

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDR-12-02(P) – Four Seasons of Florida , Adult Living Facility	TYPE AGENDA ITEM	Advertised Public Hearing – Consent
DATE REQUESTED	05/10/12 PC	DATE SUBMITTED/REVISED	05/04/12
BRIEFINGS? Who?	Yes as requested	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building & Development Services Department/Comprehensive Planning and Public Hearings	AUTHORIZED BY TITLE	Robert Schmitt , AICP, Planning Division Manager
CONTACT PERSON TELEPHONE/EXTENSION	Stephanie Moreland, Planner /941-748-4501, 3880 DTS20120016	PRESENTER/TITLE TELEPHONE/EXTENSION	Stephanie Moreland, Planner /941-748-4501, ext. 6884
ADMINISTRATIVE APPROVAL			

ACTION DESIRED

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

I move to recommend approval of PDR-12-02(P) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

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

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

The site is in the Urban Core of Manatee County. In 1990, the site was rezoned to PDR (Planned Development Residential) without site plan approval. On January 4, 2007, the Board of County Commissioners approved a Preliminary Site Plan for 28 multi-family units. The Preliminary Site Plan has expired. A new site plan is required for a large group care home.

The site is adjacent to the Cedar Hammock Drainage Canal. Special Approval is required for a project adjacent to a perennial stream. Special Approval is granted through the planned development process. Also, PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any negative impacts of the project.

The site is in the RES-9 (Residential, nine dwelling units per acre) Future Land Use Category (FLUC). The range of potential uses for consideration in RES-9 lists suburban or urban residential uses.

The applicant proposes an 80-bed or 13 unit (6 residents = one unit) group care home. A gross density of 3.52 units per acre is consistent with the RES-9 FLUC and below the Special Approval threshold (six dwelling units per acre) for gross density in RES-9.

The project consists of one large building containing four wings surrounding a large courtyard and small porte-cochères at each entrance. The kitchen and office occupy a separate building between two wings at the rear.

This small and irregularly shaped site is surrounded by residential development approved at lower densities many years ago. For example, Holiday Heights, 1st Addition is 3.53 dwelling units per acre. Holiday Heights, 2nd Addition is 3.59 dwelling units per acre, and College Heights is 3.53 dwelling units per acre. The surrounding area has one-story single-family detached residences and duplexes.

The site plan shows a fourteen (14) and fifteen (15) foot wide roadway buffer adjacent to the private road to the east. There is an existing six (6) foot high wooden fence along the perimeter of the property. Due to the condition of the fence, staff recommends replacement.

The site has 52 feet of frontage along 51st Avenue West. The site is surrounded by single-family homes and duplexes. The project driveway will connect to 51st Avenue West.

There are several compatibility issues with this request:

- This irregular shaped 3.79± acre site is essentially a flag lot nestled amongst established residential neighborhoods on existing platted lots. The site has no direct access to a collector or higher roadway. The only entrance and main driveway for this project connects to 51st Avenue West (local road). The entrance will be constructed alongside an existing residence and across the street from another. This will create light and noise impacts to existing adjacent residences.
- The scale and mass of the proposed building is more intense than the existing character of the neighborhood. The site is surrounded by one-story single-family detached and duplex dwellings ranging from 914 to 2,128 square feet. The design shows one building with a gross floor area of 27,338 square feet. The square footage is divided into four wings with a separate kitchen and office area. Each wing has 5,979 square feet.

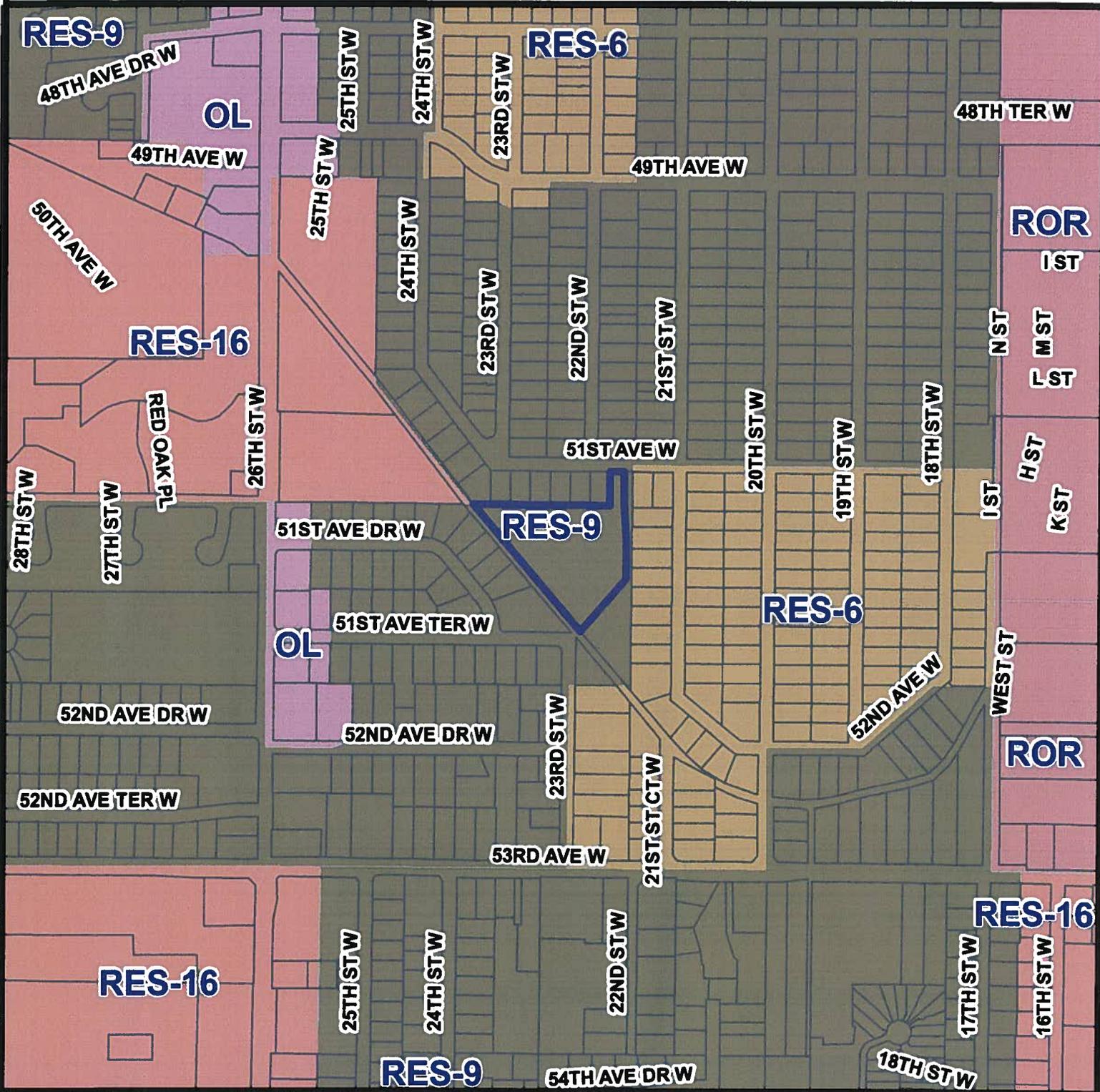
There are no wetlands on site. There are no known historic or archaeological resources.

Staff recommends approval subject to the staff recommended stipulations.

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials:)
<input checked="" type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report with attachments Site Plan		n/a	
COST:	n/a	SOURCE (ACCT # & NAME):	n/a
COMMENTS:		AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	

FUTURE LAND USE



Parcel ID #(s) 5308900058

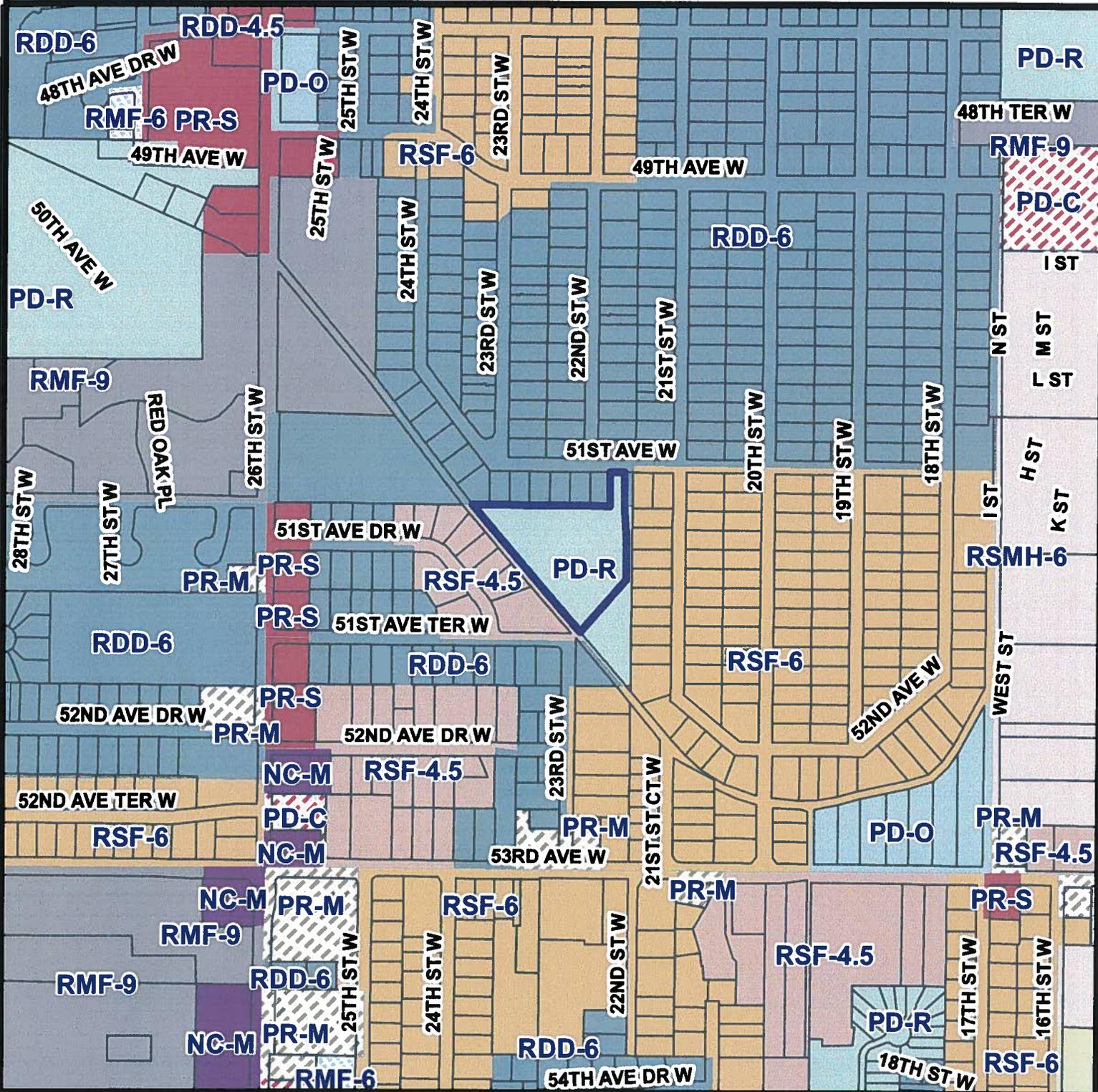
Project Name: Four Seasons of Florida Adult Living Facility
 Project #: PDR-12-02 (P)
 DTS#: 20120016
 Proposed Use: Living Facility

S/T/R: Sec 10 Twn 35 Rng 17
 Acreage: 3.79
 Existing Zoning: PD-R
 Existing FLU: RES-9
 Overlays: NONE
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: WEST CEDAR HAMMOCK
 Commissioner: Robin DiSabatino


 Manatee County
 Staff Report Map
 Map Prepared 2/23/2012
 1 inch = 500 feet

ZONING



Parcel ID #(s) 5308900058

Project Name: Four Seasons of Florida Adult Living Facility
 Project #: PDR-12-02 (P)
 DTS#: 20120016
 Proposed Use: Living Facility

S/T/R: Sec 10 Twn 35 Rng 17
 Acreage: 3.79
 Existing Zoning: PD-R
 Existing FLU: RES-9
 Overlays: NONE
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: WEST CEDAR HAMMOCK
 Commissioner: Robin DiSabatino

Manatee County
 Staff Report Map
 Map Prepared 2/23/2012
 1 inch = 500 feet

AERIAL



Parcel ID #(s) 5308900058

Project Name: Four Seasons of Florida Adult Living Facility
 Project #: PDR-12-02 (P)
 DTS#: 20120016
 Proposed Use: Living Facility

S/T/R: Sec 10 Twn 35 Rng 17
 Acreage: 3.79
 Existing Zoning: PD-R
 Existing FLU: RES-9
 Overlays: NONE
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: WEST CEDAR HAMMOCK
 Commissioner: Robin DiSabatino

Manatee County
 Staff Report Map

Map Prepared 2/23/2012
 1 inch = 500 feet

P.C. 5/10/12

PDR-12-02(P) – Four Seasons of Florida, Adult Living Facility

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for an 80-bed large group care home (adult living facility) on approximately 3.79 acres; generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 2108 51st Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 05/10/12

B.O.C.C.: 06/07/12

RECOMMENDED MOTION:

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 the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of Preliminary Site Plan NO. PDR-12-02(P) with Stipulations A.1–A.3, B.1-B.3, and C.1-C.2; Granting Special Approval for; a project adjacent to a perennial stream; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Sections 715.3.2, 715.3.1.d and 714.8.7, as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-12-02(P), DTS# 20120016
PROJECT NAME	Four Seasons of Florida, Adult Living Facility
APPLICANT(S):	FJH Investment
EXISTING ZONING:	PDR (Planned Development Residential)
PROPOSED USE(S):	Group Care Home
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval

DETAILED DISCUSSION

The site is in the Urban Core of Manatee County. In 1990, the site was rezoned to PDR (Planned Development Residential) without site plan approval. On January 4, 2007, the Board of County Commissioners approved a Preliminary Site Plan for 28 multi-family units. The Preliminary Site Plan has expired. A new site plan is required for a large group care home.

The site is adjacent to the Cedar Hammock Drainage Canal. Special Approval is required for a project adjacent to a perennial stream. Special Approval is granted through the planned development process. Also, PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any negative impacts of the project.

The site is in the RES-9 (Residential, nine dwelling units per acre) Future Land Use Category (FLUC). The range of potential uses for consideration in RES-9 lists suburban or urban residential uses.

The applicant proposes an 80-bed or 13 unit (6 residents = one unit) group care home. A gross density of 3.52 units per acre is consistent with the RES-9 FLUC and below the Special Approval threshold (six dwelling units per acre) for gross density in RES-9.

The project consists of one large building containing four wings surrounding a large courtyard and small porte-cochères at each entrance. The kitchen and office occupy a separate

building between two wings at the rear.

This small and irregularly shaped site is surrounded by residential development approved at lower densities many years ago. For example, Holiday Heights, 1st Addition is 3.53 dwelling units per acre. Holiday Heights, 2nd Addition is 3.59 dwelling units per acre, and College Heights is 3.53 dwelling units per acre. The surrounding area has one-story single-family detached residences and duplexes.

The site plan shows a fourteen (14) and fifteen (15) foot wide roadway buffer adjacent to the private road to the east. There is an existing six (6) foot high wooden fence along the perimeter of the property. Due to the condition of the fence, staff recommends replacement.

The site has 52 feet of frontage along 51st Avenue West. The site is surrounded by single-family homes and duplexes. The project driveway will connect to 51st Avenue West.

There are several compatibility issues with this request:

- This irregular shaped 3.79± acre site is essentially a flag lot nestled amongst established residential neighborhoods on existing platted lots. The site has no direct access to a collector or higher roadway. The only entrance and main driveway for this project connects to 51st Avenue West (local road). The entrance will be constructed alongside an existing residence and across the street from another. This will create light and noise impacts to existing adjacent residences.
- The scale and mass of the proposed building is more intense than the existing character of the neighborhood. The site is surrounded by one-story single-family detached and duplex dwellings ranging from 914 to 2,128 square feet. The design shows one building with a gross floor area of 27,338 square feet. The square footage is divided into four wings with a separate kitchen and office area. Each wing has 5,979 square feet.

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

The applicant hosted a neighborhood meeting on March 23, 2012. There were no issues or concerns raised at the meeting.

Staff recommends approval subject to the staff recommended stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	2108 51st Avenue West
GENERAL LOCATION:	South side of 51st Avenue West, approximately 470 feet west of 20th Street

	West
ACREAGE:	3.79± acres
EXISTING USE(S):	Vacant
FUTURE LAND USE CATEGORY(S):	RES-9 (Residential, nine dwelling units per acre)
DENSITY:	3.52 dwelling units per acre
SPECIAL APPROVAL(S):	Project adjacent to a perennial stream
OVERLAY DISTRICT(S):	NA
SPECIFIC APPROVAL(S):	<ol style="list-style-type: none"> 1. 14' wide perimeter buffer (LDC Section 715.3.2). 2. More than 10 parking spaces without a terminal island (LDC Sec.715.3.1.d). 3. Reduction of tree replacement sizes (LDC Sec. 714.8.7).

SURROUNDING USES & ZONING

NORTH	Duplex dwellings zoned RDD-6 (Residential Duplex Dwelling).
SOUTH	Single-family residence zoned PDR.
EAST	Single-family homes in Holiday Heights 2nd Addition zoned RSF-6 (Residential Single-Family, 6 dwelling units per acre).
WEST	Across Cedar Hammock Drainage Canal are single-family residences in College Heights Subdivision zoned RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre).

SITE DESIGN DETAILS

BUILDING SQUARE FOOTAGE:	27,338 square feet	
MINIMUM SETBACKS:	Fronts (two) Sides (two) Rear Water	25' 8' 15' 30'

OPEN SPACE REQUIRED:	25% or 0.95 acres		
OPEN SPACE PROVIDED:	56% or 2.14± acres		
ACCESS:	51st Avenue West		
FLOOD ZONE(S)	X (Panel 120153 329, revised 7/15/92)		
AREA OF KNOWN FLOODING	Yes – up to 50% reduction required.		
UTILITY CONNECTIONS	6' water main available 8" gravity sewer available		
ENVIRONMENTAL INFORMATION			
Overall Wetland Acreage:	None		
Proposed Impact Acreage:	None		
NEARBY DEVELOPMENT			
PROJECT	LOTS/UNITS	DENSITY	YEAR APPROVED
Holiday Heights, 2 nd Addition	442 lots	3.59 d.u./acre	02/06/1955
Holiday Heights, 1 st Addition	87 lots	3.53 d.u./acre	08/18/1955
College Heights Subdivision	43 lots	3.53 d.u./acre	05/28/1959
Forest West Apartments	27 units	11.69 d.u./acre	04/22/1983
POSITIVE ASPECTS			
<ul style="list-style-type: none"> • The 13 units proposed is less than previously approved. • The group care home (ALF) will have less impact on the roadways than the previously approved multi-family. 			
NEGATIVE ASPECTS			
<ul style="list-style-type: none"> • The project's only access is to a local road in the middle of the block. • Adjacent properties may be impacted by traffic noise and lighting by any development on this site. 			
MITIGATING MEASURES			
<ul style="list-style-type: none"> • The site is constrained by development on all sides and is limited by its point of access. • Lighting will be in accordance with the standards in LDC Section 709. 			

