

Tab 2

SPACE BOX PALMETTO, LLC  
CONDITIONAL USE CU-2010-02

**Staff Report  
Space Box Palmetto, LLC  
2100 N. US 301, Palmetto  
Conditional Use  
COP NO. 05-434**

**OWNER/GENERAL LOCATION/PARCEL SIZE:**

Owner: **Mr. Bennett York**  
Location: **2100 N. US 301, Palmetto**  
Parcel Size: **± 9.2 Acres**  
PID #: **See Attached MC Property Appraiser's Sheet**

**EXISTING LAND USE/ZONING CATEGORY:**

Future Land Use: **HCOMIND**  
Zoning: **CHI**

**SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:**

**FUTURE LAND USE**

North: **HCOMIND**  
South: **County and PD**  
East: **County (I-H)**  
West: **County (I-H)**

**ZONING**

North: **CHI**  
South: **County (LM)**  
East: **County (LM)**  
West: **County (LM and PD-MU)**

**SUMMARY:**

The City is in receipt of an application from Space Box Palmetto, LLC to allow an electronic message sign at their new facility, located at 2100 N. US 301, Palmetto, Florida. As you may know, Space Box has recently opened a new facility in Palmetto. Currently, they have pole-mounted sign that is 74.78 square feet in sign area (see attached Exhibits). Space Box is requesting approval to install an electronic message sign of 26 square feet below the existing fixed-copy sign. The reasons for requesting the new sign are:

1. To provide retail and community messaging in such a manner as to promote and support sales activities of the owner and businesses that will lease space from the owner.
2. To provide an esthetically pleasing business presence at the eastern gateway to the City of Palmetto.
3. To provide a means of emergency messaging should the City of Palmetto or other agencies have a need to post information that is important for the safety of the community.

With the electronic sign, Space Box will have 100.78 square feet of signage along US 301 North. The City Code, Section 3-154(c)(1), permits a sign up to 150 square feet in area. Section 3-156 requires electronic message signs to obtain a Conditional Use Permit prior to the Building Permit.

Please note that the additional sign area is well below the maximum sign permitted for the site.

**STAFF RECOMMENDATION**

Staff recommends approval of the electronic message sign with the following conditions:

1. A written agreement with the City of Palmetto for the use of the sign during designated emergencies is required.
2. The electronic sign shall be illuminated only between the hours of 6:00 a.m. and 10:00 p.m. daily.
3. The electronic sign may not flash or utilize continuous scrolling text. Messages may change no more often than two-minute intervals.
4. The electronic sign shall be used in calculating total signage allowed for the site.

Attachment: Manatee County Property Appraiser's Sheet  
Site Plan and Sign Sketch

Future Land Use Exhibit (8.5x11)  
Zoning Exhibit (8.5x11)



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Other Counties | Links | Manatee County | State

Main Property Search

Owner Address Parcel ID Advanced Search Map

Search by Address

No: 2100 Street: us 301 Suffix: Suffix2: Direction: N

Options

Sort by: Parcel ID Ascending

Results/page: 20

\* required

Data Current as of 29 Jan 2010

Click rows to view property details

Results 1 - 20 of 20

Table with columns: Parcel ID, Owner Name, Situs Address, Roll. Contains 20 rows of property data.

SELECTION MANAGER

- Select page all
Select all
Deselect page all
Deselect all
SEARCH MANAGER
View List - Map

REPORTS

- CSV Report
Parcel Information Report

GO

Results Page: [1]

Printable Version

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**EnCon Services, Inc.**  
Sign Design Calculations

Job Description  
Space Box Self Storage  
2100 US Hwy 301 N.  
Palmetto, Florida  
30'-0" pole sign  
Design per 2007 Florida Building Code, 2009 supplement, Section 16 Wind Load  
ASCE 7-05

PREPARED BY: EnCon Services, Inc.  
2272 Jaudon Road  
Dover, FL 33527  
813-655-3373  
F 813-655-9814

Aaron Biedenbach, P.E.  
FL PE #52949, FL EB 9394  
OH PE 60756, OC #01893  
KY PE #20281, P #2463  
IN PE #PE 19600322  
FL CBC #060535, QB #22527

