

PRELIMINARY SITE PLAN
NO. PDC-90-05(P), RED BARN FLEA MARKET

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, comments made at the public hearing, the criteria set forth in Manatee County Ordinance No. 90-01, the Manatee County Land Development Code; and finding PDC-90-05(P) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, Preliminary Site Plan No. PDC-90-05(P) is hereby GRANTED SPECIAL APPROVAL to allow the expansion of an existing flea market, subject to the stipulations set forth below; and GRANTING SPECIAL APPROVAL to exceed the square footage threshold for a project in the IL (Light Industrial) land use category, subject to the modifications of the Land Development Code sections, as set forth below:

STIPULATIONS:

1. No expansions to the existing flea market shall be permitted until County sanitary sewer is available to service the site. Prior to Final Site Plan approval, construction plans for connection to the sanitary sewer system shall be approved by the Public Works, Planning and Zoning, and Pollution Control Departments.
2. Connection to the centralized sewer system will require the installation of a lift station and force main through an existing casing under U.S. 301, to be installed at developer's cost.
3. The roll off container currently being utilized for disposal of solid waste cannot be used for food stuffs as per Ordinance 85-11. If a dumpster is utilized, it must be equipped with a curbed and elevated pad with a connection to the central sewer system through a grease trap with a grit interceptor and a hose bib with an approved backflow preventive device.

An acceptable alternative would be to have can service established for the food vendors.

Manatee County reserves the right to monitor the property and to require the food service dumpster if violations are found.

4. Prior to Construction Plan approval and Final Site Plan approval, a Level of Service Compliance certification must be approved for the site.
5. Uniformed traffic control shall be provided for the time periods that the flea market operation is ongoing. The traffic control personnel will be instructed to minimize any back-ups onto U.S. 41/301 (1st Street).

As an alternative, the applicant may modify the access to provide 200 feet of storage, prior to any maneuvering options, to the satisfaction of the County Engineer.

6. The Engineer of Record shall provide the Public Works Department/ Transportation Division with sufficient information to show the direction of the site's stormwater to an eventual major drainage way, i.e. ditch, lake.
7. The improvements to the existing driveways and any other improvements to U.S. 301, as deemed necessary by FDOT, will require FDOT Right-of-Way Permits. Copies of these permits shall be submitted to the Public Works Department prior to the release of a Certificate of Occupancy.
8. Visible exterior storage shall be prohibited.

9. All sales shall be conducted inside the approved flea market structures. Any additions to the flea market or outside sales area will require an amendment to the Preliminary and Final Site Plans.
10. Pole sheds shall not be allowed for future construction. All buildings must meet the Southern Standard Building Code for commercial structures.
11. A fire lane shall be provided adjacent to all entrances, and a secondary means of access to the structure shall be provided and maintained for emergency vehicles.
12. Vendor parking/loading shall be for vendors' use only, with no customer parking allowed. The ingress/egress for the vendor parking area shall remain clear, with "no parking" areas clearly marked.
13. Fire flows, as required to meet the Level of Service Standard set by the Comprehensive Plan, shall be provided prior to Final Site Plan approval for the site.
14. The manufactured home for the caretaker may remain on site for a maximum of five years, with an administrative extension for an additional five years.
15. All existing trees within the expanded parking area shall be saved.
16. No parking spaces shall be located within five feet (5') of the manufactured home.
17. Any building square footage on the site which is to be used on a daily basis shall be provided with paved parking meeting the LDC requirements at a ratio of one space per 200 square feet. Otherwise, the days of operation for the flea market shall be limited to Wednesday, Saturday and Sunday.
18. The applicant shall submit a revised Preliminary Site Plan to indicate the deletion of all properties identified as leased land and shall provide all necessary revisions to the parking and retention areas. Appropriate retention, drive aisles, and parking, consistent with the correct parking calculations shall be provided. This shall be approved administratively by the Director of Planning and Zoning.

MODIFICATIONS:

1. LDC Section 704.19.1: to allow all flea market parking to be grass.
2. LDC Section 715, Landscaping: to allow the existing parking lot and street frontage landscaping to be adequate.
3. LDC Section 710.1.5.5.1: to allow shell drive aisles.
4. LDC Section 710.1.5.3.1: requiring paved pedestrian walkways.
5. LDC Section 704.19.5, Screening.
6. LDC Section 710.1.5.5.3: to allow the vendor parking to be located within five feet of the building, and to allow a manufactured home to be used for a caretaker's residence.

FINDINGS FOR MODIFICATIONS:

1. Staff finds that due to the isolated nature of the parking area, which is surrounded by a minimum five foot (5') grass buffer, the use of grass parking and shell drives does not appear to present any negative impacts to surrounding properties.

2. Because the parking is not paved, and due to the existing growth of the onsite vegetative plantings, the landscaping should be adequate. There should not be any negative impacts as a result of the modification of required landscaping with the additional plantings that have been stipulated.
3. Because no paved parking is proposed, the site plan does not provide for any separate pedestrian walkways.
4. The existing trees, vines and additional plantings, as required by Stipulations #14 & 17, adjacent to U.S. 301 on the south end provide for the necessary screening.
5. The manufactured home does not presently create a negative impact on surrounding uses. Stipulation #15 addresses this issue.
6. The vendor parking/loading spaces meet the intent of the LDC regulation allowing loading spaces to be located adjacent to the buildings which they are serving.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 13th day of December, 1990.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

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

BY: Patricia H. Sloan
Chairman