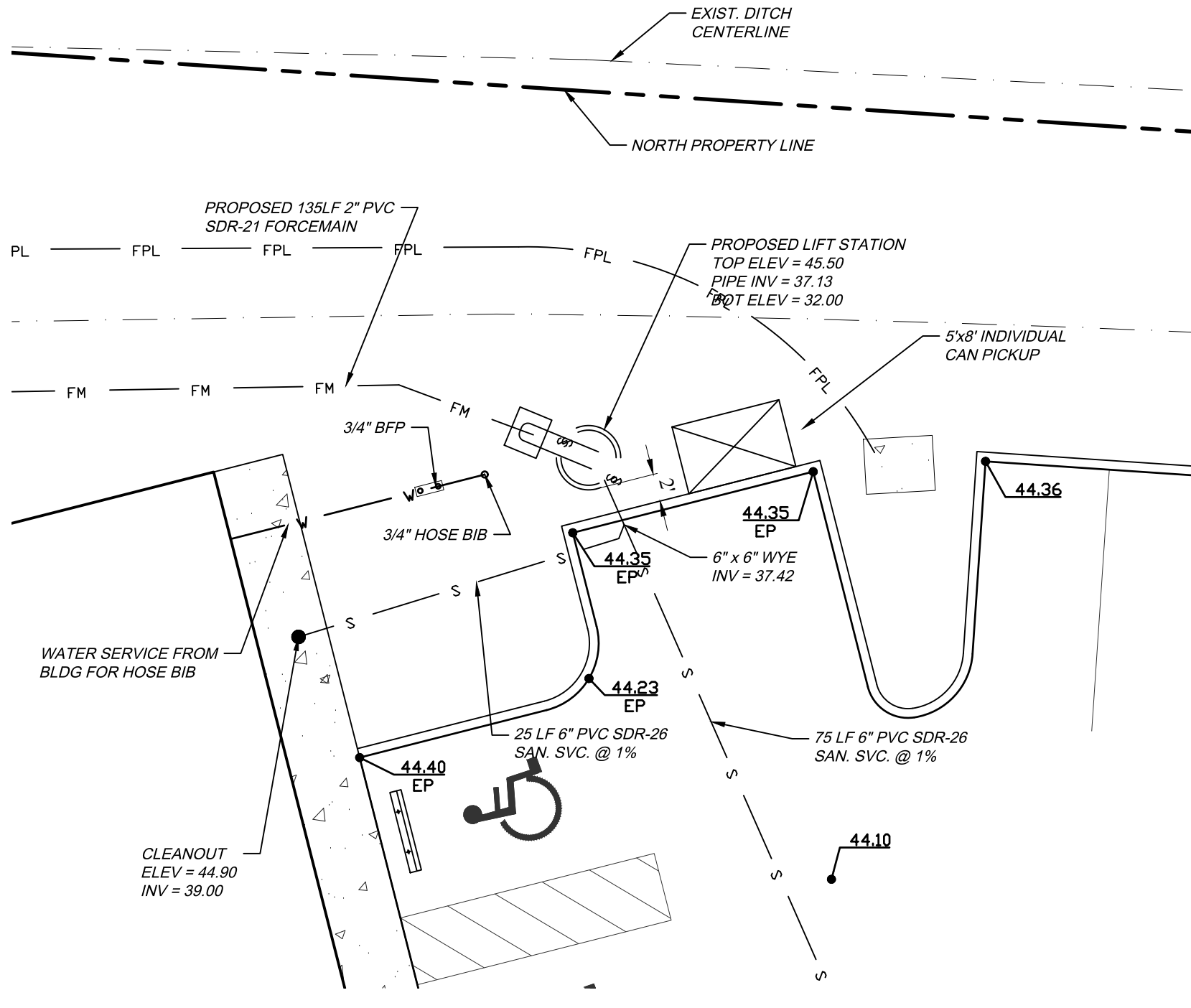
THE CONTROL PANEL SHALL CONFORM TO THE CURRENT MANATEE COUNTY SPECIFICATIONS.

### DISPOSERS

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM WATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BUSES, RAIL ASSEMBLIES, AND DISCHARGE PIPING READY FOR FIELD INSTALLATION.