Importance Factor 1  
Kzt 1  
Exposure B Case 2  
Kd 1  
Kz 0.7  
V 130 mph  
Cf 1.8  
G 0.85

Sign	Area (sf)	Distance to Center (ft)	Wind Pressure	
			P = Force (lb)	Moment (ft-lb)
<b>46 PSF</b>				
Top	74.78	26.16	3465	90647
Middle			0	0
Bottom	18.53	11.17	859	9593
Poles			0	0
<b>Totals</b>			<b>4,324</b>	<b>100,240</b>

Required Sx 39.62 inches cubed per pole  
Provided Sx 42.9 10"x10"x3/8" A500 B Steel Tube **OK**

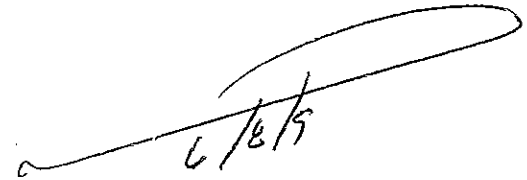
**Base Design**

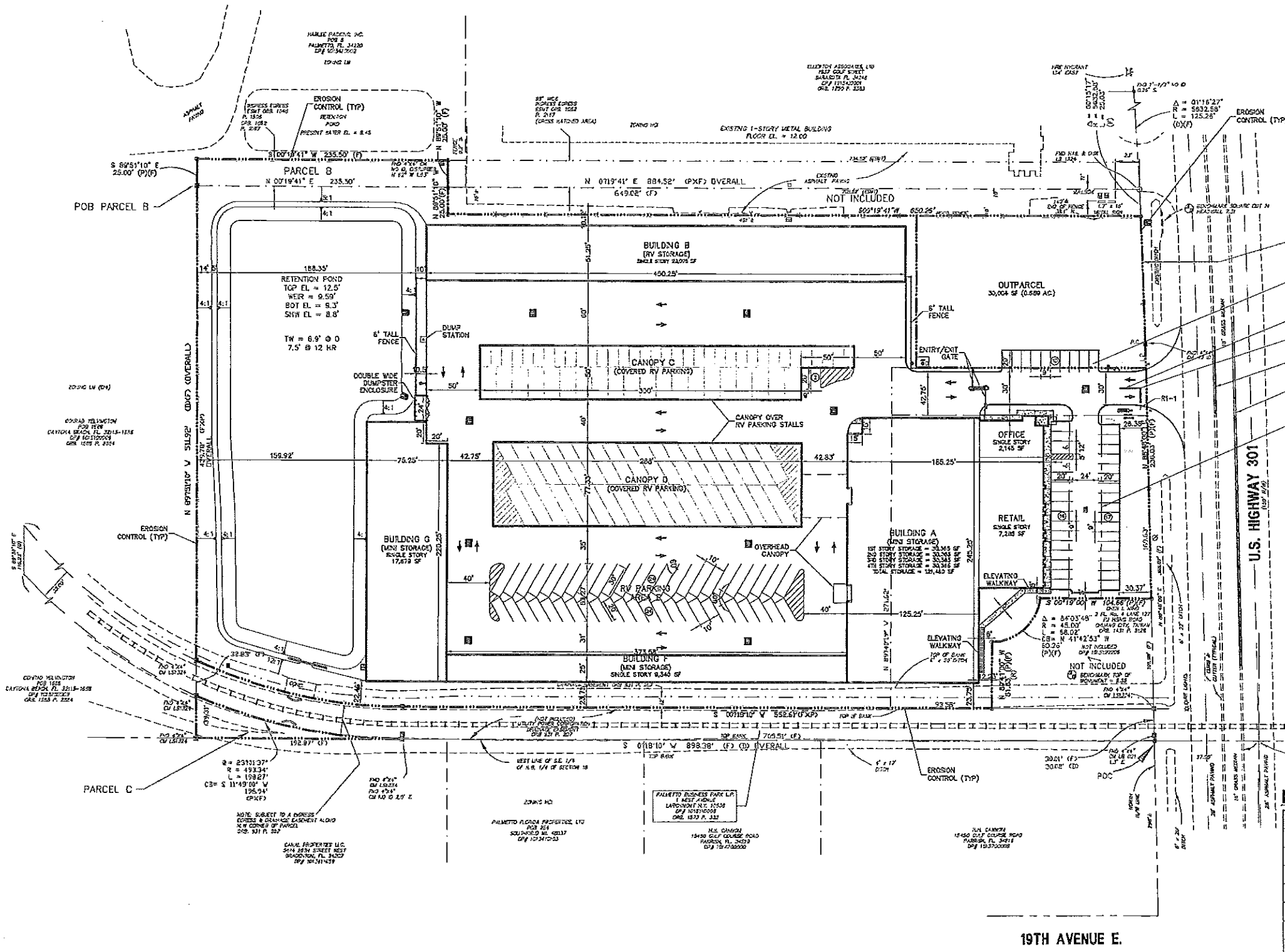
Number of Bases 1  
Diagonal B (FT) 12.50  
Lateral soil pressure (LB/SF/FT) 150  
Depth (Estimated) (FT) 6  
S1 800  
Design Depth (FT) 5.58 Ft