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All roof mounted HVAC equipment shall be screened from view from adjacent roadways and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.
2. All dumpsters shall be screened from view from adjacent roadways and residential uses. Screening shall consist of building materials matching the principal building on site.
3. Dumpster shall be placed in another location on site where it does not have potential to impact the front areas of a single-family residence.

B. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Environmental Planning Division for review prior to Final Site Plan approval.
2. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Environmental Planning Division. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. Tree protection methodology shall be approved with the Final Site Plan.
3. 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. HEALTH DEPARTMENT:

1. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from Manatee County Health Dept. unless work is approved by County Public Works.
2. An inspection and approval is required from the primary licensing agency for group care facilities.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED				
None.				
COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10' wide roadway buffer,	14' & 15' along private road	Y		
15' wide perimeter buffers	14', 15' & 20'		N	Specific Approval for 14' wide buffer
Buffer landscaping	Minimum standards	Y		Meets minimum standards. Stipulation for enhanced landscaping.
SIDEWALKS				
5' internal sidewalks	shown	Y		
ROADS & RIGHTS-OF-WAY				
24' Internal driveways	16' 20' & 24'	Y		
Right-of-Way dedication	N/A	Y		No dedication required on 51 st Avenue West.
COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6)				
Physical Characteristics:				
The 3.79± acre vacant site is adjacent to the Cedar Hammock Drainage Canal, a perennial stream to the south. The site is in the X Flood Zone Category.				
Public Utilities, Facilities and Services:				
The project will utilize county water and sewer. There is an existing 6" potable water main and 8" sanitary gravity sewer along 51 st Avenue West.				
Major Transportation Facilities:				
The site has 52 feet of frontage along 51 st Avenue West, a local road.				

Compatibility:

The site is in a residential area. PDR zoning can be found to be compatible and appropriate with the existing development patterns and zoning of nearby properties.

Special Approval is required for a project adjacent to a perennial stream. Special Approval may be acquired through the planned development process which allows the BOCC to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Transitions:

The proposed residential support use is appropriate in a PDR zoning district because the proposed use can be designed to provide a transition between the residential uses.

Design Quality:

The project consists of a large one-story building with four attached wings surrounding a large courtyard and small porte-cochères at each entrance. The kitchen and office occupy a separate building connected between two wings in the southern part of the facility.

25% (10,875 square feet) of the site is required to be designated as open space. 56% (2.14± acres) is provided. The applicant proposes landscaping in the vehicle use area, as well as required perimeter buffers.

There is a dry retention pond proposed in the western part of the site.

Relationship to Adjacent Property:

The irregular shaped 3.79± acre site is essentially a flag lot nestled amongst established residential neighborhoods on existing platted lots with single-family residences or duplex dwellings.

Access:

The site has no direct access to a collector or higher roadway. The only entrance and main driveway for this project connects to 51st Avenue West (local road). The entrance will be constructed alongside an existing residence and across the street from another.

Streets, Drives, Parking and Service Areas:

No new streets are proposed. The internal 16, 20 and 24-foot wide driveways are designed to loop around the structures. The driveways are designed for one-way traffic circulation moving from west to east.

LDC Figure 710.1.6 (9) requires one space per three residents plus one space per resident staff. To accommodate 32 employees, a total of 59 spaces is required and provided.

Pedestrian Systems:

No sidewalks are proposed along 51st Ave West. There are internal sidewalks proposed adjacent to the buildings and courtyard.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources. 56% open space is proposed.

Intensity:

The Floor Area Ratio (FAR) of 0.16 is below the maximum FAR (0.23) allowed for the RES-9 FLUC.

Height:

The Preliminary Site Plan indicates a maximum height of 35 feet. This height should not create any external impacts that would adversely affect the surrounding developments.

Fences and Screening:

The design shows perimeter landscaped buffers which are ten, fourteen, fifteen, and twenty feet wide. In addition to landscaping, a six-foot high wood fence will be used for screening.

Yards and Setbacks:

Setback distances will be as shown on the site plan. The site plan shows the closest distance is 35.54 feet from the east property line.

Trash and Utility Plant Screens:

The site plan shows a dumpster in the southern part of the site. The dumpster will be placed approximately fifteen feet from the front property boundary of an adjacent single-family residence. Staff has concerns that the single-family may experience potential impacts relative to noise and odors from the dumpster's location. Staff recommends the dumpster be placed in another location where it does not have potential to impact the front areas of a single-family residence.

Signs:

Signs will be reviewed with the future Building Permit.

Landscaping:

The site plan shows enhanced landscaping which exceeds the requirements of the Land Development Code.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the RES-9 Future Land Use Category (FLUC). 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 single-family detached residences and duplexes.

Policy 2.2.1.13.1 Intent. The site is intended for a low moderate-urban, or a clustered moderate density urban residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of urban areas.

Policy 2.2.1.13.2 Range of Potential Uses. Suburban or urban residential uses are listed in the range of potential uses.

Policy 2.6.1.1 Compatibility. PDR zoning is compatible with residential development. PDR developments can be designed to permit development consistent with the growing residential trends in the area. Also, PDR allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. There are no wetlands on the site.

Policy 2.6.5.5 Preserve/Protect Open Space.
The site plan shows 56% open space (2.14 acres). 25% open space is required.

CONCURRENCY

CLOS APPLIED FOR: The existing CLOS from the multi-family will be used with this request.

TRAFFIC STUDY REQ'D: NO

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y/N
20th Street West	(between Cortez Rd. & 53rd Ave. W.)	D	N

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

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

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

1. Request:

LDC Section 715.3.2 requires 15-foot wide perimeter greenbelt buffers. The request is to reduce the perimeter buffer west of the entrance to 14 feet.

Staff Analysis and Recommendation

The design shows a 14-foot wide perimeter buffer to maintain a 24' wide driveway and utility requirements. Due to the narrow width of the site, there is not enough room to provide a wider buffer. Staff believes that the 14-foot wide buffer provides adequate separation between the proposed use and existing uses, as well as, allows sufficient space for trees to be planted to create an attractive boundary. Additionally, a six foot high fence will be removed and replaced in this location.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2, the Board finds that the purpose of the LDC regulations is satisfied to an equivalent degree by the proposed design because sufficient space is provided for trees to be planted to create an attractive boundary.

2. Request:

LDC Section 715.3.1.d requires no more than ten consecutive parking spaces without an interior landscape island. The applicant requests eleven spaces without a terminal island in the east and west sections of the vehicle use areas.

Staff Analysis and Recommendation:

Staff supports the groupings of more than 10 spaces without an interior island for this project. By clustering the parking spaces where possible, existing tree groupings can be preserved with minimal or no impacts.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.d, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because the site plan shows a superior landscape design which meets the intent of the LDC.

3. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Request for Specific Approval**
- 3. Copy of Newspaper Advertising**
- 4. Public Comment letter**

APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.13	<p>RES-9: Establish the Residential-9 Dwelling Units/Gross Acre future land use category as follows:</p>
Policy:	2.2.1.13.1	<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-moderate urban, or clustered 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 urban areas.</p>
Policy:	2.2.1.13.2	<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:	2.2.1.13.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum gross residential density: 9 dwelling units per acre</p> <p>Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of</p>

25% of the dwelling units as “affordable housing”.

Maximum net residential density:

16 dwelling units per acre

20 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”. (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:

0.23 (0.35 for mini-warehouse uses)

1.00 inside the CRA’s and UIRA

Maximum Square Footage for Neighborhood

Retail Uses: Medium (150,000sf)

Policy: 2.2.1.13.4

Other Information:

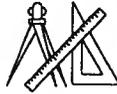
- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- 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, 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).

Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:
		<ul style="list-style-type: none">- 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):
		<ul style="list-style-type: none">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.



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1435 Tallevast Road
Sarasota, Fla 34243



Feb 22, 2012

Stephanie Moreland
Manatee County Planning Department
P. O. Box 1000
Bradenton, FL 34206-1000

**Re: Four Seasons Adult Living Facility
Specific Approval Request**

Dear Stephanie

By this letter the applicant for the above referenced project is requesting specific approval/consideration by the BOCC for the following items:

1. **Modify the perimeter greenbelt buffers for the entrance driveway portion of the property from 15 ft to 14 ft. This request is in response to the screening requirements of Section 603.7.4.5. of the Land Development Code.**

The property width at the R/W is only 52 ft, and with a standard 24 ft wide driveway, leaves only 28 ft left (14 ft on either side). As such, the developer is requesting this specific approval in order to accommodate the geometry of the property.

2. **Allow thirteen (13) consecutive parking spaces (in lieu of ten spaces) for the most southerly tier of parking, without being separated by a landscape island. This request is in response to the landscape requirements of Section 715.3.1.d. of the Land Development Code.**

The developer desires to minimize impacts to existing tree groupings and can do so by clustering the parking spaces where possible. The addition of landscaped islands, which do not include existing trees will only serve to further spread out the parking. Therefore, the developer is requesting this specific approval in order to reduce impacts to the groupings of existing trees.

3. **Allow the tree replacement ratios and sizes to be modified as tabulated and noted in the table provided on Sheet #5 of the Preliminary Site Plan. This request is in response to the tree replacement requirements of Section 714.8.7. of the Land Development Code.**

The existing site is almost entirely covered by canopy from a dense stand of pine and oak trees. Although the Preliminary Site Plan proposes to maintain 56.22% of open space and plant an additional 67 trees, it is not adequate to meet the tree replacement ratios and sizes, using normal spacing standards. The existing trees are spaced much closer together and thus create the need for this specific approval request.

If this office can be of further assistance in this matter, please feel free to contact me.

Sincerely,
Cyrix Engineering, Inc.

J. Mark Privette, P.E.
Project Engineer

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 **Thursday, May 10, 2012 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor 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:

PDR-12-02(P) - FOUR SEASONS OF FLORIDA ADULT LIVING FACILITY
DTS#20120016

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site

Plan for an 80-bed large group care home (adult living facility) on approximately 3.79 acres; generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 2108 51st Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-97-05(P)(R5) - ELLENTON ICE & SPORTS COMPLEX (FKA JP IGLOO)
DTS #20120106

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-97-05(P)(R4) pertaining to stipulations of approval regarding signs to allow an electronic billboard at the Ellenton Ice & Sports Complex (fka JP Igloo), providing for Specific Approvals as applicable. Ellenton Ice & Sports Complex is generally located northeast of I-75 and US-301, off of 29th Street East at 5309 29th Street East (9.59 ± acres), Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

All interested parties are invited to appear at this public hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services

Department will be heard and considered by the Planning Commission and entered into the record.

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, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@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 of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
04/25/2012

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 **Thursday, May 10, 2012 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor 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:

PDR-12-02(P) - FOUR SEASONS OF FLORIDA ADULT LIVING FACILITY
DTS#20120016

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for an 80-bed large group care home (adult living facility) on approximately 3.79 acres; generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 2108 51st Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-97-05(P)(R5) - ELLENTON ICE & SPORTS COMPLEX (FKA JP IGLOO)
DTS #20120106

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-97-05(P)(R4) pertaining to stipulations of approval regarding signs to allow and electronic billboard sign at the Ellenton Ice & Sports Complex (fka JP Igloo), providing for Specific Approvals as applicable. Ellenton Ice & Sports Complex is generally located northeast of I-75 and US-301, off of 29th Street East at 5309 29th Street East (9.59 ± acres), Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

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

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, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@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 of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

From: "Robin DiSabatino" <robin.disabatino@mymanatee.org>
Date: April 4, 2012 6:04:10 AM EDT
To: "John Barnott" <john.barnott@mymanatee.org>
Subject: Fw: Help

Can you direct me to whomever is working this one?

From: Virginia Rapone [gracegirl55@msn.com]
Sent: 04/03/2012 10:08 PM AST
To: Robin DiSabatino
Subject: Help

Dear Robin,

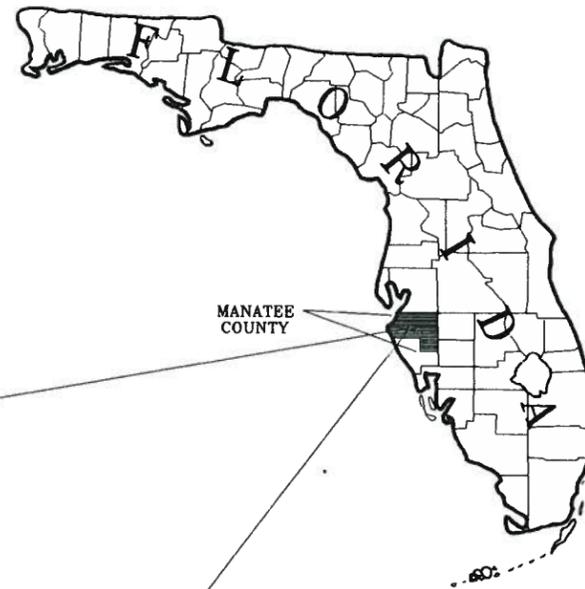
I know that this is such short notice but I just received a call from a lady on 21st St. W. She said that she received a letter informing her of the proposed development of the property that is directly behind hers. The property in question is behind the houses on 52nd Ave. W and 21st St W. It is approximately 3 1/2 acres. I am assuming that everyone who's property abuts this empty acreage has received a letter also, just like they did for the last development proposal, but this is the first I have heard of it. It is also the same property that we fought to stop the development of a Hud Apartment building a few years ago. She believes the letter was accidently thrown out, so she does not know where it came from. We have our Association meeting this Thursday, and I would like to be able to address this with some knowledge of what is being planned and who is doing this. Could you find out for us, or maybe direct me to whom I should talk too, and, would you be able to come to our meeting to explain what is happening. Again, I know that this is such short notice, and I know how busy your are, but I have no clue where to find the answers for this problem. It may be something good going in there, but I am sure everyone will want to know. By the way, we fought the person and his entourage of developers and we won!!! Thank you so very much, and thank you for your nice note, it was so encouraging. Thank you again.

Sincerely,

Virginia Rapone, Holiday Heights Neighborhood Association
941-538-2000

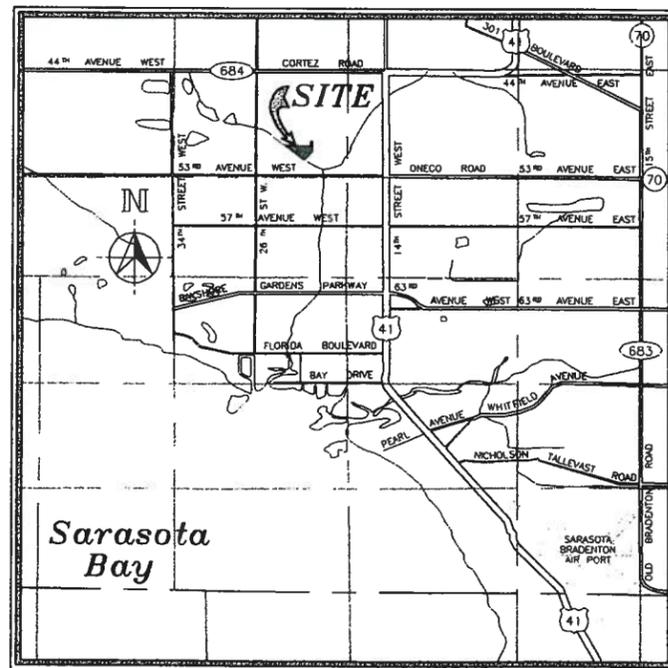
FOUR SEASONS OF FLORIDA ASSISTED LIVING FACILITY PRELIMINARY SITE PLANS

Received
 MAY 07 2012
 ZONING



MANATEE COUNTY

SITE LOCATION MAP



SEC. 10, TWP. 35S, RNG. 17E.

INDEX TO SHEETS	
1.	COVER
2.	EXISTING CONDITIONS PLAN
3.	HORIZONTAL CONTROL PLAN
4.	DRAINAGE AND UTILITIES PLAN
5.	LANDSCAPING PLAN
6.	CROSS-SECTIONS AND DETAILS

CYRIX ENGINEERING, INC.
 Engineers & Surveyors
 1435 Tallevast Road
 Sarasota, Fla 34243
 ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 7071

(941) 351-4100 (ph) • (941) 351-4115 (fax)

ENGINEER'S CERTIFICATION OF COMPLIANCE

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH THE APPLICABLE PORTIONS OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 336.0075 (1) AND (4), FLORIDA STATUTES.

SEAL

J. MARK PRIVETTE, P.E. FL REG. #43394 DATE _____

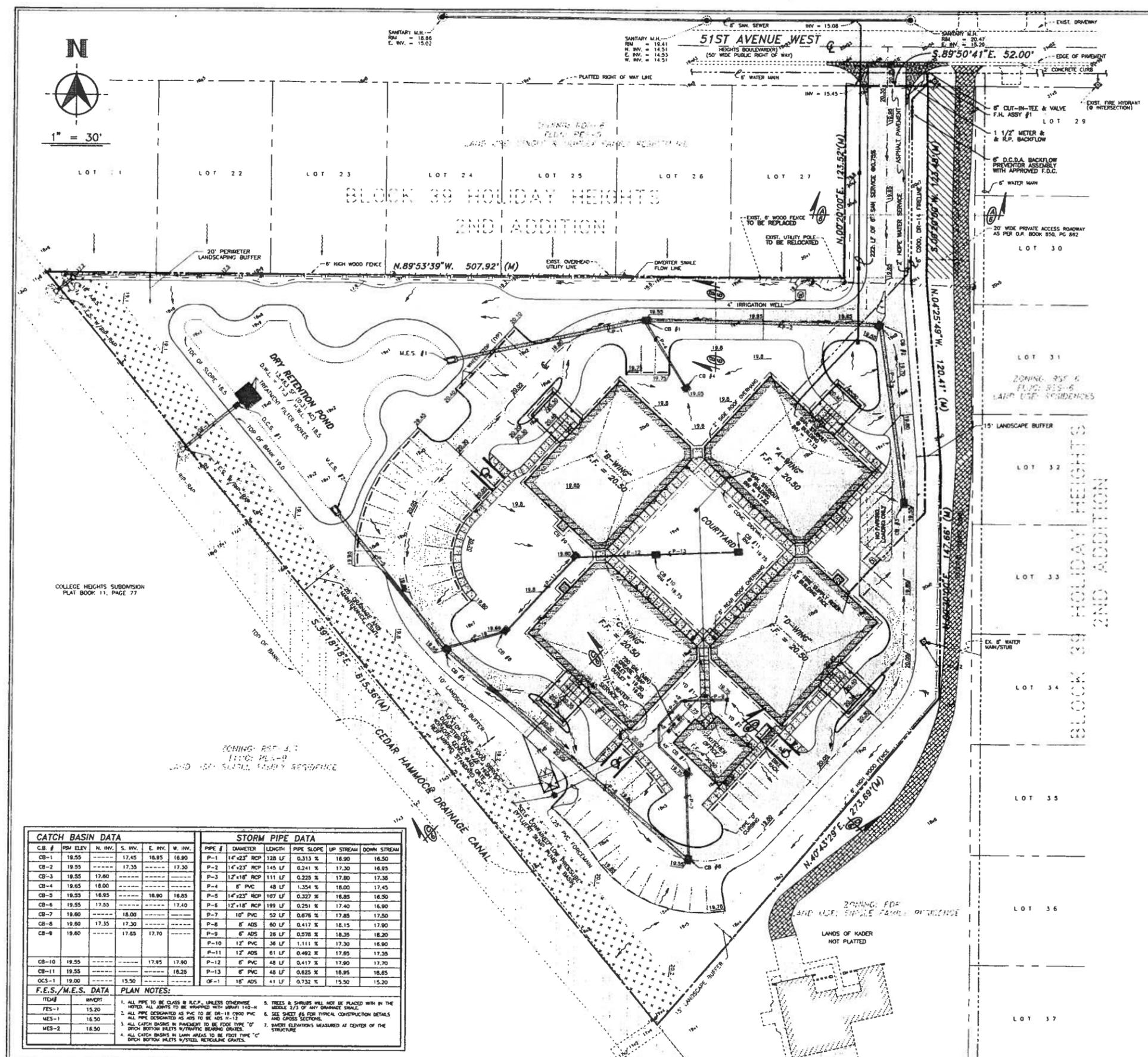
Project Number: _____ Project Name: FOUR SEASONS OF FLORIDA, ASSISTED LIVING FACILITY

Approval Type: PRELIMINARY SITE PLAN DTS Number: _____

PROJECT PLANNER (PD): _____	DATE: _____
PROJECT ENGINEER (PW): _____	DATE: _____
CONCURRENCY (PD): _____	DATE: _____
NATURAL RESOURCES: _____	DATE: _____
ENVIRONMENTAL HEALTH: _____	DATE: _____
FIRE DISTRICT: _____	DATE: _____

ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION. THERE MAY BE OTHER DOCUMENTS, INCLUDING A CLOS THAT AFFECT THIS PROJECT APPROVAL.