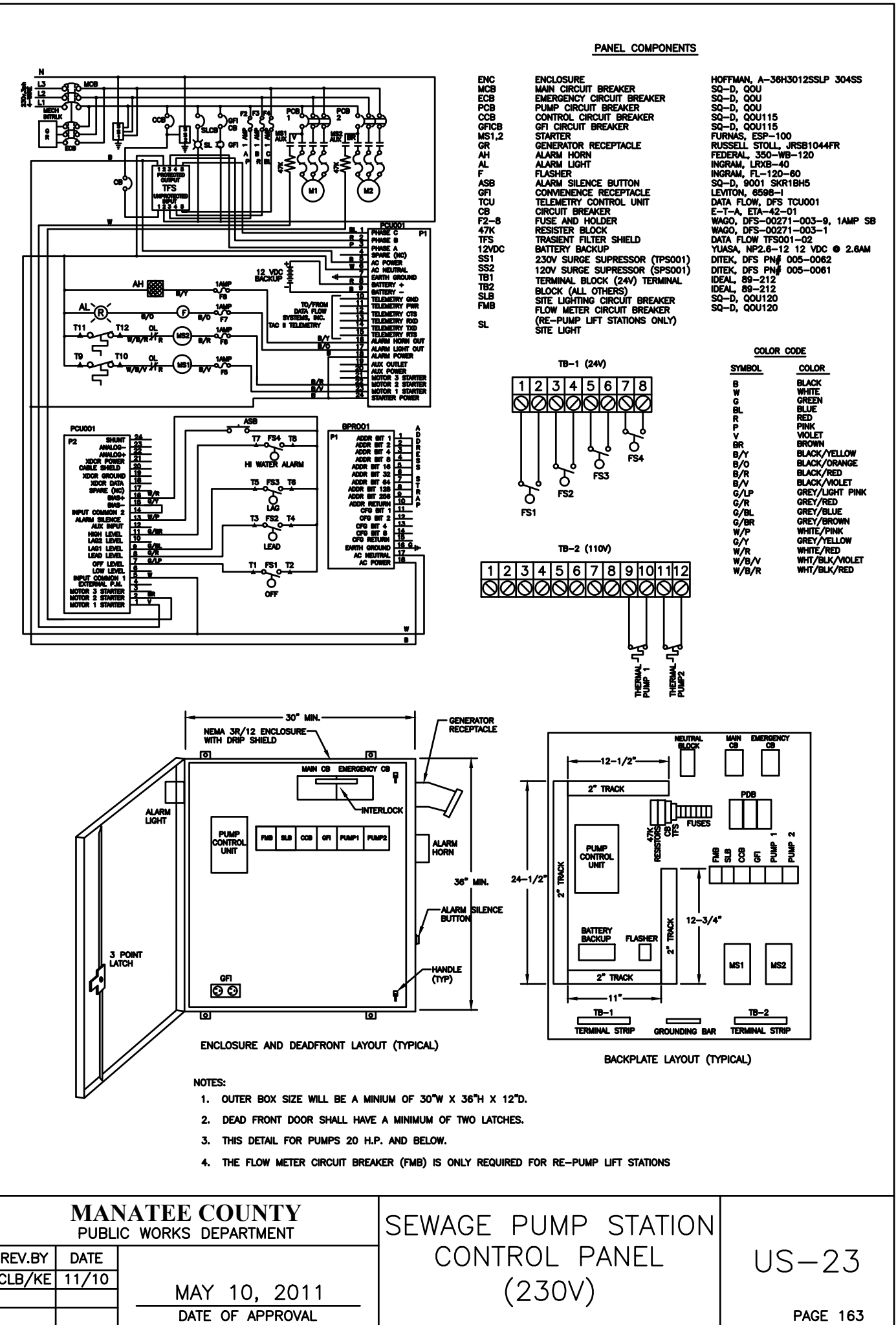
## Grinder Pump Station Notes

NTS MANATEE COUNTY US-29A

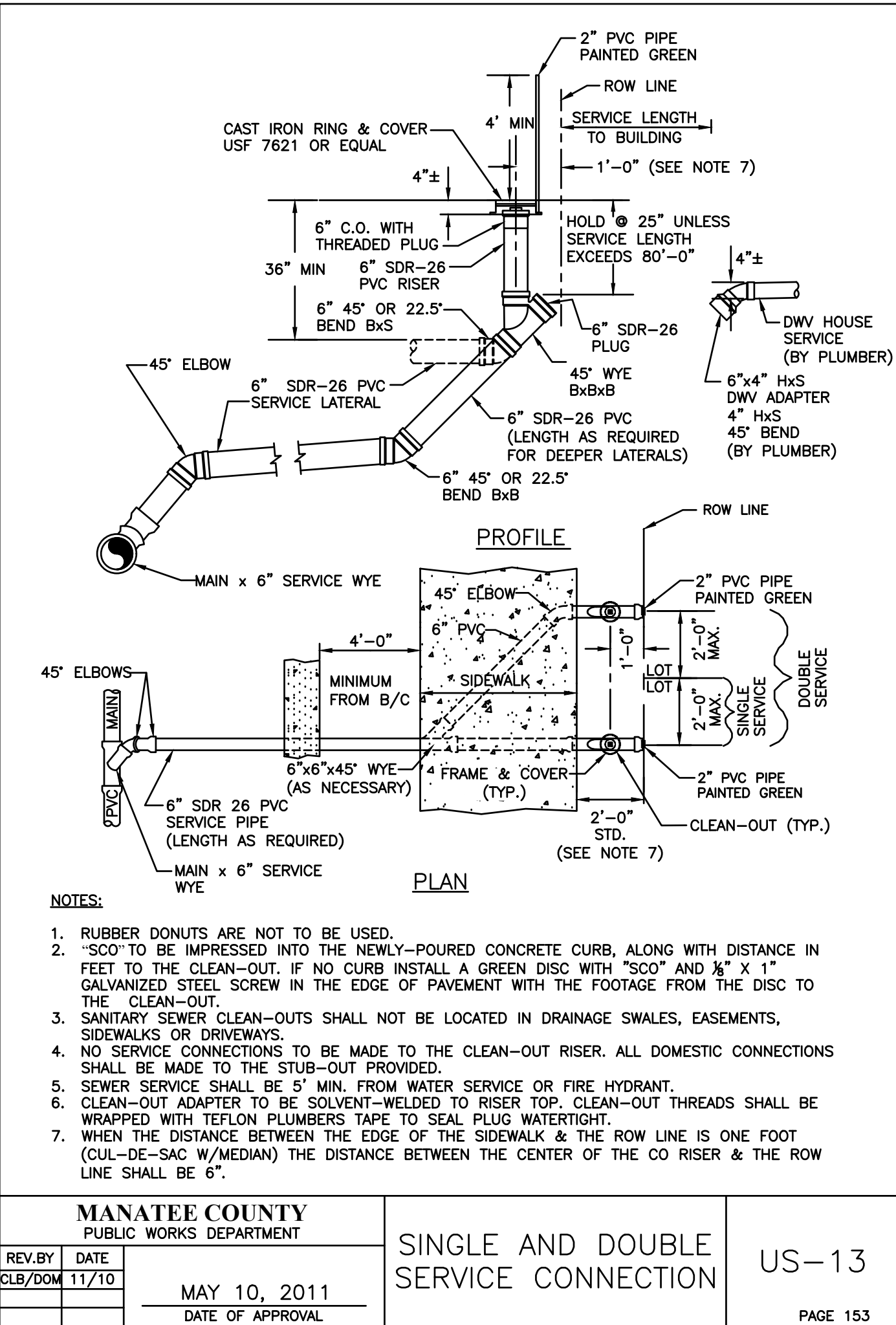


## Lift Station Plan

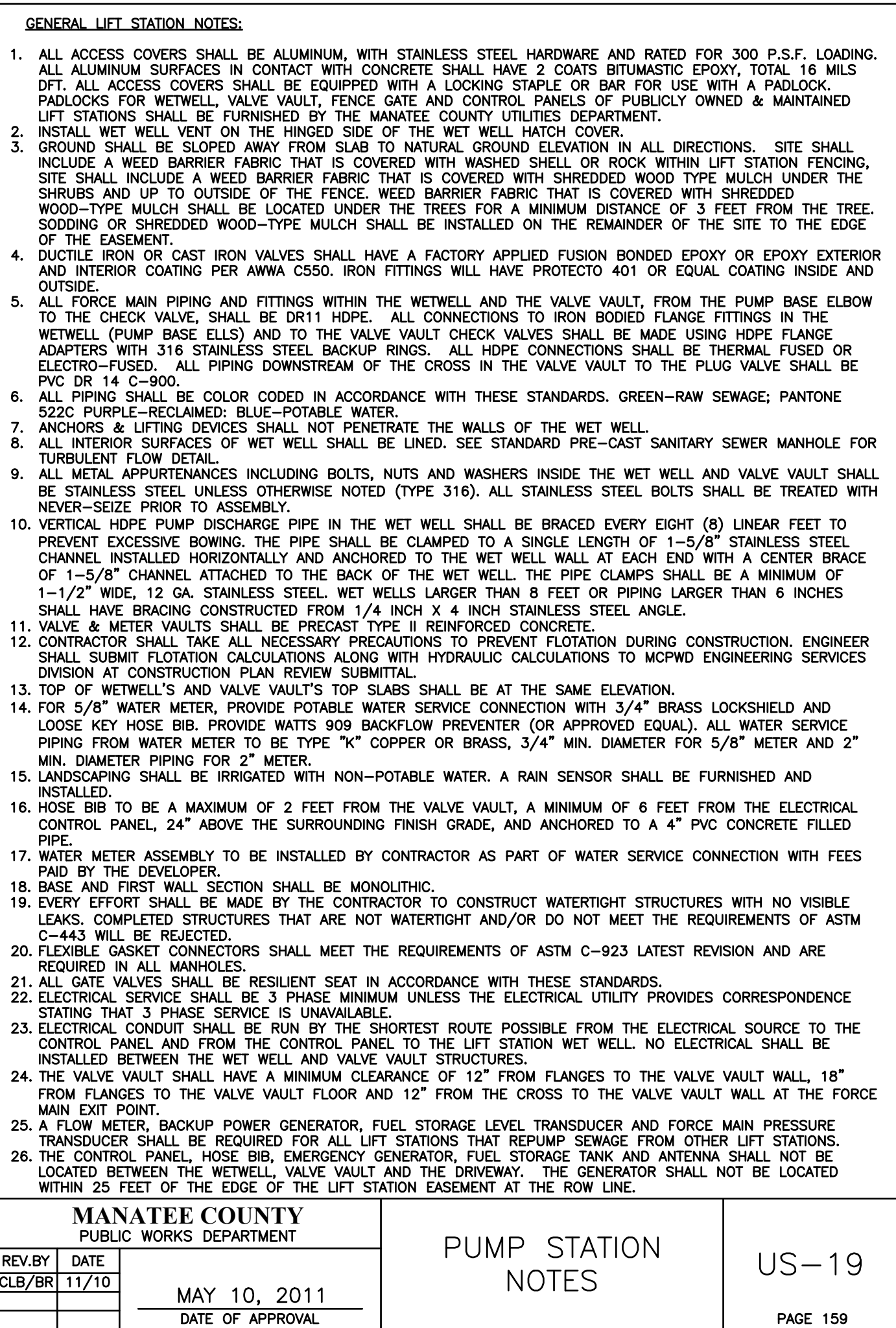
Scale: 1" = 10'



| MANATEE COUNTY<br>PUBLIC WORKS DEPARTMENT |       | SEWAGE PUMP STATION<br>CONTROL PANEL<br>(230V) |  | US-23 |          |
|-------------------------------------------|-------|------------------------------------------------|--|-------|----------|
| REV. BY                                   | DATE  |                                                |  |       |          |
| CLB/KE                                    | 11/10 |                                                |  |       |          |
|                                           |       | MAY 10, 2011                                   |  |       |          |
|                                           |       | DATE OF APPROVAL                               |  |       | PAGE 163 |



| MANATEE COUNTY<br>PUBLIC WORKS DEPARTMENT |       | SINGLE AND DOUBLE<br>SERVICE CONNECTION |  | US-13 |          |
|-------------------------------------------|-------|-----------------------------------------|--|-------|----------|
| REV. BY                                   | DATE  |                                         |  |       |          |
| CLB/DOH                                   | 11/10 |                                         |  |       |          |
|                                           |       | MAY 10, 2011                            |  |       |          |
|                                           |       | DATE OF APPROVAL                        |  |       | PAGE 153 |



| MANATEE COUNTY<br>PUBLIC WORKS DEPARTMENT |       | PUMP STATION<br>NOTES |  | US-19 |          |
|-------------------------------------------|-------|-----------------------|--|-------|----------|
| REV. BY                                   | DATE  |                       |  |       |          |
| CLB/BR                                    | 11/10 |                       |  |       |          |
|                                           |       | MAY 10, 2011          |  |       |          |
|                                           |       | DATE OF APPROVAL      |  |       | PAGE 159 |

