



Publix at  
**BEE RIDGE**



ORIGINAL WEBSITE CONTENT



## PROJECT OVERVIEW

Situated at the southwest corner of Bee Ridge Road and Bee Ridge Extension, the 58,000-square-foot neighborhood center will bring shopping for everyday needs close-to-home. In addition to Publix Super Market, the shopping center will feature approximately 12 additional retail shops plus two banks along Bee Ridge Road.

**Site Plan:** Based on input from the surrounding community, the center has been designed to have the least commercial impact. Publix has been placed diagonally within the center so that the largest part of the parking lot faces the intersection and not The Hammocks. The retail shop space on each side of Publix folds back at 45 degree angles which eliminates the long, uninterrupted look of a typical neighborhood shopping center and simultaneously hides the sides and rear of Publix from the adjacent streets. In addition, the rear of the center backs up to a natural preserve that provides a buffer of over ¼ of a mile from Heritage Oaks to the south. Additional advantages of the site plan are discussed in the Bank Outparcels and the Buffer and Landscaping items below.

**Architecture:** The architectural design of the neighborhood center captures elements commonly found within the surrounding communities. Professionally detailed landscaping and brick paving set into the sidewalks complement an earth-tone exterior palette of stucco finishes and tile roofs. All fixtures, including benches, lighting and other hardscapes will maintain a consistent, decorative, quality finish. These architectural standards will apply to all components of the center including the two bank outparcels to create a cohesive inviting atmosphere, enhance the overall appeal of the center and complement the surrounding neighborhoods.

**Bank Outparcels:** The two Outparcels along Bee Ridge Road have been limited to use as banks only, specifically to place the commercial use that is most compatible with residential use along Bee Ridge Road. For years, in numerous neighborhood workshops, the neighbors insisted on limiting the use of the area closest to Bee Ridge Road. By limiting the outparcels to banks only, and prohibiting gas stations, convenience stores and other retail use, the hours of operation are restricted to “bankers hours” (no evenings, no Sundays, and limited hours on Saturday). Other restrictions placed on these bank outparcels include: a 25-foot height limitation (as opposed to 35 feet for residential property such as in The Hammocks); a 5,000-square-foot size limitation (plus the drive-thru); a 50-foot building setback from Bee Ridge Road; and no ATM’s on the north side facing Bee Ridge Road. This limitation to banks only, along with all of these restrictions placed on these outparcels, will result in this northern part of the aforementioned center being very well maintained and almost residential in character.

### PROJECT BY THE NUMBERS:

- [Publix Super Market](#) – maximum of 29,000 square feet
- No more than [12 small shops](#) – maximum of 19,000 total square feet
- 2 outparcels for [individual banks](#) along Bee Ridge Road – maximum of 5,000 square feet per bank
- [10 acres](#) at the SW corner of Bee Ridge Road and Bee Ridge Extension for the neighborhood center with adjacent 3 acres for stormwater retention
- Projected opening in [2008](#)



## PROJECT OVERVIEW

**Buffers and Landscaping:** Along Bee Ridge Road there will be a 30-foot wide buffer (3 times the 10-foot county minimum) that will be heavily landscaped (.5 opacity) and will include a 4-foot high berm. Within this buffer, 97 trees will be installed, including 14 live oak trees (twelve feet in height with four-inch caliper), 16 ligustrum trees and 6 sylvester date palms, together with approximately 1,800 shrubs and ground cover plants. The buffer along Bee Ridge Extension will be 20 feet in width (2 times the county minimum) and will also be landscaped with mature trees. The landscape plant list for the overall project consists of nearly 500 trees and 8,800 shrubs and ground cover plants.

**Road Improvements:** NAP is required to make significant road improvements around the property, including: the elimination of the free-flow right-turn lane from Bee Ridge Road to Bee Ridge Extension and the construction of a new eastbound to southbound right-turn lane at the intersection; the creation of a deceleration right-turn lane and a left-turn lane at both the Bee Ridge Road entrance and the Bee Ridge Extension entrance; and a fair share contribution to a traffic signal at the Bee Ridge/Bee Ridge Extension intersection when the County determines a traffic signal is warranted.

**Green Building Program:** NAP elected to comply with Sarasota County's newly adopted Sustainable Building Resolution (No. 2005-048) and, therefore, is tailoring its project to meet the standards of the County's "Green Building Program." This program encourages the efficient design, construction and operation of buildings by employing environmentally sensible construction practices, systems and materials such as construction activity pollution prevention, water efficient landscaping and "dark sky" compliant parking lot lighting.