Rec'd by OWNER / AGENT: _____



CATCH BASIN DATA					STORM PIPE DATA					
CB #	PM ELEV	N. INV.	S. INV.	E. INV.	PIPE #	DIAMETER	LENGTH	PIPE SLOPE	UP STREAM	DOWN STREAM
CB-1	19.55	17.45	18.85	16.90	P-1	14" x 23" RCP	128 LF	0.313 %	16.90	16.50
CB-2	19.55	17.35	17.30	17.30	P-2	14" x 23" RCP	145 LF	0.241 %	17.30	16.85
CB-3	19.55	17.80			P-3	12" x 18" RCP	111 LF	0.225 %	17.80	17.38
CB-4	19.65	18.00			P-4	8" PVC	48 LF	1.354 %	18.00	17.45
CB-5	19.35	16.95	16.90	16.85	P-5	14" x 23" RCP	107 LF	0.327 %	16.85	16.50
CB-6	19.55	17.55		17.40	P-6	12" x 18" RCP	199 LF	0.251 %	17.40	16.90
CB-7	19.60	18.00			P-7	10" PVC	52 LF	0.678 %	17.85	17.50
CB-8	19.60	17.35	17.30		P-8	8" ADS	50 LF	0.417 %	18.15	17.90
CB-9	19.60	17.85	17.70		P-9	8" ADS	28 LF	0.578 %	18.35	18.20
					P-10	12" PVC	38 LF	1.111 %	17.30	16.90
CB-10	19.55		17.85	17.90	P-11	12" ADS	61 LF	0.492 %	17.85	17.35
CB-11	19.55			18.25	P-12	8" PVC	48 LF	0.417 %	17.90	17.70
OCS-1	19.00	15.30			P-13	8" PVC	48 LF	0.825 %	18.85	16.65
					OF-1	18" ADS	41 LF	0.732 %	15.30	15.20

F.E.S./M.E.S. DATA	
ITEM	INVERT
FES-1	15.20
MES-1	16.50
MES-2	16.50

PLAN NOTES:

- ALL PIPE TO BE CLASS B R.C.P., UNLESS OTHERWISE NOTED. ALL JOINTS TO BE WRAPPED WITH 140-# GALV. STEEL STRAP.
- ALL PIPE DESIGNATED AS PVC TO BE 18" CRUI PVC. ALL PIPE DESIGNATED AS ADS TO BE ADS 11-12.
- ALL CATCH BASINS IN PARALLEL TO BE FOOT TYPE "C" DITCH BOTTOM BUILT WITH TRAFFIC BEARING GRATES.
- ALL CATCH BASINS IN LANE AREAS TO BE FOOT TYPE "C" DITCH BOTTOM BUILT WITH TRAFFIC BEARING GRATES.
- TREES & SHRUBS WILL NOT BE PLACED WITH IN THE MIDDLE 2/3 OF ANY DRAINAGE SWALE.
- SEE SHEET (S) FOR TYPICAL CONSTRUCTION DETAILS AND CROSS SECTIONS.
- SWALE ELEVATIONS MEASURED AT CENTER OF THE STRUCTURE.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT/CURB
- EXISTING ROADWAY CENTERLINE
- EXISTING LOT LINE
- EXISTING POWER POLE & GUY WIRE
- TOP OF BANK / TOE OF SLOPE
- EXISTING DRAINAGE DITCH
- EXISTING SANITARY LINE & MANHOLE
- EXISTING WATER MAIN W/ BLOW-OFF & GATE VALVE
- PROPOSED GRADE ELEVATION
- EXISTING ASPHALT PAVEMENT
- EXISTING STORM LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING OUTLINE
- PROPOSED FLOW DIRECTION
- PROPOSED SIDEWALK
- PROPOSED HYDRANT & GATE VALVE
- PROPOSED STORM SEWER & CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY LEAD & CLEANOUTS

REQUIRED IMPROVEMENTS

WATER SERVICE IS TO BE PROVIDED BY CONNECTION TO THE EXISTING 6" WATER MAIN WHICH IS LOCATED ON THE SOUTH SIDE OF 51ST AVE WEST.

IRRIGATION SUPPLY WATER IS TO BE PROVIDED BY A PROPOSED 4" IRRIGATION WELL.

FIRE PROTECTION IS TO BE PROVIDED BY THE EXISTING FIRE HYDRANT LOCATED ON 51ST AVE W. AND TWO (2) PROPOSED FIRE HYDRANTS INTERNALLY LOCATED AS SHOWN ON THIS SHEET.

DRAINAGE FOR THE DEVELOPMENT IS PROVIDED BY MASTER STORMWATER SYSTEM AS SHOWN ON SHEET 4/6 OF THESE PLANS.

SEWER SERVICE IS TO BE PROVIDED BY CONNECTION TO THE EXISTING GRAVITY SEWER LINE, WHICH IS LOCATED ON THE NORTH SIDE OF 51ST AVE WEST.

SOLID WASTE SERVICE IS TO BE PROVIDED BY MANATEE COUNTY PUBLIC WORKS VIA DUMPSTER PICK-UP.

ACCESS TO THE DEVELOPMENT IS PROVIDED FROM 51ST AVENUE WEST AS SHOWN ON THIS SHEET. NO SIDEWALKS ARE PROPOSED ALONG 51ST AVE. W. PROPOSED SIDEWALKS ARE LOCATED AROUND THE PROPOSED BUILDINGS.

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

SUPPLEMENTAL INFORMATION

ALL EASEMENTS, DEDICATIONS, AND RESERVATIONS WILL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

A STATEMENT OF SCHOOL NEEDS IS NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

THERE ARE NO KNOWN EXISTING WELLS ON THIS PROPERTY. A WELL PERMIT WILL BE REQUIRED FROM THE COUNTY END FOR INSTALLATION OF THE PROPOSED 4" IRRIGATION WELL.

ALL PROPOSED WATER AND SEWER UTILITIES DEPICTED OUTSIDE THE PUBLIC RIGHT-OF-WAY ON THESE PLANS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER. ALL PROPOSED DRIVE ALLEYS AND PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER. ALL PROPOSED STORMWATER SYSTEMS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER.

ALL PROPOSED INFRASTRUCTURE IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORK STANDARDS, UNLESS OTHERWISE APPROVED. THE PROJECT IS TO BE COMPLETED IN A SINGLE PHASE.

ANY ABANDONED SEPTIC TANKS FOUND SHALL BE PUMPED OUT, BOTTOMS RIPPED, AND FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL. A PERMIT IS REQUIRED FROM MANATEE COUNTY HEALTH DEPT. UNLESS WORK IS APPROVED BY COUNTY PUBLIC WORKS.

POTABLE WATER USE CALCULATIONS

UNIT DESCRIPTION	POPULATION	PER CAPITA RATE	SUB-TOTAL RATE
RESIDENTS (# OF BEDS)	80	80 GPD	6,400 GPD
TOTAL WATER DEMAND			6,400 GPD

SANITARY SEWER FLOW CALCULATIONS

UNIT DESCRIPTION	# UNITS	PERSONS/UNIT	POPULATION	PER CAPITA RATE	SUB-TOTAL RATE
RESIDENTS (# OF BEDS)	80	95 GPD			7,600 GPD
TOTAL SEWER FLOWS					7,600 GPD

SOLID WASTE GENERATION CALCULATIONS

UNIT DESCRIPTION	# UNITS	PER CAPITA RATE	SUB-TOTAL RATE
RESIDENT BEDS	80	5.0 LB/DAY	400 LB/DAY
TOTAL SOLID WASTE			400 LB/DAY

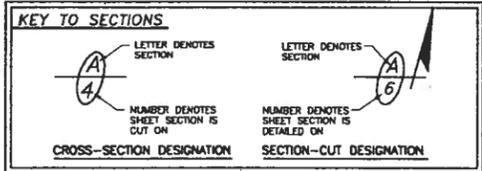
DENSITY OF LOOSE MUNICIPAL SOLID WASTE = 300 LB/CY
 WEEKLY VOLUME OF SOLID WASTE (400 LB/DAY) / (300 LB/CY) * 7 DAY/WEEK = 9.3 CY/WEEK

EXISTING FIRE HYDRANT FLOW DATA

BOX : 2010
 HYDRANT : #105
 HYDRANT LOCATION : SW CORNER OF 51st AVE W. AND 21st ST W.
 PER TESTING ON : AUG. 03, 2011

STATIC : 73 P.S.I.
 FLOW : 1,182 G.P.M.
 RESIDUAL : 60 P.S.I.
 AVAILABLE : 2,565 G.P.M. @ 20 P.S.I.

NOTE: FIRE FLOW DATA PROVIDED BY CEDAR HAMMOCK FIRE & RESCUE.



CYRIX ENGINEERING, INC.
 Engineers & Surveyors
 1435 Tallahassee Rd., Suite 342, Tallahassee, FL 32303
 (904) 351-4100 (ph) • (904) 351-4115 (fax)

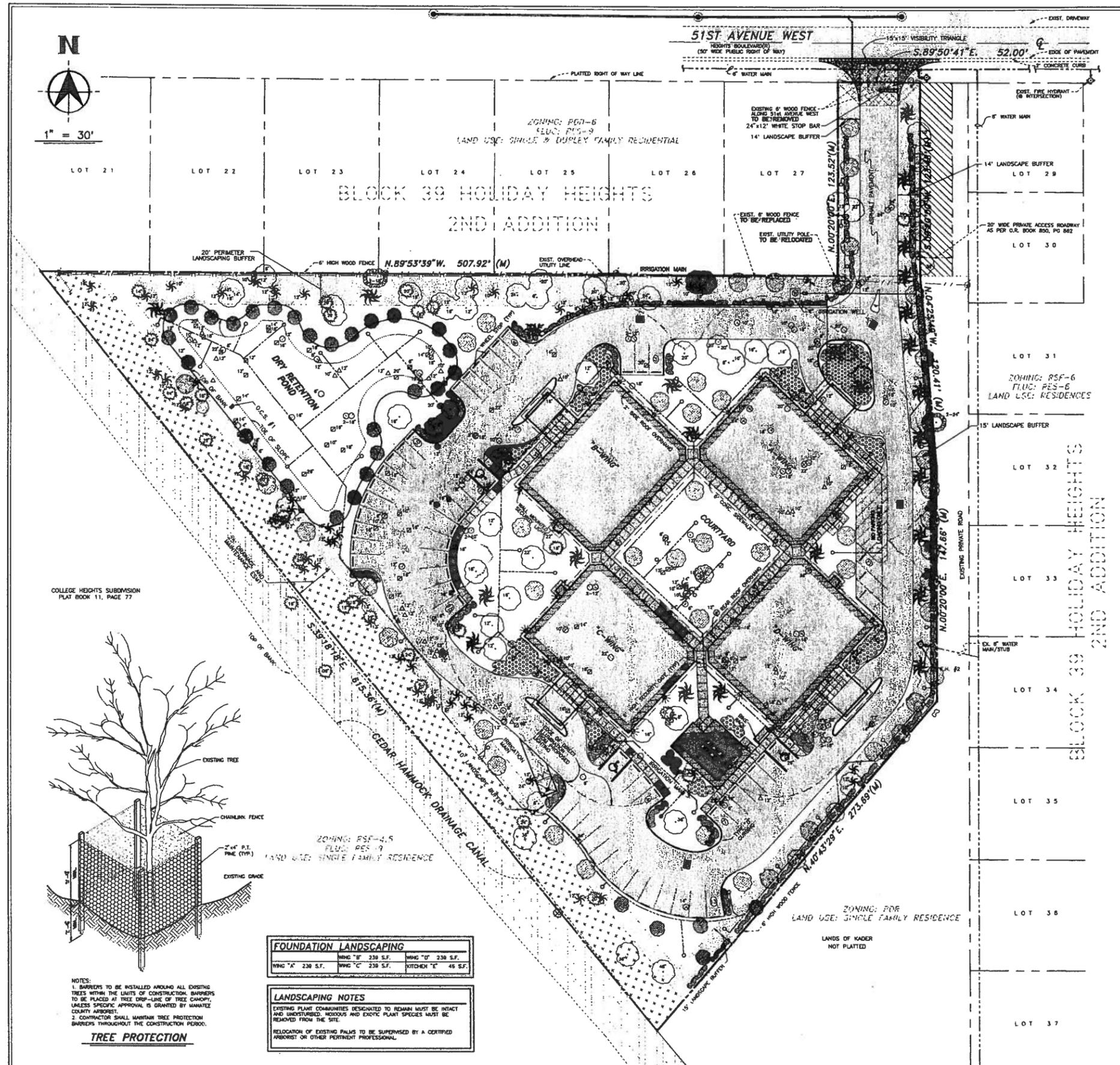
PROJECT NO. 2011-010
 CHECKED BY: J.M.P.
 DRAWN BY: J.M.P.
 DATE: 21 AUG 2011

SEAL: _____
 J. Mark Privette PE Fl. Reg. # 43394

FOUR SEASONS OF FL. ASSISTED LIVING FACILITY
 PRELIMINARY SITE PLAN

DRAINAGE AND UTILITIES PLAN

SHEET 4 OF 6



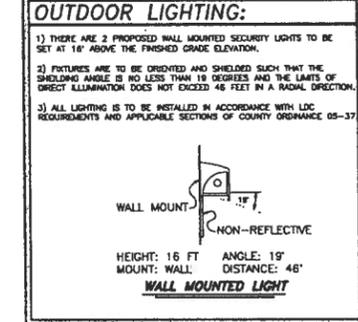
LEGEND

	EXISTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT/CURB
	EXISTING ROADWAY CENTERLINE
	EXISTING LOT LINE
	EXISTING POWER POLE & GUY WIRE
	EXISTING DRAINAGE DITCH
	EXISTING SANITARY LINE & MANHOLE
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BUILDING OUTLINE
	PROPOSED SIDEWALK

LANDSCAPE LEGEND / INVENTORY

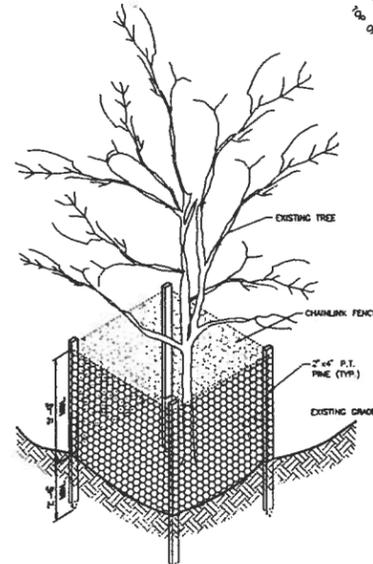
	EXISTING PINE TREE TO BE REMOVED (97 TREES)
	EXISTING OAK TREE TO BE REMOVED (127 TREES)
	EXISTING OAK TREE TO BE RELOCATED (5 OAKS)
	EXISTING PALM TREE TO BE RELOCATED (48 PALMS)
	EXISTING PALM TREE TO REMAIN IN PLACE
	EXISTING OAK TREE TO REMAIN IN PLACE
	RELOCATED OAK TREE
	SHRUBS - PERIMETER BUFFER, INTERIOR LANDSCAPED AREA
	3\" CAL CANOPY TREE - REPLACEMENT TREE (CYPRESS)
	4\" CAL CANOPY TREE - REPLACEMENT TREE (OAK)
	PALM TREE (RELOCATED PALMS - REPLANTED IN POTS)
	IRRIGATION WELL
	IRRIGATION MAIN W/SPRINKLER HEAD

- ADDITIONAL NOTES:**
- 1) ALL NOXIOUS AND EXOTIC PLANT SPECIES SHALL BE REMOVED AND DISPOSED OF IN A MANNER CONSISTENT WITH COUNTY REGULATIONS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 2) ALL EXISTING TREES DEPICTED TO REMAIN ARE TO BE PROTECTED IN ACCORDANCE WITH THE ABOVE TREE PROTECTION DETAIL.
 - 3) DO NOT REMOVE EXISTING TREES IN ORDER TO PLANT NEW TREES.
 - 4) CONTRACTOR IS RESPONSIBLE TO REPLACE ANY TREES DESIGNATED TO REMAIN WHICH ARE DESTROYED OR BADLY DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE DEVELOPER.
 - 5) ALL TREE PROTECTION BARRIERS WILL CONSIST OF NEW OR USED CHAINLINK FENCE (MINIMUM 3' HEIGHT) AND WILL BE LOCATED AT THE DISPLINE WHERE POSSIBLE.
 - 6) A WATER WELL CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE H.R.D. PRIOR TO THE CONSTRUCTION OF THE WELLS.