### WATER METER CALCULATIONS

#### MINI-STORAGE & CARWASH

| MINI-STORAGE            |                          |
|-------------------------|--------------------------|
| HOSE CONNECTION         | 1 X 2.6 = 2.6 LOAD       |
| LAUNDRY TRAY            | 1 X 1.4 = 1.4 LOAD       |
| WATER CLOSET            | 3 X 5.0 F.U. = 15.0 LOAD |
| LAVATORY                | 1 X 3.0 F.U. = 3.0 LOAD  |
| URINAL                  | 1 X 3.0 = 3.0 LOAD       |
| DRINK FOUNTAIN          | 2 X 0.25 = 0.50 LOAD     |
| TOTAL MINI-STORAGE LOAD | = 25.9 LOAD              |
| 25.9 LOAD = 21.8 GPM    |                          |

| CARWASH                                      |  |
|----------------------------------------------|--|
| SELF WASH BAYS:                              |  |
| 3 X 3 WASH/HR X 15.7 GAL/WASH = 141.3 GAL/HR |  |
| AUTO SELF-SERVICE WASH BAY:                  |  |
| 1 X 3 WASH/HR X 32.3 GAL/WASH = 96.9 GAL/HR  |  |
| CAR WASH LOAD = 238.2 GAL/HR = 3.97 GAL/MIN  |  |
| TOTAL CARWASH LOAD = 2 X 0.25 = 0.50 LOAD    |  |
| TOTAL SPA LOAD = 60.8 LOAD = 33.6 GPM        |  |

#### SPA WATER METER CALCS

| SPA WATER METER CALCS      |                          |
|----------------------------|--------------------------|
| HOSE CONNECTION            | 1 X 2.6 = 2.6 LOAD       |
| WATER CLOSET               | 6 X 5.0 F.U. = 30.0 LOAD |
| LAVATORY                   | 6 X 2.0 F.U. = 12.0 LOAD |
| URINAL                     | 1 X 3.0 = 3.0 LOAD       |
| DRINK FOUNTAIN             | 2 X 0.25 = 0.50 LOAD     |
| WASHING MACHINE            | 1 X 1.4 = 1.4 LOAD       |
| SHOWER                     | 2 X 4.0 = 8.0 LOAD       |
| TOTAL SPA LOAD = 60.8 LOAD |                          |
| 60.8 LOAD = 33.6 GPM       |                          |

### SEWER LINE CALCULATIONS

#### SPA CALCS

| SPA CALCS                                                            |  |
|----------------------------------------------------------------------|--|
| PROPOSED FIXTURE UNITS AT HEALTH SPA<br>(BASED ON DEC 2010 PLUMBING) |  |
| 2 DRINKING FOUNTAIN @ 0.50 = 1.0 F.U.                                |  |
| 6 WATER CLOSET (PUB. TANK) @ 5.0 F.U. = 30.0 F.U.                    |  |
| 6 LAVATORY @ 2.0 F.U. = 12.0 F.U.                                    |  |
| 1 SERVICE SINK @ 2.0 F.U. = 2.0 F.U.                                 |  |
| 2 SHOWER HEADS (PUBLIC) @ 3.0 F.U. = 6.0 F.U.                        |  |
| 1 URINAL (PUBLIC) @ 4.0 F.U. = 4.0 F.U.                              |  |
| 1 WASH MACHINE (PRIVATE 8F) @ 2.0 F.U. = 2.0 F.U.                    |  |
| 4 FLOOR DRAIN @ 2.0 F.U. = 8.0 F.U.                                  |  |
| TOTAL FIXTURE UNITS @ SPA = 59.0 F.U. = 31.7 GPM                     |  |

PROPOSED 4" DIA. PVC PIPE (SDR-26)

#### MINI-STORAGE/CARWASH CALCS

| MINI-STORAGE/CARWASH CALCS                       |  |
|--------------------------------------------------|--|
| MINI-STORAGE BUILDINGS                           |  |
| 2 DRINKING FOUNTAIN @ 0.50 = 1.0 F.U.            |  |
| 3 WATER CLOSET (PUB. TANK) @ 2.0 F.U. = 6.0 F.U. |  |
| 3 LAVATORY @ 2.0 F.U. = 6.0 F.U.                 |  |
| 1 SERVICE SINK @ 2.0 F.U. = 2.0 F.U.             |  |
| 2 FLOOR DRAIN @ 2.0 F.U. = 4.0 F.U.              |  |
| 1 HOSE BIB @ 1.0 F.U. = 1.0 F.U.                 |  |
| TOTAL FIXTURE UNITS @ MINI-STORAGE = 29 F.U.     |  |
| 29 F.U. = 22.9 GPM                               |  |

PROPOSED 4" DIA. PVC PIPE (SDR-26)

CARWASH  
LOAD = 4 GPM

PROPOSED 4" DIA. PVC PIPE (SDR-26)

Revised Preliminary Site Plan  
Lift Station Details

Parrish Storage II

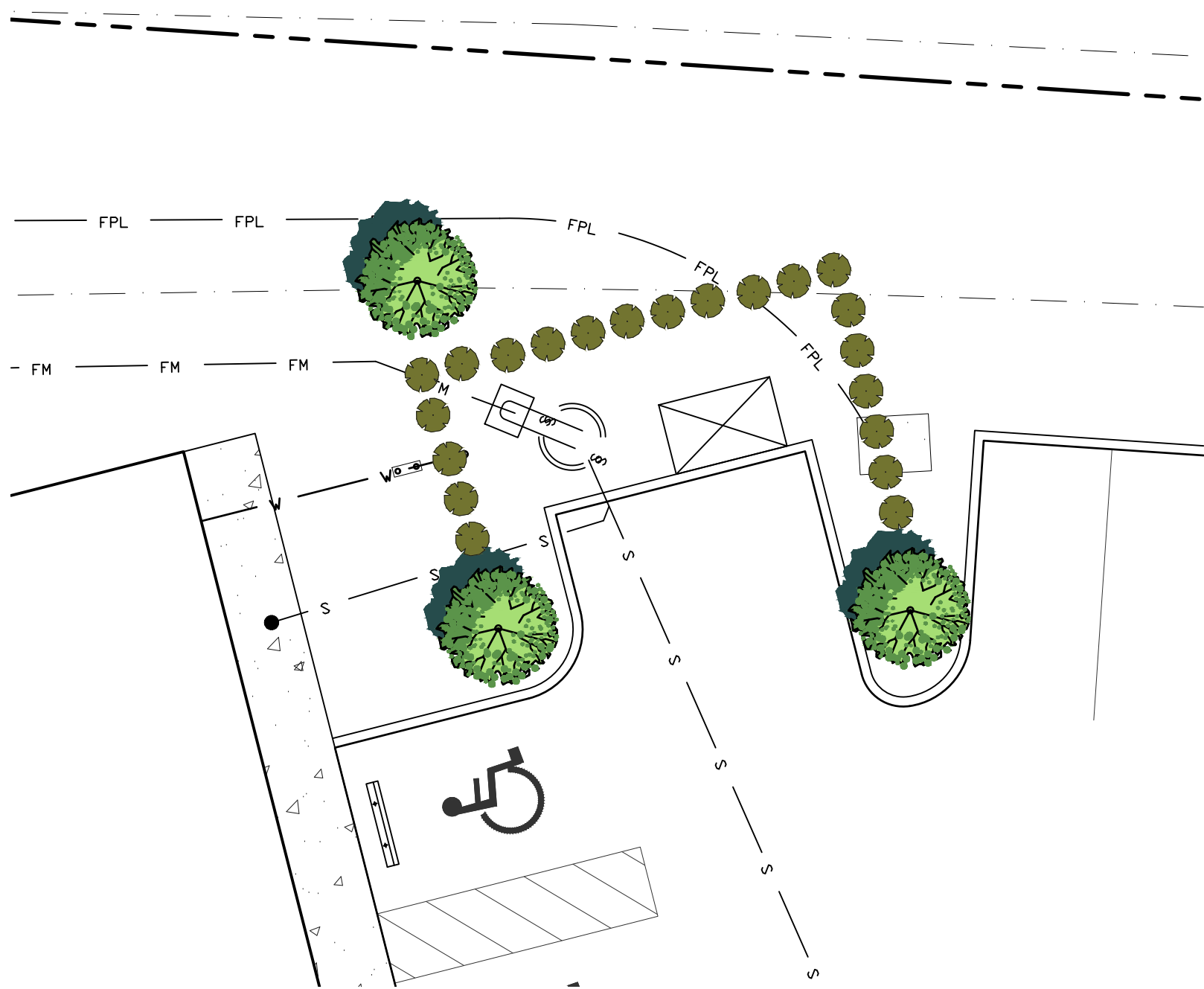
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