**Base Size Required**  
**6.0 FT Deep**  
**10.0 FT Parallel To Sign Face**  
**7.5 FT Perp. To Sign Face**

REVIEWED FOR CODE  
COMPLIANCE  
CITY OF PALMETTO

R.T. 11/10/09





### SITE LEGEND

HANDICAP PARKING	
PROPOSED DRAINAGE INLET	
PROPOSED CURB	
SITE BOUNDARY LINE	
CENTER LINE OF ROAD	
RIGHT-OF-WAY	
EXISTING EDGE OF PAVEMENT	
PROPOSED CONCRETE	
TYPICAL	TYP
HANDICAP	HC
# PARKING SPACES	(#)
SIDEWALK	S/W
5' RADIUS	R5
LINEAR FEET	LF
SQUARE FEET	SF

### GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.

### STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.

### SIGN LEGEND

NO.	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R3-1	NO RIGHT TURN	24"x24"
R3-7	LEFT LANE MUST TURN LEFT	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1	ONE WAY	36"x12"
R3-5R	RIGHT TURN ONLY	24"x24"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

### BUILDING & CANOPY AREAS

BUILDING	CANOPY	FLOOR AREA				GROSS FLOOR AREA
		1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	
A		30,365 SF	30,365 SF	30,365 SF	30,365 SF	121,450 SF
B		23,075 SF	N/A	N/A	N/A	23,075 SF
	C	18,000 SF	N/A	N/A	N/A	N/A
	D	22,272 SF	N/A	N/A	N/A	N/A
	E	(OMITTED SINCE IT IS ONLY OPEN RV PARKING)				
	F	9,340 SF	N/A	N/A	N/A	9,340 SF
	G	17,679 SF	N/A	N/A	N/A	17,679 SF
	OFFICE	2,145 SF	N/A	N/A	N/A	2,145 SF
	RETAIL	7,285 SF	N/A	N/A	N/A	7,285 SF
	<b>BUILDING SF TOTAL</b>	<b>89,889 SF</b>	<b>30,365 SF</b>	<b>30,365 SF</b>	<b>30,365 SF</b>	<b>180,984 SF</b>