EXISTING TREE INVENTORY

EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE REMOVED	PROPOSED REPLACEMENT TREES
4"-12" PINES = 15 TREES(S)		
REPLACEMENT TREES @ 3" CAL. MIN	22	0
12"-30" PINES = 38 TREES(S)		
REPLACEMENT TREES @ 4" CAL. MIN	79	0
30" & UP PINES = 03 TREES(S)		
REPLACEMENT TREES @ 4" CAL. MIN	6	0
4"-12" OAKS = 48 TREES(S)		
REPLACEMENT TREES @ 3" CAL. MIN	55	55
12"-30" OAKS = 38 TREES(S)		
REPLACEMENT TREES @ 4" CAL. MIN	82	0
30" & UP OAKS = 01 TREES(S)		
REPLACEMENT TREES @ 4" CAL. MIN	0	0
3" CAL. CANOPY TREE (CYPRESS)		
REPLACEMENT TREE (CYPRESS)	244	27
TOTAL		
PROPOSED TREE ADJUSTMENT FACTOR 3.1 (244 / 3 = 81)		82
EXISTING TREES TO BE RELOCATED:		
OAKS TO BE RELOCATED = 05		
PALMS TO BE RELOCATED = 48		



NOTES:

- 1) BARRIERS TO BE INSTALLED AROUND ALL EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION. BARRIERS TO BE PLACED AT TREE DROP-LINE OF TREE CANOPY, UNLESS SPECIFIC APPROVAL IS GRANTED BY HAWAII COUNTY ARBORIST.
- 2) CONTRACTOR SHALL MAINTAIN TREE PROTECTION BARRIERS THROUGHOUT THE CONSTRUCTION PERIOD.

TREE PROTECTION

FOUNDATION LANDSCAPING

WING "B" 230 S.F.	WING "D" 230 S.F.
WING "A" 230 S.F.	KITCHEN "E" 45 S.F.

LANDSCAPING NOTES

EXISTING PLANT COMMUNITIES DESIGNATED TO REMAIN MUST BE INTACT AND UNDISTURBED. NOXIOUS AND EXOTIC PLANT SPECIES MUST BE REMOVED FROM THE SITE.

RELOCATION OF EXISTING PALMS TO BE SUPERVISED BY A CERTIFIED ARBORIST OR OTHER PERTINENT PROFESSIONAL.

CYRIX ENGINEERING, INC.
 Engineers & Surveyors
 1435 Tallevast Rd.
 Sarasota, Fla 34243
 ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 7071

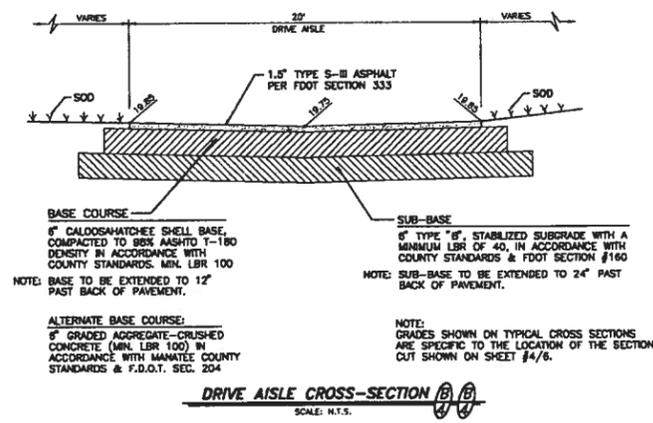
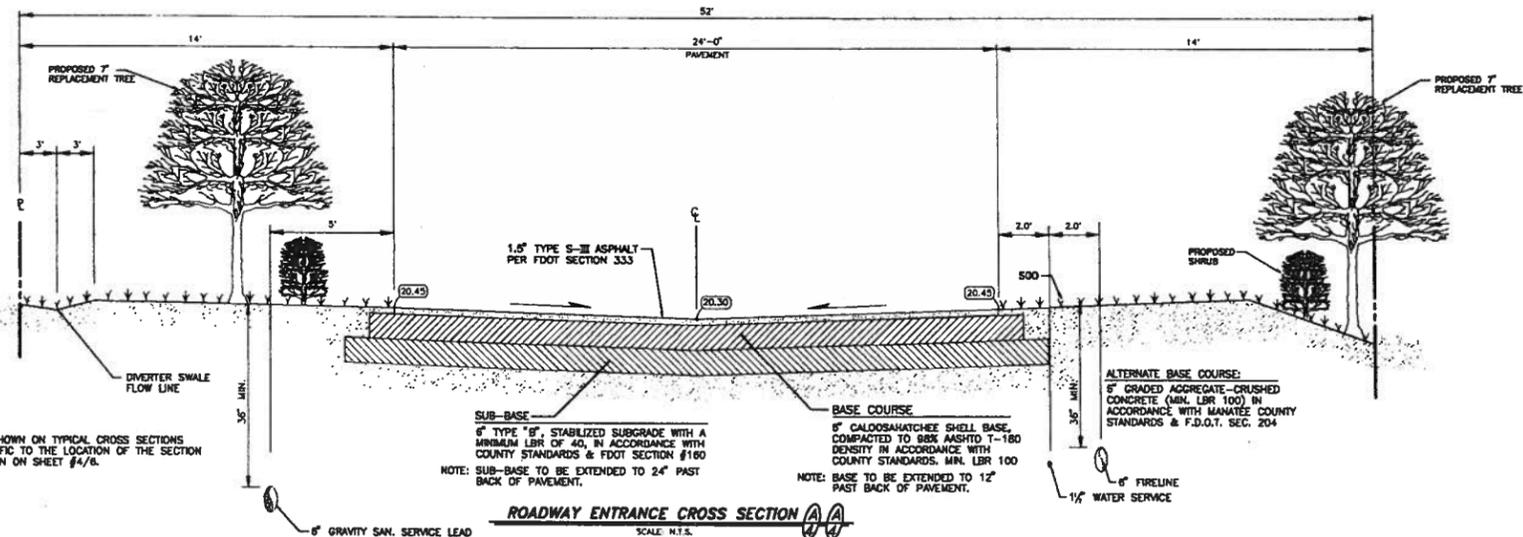


PROJECT NO. _____ DATE _____
 CHECKED BY _____ DATE _____
 REVISIONS

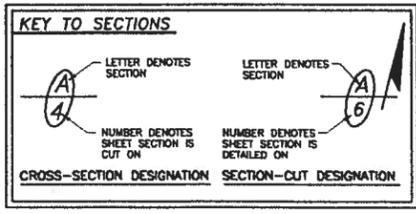
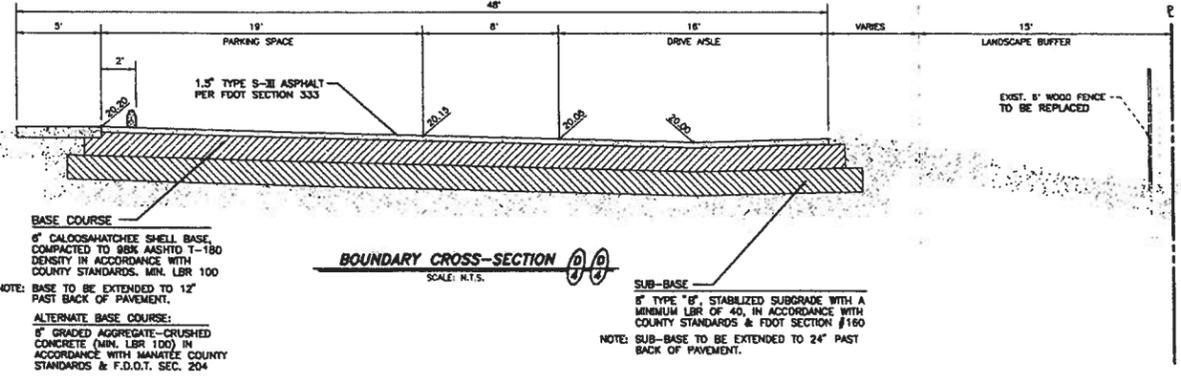
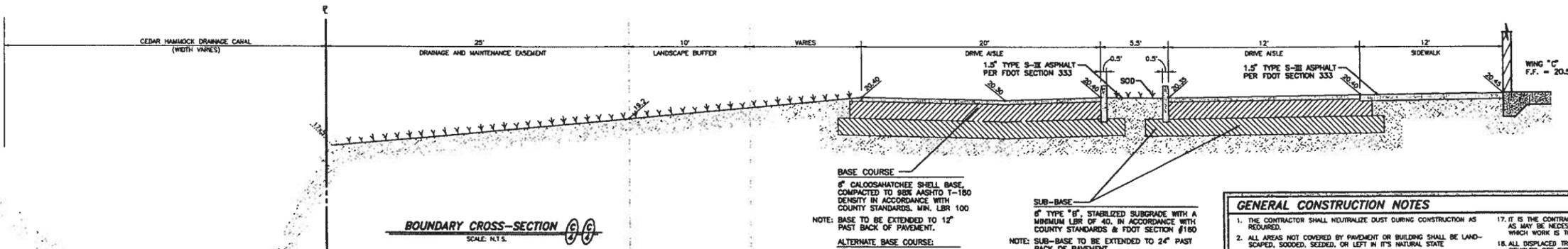
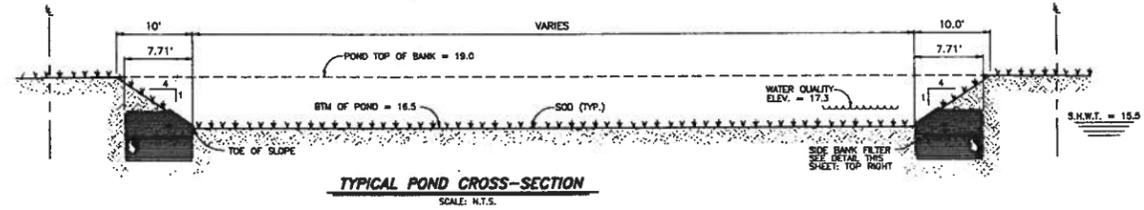
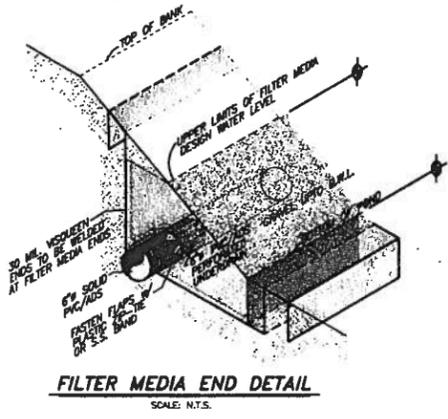
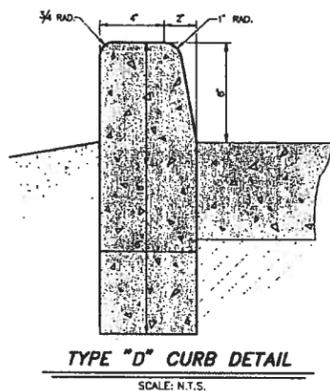
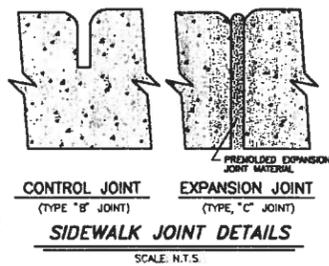
SEAL: _____
 J. Mark Privette PE, Fl. Reg. # 43394
 Date _____

**HOLIDAY HEIGHTS
 ASSISTED LIVING
 FACILITY**
 PRELIMINARY SITE PLAN

**LANDSCAPE &
 LIGHTING PLAN**



- SIDEWALK CONSTRUCTION NOTES:**
1. ALL ORGANIC MATERIAL & DEBRIS SHALL BE REMOVED AND AREA GRADED & COMPACTED PRIOR TO CONCRETE PLACEMENT.
 2. THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 2,500 P.S.I. AT 28 DAYS.
 3. TYPE "B" JOINTS MAY BE SAW CUT.
 4. MINIMUM CROSS SLOPE ACROSS SIDEWALK TO BE 1/4" PER FOOT.



- GENERAL CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL NEUTRALIZE DUST DURING CONSTRUCTION AS REQUIRED.
 2. ALL AREAS NOT COVERED BY PAVEMENT OR BUILDING SHALL BE LANDSCAPED, SOODED, SEED, OR LEFT IN ITS NATURAL STATE.
 3. PERMANENT EROSION CONTROLS SHALL BE INCORPORATED AT THE EARLIEST PRACTICAL TIME.
 4. TEMPORARY EROSION CONTROLS SHALL BE ADOPTED AS NECESSARY TO PRECLUDE EXCESSIVE EROSION.
 5. TEMPORARY EROSION CONTROLS MAY CONSIST OF, BUT NOT LIMITED TO: GRASSING, SOODED, SAND BAGGING, SLOPE DRAINS, SEDIMENT BASINS, SEDIMENT CHECKS, BERRIS, BALED HAY OR STRAW, FLOATING SALT BARRIERS, AND STAKED SALT FENCES.
 6. THE LOCATION OF EXISTING UTILITY LINES AND DRAINAGE STRUCTURES SHOWN ON PLANS ARE APPROXIMATE ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
 7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY EXISTING UNDERGROUND UTILITY LINES NOT SHOWN ON PLANS, AND TO PRESERVE AND PROTECT SAID UTILITY LINES.
 8. WRITTEN DIMENSIONS ON PLANS SUPERCEDES SCALED DISTANCES.
 9. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT A MINIMUM AREA OF UNPROTECTED ERODIBLE EARTH NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS BE EXPOSED AT ONE TIME, AND THAT THIS AREA BE EXPOSED FOR THE SHORTEST DURATION POSSIBLE.
 10. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE, AND POWER COMPANIES 10 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION THAT HE INTENDS TO WORK IN A SPECIFIC AREA.
 11. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS LINES, CONDUITS OF ANY KIND, UTILITIES, OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE, PRIVATE, OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, EASEMENT, OR RIGHT OF WAY.
 12. ALL DISTURBED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AND SHALL RECEIVE SOD AS DIRECTED.
 13. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
 14. FILL IN ALL AREAS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 12 INCHES TO A DENSITY OF 98% PER AASHTO T-180. REFER TO THE BUILDING PLANS FOR STRUCTURAL COMPACTOR SPECIFICATIONS.
 15. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 16. THE CONTRACTOR SHALL OBTAIN COPIES OF ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
 17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE WORK SITE AS MAY BE NECESSARY, TO INFORM HIMSELF OF THE CONDITION UNDER WHICH WORK IS TO BE PERFORMED.
 18. ALL DISPLACED TREES AND OTHER VEGETATIVE MATTER SHALL BE REMOVED OFF SITE.
 19. ALL PAVEMENT MARKINGS AT THE DRIVE ENTRANCE SHALL BE ALLOY THERMOPLASTIC, 90 MILS IN THICKNESS.
 20. ALL ROADWAY AND DRAINAGE RELATED CONCRETE SHALL BE A MINIMUM OF 4,000 PSI IN STRENGTH AT THE 28 DAY BREAK.
 21. ALL STORM PIPING SHALL MAINTAIN MINIMUM COVER AS PER FOOT INDEX #205.
 22. THERE ARE NO PROPOSED PARKING LOT POLE TYPE LIGHTS. SECURITY FLOOD LIGHTS ARE PROVIDED ON THE FACE OF BUILDINGS AS SHOWN ON SHEET #3/6.
 23. ALL COMPACTED SHELL AND SOIL IS TO BE REMOVED FROM PROPOSED LANDSCAPED AREAS AND REPLACED WITH SANDY LOAM.
 24. ALL ON-SITE IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC.
 25. THE PROPOSED FIRE HYDRANTS ARE TO BE INSTALLED AND OPERATIONAL PRIOR TO CONSTRUCTION OF BUILDING WALLS OR ANY ACTIVITIES UTILIZING WOOD OR OTHER FLAMMABLE TYPE MATERIALS.
 26. PRIOR TO DEVELOPMENT-RELATED LAND CLEARING ACTIVITIES, ALL APPLICABLE COUNTY APPROVALS MUST BE OBTAINED THROUGH THE PLANNING DEPARTMENT. IF BURNING OF TREES AND/OR BRANCHES IS REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST FIRST BE OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT. NO BURN PERMITS WILL BE ISSUED UNTIL FINAL SITE PLANS/CONSTRUCTION PLANS ARE APPROVED.
 27. PROPOSED CURB RAMPS TO BE CONSTRUCTED PER FOOT STANDARD INDEX #304, SHT #1 OF 3 SPECIFICATION NOTE #3.
 28. MATERIAL/ EQUIPMENT SHOP DRAWINGS REQUIRE APPROVAL FROM THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
 29. ALL SIGN RETROREFLECTIVITY MUST MEET THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD.
 30. ALL PAVEMENT MARKINGS LOCATED WITHIN PUBLICLY MAINTAINED RIGHT-OF-WAY SHALL MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 31. ALL TRAFFIC CONTROL DEVICES LOCATED WITHIN PUBLICLY MAINTAINED RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT DESIGN STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC AND STORMWATER STANDARDS.

CYRIX ENGINEERING, INC.
Engineers & Surveyors
1435 Tallevast Rd
Sarasota, Fla 34243
ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 7071



PROJECT NO. 24510	DATE 23 AUG 2011
CHECKED BY J.M.P.	DATE
REVISIONS	DATE BY

SEAL: _____
J. Mark Privette PE Fl. Reg. # 43594
Date _____

FOUR SEASONS OF FL. ASSISTED LIVING FACILITY PRELIMINARY SITE PLAN

GENERAL DETAILS FOR PAVEMENT AND STORMWATER

SHEET 6 OF 6

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Ordinance 12-05 – LDC Text Amendment – Billboards	TYPE AGENDA ITEM	Advertised Public Hearing – Consent
DATE REQUESTED	05/10/12 PC	DATE SUBMITTED/REVISED	05/04/12
BRIEFINGS? Who?	No	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building and Development Services / Administrative Review	AUTHORIZED BY TITLE	Robert Schmitt, AICP, Planning Division Manager
CONTACT PERSON TELEPHONE/EXTENSION	Miles Gentry, AICP / 941-748-4501 ext. 6836	PRESENTER/TITLE TELEPHONE/EXTENSION	Miles Gentry, AICP / Planning Division Manager / 941-748-4501 ext. 6836
ADMINISTRATIVE APPROVAL			

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

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, I move to recommend ADOPTION of Manatee County Ordinance 12-05, amending the Manatee County Land Development Code (Ordinance 90-01, as amended), as recommended by staff.

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

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

Electronic Billboard Signs

- Section 724.18 of the Manatee County Land Development Code currently prohibits new Off-Site Advertising Signs along most of the thoroughfare roads, including the interstate corridor, in Manatee County.
- Several projects along the interstate corridor have approved Master Sign Plans. These plans all have approval of electronic message center signs. They include the Cooper Creek, River Club Park of Commerce, Heritage Harbor, and Ellenton Ice. Most of the message center signs approved as part of those Master Sign Plans have a limitation of 400 square feet in size, with the exception of Ellenton Ice which has approval of an 880 square foot message center sign. All of these message center signs were approved for On-Site advertising only.
- This proposed amendment to the sign ordinance is accompanied by an application to amend the approved Ellenton Ice Master Sign Plan.
- Section 724.18.1 is proposed to be added to the sign ordinance to provide an exclusion of certain requirements of the Off-Site Advertising provisions. If approved, the Ellenton Ice sign may be converted to an Electronic Billboard for Off-Site Advertising.
- The proposed revision to the sign ordinance has exchange rate limitations, locational and dimensional standards, lighting control and mitigation measures, and operational standards designed to limit the proliferation of electronic billboards.
- As proposed, the establishment of any electronic billboard sign will require approval of a Preliminary Site Plan by the Board of County Commissioners at an advertised public hearing.
- This proposed amendment is consistent with the Manatee County Comprehensive Plan.