**Signage:** The two monument signs for the center, one on Bee Ridge Road and one on Bee Ridge Extension, will be a maximum of 8 feet in height. All illuminated signage will utilize timers to prevent illumination between the hours of 11 p.m. and 6 a.m., in order to reduce light disturbance to the surrounding areas.

**Upscale Design Elements:** In keeping with the quality homes in the surrounding communities, the center's design reflects an upscale, inviting, strolling residential environment. Lush landscaping, café tables, extensive plantings and other pedestrian amenities, such as benches, planters, seating areas and landscape focal points soften building frontages to create a sophisticated center.



## APPROVAL PROCESS

The Neighborhood Center proposed by North American Properties at the southwest corner of Bee Ridge Road and Bee Ridge Road Extension (the Site) is subject to the scrutiny and approval of Sarasota County. While numerous steps are involved in the approval process, most are incorporated into three major steps:

- Step 1: Comp Plan Amendment. This step has been completed.
- Step 2: Rezoning. This step has been completed.
- Step 3: Design and Construction. This step is underway.

### Step 1: Comp Plan Amendment

The amendment to Sarasota County's Comprehensive Land Use Plan and the accompanying Future Land Use Map changed the designation of NAP's 9.95-acre Site from "Moderate Density Residential" to "Neighborhood Commercial Center".

There is a long history of requests for the Comp Plan Amendment (summarized as follows), during which time the Bee Ridge/BeeRidge Extension area experienced tremendous residential growth:

- RU-56 - withdrawn in the fall of 1998
- RU-74 - denied by the Board of County Commissioners (BOCC) in the fall of 2000
- RU-93 - denied by the BOCC in the fall of 2002
- RU-123 - approved by the BOCC at a public hearing in September 2004; subsequently reviewed and approved by the Florida Department of Community Affairs.

After receiving the State's approval of this Comp Plan Amendment, final adoption by the County occurred in 2005, thus completing Step 1.

### Step 2: Rezoning

The Comp Plan Amendment established two things: a change in the broad use category for the Site (to "Neighborhood Commercial Center") and the need for a new underlying zoning district to implement this new category. The Comp Plan provides general standards, whereas the zoning district establishes more specific standards for the Site in regard to development and ongoing business uses. Several zoning district designations are typically allowable within a Comp Plan use category. In early 2006, NAP began the process of requesting a CN ("Commercial Neighborhood") zoning district designation.

### Critical Events Timeline

2004	July	Comp Plan Amendment approval recommended by Planning Commission
	September	Comp Plan Amendment approved by Board of County Commissioners
	December	Comp Plan Amendment approved by State of Florida
2005	February	Comp Plan Amendment adopted by Sarasota County
2006	March	Rezone Application submitted to County
	August	CAP Application submitted to County
	September	Approval of all applications recommended by Planning Department staff, approval of CAP application recommended by Planning Commission but recommendation withheld regarding Rezone Application
	October	Rezone Application and CAP Application approved at public hearing by Board of County Commissioners, but Publix size limited to 29,000 SF instead of requested 40,000 SF
2007	January	Site and building re-design initiated to comply with reduction in Publix size
	Summer/Fall	Completion of plans and submittal to County for review
2008		Center under construction during 2008 with completion and opening of center in late 2008 or early 2009



## APPROVAL PROCESS

In October 2006, the Board of County Commissioners rendered the following decision:

- The CAP/Critical Area Plan (defining the boundaries of the center) was APPROVED by unanimous vote.
- The rezoning to a CN/Commercial Neighborhood zoning district (implementing the Neighborhood Commercial Center designation established by the Comp Plan amendment two years earlier) was APPROVED by a 3 to 2 vote.
- The special exception to allow offsite stormwater retention (on the 3 acres immediately south of the 10-acre neighborhood center) was APPROVED by a 3 to 2 vote.
- The special exception to allow an individual use to exceed 20,000 SF (the Publix grocery store) was APPROVED by a 3 to 2 vote. However, the Commission limited the Publix to 29,000 SF instead of the requested 40,000 SF. The accompanying request for 19,000 SF of other retail space (adjoining the Publix space) and for two banks on the outparcels was APPROVED without modification.

With the rezoning application approved, Step 2 is complete.

### Step 3: Design and Construction

The approval of the rezoning applications by the County Commissioners in October 2006 cleared the way for NAP to proceed with detailed plans for the development and construction of the Publix neighborhood center. This process has been complicated by the County's limitation of the Publix store size to 29,000 SF. Publix's smallest prototype meets this square footage limitation; however, the prototype includes a mezzanine that does not comply with the 25-foot height limitation. Accordingly, a customized Publix store layout that meets the County's criteria for both size and height must be created, requiring additional time to design and finalize.