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Sheet 15 or 16

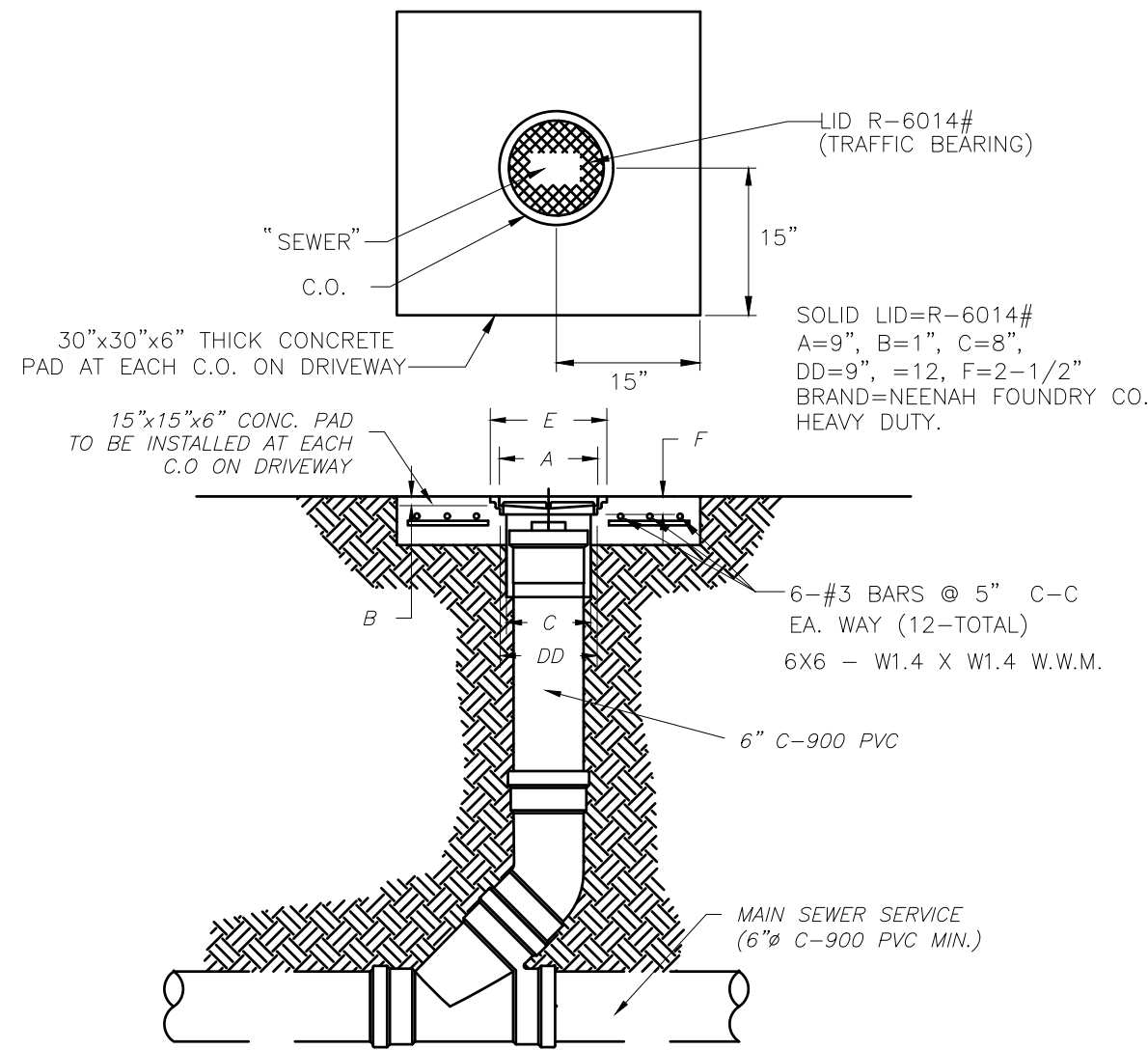


Submitted For:



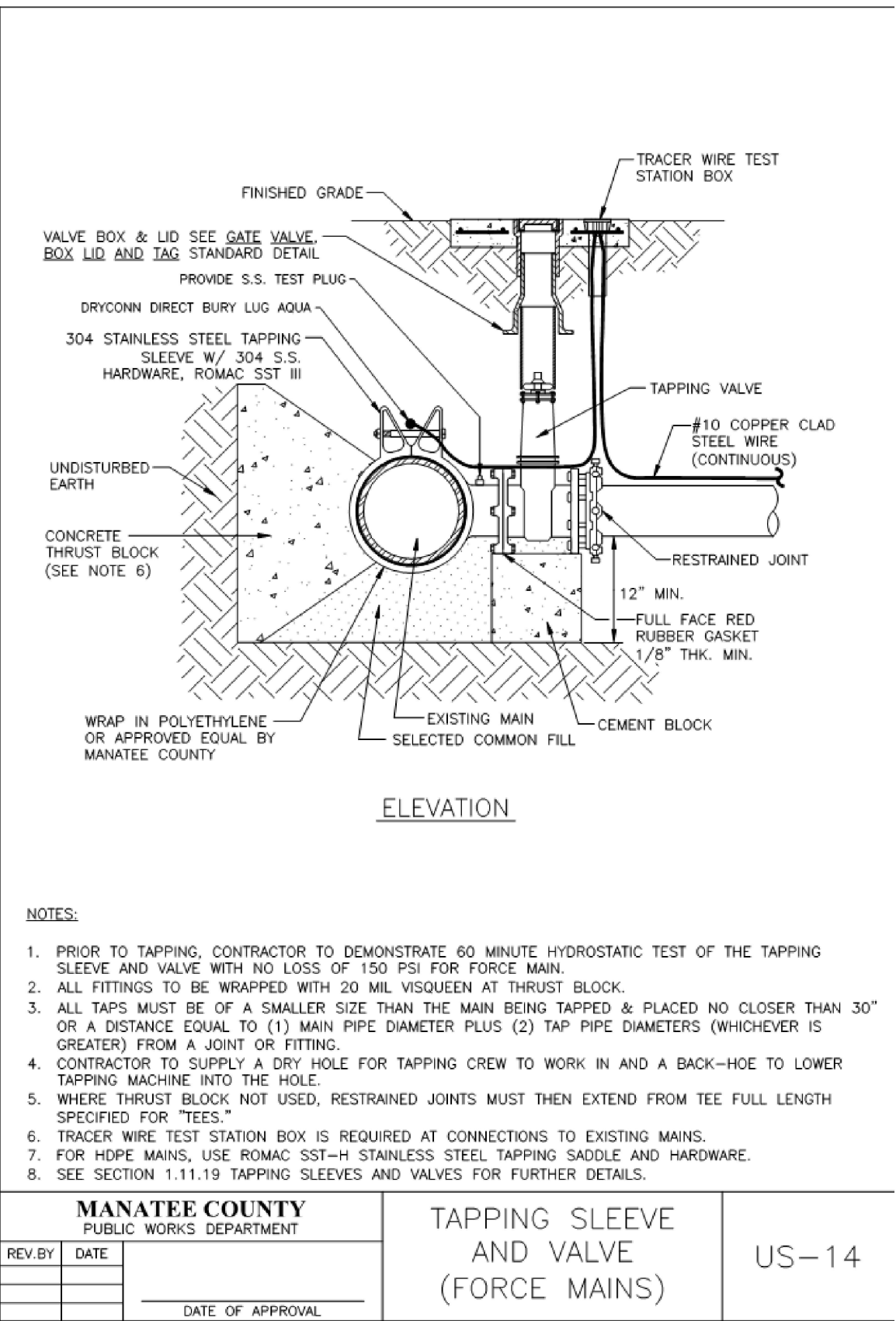
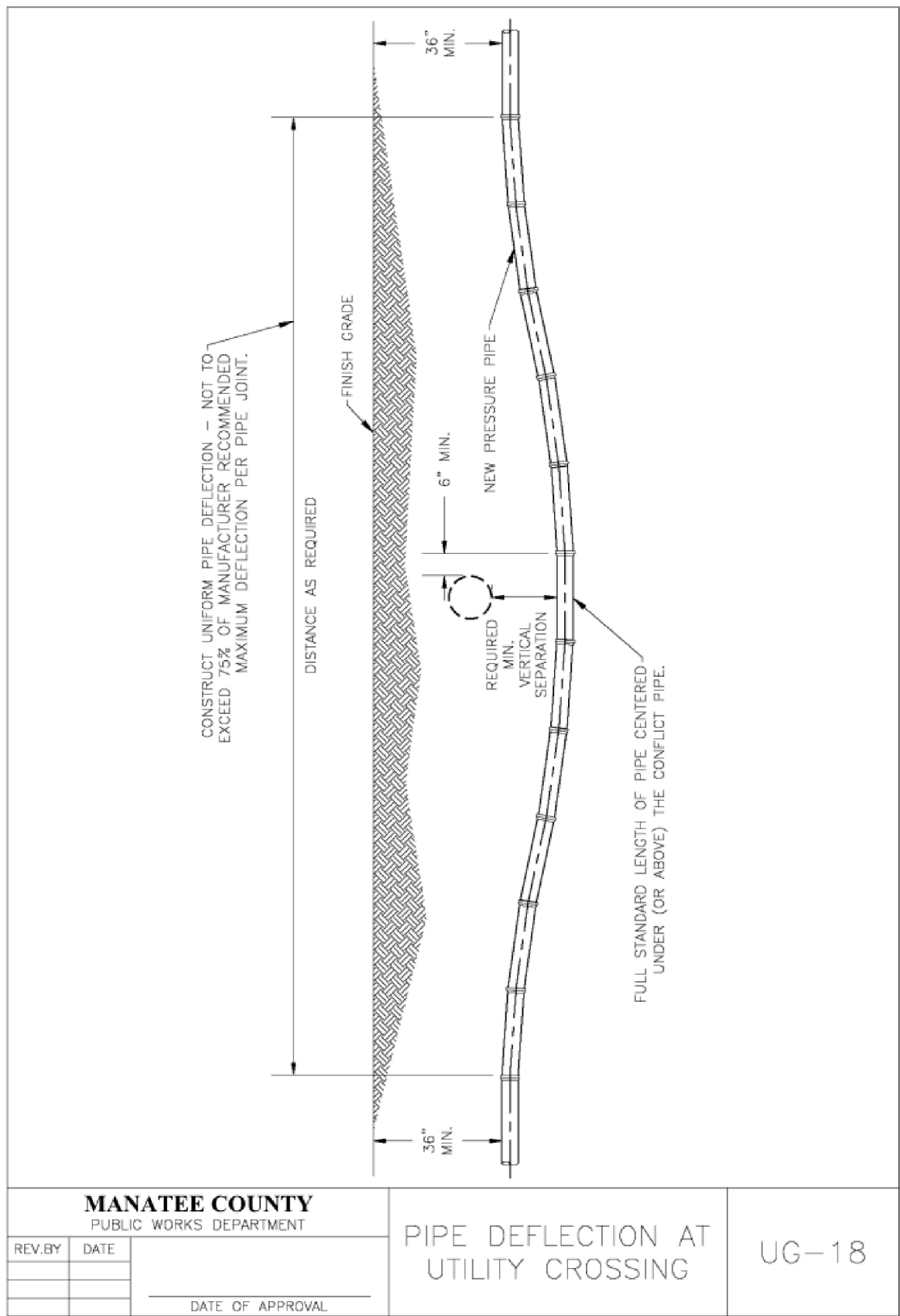
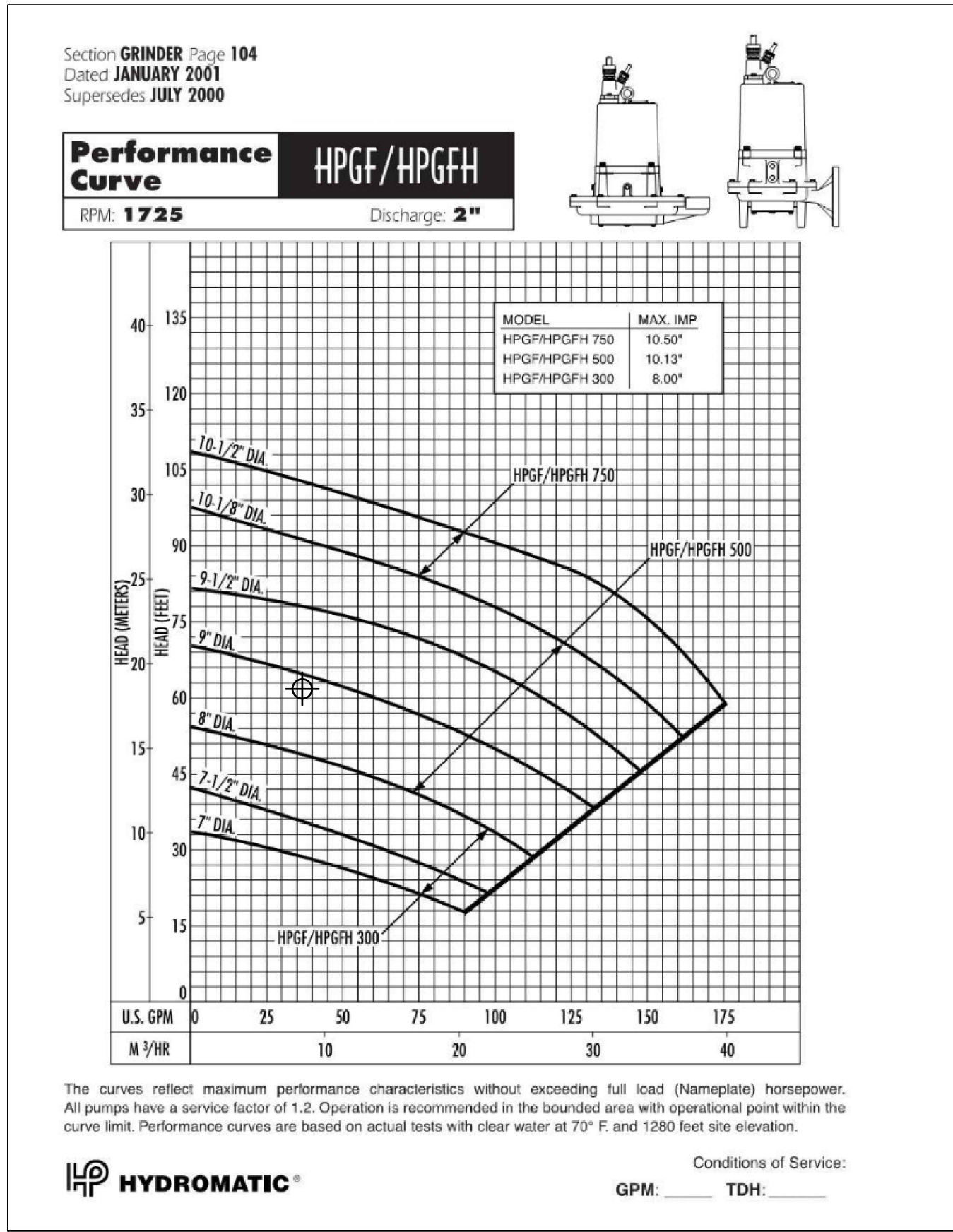
Lift Station Landscape Plan