Summary

The proposed revision to section 724.18 of the LDC is consistent with the Comprehensive Plan. Particularly by implementing the Policies and Objectives of Goal 2.2 of the Future Land Use Element which states:

A pattern of future land uses providing adequate recognition of existing development and providing adequate guidance to all parties for the potential location, general types, and general range of densities and intensities which may be considered for new development or redevelopment.

Staff recommends approval on the proposed changes.

COUNTY ATTORNEY REVIEW

Check appropriate box	
<input checked="" type="checkbox"/>	REVIEWED

	Written Comments: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Available from Attorney (Attorney's initials: SAS)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Ordinance 12-05		n/a	
COST:	n/a	SOURCE (ACCT # & NAME):	n/a
COMMENTS:		AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	

ORDINANCE 12-05

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING SECTION 201, LAND DEVELOPMENT CODE TO AMEND THE DEFINITIONS RELATING TO OFF-SITE ADVERTISING SIGNS; AMENDING SECTION 724, LAND DEVELOPMENT CODE TO REVISE THE SIGN REGULATIONS APPLICABLE TO OFF-SITE ADVERTISING SIGNS; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FOR A PERMITTING PROCESS FOR SIGNS; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT OF THE SIGN REGULATIONS; AMENDING SECTION 737, ENTRANCEWAYS REGARDING OFF-SITE ADVERTISING SIGNS; AMENDING OTHER SECTIONS OF THE LAND DEVELOPMENT CODE FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY IN GENERAL; PROVIDING FOR SEVERABILITY OF PROHIBITION ON BILLBOARDS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This ordinance is enacted to carry out the purpose and intent of and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes, as amended and retitled the Community Planning Act in House Bill 7207 and Chapter 125, Florida Statutes, as amended. Specifically Section 163.3202(2)(f), Fla. Stat., requires local land development regulations to contain specific and detailed provisions including at a minimum the regulation of signage.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this ordinance:

1. Section 724 of the Manatee County Land Development Code (the "Land Development Code" or "the Code"), and Definitions, in Section 201 of the Code, along with other code provisions, established regulations regarding the permitting, the placement and maintenance of signs within the unincorporated area of Manatee County.

2. It is in the interest of the public health, safety and welfare of the citizens of the County to amend Section 724 of the Code and adopt sign regulations regarding off-site advertising signs and other related amendments for consistency, as set forth in this Ordinance, in order to better implement the Manatee County Comprehensive Plan by basing the regulation of signs upon the function of the sign.

3. Certain sign-types such as off-site advertising signs, while promoting commerce activities within the community, must necessarily be regulated to reduce visual clutter that would otherwise occur by the use of durational or dimensional criteria and through content-neutral permitting as necessary to avoid adverse affects upon traffic safety and community aesthetics.

4. The Manatee County Planning Commission held a duly noticed and advertised public hearing on May 10, 2012, received public comment, the staff report and has reviewed the amendments set forth in this ordinance and has found these amendments to the Land Development Code to be consistent with the Manatee County Comprehensive Plan and recommended their adoption to the Board.

5. The Board of County Commissioners has held two duly noticed advertised public hearings on May 22, 2012, and June 7, 2012, received public comments, the staff recommendation and report of the Planning Commission and has found this ordinance would limit the time, place and manner, including the form of signs within Manatee County without limiting signs based upon their content, would promote traffic safety, aesthetics and serve a valid public purpose.

Section 3. Amendment of Chapter 2, Definitions and Rules of Construction, Land Development Code.

Chapter 2 of the Code is hereby amended in Section 201, Definitions: To amend definitions related to outdoor advertising signs and changeable copy signs Said definitions are amended and restated in their entirety, a copy which is attached hereto, labeled Exhibit A to this ordinance, and made a part hereof by reference.

Section 4. Amendment of Chapter 7, Development Standards and General Applicability, Land Development Code.

Chapter 7 of the Code is hereby amended in Section 724, Signs, to amend sign regulations relating to outdoor advertising signs, including and not limited to Section 724.18. Said new amended sections of the sign regulations are attached hereto labeled Exhibit B to this ordinance and made a part hereof by reference.

Section 5. Amendment of Chapter 6, Zoning Districts, Land Development Code.

Chapter 6, Zoning Districts, of the Code is hereby amended in Section 603.4, Planned Districts in regard to outdoor advertising signs, said specific subsections as amended are restated in their entirety and set forth in Exhibit C to this ordinance.

Section 6. Amendment of Chapter 7, Development Standards and General Applicability of Land Development Code.

Chapter 7, Development Standards and General Applicability, Section 709, Lighting, is hereby amended and restated to address outdoor advertising signs and lighting thereof as set forth in Exhibit D to this ordinance.

Amending Section 737, Entranceways, with specific reference to Section 737.5.3, Signs. Said amended Section is restated in its entirety in Exhibit E to this ordinance.

Section 7. Amendment of Chapter 7, Development Standards of General Applicability.

Chapter 7, Development Standards of General Applicability, Section 720, Historic Vista Protection Area of the Code is hereby amended regarding sign regulations. Said amended Sections are restated in its entirety in Exhibit E to this ordinance.

Section 8. 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 invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Ordinance.

Section 9. Codification.

The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to codify the amendments in Sections 3 through 7 of this ordinance into the Land Development Code, but shall not codify the remaining Sections.

Section 10. Applicability.

The amendments set forth in this ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 11. Effective Date.

This ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this _____ day of _____, 2012.

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

By: _____
John R. Chappie, Chairman

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

By: _____
Deputy Clerk

Sec. 201, Definitions

SIGN RELATED DEFINITIONS

* * *

Changeable Copy Sign shall mean an integral part of a sign not covering more than sixty-five (65) percent of the sign area and designed so as to readily allow the changing of its message either manually or electronically. Signs with changeable copy that utilize a computer generated message, images or is controlled or changed by some other electronic means are included in this definition.

Off-Site Sign shall mean any sign not located on the same lot as the business, commodity, service or entertainment to which it relates. This shall include any structure designed primarily for the display of offsite signs. (See "Outdoor Advertising.")

Outdoor Advertising Sign shall mean any sign structure advertising an establishment, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished at the property on which the sign is located. This shall include but shall not be limited to billboards, off-premises signs or off site signs. (See "Off site.")

EXHIBIT B

Sec 724 Signs

- 724.1 Purpose
- 724.2 Applicability of Other Code Regulatory Requirements
- 724.3 Administration
- 724.4 Sign Permits
- 724.5 Application
- 724.6 Permit Authority
- 724.7 Maintenance
- 724.8 Violations
- 724.9 Unless otherwise expressly permitted herein
- 724.10 Public Schools
- 724.11 Adjustments & Master Sign Plans
- 724.12 Prohibited Signs
- 724.13 Restricted Temporary Signs
- 724.14 Signs Allowed Without a Sign Permit
- 724.15 General Standards
- 724.16 Signs – North Central Overlay District
- 724.17 Off Site Signs
- 724.18 Outdoor Advertising Signs
- 724.19 Non Conforming Signs
- 724.20 Non Conforming Uses
- 724.21 Violations

DRAFT
04/30/12

EXHIBIT C

AMENDMENT TO SECTION 603.4 PLANNED DISTRICTS

Section 603.4, Signs

17. Signs in the Planned Development District shall be in accordance with Section 724. The provisions of the planned development approvals may be more restrictive, as necessary, to meet the other standards contained in this Section 603.4, but not less restrictive than Section 724. Stipulations contained in Planned Development Ordinances shall not be interpreted to regulate signage based upon sign content.

* * *

EXHIBIT B

Section 724. Signs.

* * *

724.12 Prohibited Signs. Prohibited signs, except as otherwise provided by this Section include:

- a. All signs not expressly permitted are hereby prohibited.
- b. Abandoned signs are hereby prohibited.
- c. Signs which imitate or resemble official traffic or government signs and signals are hereby prohibited.
- d. Signs within any public rights-of-way (County or State) or on public lands; except for government signs are hereby prohibited.
- e. Signs in visibility triangles are hereby prohibited.
- f. Signs causing traffic or any other hazard are hereby prohibited.
- g. ~~Unpermitted Signs are hereby prohibited.~~
- gh. Signs which bear or contain statements, words, or pictures of any obscene, pornographic, ~~immoral character~~ are hereby prohibited.
- hi. Signs which emit audible sound, vapor, smoke, odor particles, or gaseous matter are hereby prohibited.
- ij. Signs that have unshielded illuminated devices that produce glare or are a hazard ~~or nuisance~~ to motorists or occupants of adjacent properties are hereby prohibited.
- jk. Signs that due to any lighting or control mechanism, causes radio, television, or other communication interference are hereby prohibited.
- kl. Signs that are erected or maintained so as to obstruct any firefighting equipment, window, door, or opening used as a means of ingress or egress for fire escape purpose including any opening required for proper light and ventilation are hereby prohibited.

724.17 *Off-Site Signs.* All off-site signs shall be in compliance with the provisions of Chapter 479, Florida Statutes, and Chapter 14-10, Florida Administrative Code, as amended.

724.18 *Outdoor Advertising Signs.* Outdoor Advertising Signs are permitted on undeveloped or vacant parcels in the GC, HC, CRV, LM, HM, PDC, PDI, PDRV, PDUI and PDPM districts, except as provided in Section 724.18.1, subject to the restrictions elsewhere in this Section 724, the applicable state statute and the following:

a. *Location and Dimensional Standards:*

- 1) Maximum height: 40 feet above grade;
- 2) Maximum length: 40 feet;
- 3) Minimum spacing between: 2,000 feet same side of road;
- 4) Minimum sign area: 200 square feet per face;
- 5) Maximum sign area: 200 square feet per face;
- 6) Maximum faces per side: 1 face per side.

b. *Setbacks.* In addition to other restrictions all outdoor advertising signs must meet all required district building setbacks, minimum fifteen (15) feet. All such signs shall be located no closer than twenty (20) feet to any building or structure.

c. No outdoor advertising sign shall be erected closer than three hundred (300) feet to any church, school, cemetery, public park, public playground, major thoroughfares, historic sites, landmarks or residential zoning districts, state or national forest.

d. Prohibited types of outdoor advertising signs: three prisms, three dimensional, scrolling, and rotating signs are not allowed.

e. Non-conforming outdoor advertising signs shall not be moved, altered, enlarged, or reconstructed without complying with this Code.

f. No outdoor advertising sign shall be erected without a sign permit from Manatee County and the Florida Department of Transportation.

g. *Off-Site Advertising Sign Free Areas.* The following thoroughfares shall be sign-free areas from which no off-site advertising sign shall be visible. Off-site directional signs are permitted in these areas.

U.S. 19, South from Hillsborough County line to the Palmetto City limits.

S.R. 64, East from the Bradenton City limits to S.R. 675.

26th St. W., South from the Bradenton City limits to Sarasota Bay.

Manatee Ave. W. (S.R. 64), West from the Bradenton City limits (34th St. W.) to Holmes Beach City limits.

that allows advertising copy to be changed remotely rather than by changing the advertising copy on site with poster sheets or vinyl.

(a) Dwell Time is the minimum duration of a single display on an electronic billboard sign. During the dwell time, the message display shall be static, and there shall not be any change of color, flash, fade, rotation, twinkle, twirl, scroll, show of action or motion, or illusion of action or motion.

(b) Message Sequencing means dividing a single thought or message into two (2) or more successive sign displays on a single electronic billboard sign. For example, it shall be considered message sequencing if the second display answers a textual question posed in the first display, continues or completes a sentence started on the first display, or continues or completes a story line started on the prior display.

(4) Upgrade to electronic billboard sign. An on-site sign previously approved as a free-standing message center sign may be upgraded to an electronic billboard sign upon processing an application for a Preliminary Site Plan approval to be heard by the Board of County Commissioners. A sign permit is also required in accordance with this code. A Preliminary Site Plan approval and the sign permit is only valid for the specific location for which it has been issued. A Preliminary Site Plan approval and sign permit may not be transferred from one location to another. For each electronic billboard sign for which approval is sought, the sign owner must submit an application demonstrating that each of the following conditions of approval have been met:

(5) Exchange rate.

(a) A minimum of eight (8) sign faces of static outdoor advertising signs must be permanently removed in exchange for each single sign face on an electronic billboard sign (electronic billboard sign face). In addition, the combined square footage of sign face area removed shall total at least four (4) times the square footage of electronic billboard sign face for which approval is sought.

(b) Notwithstanding, the foregoing subsection (a) above, as an alternative to the exchange rate described above, a sign owner may permanently remove one (1) electronic billboard sign face in exchange for a new

(8) Operational Standards.

- (a) Dwell time and duration of message. The dwell time, defined as the interval of change between each individual message, shall be consistent with rules promulgated by the Florida Department of Transportation but in no event less than eight (8) seconds. Any change of message shall be completed in one (1) second. The dwell time shall not include the time required to change a message. There shall be no special effects or other content between messages.
- (b) The message shall be static during the dwell time set forth in subsection 7(a) above. There shall be no flashing or varying light intensity of movement during the message. Messages shall not scroll and shall not give any appearance of moving or in any way include active movement.
- (c) Messaging sequencing on an electronic billboard sign is prohibited.
- (d) Each electronic billboard sign's operating system shall contain a light sensing device to adjust brightness as ambient light conditions change in order to insure that the message meets the following brightness standards. The maximum brightness shall be 0.3 foot-candles above the ambient light measured two hundred fifty (250) feet perpendicular from the face of the sign or such less distance as may be required by Section 724.18.1(e)(5).
- (e) No electronic billboard sign shall display light of such intensity that it interferes with the effectiveness of an official traffic sign, signal or device.
- (f) The electronic billboard sign shall have a default mechanism or setting that will cause the sign to turn off or freeze in one (1) position at a brightness no brighter than normal operation if a malfunction or failure (meaning any unintended interruption in message sequencing) occurs.

EXHIBIT B

Section 724. Signs.

* * *

724.12 Prohibited Signs. Prohibited signs, except as otherwise provided by this Section include:

- a. All signs not expressly permitted are hereby prohibited.
- b. Abandoned signs are hereby prohibited.
- c. Signs which imitate or resemble official traffic or government signs and signals are hereby prohibited.
- d. Signs within any public rights-of-way (County or State) or on public lands; except for government signs are hereby prohibited.
- e. Signs in visibility triangles are hereby prohibited.
- f. Signs causing traffic or any other hazard are hereby prohibited.
- g. ~~Unpermitted Signs are hereby prohibited.~~
- gh. Signs which bear or contain statements, words, or pictures of any obscene, pornographic, ~~immoral character~~ are hereby prohibited.
- hi. Signs which emit audible sound, vapor, smoke, odor particles, or gaseous matter are hereby prohibited.
- ij. Signs that have unshielded illuminated devices that produce glare or are a hazard ~~or nuisance~~ to motorists or occupants of adjacent properties are hereby prohibited.
- jk. Signs that due to any lighting or control mechanism, causes radio, television, or other communication interference are hereby prohibited.
- kl. Signs that are erected or maintained so as to obstruct any firefighting equipment, window, door, or opening used as a means of ingress or egress for fire escape purpose including any opening required for proper light and ventilation are hereby prohibited.

724.17 *Off-Site Signs*. All off-site signs shall be in compliance with the provisions of Chapter 479, Florida Statutes, and Chapter 14-10, Florida Administrative Code, as amended.

724.18 *Outdoor Advertising Signs*. Outdoor Advertising Signs are permitted on undeveloped or vacant parcels in the GC, HC, CRV, LM, HM, PDC, PDI, PDRV, PDUI and PDPM districts, except as provided in Section 724.18.1, subject to the restrictions elsewhere in this Section 724, the applicable state statute and the following:

a. *Location and Dimensional Standards:*

- 1) Maximum height: 40 feet above grade;
- 2) Maximum length: 40 feet;
- 3) Minimum spacing between: 2,000 feet same side of road;
- 4) Minimum sign area: 200 square feet per face;
- 5) Maximum sign area: 200 square feet per face;
- 6) Maximum faces per side: 1 face per side.

b. *Setbacks*. In addition to other restrictions all outdoor advertising signs must meet all required district building setbacks, minimum fifteen (15) feet. All such signs shall be located no closer than twenty (20) feet to any building or structure.

c. No outdoor advertising sign shall be erected closer than three hundred (300) feet to any church, school, cemetery, public park, public playground, major thoroughfares, historic sites, landmarks or residential zoning districts, state or national forest.

d. Prohibited types of outdoor advertising signs: three prisms, three dimensional, scrolling, and rotating signs are not allowed.

e. Non-conforming outdoor advertising signs shall not be moved, altered, enlarged, or reconstructed without complying with this Code.

f. No outdoor advertising sign shall be erected without a sign permit from Manatee County and the Florida Department of Transportation.

g. *Off-Site Advertising Sign Free Areas*. The following thoroughfares shall be sign-free areas from which no off-site advertising sign shall be visible. Off-site directional signs are permitted in these areas.

U.S. 19, South from Hillsborough County line to the Palmetto City limits.

S.R. 64, East from the Bradenton City limits to S.R. 675.

26th St. W., South from the Bradenton City limits to Sarasota Bay.

Manatee Ave. W. (S.R. 64), West from the Bradenton City limits (34th St. W.) to Holmes Beach City limits.

that allows advertising copy to be changed remotely rather than by changing the advertising copy on site with poster sheets or vinyl.

(a) Dwell Time is the minimum duration of a single display on an electronic billboard sign. During the dwell time, the message display shall be static, and there shall not be any change of color, flash, fade, rotation, twinkle, twirl, scroll, show of action or motion, or illusion of action or motion.

(b) Message Sequencing means dividing a single thought or message into two (2) or more successive sign displays on a single electronic billboard sign. For example, it shall be considered message sequencing if the second display answers a textual question posed in the first display, continues or completes a sentence started on the first display, or continues or completes a story line started on the prior display.

(4) Upgrade to electronic billboard sign. An on-site sign previously approved as a free-standing message center sign may be upgraded to an electronic billboard sign upon processing an application for a Preliminary Site Plan approval to be heard by the Board of County Commissioners. A sign permit is also required in accordance with this code. A Preliminary Site Plan approval and the sign permit is only valid for the specific location for which it has been issued. A Preliminary Site Plan approval and sign permit may not be transferred from one location to another. For each electronic billboard sign for which approval is sought, the sign owner must submit an application demonstrating that each of the following conditions of approval have been met:

(5) Exchange rate.

(a) A minimum of eight (8) sign faces of static outdoor advertising signs must be permanently removed in exchange for each single sign face on an electronic billboard sign (electronic billboard sign face). In addition, the combined square footage of sign face area removed shall total at least four (4) times the square footage of electronic billboard sign face for which approval is sought.