NAP also agreed to participate in the County's "Green Building Program" and meet the standards of the Sustainable Building Resolution (No. 2005-048), which also requires additional design customization.

NAP completed and submitted the plans to the County in fall 2007. As with any construction project, the details of site development and building construction must be reviewed and approved by the County. With North American Properties' participation in the "Green Building Program," the plans are expected to be "fast tracked" through the approval process.



## COMMUNITY CONCERNS

North American Properties (NAP) is dedicated to addressing the needs and concerns of the surrounding communities and, ultimately, exceeding their expectations. NAP intends to deliver a development that provides the right mix of shopping and services and is carefully designed to complement the nearby upscale neighborhoods.

NAP has addressed the following concerns raised by the neighbors in Heritage Oaks, The Hammocks, Misty Creek, Laurel Oak and other nearby subdivisions:

### NEW PUBLIX SIZE

**Concern:** The smaller store size meeting residents' grocery needs.

**Resolution:** North American Properties and Publix are working diligently to redesign the standard Publix store prototype to accommodate the limitations imposed by the Board of County Commissioners. As Publix does not have a standard prototype that meets both the County's size and height criteria, the Bee Ridge store will be a customized design. While limited to 29,000 square feet, NAP still hopes to include the quality amenities you have come to expect from Publix, including a bakery, floral department, photography services, a GreenWise Market and pharmacy.

### OVERALL DEVELOPMENT SIZE

**Concern:** The size of the site and its compliance with County guidelines.

**Resolution:** The County guideline for the area of a Neighborhood Commercial Center is "up to ten acres." With the RU-123 Comp Plan Amendment (processed in 2004 and 2005), the County designated 9.95 acres at the southwest corner of Bee Ridge/Bee Ridge Extension for use as a Neighborhood Commercial Center. In 2006, the rezone application for the same 9.95-acre parcel was approved giving it a Commercial Neighborhood (CN) zoning classification.

**Concern:** The stormwater retention area and its compliance with County guidelines.

**Resolution:** The 3.04-acre area designated for stormwater retention is located immediately south of the 9.95 acres designated for commercial land use as described above. The 3.04 acres was not included in the request for commercial rezoning and retains its residential zoning status. This acreage is considered to be "offsite retention" with respect to the commercial property it will serve. The County's Zoning Regulations specifically include a "special exception" provision for such instances where stormwater retention is located outside of the commercial area and, accordingly, a request for this special exception was approved with the Rezone Application.



## COMMUNITY CONCERNS

**Concern:** The establishment of a commitment to the site layout.

**Resolution:** As part of the Rezone Application, NAP prepared and submitted a site plan showing the layout of the buildings, driveways, parking areas and landscaping areas to be developed on the site. It also shows building size limitations, building setbacks, landscape buffer widths, offsite road improvements to be made by NAP, and other commitments that will be enforced by the County.

**Concern:** Limiting the size of the building components.

**Resolution:** In the Proffered Stipulations submitted with its Rezone Application, NAP formally committed to the following: The total gross floor area provided within the project will not exceed 69,000 square feet. In fact, with the stipulation imposed by the Board of County Commissioners, the gross floor area is now 58,000 square feet, allocated as follows: (a) the grocery store shall not exceed 29,000 square feet; (b) the uses provided within the retail space shall not cumulatively exceed 19,000 square feet; and (c) the two banks shall not exceed 5,000 square feet each, exclusive of drive-through areas.

**Concern:** Limiting the number of uses/businesses within the retail space.

**Resolution:** In the Proffered Stipulations submitted with its Rezone Application, NAP formally committed to the following: there shall be no more than 12 individual uses/businesses within the 19,000 square feet of retail space.

### TRAFFIC

**Concern:** Turning movements impeding traffic. Increased traffic at intersection. Excessive speed at existing curve.

**Resolution:** NAP designed the neighborhood center with limited access points (2) having acceleration and deceleration lanes in order to minimize interruption to traffic flow while providing for adequate center access via the two main roads. NAP agrees to improve the intersection of Bee Ridge Road and Bee Ridge Road Extension, eliminating the eastbound to southbound free flow right turn lane and providing a realigned right turn lane.

**Concern:** Increased traffic from other areas.

**Resolution:** The neighborhood center is intended to serve the immediate communities and those shoppers who are already traveling these roads. Traffic along certain segments of Bee Ridge Road may even decrease since residents along Bee Ridge Extension will no longer have to travel Bee Ridge Road for their shopping needs. Further, NAP agrees to construct a sidewalk along the west side of Bee Ridge Extension from the south edge of the site to the north end of the existing sidewalk along Heritage Oaks (approximately 800 feet), facilitating pedestrian movement.