Scale: 1" = 10'



Cleanout Detail (Traffic Bearing)

N.T.S.



FORCE MAIN SIZING/MATERIAL  
Velocity should be a minimum 2 fps and maximum 5 fps

Prop. Diameter 2.049 inches  
Peak Flow Rate design 45.5 gpm  
4.43 fps

SYSTEM HEAD CURVE ANALYSIS

KINEMATIC VISCOSITY OF H2O @ 60 DE 1.22E-05

| STATIC HEAD+ =     |                | 36'-35"            | (ft)      | 22.00    | (psi)                             | 9.53                 |
|--------------------|----------------|--------------------|-----------|----------|-----------------------------------|----------------------|
| Required Head      |                | 21' (9.1 psi)      |           |          |                                   |                      |
| TOTAL DYNAMIC HEAD |                |                    |           |          |                                   |                      |
| LENGTH OF LINE     | LINE DIA. (in) | FLOW (GPM)         | VEL (fps) | Factor C | FRICTION LOSS (ft) Hazen Williams | Accessories (ft) 10% |
| 205                | 2.049          | 0                  | 0.00      | 120      | 0.00                              | 0.00                 |
| 205                | 2.049          | 10                 | 0.97      | 120      | 0.66                              | 0.07                 |
| 205                | 2.049          | 15                 | 1.46      | 120      | 1.39                              | 0.14                 |
| 205                | 2.049          | 20                 | 1.95      | 120      | 2.37                              | 0.24                 |
| 205                | 2.049          | 30                 | 2.92      | 120      | 5.01                              | 0.50                 |
| 205                | 2.049          | 32.5               | 3.16      | 120      | 5.81                              | 0.58                 |
| 205                | 2.049          | 40                 | 3.89      | 120      | 8.53                              | 0.85                 |
| 205                | 2.049          | 45.5               | 4.43      | 120      | 10.83                             | 1.08                 |
| 205                | 2.049          | 50                 | 4.87      | 120      | 12.89                             | 1.29                 |
| 205                | 2.049          | 55                 | 5.35      | 120      | 15.38                             | 1.54                 |
| 205                | 2.049          | 60                 | 5.84      | 120      | 18.07                             | 1.81                 |
| 205                | 2.049          | 70                 | 6.81      | 120      | 24.03                             | 2.40                 |
| 205                | 2.049          | 75                 | 7.30      | 120      | 27.30                             | 2.73                 |
| 205                | 2.049          | 100                | 9.73      | 120      | 46.48                             | 4.65                 |
| static head        |                | TOTAL DYNAMIC HEAD |           |          |                                   |                      |
|                    |                | (ft)               | TOTAL     | (ft)     | PSI                               |                      |
| 22                 | 22.00          | 22.00              | 22.00     | 9.53     |                                   |                      |
| 22                 | 22.72          | 22.72              | 22.72     | 9.85     |                                   |                      |
| 22                 | 23.53          | 23.53              | 23.53     | 10.20    |                                   |                      |
| 22                 | 24.60          | 24.60              | 24.60     | 10.66    |                                   |                      |
| 22                 | 27.51          | 27.51              | 27.51     | 11.92    |                                   |                      |
| 22                 | 28.39          | 28.39              | 28.39     | 12.30    |                                   |                      |
| 22                 | 31.39          | 31.39              | 31.39     | 13.60    |                                   |                      |
| 22                 | 33.91          | 33.91              | 33.91     | 14.70    |                                   |                      |
| 22                 | 36.18          | 36.18              | 36.18     | 15.68    |                                   |                      |
| 22                 | 38.92          | 38.92              | 38.92     | 16.86    |                                   |                      |
| 22                 | 41.87          | 41.87              | 41.87     | 18.14    |                                   |                      |
| 22                 | 48.43          | 48.43              | 48.43     | 20.99    |                                   |                      |
| 22                 | 52.03          | 52.03              | 52.03     | 22.55    |                                   |                      |
| 22                 | 73.13          | 73.13              | 73.13     | 31.69    |                                   |                      |

CYCLE TIME(") (\*\*)  
Pump discharge (design point) = 45.5 gpm  
Drawdown Volume = 140.46 gals  
Diameter = 4 feet  
Height = 1.5 feet  
Cycle Time = 4V/q = 12.35 min  
\* Cycle time will not be less than 5' or more than 30' (standard rule)  
\*\* Cycle time will not be less than 6' or more than 20' (Manatee County Public Works Policy)

PUMP SELECTION=  
Use provided pump HPGF/HPGFH300, 3 hp 60Hz, 7.5" Dia. imp with head of 33.91 feet at flow of 45.5 gpm  
Solids=2" Discharge=2"

Revised Preliminary Site Plan  
Lift Station Details  
For  
Parrish Storage II  
Section 29, Township 33 S, Range 19 E  
Manatee County, Florida

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Sheet 16 or 16



MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

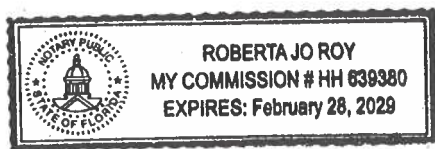
COUNTY OF MANATEE

Before the undersigned authority personally appeared Abigail Bonds, who on oath says that she is a County Employee of Manatee County Government, Manatee County, Florida; that the attached copy of advertisement, being a public notice in the matters of Notice of Public Hearing for Zoning Changes in Unincorporated Manatee County for the Manatee County Planning Commission Public Hearing on October 15, 2026, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of [www.mymanatee.org](http://www.mymanatee.org) on September 30, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds  
Abigail Bonds, Planning and Zoning Supervisor

Sworn to and subscribed before me this 1st day of October, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Roberta Jo Roy  
(Signature of Notary Public)  
Roberta Jo Roy  
(Print Name of Notary Public)  
Notary Public  
(Title)

My Commission Expires: 2/28/2029  
Commission Number: HH 639380

## **NOTICE OF PUBLIC HEARING**

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

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **October 15, 2026, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1<sup>st</sup> Floor, Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

**PDC-14-26(P)(R) – PARRISH STORAGE 2 – REED PROPERTIES LLC (OWNER) – [PLN2604-0036](#)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDC-14-26(Z)(P) and approving of an amended Preliminary Site Plan for contemporaneous signage regulation within the Parrish Commercial Village (PCV) Overlay District on approximately 13.44 acres currently zoned PDC/PCV (Planned Development Commercial/Parrish Commercial Village) zoning district; generally located East side of US 301 one quarter mile south of the intersection of Rutland Road and US 301 (Manatee County); the existing development remains the same, retaining 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet personal service establishment and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouse with accessory outdoor storage; subject to amended conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDI-25-18(Z)(P) – AMCOR – PHASE 1A, 1B, 2 & 3 – SUN COAST INDUSTRIES, LLC (OWNER) – [PLN2508-0082](#)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, providing for a rezone of approximately 8.88 acres from Light Manufacturing (LM) to Planned Development Industrial (PDI) Zoning District; approving a Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on site containing an existing 73,328 square feet of industrial/warehouse uses for a total of 101,820 square feet; generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243 (Manatee County); subject to conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**PDO-25-33(Z)(P) – BAYCARE MEDICAL OFFICE CENTER – REZONE WITH PSP – [BAYCARE PROPERTIES LLC \(OWNER\) – PLN2510-0073](#)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 9.67 acres of a 10.80 acre parcel from 0.57 acres of General Agriculture (A) and 10.23 acres Residential Single Family – 1 (RSF-1) to 9.67 acres of Planned Development Office (PDO) Zoning District, leaving 1.13 acres of RSF-1; approving a Preliminary Site Plan for up to 90,000 square feet of medical office use; generally located on the western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**Z-24-16 – LOCKWOOD RIDGE ROAD REZONE – CEDO SPASOVSKI (OWNER) – PLN2407-0131**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.38 acres from Suburban Agriculture District (A-1) to Residential Single Family-4.5 (RSF-4.5) Zoning District; generally located along Lockwood Ridge Road between Whitfield Avenue and Tallevast Road, just north of 74th Avenue East in Sarasota (unincorporated Manatee County); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida, telephone number (941) 748-4501 x6878; e-mail to [public.comments@mymanatee.org](mailto:public.comments@mymanatee.org).

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department  
Attn: Agenda Coordinator  
1112 Manatee Ave. West / P.O. Box 1000, Bradenton, FL 34205  
[public.comments@mymanatee.org](mailto:public.comments@mymanatee.org)

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or 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. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or [carmine.demilio@mymanatee.org](mailto:carmine.demilio@mymanatee.org), at least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.



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

**MANATEE COUNTY PLANNING COMMISSION  
Manatee County Development Services Department  
Manatee County, Florida  
Date Published: September 30, 2026**

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

**STATE OF** Florida

**COUNTY OF** Manatee

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

1. That he/she is the Agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **PDC-14-26(P)(R) – PARRISH STORAGE 2 – REED PROPERTIES LLC (OWNER) – PLN2604-0036** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **October 15, 2026** and to be heard before the **Board of County Commissioners** at a public hearing to be held on **November 19, 2026** 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 banner to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said banner was conspicuously posted 3 feet from the front property line on the 1st day of October, 2026, and attached hereto, is an image of the banner(s) posted and description of the location of banner.

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. 15-17, as amended, by U.S. Mail, on the 1st day of October, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

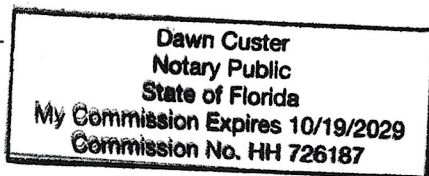
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

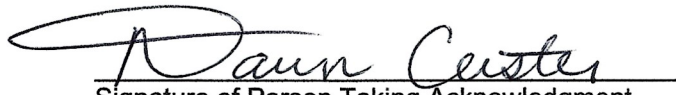
FURTHER YOUR AFFIANT SAITH NOT.

  
Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of ✓ physical presence or        online notarization, this 1 day of October, 2026 (date) by Robert Gause (name of person acknowledging). He/she is personally known to me or has produced identification CL DL (type of identification) as identification and who did take an oath.

SEAL



  
Signature of Person Taking Acknowledgment

Dawn Custer  
Type Name

Branch Manager  
Title or Rank

HH 726187  
Serial Number, if any

My Commission Expires:

Commission No.:



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

BELLAMY, LEROY REVOCABLE TRUST  
U/A/D 9/27/18  
BELLAMY, HARRISON E  
PO BOX 46792  
ATLANTA GA 30320

BRITT, WILLIAM A  
BRITT, WILLIAM A JR  
1608 TARPON RD  
PALMETTO FL 34221-5709

BRITT, WILLIAM A JR  
1608 TARPON RD  
PALMETTO FL 34221-5709

BURROWS, WILLIAM P  
BURROWS, DEBORAH S  
BURROWS, WILLIAM P & DEBORAH S LIV  
PO BOX 523  
ONECO FL 34264-0523

DUPUY, ROBERT  
HASTINGS, MARIE  
1804 FT HAMER RD  
PARRISH FL 34219-8429

GALAXIA ENTERPRISES LLC  
6111 46TH ST E  
BRADENTON FL 34203

GODFREY, JOHN C  
GODFREY, KRISTIN L  
12375 64TH ST E  
PARRISH FL 34219-8466

HIDE-AWAY STORAGE FORT HAMER, LLC  
PO BOX 14148  
BRADENTON FL 34280-4148

HIX, RANDALL A  
HIX, MARTHA A  
2110 MANATEE AVE W  
BRADENTON FL 34205-5428

JAQUE REAL ESTATE LLC  
2500 118TH AVE N  
SAINT PETERSBURG FL 33716

KEEGAN, THOMAS J  
12141 US 301 N  
PARRISH FL 34219

MASON, WILLIAM  
MASON, KAREN  
12145 US 301 N  
PARRISH FL 34219

PARRISH FIRE CONTROL DISTRICT  
OF MANATEE COUNTY FLORIDA  
12132 US 301 HWY N  
PARRISH FL 34219

PARRISH PLAZA UNIT 2 LLC  
PO BOX 14148  
BRADENTON FL 34280-4148

PARRISH12169 LLC  
15308 40TH CT E  
PARRISH FL 34219

REED PROPERTIES LLC  
14400 LEE RD  
WIMAUMA FL 33598

ROEHL, MICHAEL  
ROEHL, KATE  
1913 TWIN RIVERS TRL  
PARRISH FL 34219

UNITED METHODIST CHURCH OF PARRISH INC  
P O BOX 375  
PARRISH FL 34219

UNITED STATES POSTAL SERVICE  
S E FACILITIES SERVICE OFFICE  
1735 N BROWN RD 200  
LAWRENCEVILLE GA 30043





# Gause and Associates, Inc.

## PDC-14-26(P)( R) - Parrish Storage 2 Public Notice Sign Posting Images



View of sign from North and south approaches





## FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

|                                                       |                                                                                                                                                       |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAST NAME FIRST NAME MIDDLE NAME<br><b>Matt Bower</b> | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>Planning Commission</b>                                                             |
| MAILING ADDRESS<br><b>3806 Bamboo Terr</b>            | THE BOARD, COUNCIL, COMMISSION AUTHORITY OR COMMITTEE ON WHICH I<br>SERVE IS A UNIT OF<br><b>Manatee County</b>                                       |
| CITY<br><b>Bradenton</b>                              | NAME OF POLITICAL SUBDIVISION:<br><b>MANATEE COUNTY</b>                                                                                               |
| DATE ON WHICH VOTE OCCURRED<br><b>10/15/2026</b>      | MY POSITION IS<br><div style="text-align: right;"> <input type="checkbox"/> ELECTIVE    <input checked="" type="checkbox"/> APPOINTIVE         </div> |

### WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under *Section 112.3143, Florida Statutes*.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

### INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

#### ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

#### APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from the voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

You should disclose orally the nature of your conflict in the measure before participating.

You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Matt Bower, hereby disclose that on October 15, 2026:

(a) A measure came or will come before my agency which (check one)

☒ inured to my special private gain; or

☐ inured to the special gain of Parrish Storage Expansion, by whom I am retained.

(b) A measure before my agency and the nature of my interest in the measure is as follows:

**Item 1 on October 15, 2026 Planning Commission Agenda**

Ordinance PDC-14-26(P)(R)/Parrish Storage 2/Reed Properties LLC (Owner).

Date Filed **10/15/2026**

Signature 

NOTICE: UNDER PROVISIONS OF *FLORIDA STATUTES 112.317 (1985)*, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.



# Parrish Storage 2

PLN2604-0036

## **OWNER:**

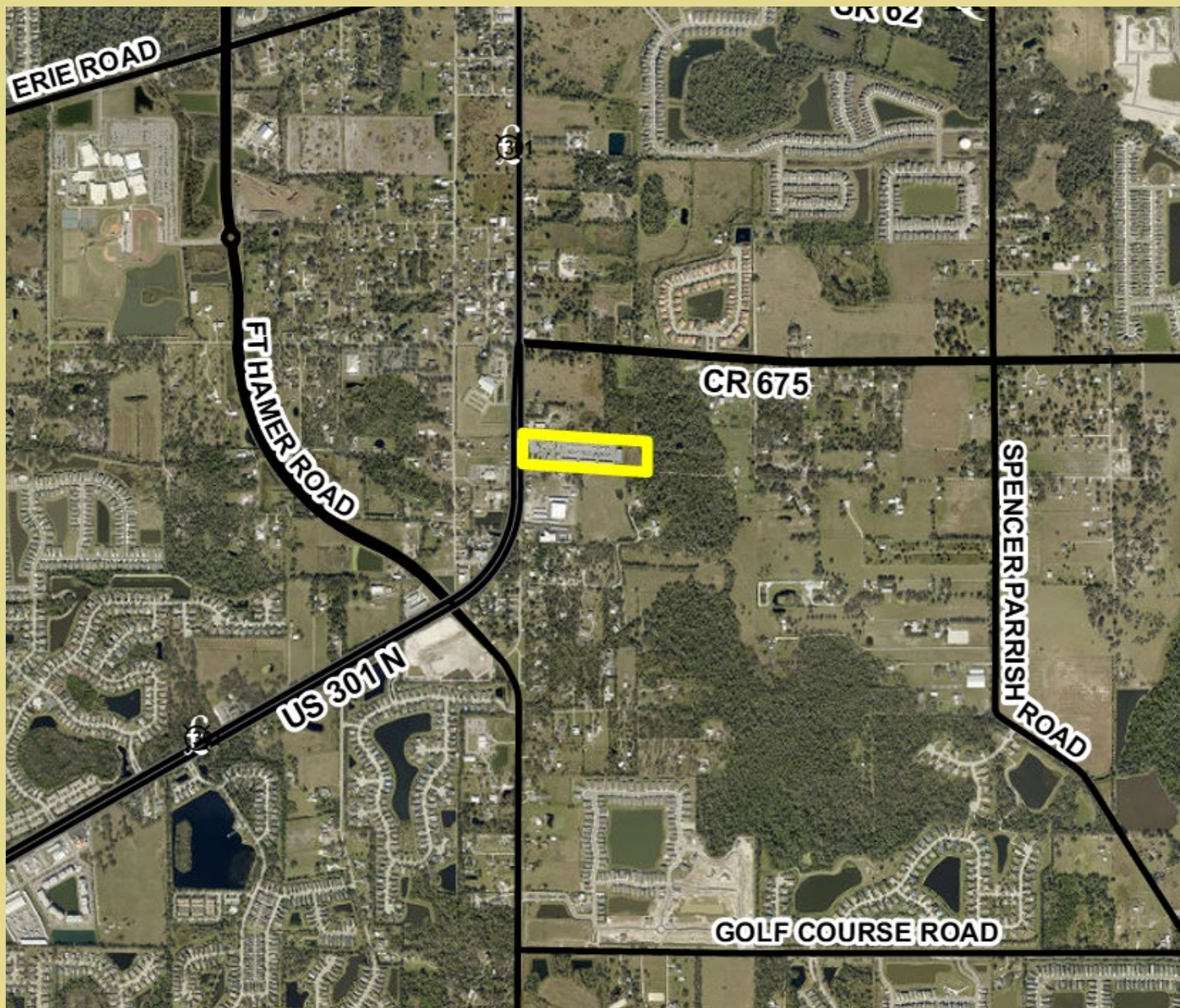
REED PROPERTIES, LLC

## **PROJECT TEAM:**

GAUSE AND ASSOCIATES, INC.

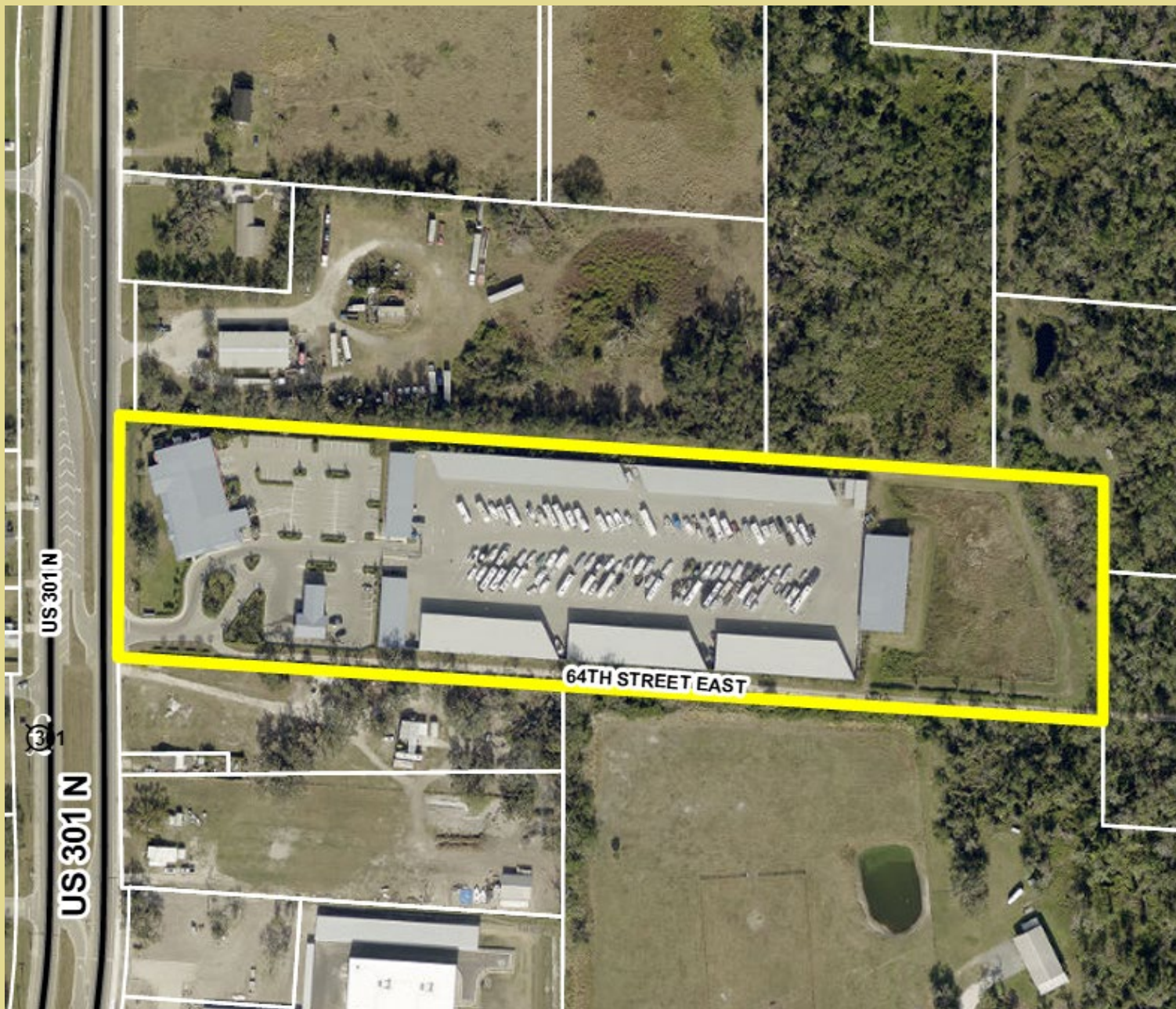
SHROYER DRAPALA ENGINEERING, LLC





SITE LOCATED ON EAST SIDE OF  
US HWY 301 IN PARRISH, FL.





SITE LOCATED ON EAST SIDE OF  
US HWY 301 IN PARRISH, FL.

- SITE APPROVED IN 2014 FOR PDC/PCV ZONING ALLOWING 14,000 SF HEALTH SPA, 2,680 SF SELF SERVICE CAR WASH AND 59,310 SF MINI-WAREHOUSE WITH ACCESSORY OUTDOOR STORAGE.
- SITE FULLY BUILT OUT
- NO CHANGES TO PROPOSED ZONING, SITE PLAN OR USES.





REQUEST IS TO CHANGE A  
STIPULATION TO ALLOW THE  
OWNER TO REPLACE THE  
EXISTING SIGNAGE TO  
SOMETHING THAT COMPLIES  
WITH CURRENT PARRISH  
COMMERCIAL VILLAGE  
OVERLAY DISTRICT



REQUEST IS TO CHANGE A STIPULATION TO ALLOW THE OWNER TO REPLACE THE EXISTING SIGNAGE TO SOMETHING THAT COMPLIES WITH CURRENT PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT

CURRENTLY, THE ORDINANCE THAT APPROVED THE PROJECT LIMITS SIGN HEIGHT AND SIZE TO THE OLD PCV CRITERIA IN PLACE WHEN THE PROJECT WAS APPROVED.

3. Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall be limited to a monument sign, six feet in height and no more than 32 square feet.....





APPLICANT WANTS A  
LARGER SIGN THAT  
COMPLIES WITH PCV  
OVERLAY DISTRICT





3. ~~Pole signs are prohibited in the PCV Overlay District.~~ The permitted ground sign shall comply with the Parrish Commercial Village (PCV) Overlay District standards at the time of building permit or no more than 48 square feet, whichever is greater. ~~be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the buildings and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit.~~

Current PCV Overlay language allows signs to be **9'** tall and **48 sf** in area.



**Parrish Civic Association, Inc.**  
*A 501(c)(4) Civic Organization*

October 27, 2024

Dear Commissioners:

The Parrish Civic Association has been contacted by Mr. Todd Reed, owner of Parrish Storage, Realhab Therapy, and Parrish RV & Boat Storage, all located on US Hwy 301 N., in the Village of Parrish. These businesses fall within the Parrish Commercial Village Overlay (PCVO).

1. Mr. Reed is requesting approval for a signage variance to replace the current sign with a more visual sign from the highway with Manatee County regulations. However, their proposal for the new signage exceeds the height allowance permitted in the PCVO. Consequently, Mr. Reed has sought out the opinion of the Parrish Civic Association on this matter.

According to our understanding, the proposed sign would stand nine feet tall, comparable to the height of the SouthState Bank sign located at 12215 US Hwy 301 N, Parrish, Florida. Mr. Reed has explained to the PCA that this increased height would assist new customers in finding their location. Due to ongoing construction on US Hwy 301 N and the current lower signage, they are experiencing a loss of customers who are unable to see the entrance while traveling north on US Hwy 301 N in Parrish. This situation is adversely affecting their business financially.

The Parrish Civic Association submits this letter to inform the BOCC that we do not oppose the request for signage variance beyond the current PCVO allowance. We do ask that it not exceed the SouthState Bank height of nine feet.

Should you have any questions or concerns, please do not hesitate to reach out to me.

Sincerely,

Parrish Civic Association, Inc.

/s/ Norma Kennedy  
Norma Kennedy, President

**Board of Directors**

**Norma Kennedy,**  
*President*

**Lorraine Prosser**  
*Vice President*

**Dawn Gainer**  
*Treasurer*

**Cindy Chin**  
*Secretary*

**Tami Vaughan**  
*Editor, Publisher*  
*Parrish Village News*

**Board Members**

Alan Jones  
Priscilla Trace  
Cheri Coryea  
Stephen Reha  
Lisa Lia  
Angie Marinacci

When decision to replace sign started, the applicant reached out to the Parrish Civic Association to make sure they would support request.



- Request is consistent with the Comprehensive Growth Management Plan
- Request is consistent with the Land Development Code
- Request is consistent with the character of the community
- Request has the support of the Parrish Civic Association

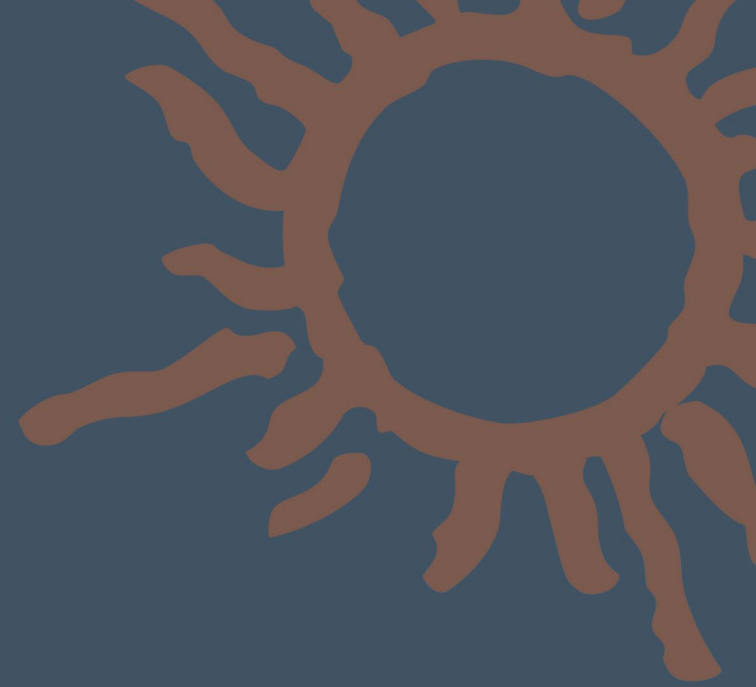


Thank you  
Questions?



# Parrish Storage II

**PDC-14-26(P)(R)**  
**PLN2604-0036**



**Jay Stearman**  
**Planner I**  
**Planning Commission**  
**October 15, 2026**

# History

## 2015

- Rezone approved to PDC from VIL/PCV (Village/Parrish Commercial Village).
- Preliminary Site Plan approved in conjunction with rezone (PDC-14-(Z)(P).
- Final Site Plan approved

## 2018

- Revised final site plan approved for 76,420 sf of nonresidential uses

## 2019

- Manatee County adopted Ordinance 19-03 which amended the maximum size of ground signs within the Parrish Commercial Village (PCV) overlay
- Construction completed for commercial uses: health spa, outdoor storage, mini-warehouse, self-service car wash





# Request

Modify one condition of approval related to ground signs

|                           | PDC-14-26(Z)(P)                                                                                                                                                                                                                                                                                                                                                                                                                                  | PDC-14-26(P)(R)                                                                                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition of Approval A.3 | "Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the buildings and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit." | "The permitted ground sign shall comply with the Parrish Commercial Village (PCV) Overlay District standards at the time of building permit or no more than 48 square feet, whichever is greater." |

| Positive Aspects                                                                                                                                                                                                                                                                                                                                           | Negative Aspects and Proposed Mitigating Measures        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <ul style="list-style-type: none"> <li>▪ The proposed amendment will not result in an increase to net new trips.</li> <li>▪ The installation of a larger sign meeting Land Development Code requirements, better visibility, and may reduce any instances of drivers making U-turns on US 301 N, reducing the probability of traffic conflicts.</li> </ul> | <ul style="list-style-type: none"> <li>▪ None</li> </ul> |



# Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- At time of the Final Site Plan submittal, staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan.





**Thank you!**