(b) Notwithstanding, the foregoing subsection (a) above, as an alternative to the exchange rate described above, a sign owner may permanently remove one (1) electronic billboard sign face in exchange for a new

(8) Operational Standards.

- (a) Dwell time and duration of message. The dwell time, defined as the interval of change between each individual message, shall be consistent with rules promulgated by the Florida Department of Transportation but in no event less than eight (8) seconds. Any change of message shall be completed in one (1) second. The dwell time shall not include the time required to change a message. There shall be no special effects or other content between messages.
- (b) The message shall be static during the dwell time set forth in subsection 7(a) above. There shall be no flashing or varying light intensity of movement during the message. Messages shall not scroll and shall not give any appearance of moving or in any way include active movement.
- (c) Messaging sequencing on an electronic billboard sign is prohibited.
- (d) Each electronic billboard sign's operating system shall contain a light sensing device to adjust brightness as ambient light conditions change in order to insure that the message meets the following brightness standards. The maximum brightness shall be 0.3 foot-candles above the ambient light measured two hundred fifty (250) feet perpendicular from the face of the sign or such less distance as may be required by Section 724.18.1(e)(5).
- (e) No electronic billboard sign shall display light of such intensity that it interferes with the effectiveness of an official traffic sign, signal or device.
- (f) The electronic billboard sign shall have a default mechanism or setting that will cause the sign to turn off or freeze in one (1) position at a brightness no brighter than normal operation if a malfunction or failure (meaning any unintended interruption in message sequencing) occurs.

**DRAFT
04/30/12**

EXHIBIT D

AMENDMENT TO SECTION 709.3.6 & 709.3.7 - LIGHTING FOR SIGNS

**DRAFT
04/30/12**

EXHIBIT E

AMENDMENT TO SECTION 737 - ENTRANCEWAYS

Section 737.4.1, Entranceways.

Section 737.5.3, Signs.

Section 724, Signs, shall apply to signs in the Entranceways. The regulation of signs in the entranceways shall not be based upon the content of the sign.

EXHIBIT F

AMENDMENT TO SECTION 720 - HISTORIC VISTA PROTECTION AREA

Section 720.3.1.

All projects located in historic viewsheds shall be reviewed for visual impacts. This review shall include but shall not be limited to:"

1. Height
2. Waterfront structures (length, location and height)
3. Location
4. Design
5. Scale
6. Color
7. Historic compatibility
8. Changeable Copy Signs required to be reviewed by the Board pursuant to Section 724, LDC, shall be reviewed based upon the above criteria, numbers 1 through 7.

Copy of Newspaper Advertising

Sarasota Herald Tribune

**NOTICE OF LAND DEVELOPMENT
CODE CHANGES IN UNINCORPORATED
MANATEE COUNTY**

The Manatee County Planning Commission will hold a public hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended) and make a recommendation to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinance should be adopted, adopted with modifications, or denied.

Date: Thursday, May 10, 2012
Time: 9:00 AM or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Avenue West,
1st Floor Chambers

ORDINANCE 12-05

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING SECTION 201, LAND DEVELOPMENT CODE TO AMEND THE DEFINITIONS RELATING TO OFF-SITE ADVERTISING SIGNS; AMENDING SECTION 724, LAND DEVELOPMENT CODE TO REVISE THE SIGN REGULATIONS APPLICABLE TO OFF-SITE ADVERTISING SIGNS; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FOR A PERMITTING PROCESS FOR SIGNS; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT OF THE SIGN REGULATIONS; AMENDING SECTION 737, ENTRANCEWAYS REGARDING OFF-SITE ADVERTISING SIGNS; AMENDING OTHER SECTIONS OF THE LAND DEVELOPMENT CODE FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY IN GENERAL; PROVIDING FOR SEVERABILITY OF PROHIBITION ON BILLBOARDS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the Planning Commission to consider.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2ND Floor, Bradenton, Florida; telephone number (941) 748-4501 EXT. 6878; e-mail to: planning.agenda@mymanatee.org

Rules of procedure for this public hearing are in effect pursuant to Resolution 05-239(PC). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West 2ND Floor
Bradenton, FL 34205

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM.

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

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

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/she will need a record of the proceedings, and for such purpose, he/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.

Copy of Newspaper Advertising

Bradenton Herald

**NOTICE OF LAND DEVELOPMENT
CODE CHANGES IN
UNINCORPORATED MANATEE COUNTY**

The Manatee County Planning Commission will hold a public hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended) and make a recommendation to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinance should be adopted, adopted with modifications, or denied.

Date: Thursday, May 10, 2012
Time: 9:00 AM or soon thereafter
Place: Manatee County Government Administrative Center 1112
Manatee Avenue West,
1st Floor Chambers

ORDINANCE 12-05

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING SECTION 201, LAND DEVELOPMENT CODE TO AMEND THE DEFINITIONS RELATING TO OFF-SITE ADVERTISING SIGNS; AMENDING SECTION 724, LAND DEVELOPMENT CODE TO REVISE THE SIGN REGULATIONS APPLICABLE TO OFF-SITE ADVERTISING SIGNS; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FOR A PERMITTING PROCESS FOR SIGNS; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT OF THE SIGN REGULATIONS; AMENDING SECTION 737, ENTRANCEWAYS REGARDING OFF-SITE ADVERTISING SIGNS; AMENDING OTHER SECTIONS OF THE LAND DEVELOPMENT CODE FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY IN GENERAL; PROVIDING FOR SEVERABILITY OF PROHIBITION ON BILLBOARDS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the Planning Commission to consider.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2ND Floor, Bradenton, Florida; telephone number (941) 748-4501 EXT. 6878; e-mail to: planning.agenda@mymanatee.org.

Rules of procedure for this public hearing are in effect pursuant to Resolution 05-239(PC). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to: Manatee County Building and Development Services Department Attn: Project Coordinator
1112 Manatee Ave. West 2ND Floor
Bradenton, FL 34205

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM.

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

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/she will need a record of the proceedings, and for such purpose, he/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.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

039055

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDMU-97-05(P)(R5) – Ellenton Ice and Sports Complex (fka JP Igloo)	TYPE AGENDA ITEM	Advertised Public Hearings - Consent
DATE REQUESTED	05/10/12 PC	DATE SUBMITTED/REVISED	05/04/12
BRIEFINGS? Who?	None	CONSEQUENCES IF DEFERRED	None
DEPARTMENT/DIVISION	Building and Development Services / Public Hearings	AUTHORIZED BY TITLE	Robert Schmitt, AICP, Planning Division Manager
CONTACT PERSON TELEPHONE/EXTENSION	Miles Gentry, AICP / 941-748-4501 ext. 6857	PRESENTER/TITLE TELEPHONE/EXTENSION	Miles Gentry, AICP / Planning Manager / 941-748-4501 ext. 6857
ADMINISTRATIVE APPROVAL			

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

I move to recommend approval of PDMU-97-05(P)(R5) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

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

Manatee County Land Development Code, Manatee County Comprehensive Plan

BACKGROUND/DISCUSSION

- The request is for an amendment to the Preliminary Site Plan (PSP) and Zoning Ordinance for Ellenton Ice & Sports Complex (fka JP Igloo).
- A previous amendment was approved to allow an on-site advertising, electronic message center sign 71 feet high and 880 square feet in area. That sign was approved, but never constructed.
- The newly proposed sign is essentially the same as the previously approved sign, but lower in height (63 feet) and smaller in size (672 square feet).
- The newly proposed sign will also allow off-site advertising (electronic billboard).
- This request coincides with an amendment to the sign ordinance permitting the limited establishment of electronic billboards.
- Staff recommends approval of the request with recommended stipulations.

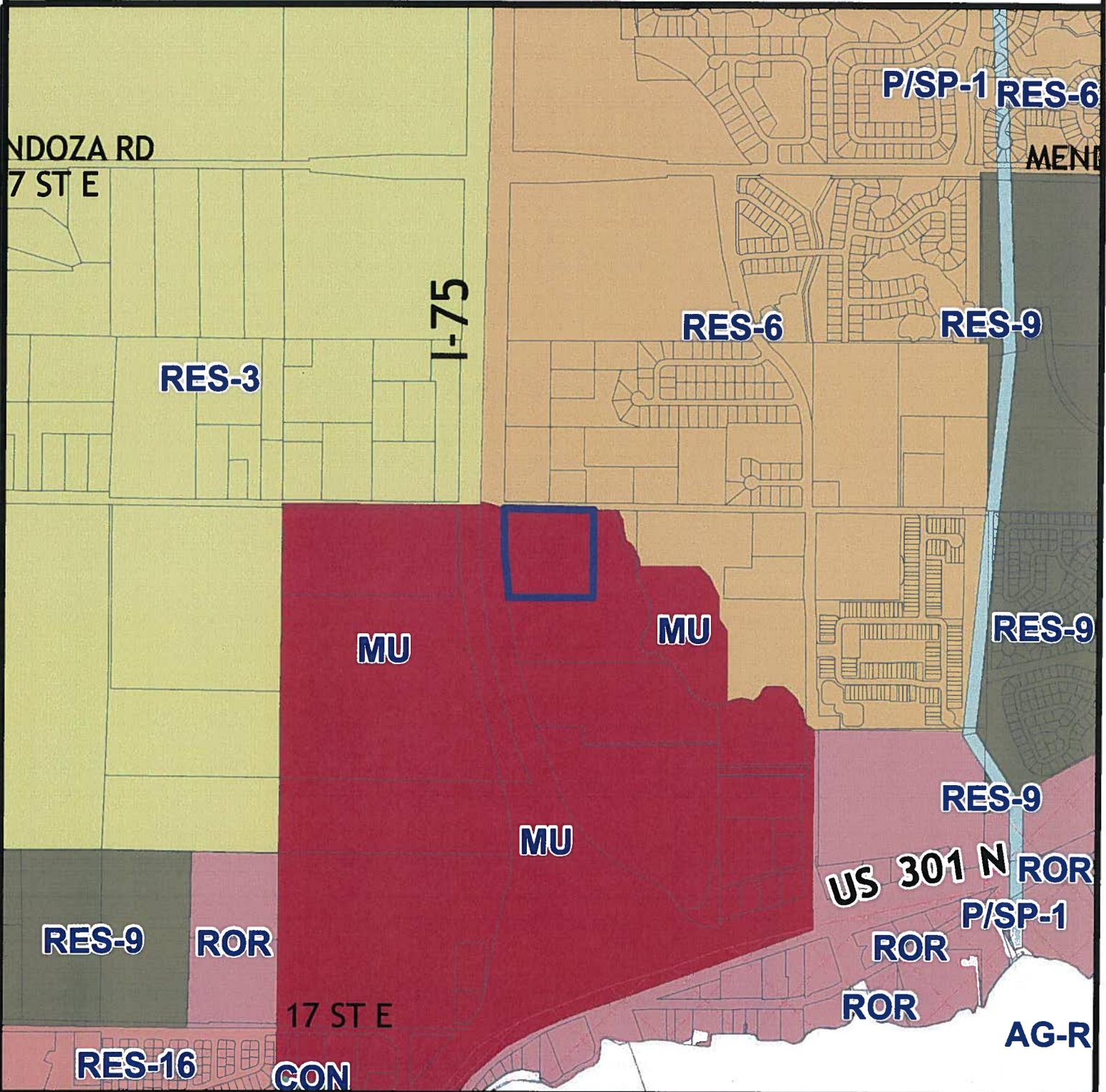
COUNTY ATTORNEY REVIEW

Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials)
<input checked="" type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report		N/A	
COST:	N/A	SOURCE (ACCT # & NAME):	N/A

COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A
------------------	-----	--	-----

FUTURE LAND USE



Parcel ID #(s) 814100004

Project Name: Ellenton Ice and Sports Forum
 Project #: PDMU-97-05 (P)(R5)
 DTS#: 20120106
 Proposed Use: Amend GDP

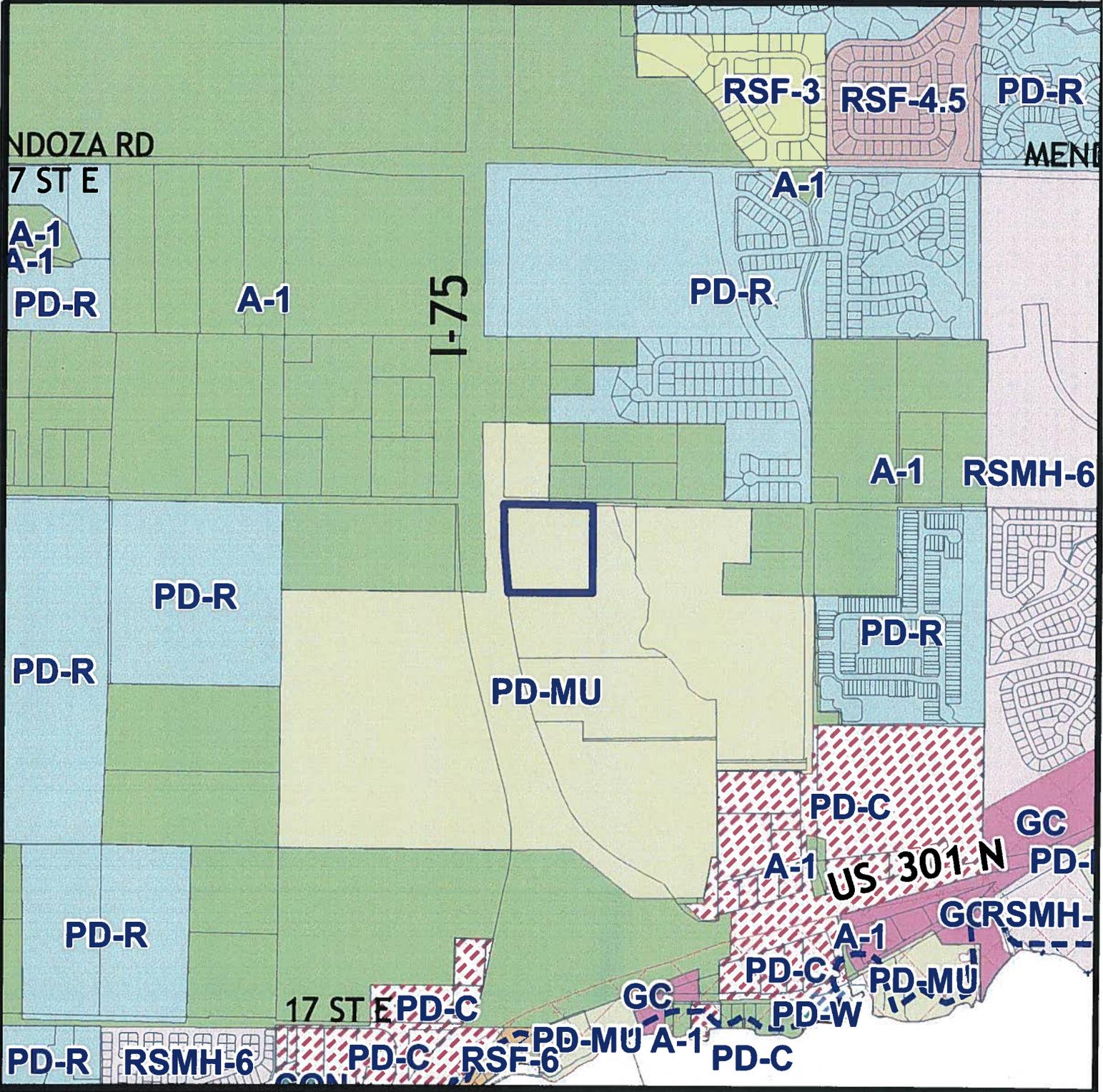
S/T/R: Sec 9 Twn 34 Rng 18
 Acreage: 9.59
 Existing Zoning: PD-MU
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: GOVERNMENT HAMMOCK
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 2/22/2010
 1 inch = 1,042 feet

ZONING



Parcel ID #(s) 814100004

Project Name: Ellenton Ice and Sports Forum
 Project #: PDMU-97-05 (P)(R5)
 DTS#: 20120106
 Proposed Use: Amend GDP

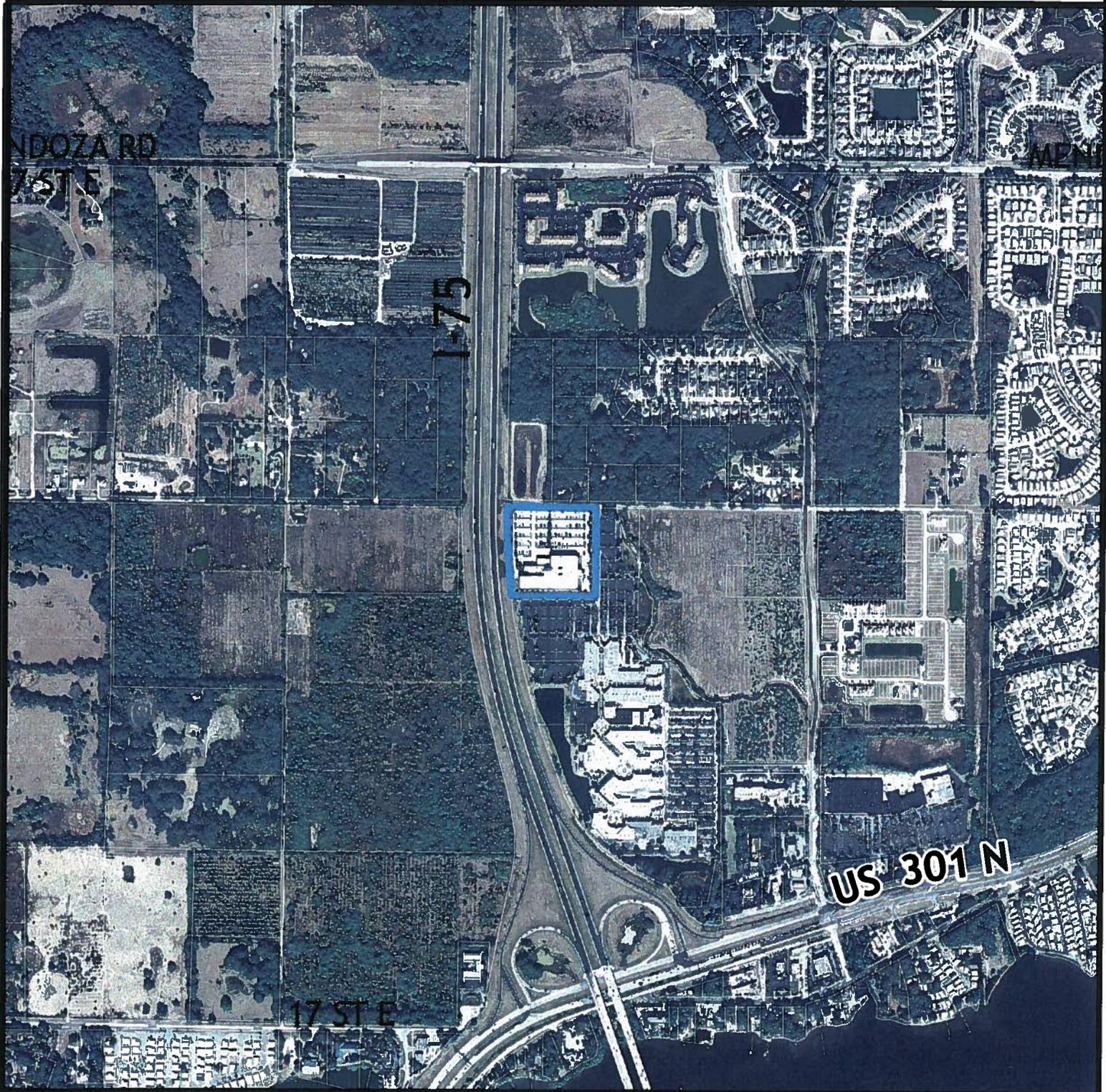
S/T/R: Sec 9 Twn 34 Rng 18
 Acreage: 9.59
 Existing Zoning: PD-MU
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: GOVERNMENT HAMMOCK
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 2/22/2010
 1 inch = 1,042 feet