**Concern:** Access via public transportation.

**Resolution:** NAP agrees to cooperate with Sarasota County and/or SCAT to place a bus stop within the Bee Ridge Extension Road right-of-way adjacent to the site to accommodate future bus service.



## COMMUNITY CONCERNS

### LIGHTING

**Concern:** Minimization of excessive lighting after prime shopping hours.

**Resolution:** All illuminated signage will be controlled by timers and set to go dark between the hours of 11 p.m. and 6 a.m. Also, “dark sky” fixtures will be utilized for exterior lighting.

**Concern:** Reduction of lighting “spillover” to surrounding neighborhoods.

**Resolution:** Light fixtures, limited to 20 feet in height, will be “dark sky” as defined by the Sarasota County Green Building Program. Potential light and noise disturbances will also be minimized via the 30-foot wide, .5 opacity buffer at the northerly property line; the 20-foot wide, .5 opacity buffer at the easterly property line; and the ¼-mile-wide, natural vegetation area created by the combined Heritage Oaks preservation area and existing heavily wooded area at the southerly property line.

**Concern:** Maintenance of a safe shopping environment without light overexposure to surrounding areas.

**Resolution:** NAP deployed a “photometric” plan to measure light projection in an effort to ensure adequate lighting in the parking lot to ensure safety while, at the same time, addressing lighting “spillover”. Adequate lighting has been proven to minimize the potential for crime.

### NOISE

**Concern:** Excessive noise generated by late night deliveries.

**Resolution:** Publix will limit deliveries to between the hours of 5 a.m. and 8 p.m.

**Concern:** Adequate efforts to reduce noise to surrounding communities.

**Resolution:** The proposed neighborhood center exceeds County standards for buffers between commercial and residential developments. Along Bee Ridge, NAP agreed to a 30-foot landscape buffer along with an additional 20-foot building setback (for a total 50-foot-setback). Along Bee Ridge Extension, NAP agreed to a 20-foot landscape buffer. Along the southerly side, a ¼-mile-wide natural buffer exists with the combined heavily wooded area and the Heritage Oaks preservation area.

**Concern:** Minimizing business activity along the northerly side of the development.

**Resolution:** The site plan provides for two outparcels along Bee Ridge Road to accommodate two banks, each of which will be no more than 5,000 SF in size and 25 feet in height. No ATMs will be located on the north side of the banks.



## POTENTIAL USES

The Sarasota County Zoning Regulations establish the types of uses that are allowed within each zoning district. A “Commercial Neighborhood” (CN) zoning district designation was approved for the proposed neighborhood center at Bee Ridge/Bee Ridge Extension.

Zoning Regulations list 16 allowable use categories for the CN zoning district. For the purpose of providing assurance to both the neighbors and the County that its proposed center will be compatible with the surrounding neighborhoods, NAP reviewed this list and voluntarily decided to limit the uses to be allowed in the center to only 4 of the 16 categories, as follows:

- Retail Sales and Services
- Restaurants
- Medical Facilities
- Office

Each of these 4 categories contains a list of descriptions of specific uses. NAP further reviewed the specific uses and eliminated those that it considered inappropriate for the center.

A list of such allowed and prohibited uses was included with NAP’s Rezone Application as part of its “proffered stipulations”. NAP reiterated its commitment to these use restrictions at the hearings before the Planning Commission and the County Commission. In addition, these allowed and prohibited uses are part of the “Restrictive Covenants” entered into and enforceable by neighbors in the surrounding communities.



### Examples of ALLOWED Uses include:

- Medical, dental, and chiropractor offices
- Bank
- Real estate and insurance agents
- Lawyer and accountant offices
- Architect and engineer offices
- Travel agent
- Bistro/fine dining restaurant
- Breakfast/coffee shop
- Deli/sandwich shop
- Grocery store
- Art gallery/frame shop
- Bookstore
- Clothing boutique
- Dry cleaner (pick-up/drop-off only)
- Furniture/antique store
- Interior designer/decorator
- Jewelry store
- Pet grooming
- Spa/salon
- Video rental

### Examples of PROHIBITED Uses include:

- Adult entertainment
- Bar or tavern
- Extreme sports
- Indoor entertainment
- Movie or other theater
- Fast-food restaurant (with or without drive-thru)
- Drive-thru retail sales
- Animal hospital with overnight boarding
- Convenience store
- Gas station
- Vehicle parts or accessories stores
- Laundromat
- Dry cleaning plant
- Transient accommodations
- Rehab clinics
- Medical laboratories
- Agricultural uses
- Industrial use