TOTAL SITE AREA = 405,094 SF  
 FLOOR AREA RATIO = 0.447 (< 0.50 MAX.)  
 TOTAL GFA ALLOWED = 202,547 SF

SPACE BOX SELF STORAGE

SPACE BOX @ PALMETTO  
PALMETTO, MANATEE COUNTY, FLORIDA

SITE PLAN

PROJECT TITLE

SHEET TITLE

SHEET No.  
**4 OF 12**

Project No	146-004
Scale	1" = 50'
Date	3/24/22
CDM	CDM
Designer	CDM
Finisher	CDM

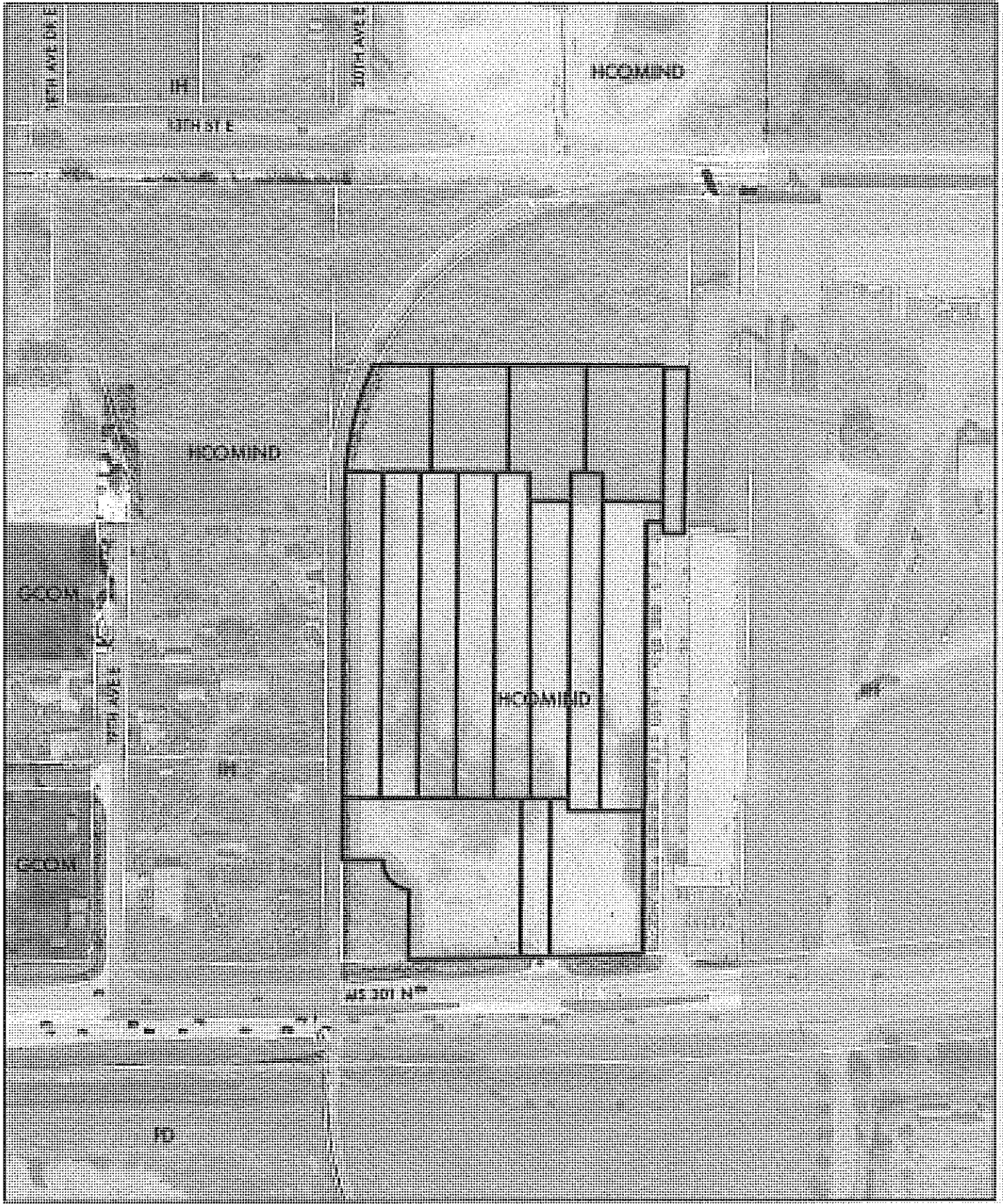
Lincoln Associates Civil Engineering Group, Inc.  
 Certificate of Authorization # 00008765  
 575 South Duane Avenue  
 Clearwater, Florida 33756

SCOTT LINDEN, P.E.  
 CIVIL

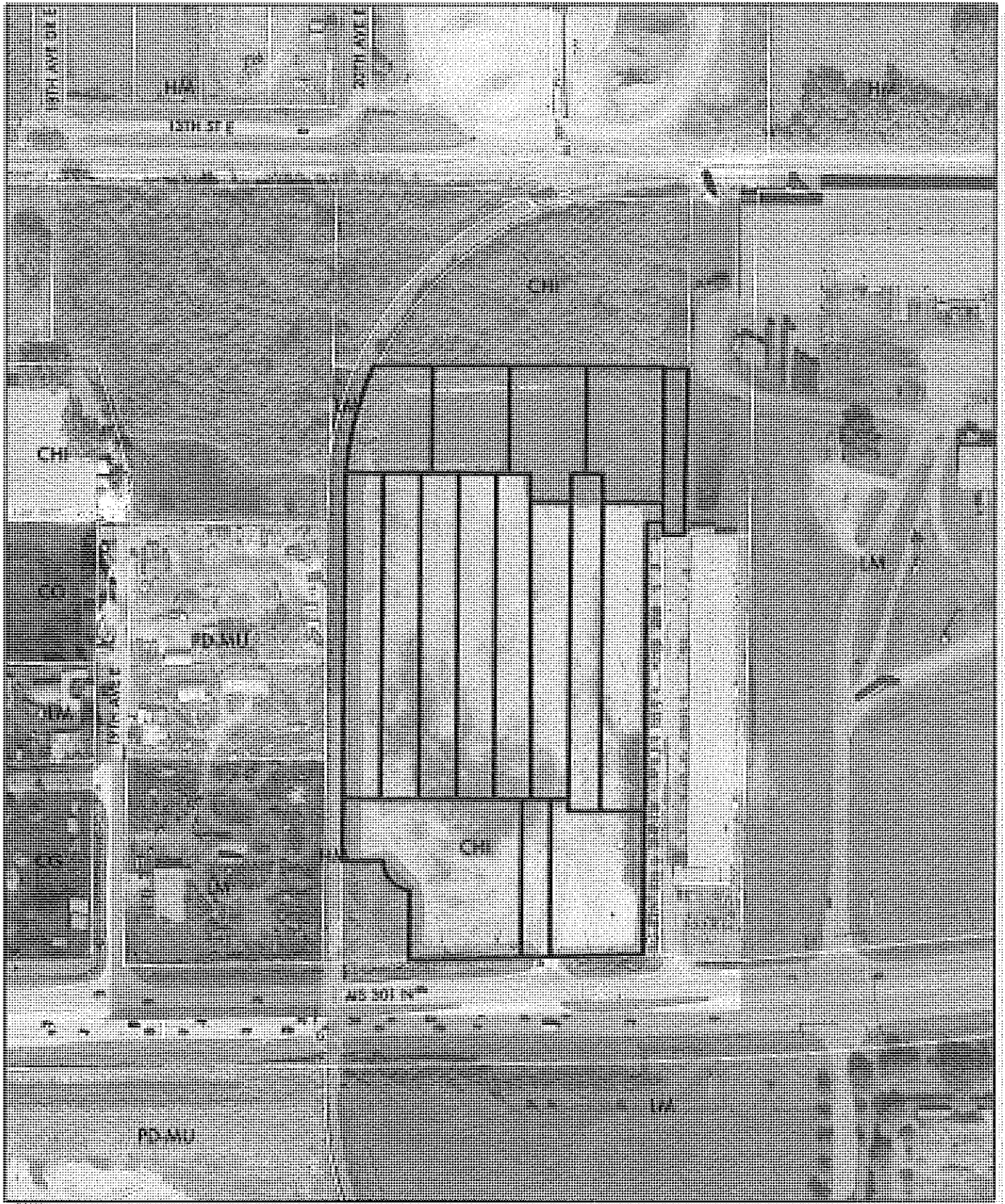




# FUTURE LAND USE



# ZONING



**ZNS ENGINEERING**

201 5th Ave Dr East Bradenton, FL 34209  
PO BOX 9429 Bradenton, FL 34207  
TELEPHONE 941.748.8080 FAX 941.743.3316

## SPACE BOX

SCALE: 1"=200'  
SOURCE: MANATEE COUNTY



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION  
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