AERIAL



Parcel ID #(s) 814100004

Project Name: Ellenton Ice and Sports Forum
Project #: PDMU-97-05 (P)(R5)
DTS#: 20120106
Proposed Use: Amend GDP

S/T/R: Sec 9 Twn 34 Rng 18

Acreage: 9.59
Existing Zoning: PD-MU
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: GOVERNMENT HAMMOCK
Commissioner: Larry Bustle



Manatee County
Staff Report Map

Map Prepared 2/22/2010

1 inch = 1,042 feet

P.C. 05/10/12

PDMU-97-05(P)(R5) – ELLENTON ICE & SPORTS COMPLEX (FKA JP IGLOO)

(DTS #20110106)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Land Development, amending Ordinance PDMU-97-05(P)(R4) pertaining to stipulations of approval regarding signs to allow a replacement electronic billboard sign for off-site advertising at the Ellenton Ice & Sports Complex (fka JP Igloo), providing for Specific Approvals as applicable. Ellenton Ice & Sports Complex is generally located northeast of I-75 and US-301, off of 29th Street East at 5309 29th Street East (9.59 ± acres), Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

P.C.:

05/10/12

B.O.C.C.:

6/07/12

RECOMMENDED MOTION:

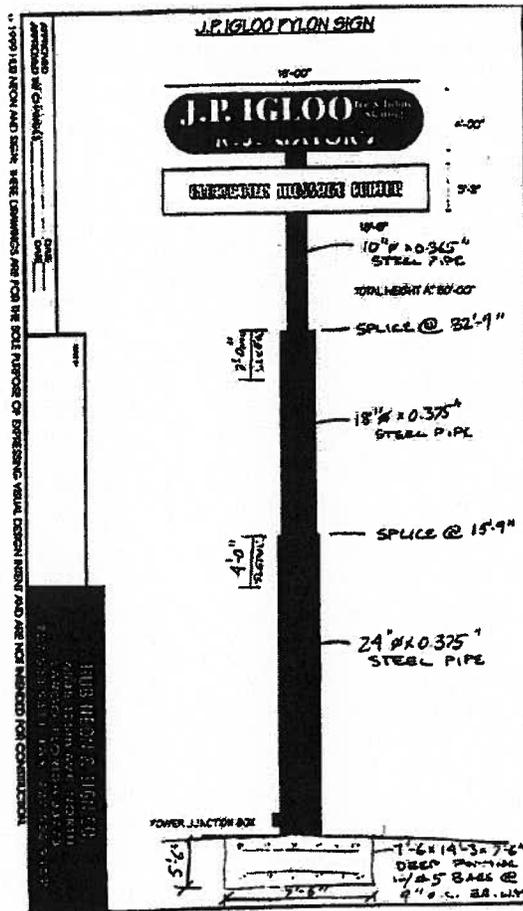
Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance PDMU-97-05(P)(R5); APPROVAL of the Preliminary Site Plan with Stipulations 1 through 5; GRANTING Special Approval for a project in the MU (Mixed Use) Future Land Use Category, as recommended by staff.

PROJECT SUMMARY	
CASE#	PDMU-97-05(P)(R5) - (DTS # 20120106)
PROJECT NAME	Ellenton Ice & Sports Complex (fka JP Igloo)
APPLICANT(S):	MJ Square, LLC
EXISTING ZONING:	PDMU (Planned Development Mixed Use)
PROPOSED USE(S):	Replacement of existing sign with a new electronic billboard sign
CASE PLANNER:	Robert Schmitt, AICP
STAFF RECOMMENDATION:	APPROVAL
SITE CHARACTERISTICS AND SURROUNDING AREA	
GENERAL LOCATION:	Generally north of US 301, just east of I-75, off of 29th Street East, at 5309 29th Street East
SIZE:	9.59 ± acres
EXISTING USE(S):	Commercial
FUTURE LAND USE CATEGORY:	MU (Mixed Use)
SPECIAL APPROVAL(S):	Project within the MU FLUC
OVERLAY DISTRICT(S):	N/A
SPECIFIC APPROVAL(S):	None

SURROUNDING USES & ZONING	
NORTH	Vacant land and a retention area zoned PDMU and single-family residences zoned A-1 (Suburban Agriculture, 1 dwelling unit per acre)
SOUTH	Parking lot for Prime Outlets Ellenton, zoned PDMU
EAST	Parking lot for Prime Outlets Ellenton, zoned PDUM
WEST	Across I-75 is vacant property zoned A-1
SITE DESIGN DETAILS	
OPEN SPACE:	Not changing from previous approvals
BUFFERS:	Existing 30' roadway buffer along I-75
ACCESS:	29 th Street East via 60 th Avenue East
FLOOD ZONE(S)	Zone X per FIRM Panel 120153 0192B, revised 3/15/84
DETAILED DISCUSSION	
<p><u>REQUEST</u></p> <p>The request is for an amendment to the Preliminary Site Plan (PSP) and Zoning Ordinance for Ellenton Ice & Sports Complex (fka JP Igloo). The amended PSP provides the location, specifications, and design details for a replacement electronic billboard sign for the ± 9.59 acre commercial development that will provide maximum exposure along I-75. The newly proposed sign is essentially the same as the previously approved sign, but lower in height and smaller in size.</p> <p>The applicant requests approval of a new 63 foot high, 672 square foot (48' X 14') free-standing electronic billboard sign to replace the existing sign along I-75. The previously approved electronic on-site advertising sign was proposed to be 71' tall and 880 square feet (40' X 22') in size. In addition, a separate logo sign was approved below the LED portion that was approximately 224 square feet (11.5' X 19.5'). The logo sign is not proposed to change with this request.</p> <p><u>HISTORY</u></p> <p>The site was originally approved in 1997 for a rezone to PDMU and Preliminary Site Plan approval of a ± 113,500 square foot skating facility. The signage for the skating</p>	

facility was limited to a 20 foot high pole sign along I-75 and a ground sign along 29th Street East. In August 1999, the Board granted a revision to the Ordinance to allow a 50 foot high pole sign along I-75, keeping the ground sign along 29th Street East. The sign along I-75 included a standard free-standing pole sign with a small electronic message center sign below it. The top portion of the sign was approved at 72 square feet (18' X 4') and the message center sign was approximately 59 square feet (18' - 6" x 3' - 2"). In 2007, the Ordinance was revised to allow for an 800 student charter school. However, since that time, the school was built at a different location and the Final Site Plan application abandoned. No revisions to signs were made at that time. On June 3, 2010, the County Commission approved the previously mentioned 880 square foot sign. That sign has never been constructed. If approved, the proposed sign would nullify the previous approval and be constructed to replace the existing pole sign.

Existing Sign:



Previously Approved Sign:



STAFF ANALYSIS & RECOMMENDATION

Although the newly proposed sign would allow off-site advertising, the electronic portion of the new sign will be 672 square feet in size with a height of 63 feet. This proposed sign is 24% smaller than the previously approved sign. This request coincides with an amendment to the sign ordinance permitting the limited establishment of electronic billboards in Manatee County. The proposal is consistent with the sign ordinance amendment.

Historically, the county's entranceway guidelines and stringent sign code requirements have hindered commercial exposure to the passers-by on I-75. Providing aesthetically attractive, properly located, functional signage along I-75 will increase visibility to the existing businesses ultimately bringing more customers and visitors into Manatee County. This Preliminary Site Plan is proposed as an alternative to the existing standards of the Land Development Code pertaining to signs. This request is to remove and replace the existing message center sign along I-75 only.

Since 2010, the Board has approved master sign plans for the Cooper Creek, River Club Park of Commerce, Heritage Harbor, and Ellenton Ice. Most of the message center signs approved as part of those master sign plans have a limitation of 400 square feet in size, with the exception of Ellenton Ice which has approval of an 880 square foot message center sign. The new sign is proposed to be 672 square feet in size with a height of 63 feet. This sign proposes off-site advertising in addition to promoting Ellenton Ice events. The design of the new sign is similar to the previously approved sign with the modified dimensions.

The request amounts to a substantial reduction in the size of the previously approved sign and should conform more to the character of the interstate corridor than the previously approved sign. As such, staff supports the request to nullify the previous approval and allow the proposed sign to replace the existing pole sign.

Staff recommends approval of the request with the recommended stipulations.

RECOMMENDED STIPULATIONS

1. The proposed free-standing electronic billboard sign along I-75 shall be revised to reduce the message center portion of the previously approved sign from 880 square feet to a maximum of 700 square feet. The smaller "logo" sign shall be no bigger than that approved with the Preliminary Site Plan. The sign shall be setback a minimum of 12' from the property line along I-75. A revised elevation of the sign shall be provided to the Building and Development Services Department with a Final Site Plan to ensure compliance.
2. A Final Site Plan shall be submitted for review and approval to determine appropriate tree removal and replacement.
3. Enhanced landscaping shall be provided at the base of the sign, similar to that shown in the "Proposed Sign Detail" on the Preliminary Site Plan.
4. Signage shall be placed so it does not conflict with vehicular clear zones. FDOT Indices and clear zone requirements shall be met.
5. No other revisions to the Preliminary Site Plan are approved with this request.

CONCURRENCY

The proposed amendment to signs has no impact on existing concurrency reservations.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s): None

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl

Policy: 2.2.1.21 MU: Establish the Mixed-Use future land use category as follows:

Policy: 2.2.1.21.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along expressways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.

Policy: 2.2.1.21.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

**Maximum Net Residential Density:
20 dwelling units per acre**

Maximum Floor Area Ratio: 1.0

**Maximum Square Footage for Neighborhood,
Community, or Region-Serving Uses:
Large (300,000sf)**

Policy: 2.2.1.21.4

Other Information:

a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:

- 1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and**
- 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.**

b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.

c) Development in each area designated with the Mixed Use category shall:

contain the minimum percentage of at least three of the following general categories of land uses;

- 10 %Residential,**
- 10 %Commercial / Professional,**
- 10 %Light Industrial / Distribution.**

- 5 %Recreation / Open Space,

- 3 %Public / Semi Public,

d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

(e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Objective: 2.9.1

Strong Communities: Create and maintain communities which are characterized by their:

- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,
- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,
- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

Policy: 2.9.1.6

Promote the use of unifying design elements and features.

Bradenton Herald

Sarasota Herald Tribune

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 Thursday, May 10, 2012 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor 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:

PDR-12-02(P) - FOUR SEASONS OF FLORIDA ADULT LIVING FACILITY
(DTS#20120016)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site

Plan for an 80-bed large group care home (adult living facility) on approximately 3.79 acres; generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 2108 51st Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-97-05(P)(R5) - ELLENTON ICE & SPORTS COMPLEX (FKA JP IGLOO)
(DTS #20120106)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-97-05(P)(R4) pertaining to stipulations of approval regarding signs to allow an electronic billboard at the Ellenton Ice & Sports Complex (fka JP Igloo), providing for Specific Approvals as applicable. Ellenton Ice & Sports Complex is generally located northeast of I-75 and US-301, off of 29th Street East at 5309 29th Street East (9.59 ± acres), Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

All interested parties are invited to appear at this public hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services

Department will be heard and considered by the Planning Commission and entered into the record.

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, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@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 of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
04/25/2012

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 Thursday, May 10, 2012 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor 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:

PDR-12-02(P) - FOUR SEASONS OF FLORIDA ADULT LIVING FACILITY
(DTS#20120016)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for an 80-bed large group care home (adult living facility) on approximately 3.79 acres; generally on the south side of 51st Avenue West, approximately 470 feet west of 20th Street West, at 2108 51st Avenue West, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDMU-97-05(P)(R5) - ELLENTON ICE & SPORTS COMPLEX (FKA JP IGLOO)
(DTS #20120106)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-97-05(P)(R4) pertaining to stipulations of approval regarding signs to allow an electronic billboard sign at the Ellenton Ice & Sports Complex (fka JP Igloo), providing for Specific Approvals as applicable. Ellenton Ice & Sports Complex is generally located northeast of I-75 and US-301, off of 29th Street East at 5309 29th Street East (9.59 ± acres), Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability, and providing an effective date.

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

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, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@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 of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

PDMU-97-05(P)(R4)
 20120106(1)
 MJ Squared, LLC/Ellenton Ice
 and Sports Forum (fka JP Igloo)

AMENDED FINAL SITE PLAN

FOR

ELLENTON ICE & SPORTS COMPLEX

(f.k.a. J.P. IGLOO SKATING FACILITY)

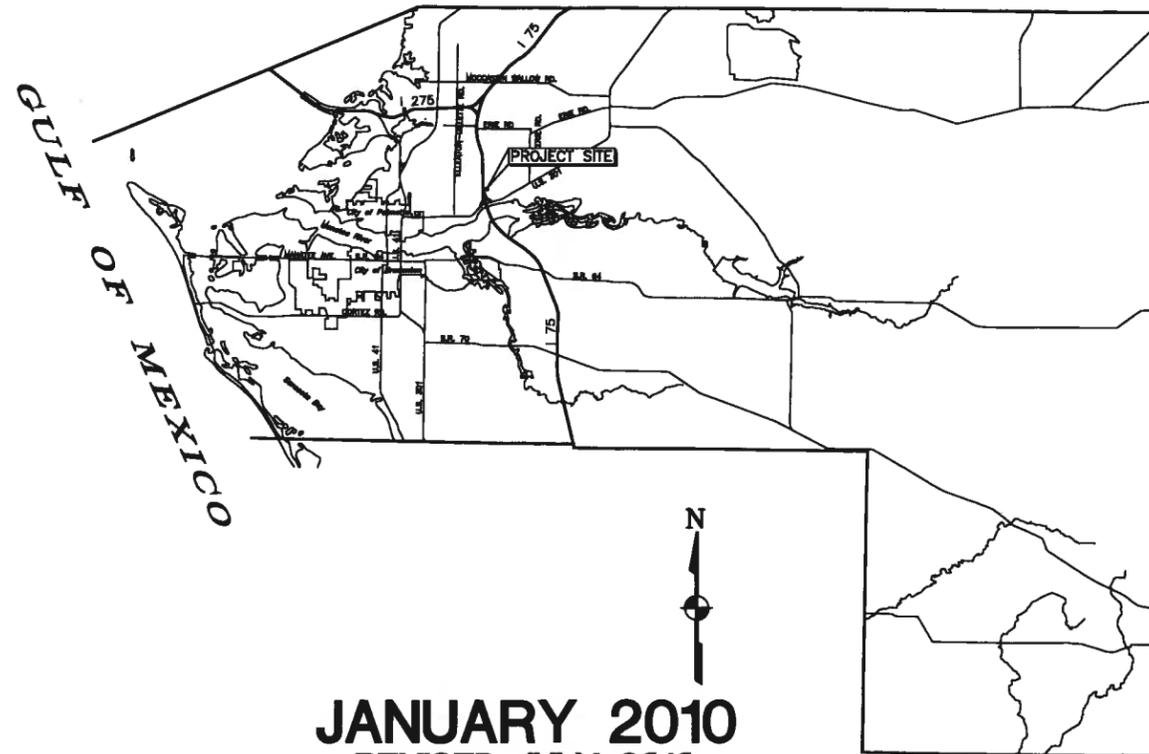
SECTION 9, TOWNSHIP 34S, RANGE 18E
 MANATEE COUNTY, FLORIDA

DESCRIPTION:

PARCEL 1 - THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4, SECTION 9, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS RAILROAD RIGHT-OF-WAY, LYING EAST OF THE RIGHT-OF-WAY OF I-75, ALSO KNOWN AS SR 93, ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

PDMU-97-05(P)(R4) STIPULATIONS:

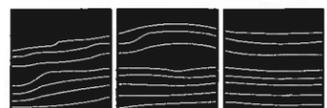
1. THE PROPOSED SIGNAGE SHALL BE AN ON-SITE, FREE-STANDING MESSAGE CENTER SIGN ALONG I-75 AND SHALL BE DEPICTED ON THE PRELIMINARY SITE PLAN.
2. A FINAL SITE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO DETERMINE APPROPRIATE TREE REMOVAL AND REPLACEMENT.
3. ENHANCED LANDSCAPING SHALL BE PROVIDED AT THE BASE OF THE SIGN, SIMILAR TO THAT SHOWN IN THE "PROPOSED SIGN DETAIL" ON THE PRELIMINARY SITE PLAN.
4. SIGNAGE SHALL BE PLACED SO IT DOES NOT CONFLICT WITH VEHICULAR CLEAR ZONES. FDOT INDICES AND CLEAR ZONE REQUIREMENTS SHALL BE MET.
5. NO OTHER REVISIONS TO THE PRELIMINARY SITE PLAN ARE APPROVED WITH THIS REQUEST.
6. AN INFORMATIONAL COPY OF AN AGREEMENT ENABLING AMBER ALERTS TO BE PLACED ON THE PROPOSED SIGNAGE SHALL BE SUBMITTED TO COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE MESSAGE CENTER SIGN.



JANUARY 2010
 REVISED JULY 2010
 REVISED SEPTEMBER 2010
 REVISED JANUARY 2012

DRAWING INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	FINAL SITE PLAN
3.	LANDSCAPE PLAN



1922 53rd Avenue East
 Bradenton, FL 34203
 Phone 941.756.9100
 Fax 941.756.9119

LYNN TOWNSEND
& ASSOCIATES, LLC
 Civil Engineers & Land Planners

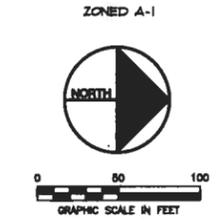
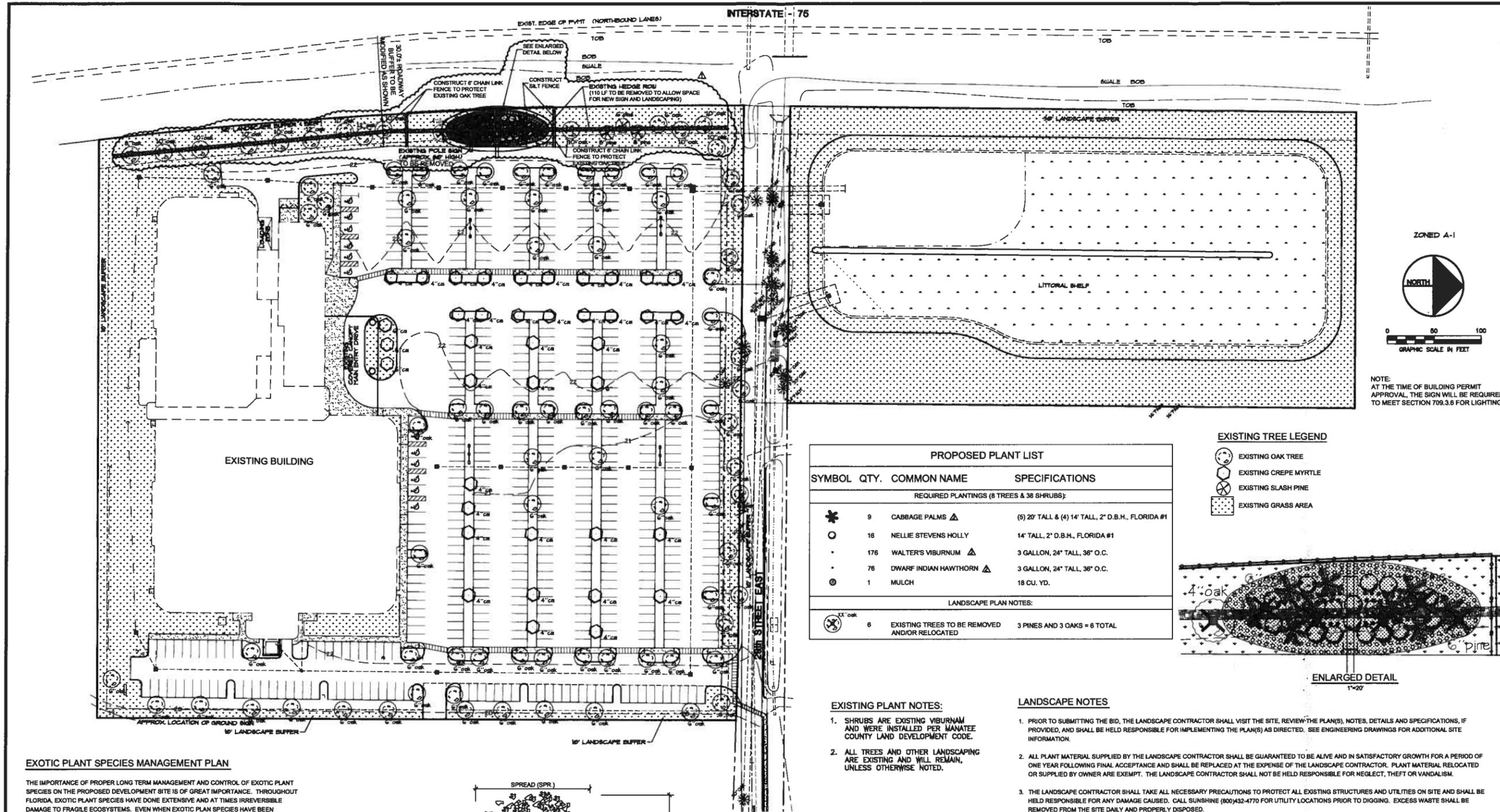
AMENDED FINAL SITE PLAN STANDARDS

1. BASIC INFORMATION
 - a-e. SEE PLAN SHEETS FOR ALL BASIC INFORMATION
 - f. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
 - g. SEE THIS SHEET FOR THE SIGN-OFF BLOCK.
2. EXISTING SITE CONDITIONS
 - a. OVERALL SITE ACREAGE IS 9.58± AC.
 - b. THE SITE IS LOCATED AS SHOWN ON THE PLAN. EXISTING ZONING IS PD-MU. EXISTING SURROUNDING SITE ZONINGS INCLUDE A-1 & PD-MU ON THE NORTH, PD-MU ON THE EAST & SOUTH
 - c. SEE SITE PLAN FOR LOCATION & SIZE OF EXISTING BUILDINGS, EASEMENTS, STREETS, DRAINAGEWAYS & UTILITIES. THERE ARE NO EXISTING HISTORIC SITES.
 - d. SEE SITE PLAN FOR APPROXIMATE LOCATION OF STREETS, DRAINAGEWAYS AND UTILITIES ON CONTIGUOUS PROPERTIES.
 - e. SEE SITE PLAN FOR GENERAL TOPOGRAPHIC CONTOURS.
 - f. SITE IS LOCATED IN FLOOD ZONE 'C' PER F.L.R.M. PANEL #120153 0192B, INDEX DATED 3/15/84.
 - g. THIS SITE IS LESS THAN 100 ACRES THEREFORE NO AERIAL PHOTOGRAPH IS REQUIRED.
 - h. THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.
 - i. SITE IS AN EXISTING SKATE/SPORTS FACILITY AND LANDSCAPING IS PER CODE.
3. DEVELOPMENT DESCRIPTION
 - a. SEE SITE PLAN FOR LOCATION OF EXISTING FACILITIES.
 - b. THERE ARE NO PROPOSED RESIDENTIAL DWELLING UNITS FOR THIS PROJECT.
 - c. EXISTING FLOOR AREA RATIO IS 1:5.29 OR 18.9%.
 - d. THERE IS NO ADDITIONAL DENSITY APPLIED FOR AS A PART OF THIS PROJECT.
 - e. PROPOSED DEVELOPMENT CONSTRUCTION SCHEDULE IS: MAY 2010 - JULY 2010
4. PROPOSED SITE DESIGN
 - a. 1.-10. ALL INFRASTRUCTURE, EASEMENTS, OPEN SPACE AREAS, PARKING & LOADING AREAS AND LANDSCAPING ARE EXISTING. THE ONLY PROPOSED STRUCTURE IS A NEW FREESTANDING SIGN WHICH WILL REPLACE THE EXISTING ONE. SEE SITE PLAN.
 - b. ALL BUILDINGS ARE EXISTING.
 - c. SEE SITE PLAN FOR EXISTING & PROPOSED SIGN LOCATIONS.
5. REQUIRED IMPROVEMENTS
 - a. ALL UTILITIES, SIDEWALKS, ACCESS & DRAINAGE ARE EXISTING.
6. SUPPLEMENTAL INFORMATION
 - a. PROJECT WILL BE OWNED AND MAINTAINED BY ELLENTON ICE & SPORTS COMPLEX, LLC OR THEIR ASSIGNS. ANY LEGAL MEASURES REQUIRED FOR EASEMENTS, DEDICATIONS OR RESERVATIONS SHALL BE PROVIDED THROUGH MJ SQUARED, LLC.
 - b. THERE IS NO STATEMENT OF SCHOOL NEEDS REQUIRED.

AMENDED FINAL SITE PLAN FOR A REPLACEMENT MESSAGE CENTER SIGN

AMENDED FINAL SITE PLAN	
Approval Type: _____	Project Name: _____
APPROVED: _____	FILE NUMBER: _____
PROJECT PLANNER (PD) _____	
PROJECT ENGINEER (PW) _____	
CONCURRENCY (PD) _____	
NATURAL RESOURCES DEPARTMENT _____	
ENVIRONMENTAL HEALTH _____	
FIRE DISTRICT _____	
OWNER / AGENT _____	
Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application.	

Lynn Townsend & Associates, P.E.
 Florida Certificate No. 03228
 Date: _____

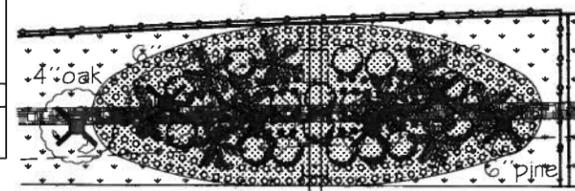


NOTE:
AT THE TIME OF BUILDING PERMIT
APPROVAL, THE SIGN WILL BE REQUIRED
TO MEET SECTION 709.3.6 FOR LIGHTING.

PROPOSED PLANT LIST			
SYMBOL	QTY.	COMMON NAME	SPECIFICATIONS
REQUIRED PLANTINGS (8 TREES & 38 SHRUBS):			
	9	CABBAGE PALMS ▲	(5) 20' TALL & (4) 14' TALL, 2" D.B.H., FLORIDA #1
	16	NELLIE STEVENS HOLLY	14' TALL, 2" D.B.H., FLORIDA #1
	176	WALTER'S VIBURNUM ▲	3 GALLON, 24" TALL, 36" O.C.
	76	DWARF INDIAN HAWTHORN ▲	3 GALLON, 24" TALL, 36" O.C.
	1	MULCH	18 CU. YD.
LANDSCAPE PLAN NOTES:			
	6	EXISTING TREES TO BE REMOVED AND/OR RELOCATED	3 PINES AND 3 OAKS = 6 TOTAL

EXISTING TREE LEGEND

- EXISTING OAK TREE
- EXISTING CREPE MYRTLE
- EXISTING SLASH PINE
- EXISTING GRASS AREA



ENLARGED DETAIL
1"=20'

EXISTING PLANT NOTES:

- SHRUBS ARE EXISTING VIBURNAM AND WERE INSTALLED PER MANATEE COUNTY LAND DEVELOPMENT CODE.
- ALL TREES AND OTHER LANDSCAPING ARE EXISTING AND WILL REMAIN, UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES

- PRIOR TO SUBMITTING THE BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, REVIEW THE PLAN(S), NOTES, DETAILS AND SPECIFICATIONS, IF PROVIDED, AND SHALL BE HELD RESPONSIBLE FOR IMPLEMENTING THE PLAN(S) AS DIRECTED. SEE ENGINEERING DRAWINGS FOR ADDITIONAL SITE INFORMATION.
- ALL PLANT MATERIAL SUPPLIED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED TO BE ALIVE AND IN SATISFACTORY GROWTH FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AND SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. PLANT MATERIAL, RELOCATED OR SUPPLIED BY OWNER ARE EXEMPT. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR NEGLIGENCE, THEFT OR VANDALISM.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES ON SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED. CALL SUNSHINE (800)432-4770 FOR UTILITY LOCATIONS PRIOR TO DIGGING. EXCESS WASTE SHALL BE REMOVED FROM THE SITE DAILY AND PROPERLY DISPOSED.
- AMEND BACKFILL OF ALL GROUNDCOVERS AND SHRUBS WITH 1/3 CLEAN PEAT OR APPROVED PLANTING MIX AND MIX THOROUGHLY WITH NATIVE SOIL. ALL AREAS SHALL BE GRADED BY GENERAL / SITE CONTRACTOR FOR APPROPRIATE GRADING / DRAINAGE AND PLANTING AREAS ABUTTING PAVEMENT SHALL HAVE FINISHED GRADE 3" BELOW PAVEMENT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING WHETHER THE GRADING AND / OR SOIL IS SUITABLE FOR SURVIVAL OF NEW PLANT MATERIAL. SHOULD EITHER NOT BE ACCEPTABLE, LANDSCAPE CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR IN WRITING PRIOR TO INSTALLATION OF PLANT MATERIAL.
- CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS, WHEN SIGNIFICANT FIELD CHANGES REQUIRE PLAN REVISIONS, OR WHEN REQUESTING ANY MATERIAL SUBSTITUTIONS. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. UNIT PRICES FOR ALL PLANT MATERIAL SHALL BE PROVIDED TO THE ARCHITECT UPON REQUEST.
- IN THE EVENT THAT THERE ARE DISCREPANCIES IN QUANTITIES SHOWN IN THE PLANT LIST AND ON THE PLAN, THE PLANS SHALL SUPERSEDE. QUANTITIES, IF PROVIDED, IN THE PLANT LIST ARE FOR CONVENIENCE ONLY.
- ALL PALMS AND TREES SHALL BE STAKED (SEE DETAILS THIS SHEET). IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANT MATERIAL FROM FALLING OR BEING BLOWN OVER AND REPLACED IN DAMAGED. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL STAKING MATERIAL AND TREE BARRICADES FOR ONE YEAR. ALL TREES AND STAKES SHALL BE INSPECTED PRIOR TO HURRICANE SEASON. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL STAKING MATERIAL ONCE ESTABLISHED.
- ALL SOG SHALL BE WEED FREE AND INSTALLED WITH RIGHT STAGGERED JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. SOG ALL AREAS DISTURBED DURING CONSTRUCTION INCLUDING AREAS INT THE RIGHT OF WAY (SEE CIVIL ENGINEERS PLANS (IF APPLICABLE) REGARDING SOG TO PREVENT OVERLAP IN AND AROUND RETENTION AREAS. IF THE SPECIES OF SOG IS NOT SPECIFIED IN THE PLANT LIST, SUE THE SAME SPECIES AS EXISTING ON SITE.
- FERTILIZE ALL PLANT MATERIAL AT TIME OF INSTALLATION WITH TIMED RELEASE FERTILIZER SPECIFICALLY FOR SHRUBS, PALMS OR TREES PER LABEL INSTRUCTIONS. ALL SHRUBS SHALL RECEIVE 1/2 LB. OF MILGRANITE PER FOOT OF HEIGHT AND TREES SHALL RECEIVE 5 LBS. PER INCH OF CALIPER.
- IF BURNING OF TREES AND/OR BRANCHES IS REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST BE FIRST OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT. NO BURN PERMITS WILL BE ISSUED UNTIL FINAL SITE PLANS/CONSTRUCTION PLANS ARE APPROVED.

EXOTIC PLANT SPECIES MANAGEMENT PLAN

THE IMPORTANCE OF PROPER LONG TERM MANAGEMENT AND CONTROL OF EXOTIC PLANT SPECIES ON THE PROPOSED DEVELOPMENT SITE IS OF GREAT IMPORTANCE. THROUGHOUT FLORIDA, EXOTIC PLANT SPECIES HAVE DONE EXTENSIVE AND AT TIMES IRREVERSIBLE DAMAGE TO FRAGILE ECOSYSTEMS. EVEN WHEN EXOTIC PLANT SPECIES HAVE BEEN REMOVED FROM A SITE, AN ONGOING INSPECTION AND REMOVAL PLAN IS REQUIRED TO PREVENT THEIR REESTABLISHMENT. EXOTIC PLANT SPECIES' TYPICAL AGGRESSIVE GROWTH AND SPREADING MEANS THAT ANY INVASION OR APPEARANCE OF EXOTIC SPECIES MUST BE QUICKLY CURTAILED BEFORE THE EXOTIC PLANT SPECIES BECOME UNMANAGEABLE. THIS EXOTIC PLANT SPECIES MANAGEMENT PLAN IS DESIGNED TO GUIDE THE OWNER/DEVELOPER IN THEIR DUTIES OF PROPERLY MANAGING ANY EXOTIC PLANT SPECIES ON THEIR PROPERTY.

INSPECTIONS

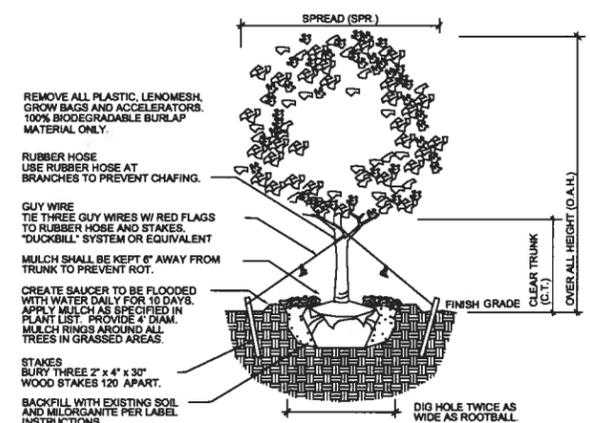
THOROUGH, SCHEDULED INSPECTIONS ARE THE FIRST STEP IN MANAGING EXOTIC PLANT SPECIES ON THE SITE. THE INSPECTOR SHALL BE A COMPETENT PERSON WITH KNOWLEDGE AND SKILLS TO IDENTIFY AND DISTINGUISH EXOTIC PLANT SPECIES FROM NATIVE VEGETATION. INSPECTIONS SHALL BE CONDUCTED IN APRIL OR MAY AND ONCE AGAIN IN OCTOBER OR NOVEMBER TO COINCIDE WITH THE WET-AND-DRY SEASON CYCLE. THE INSPECTOR SHALL DOCUMENT ALL OF HIS OR HER FINDINGS IN A WRITTEN REPORT, WHICH SHALL BE RETAINED FOR FUTURE REFERENCE. ADDITIONAL INSPECTIONS WILL BE CONDUCTED AS REQUIRED.

REMOVAL

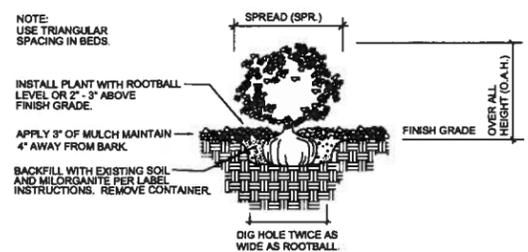
IN THE EVENT THAT EXOTIC PLANT SPECIES ARE DISCOVERED, THEY SHALL BE REMOVED AS SOON AS POSSIBLE. THIS REMOVAL WILL BE PERFORMED BY A COMPETENT PERSON WHO WILL ENSURE THAT THE ENTIRE PLANT, INCLUDING ROOT SYSTEMS, IS REMOVED AND DESTROYED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

DURATION

AS THE GOAL OF THIS PLAN IS TO ENSURE THAT EXOTIC PLANT SPECIES ARE NEVER REESTABLISHED ON THE SITE, THE INSPECTION AND REMOVAL (AS NECESSARY) CYCLE WILL CONTINUE FOR THE LIFE OF THIS PROJECT.



TREE PLANTING / STAKING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

CADD File: 45011-08a.dwg
Date: 04/12
Design By: ET
Drawn By: DBS
Checked By: LTB
Project No.: 45011.01.10

1922 53rd Avenue East
Bradenton, FL 34203
Phone 941.756.9100
Fax 941.756.9119
LYNN TOWNSEND & ASSOCIATES, LLC
Civil Engineers & Land Planners

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and project identified on this document. Without written authorization and approval of the firm, this document shall not be used for any other project or purpose. Public entities are exempt from this copyright.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITS	07/27/10	DBS
2	REVISIONS	07/27/10	DBS
3	REVISIONS	07/27/10	DBS
4	REVISIONS	07/27/10	DBS
5	REVISIONS	07/27/10	DBS
6	REVISIONS	07/27/10	DBS
7	REVISIONS	07/27/10	DBS
8	REVISIONS	07/27/10	DBS
9	REVISIONS	07/27/10	DBS
10	REVISIONS	07/27/10	DBS

ELLENTON ICE & SPORTS COMPLEX
(f.k.a. J.P. IGLOO SKATING FACILITY)
SEC. 8, TWP. 34S, RGE. 18E
MANATEE COUNTY, FL
LANDSCAPE PLAN

Lynn Townsend Burdette, P.E.
Florida Certificate No. 63208
C.A. No. 0744
Date: