AGENDA
BRADENTON CITY COUNCIL MEETING
8:30 a.m. Wednesday, May 14, 2025
CITY HALL COUNCIL CHAMBERS - 101 OLD MAIN STREET

1. INVOCATION & PLEDGE

Councilwoman Jayne Kocher

(The City does not endorse the religious beliefs of any speaker.)

2. MEETING CALLED TO ORDER

3. PROCLAMATIONS

a) Legislative: Public Works Week
Public Works Week Proclamation
b) Legislative: Salvation Army Week
Salvation Army Week Proclamation

4. PRESENTATIONS

5. CITIZEN COMMENTS

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the City. Comments will be accepted on the public hearings at the appropriate time.

6. CONSENT AGENDA

a) City Administration: First Amendment to Water Tank Lease Agreement with Cellco Partnership DBA Verizon Wireless - 1915 8th Avenue East
First Amendment to Water Tank Lease Agreement
b) City Administration: Retail Lease Agreement - Metamorphic Events, LLC DBA Left Coast Sol
Retail Lease Agreement with Metamorphic Events, LLC
c) Clerk: Minutes from the April 9, 2025 City Council Meeting
04-09-2025 City Council Meeting Minutes
d) Clerk: Minutes from the April 23, 2025 City Council Meeting
04-23-2025 City Council Meeting Minutes
e) Event Review Committee: Bradenton Alive Halloween Celebration
Application and Site Plan
f) Event Review Committee: Mattison's July 4th Parking Space Closure

Application and Site Plan

g) Event Review Committee: Winter Wonderland
Application and Site Plan
h) Legal: Bald Property Sidewalk Easement
Grant of Terminable Easement for Sidewalk
i) Legislative: Keep Manatee Beautiful Adopt-A-Shore Marine Debris/Litter Removal Agreement
Adopt-A-Shore Marine Debris/Litter Removal Agreement
j) Legislative: Resolution 25-52 - Planning Commission Reappointment
Resolution 25-52
k) Legislative: Resolution 25-53 - Tree and Land Preservation Board Reappointment
Resolution 25-53
l) Purchasing: Agreement IFB 25-005NT with Spectrum Underground, Inc.
Agreement with Spectrum Underground, Inc.
m) Purchasing: Agreement PB-25-017NT with McCain Sales of Florida, Inc.
Agreement with McCain Sales of Florida, Inc.
n) Purchasing: Piggyback Agreement PB-25-015MK with GARLAND/DBS, Inc.
Agreement with GARLAND/DBS, Inc.
o) Purchasing: Second Contract Extension of Agreement IFB-21-01MK with J&M Materials of Riverview, Inc.
Second Contract Extension with J&M Materials of Riverview, Inc.

7. BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

ADMINISTRATION OF THE OATH

Anyone wishing to address City Council during the following public hearings will please stand and raise your right hand: "Do you swear or affirm that the factual statements and representations which you are about to present to this board will be truthful and accurate?"

a) Planning & Community Development: **Quasi-Judicial:** Resolution 25-40 - PUBLIC HEARING
Resolution 25-40
Staff Report
Application
Presentation
b) Planning & Community Development: **Quasi-Judicial:** Resolution 25-41 - PUBLIC HEARING
Resolution 25-41
Staff Report
Application
Presentation

c) Planning & Community Development: **Quasi-Judicial:** Resolution 25-38 - PUBLIC HEARING

Resolution 25-38
Staff Report
Application
Presentation

d) Planning & Community Development: Resolution 25-55 - PUBLIC HEARING
Resolution 25-55

e) Planning & Community Development: ORDINANCE 4059 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, TO ADD DOCKS AND PIERS AS A PERMITTED OR SPECIAL USE IN THE URBAN VILLAGE ZONING DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4059
Staff Report
Application
Presentation

f) City Administration: ORDINANCE 4060 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 62, ARTICLE IV OF THE CODE OF ORDINANCES TO PROVIDE FOR OVERNIGHT MOORING OF AUTHORIZED VESSELS AT THE PUBLIC DAY DOCK LOCATED AT RIVERWALK PARK; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4060

8. NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

a) City Administration: Emergency Procurement Report

9. UNFINISHED BUSINESS

10. COUNCIL REPORTS

11. DEPARTMENT HEAD REPORTS

12. ADJOURN

RULES OF PROCEDURE FOR AGENDA AND PUBLIC APPEARANCES BEFORE CITY COUNCIL

Please place all cell phones on silent!

PRIOR TO COUNCIL MEETING: Appointments on the agenda, all items from Department Directors and other interested parties must be submitted before 12:00 p.m. on the Wednesday preceding the Council meeting. Anyone wishing to be placed on the agenda must contact Tamara Melton, City Clerk, at City Hall by phone 941-932-9463 or email: tamara.melton@bradentonfl.gov and give their name, business name (if applicable), whether they are resident taxpayers of the City and their business before Council. Appearances before Council will be authorized by the Mayor or Councilperson in charge of the meeting. NOTE: The Mayor may ask a city department to look into an issue prior to the meeting to see if the issue can be resolved. If the Mayor or Councilperson in charge of the meeting feels the request is justified, they will instruct the City Clerk as to its placement on the agenda.

Non-Discrimination Statement: The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AT COUNCIL MEETING:

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the City. Citizen comment related to any public hearing item shall be provided during the duly noticed public hearing in order to maintain an accurate record of the proceedings. All citizen comments related to quasi-judicial items are required to be under oath and such comments will be invited to be presented during the duly noticed public hearing for such items.

If an individual (or agent) wishes to address the City Council, they should complete a comment card available at the back of the Chamber and submit such card to the City Clerk.

At the appropriate time during the meeting, the Mayor will call speakers to come forward. After being recognized by the Mayor, the individual should come to the podium and, for the public record, state their name and address, and then provide any relevant comments or testimony related to the item they wish to address. In the case of an agent, they shall identify themselves and the party they represent. The speaker should then proceed to state their position or present their information.

An individual appearance for citizen comment will be limited to three (3) minutes unless additional time is permitted by the Mayor or consensus of the Council. Additional time will be allowed (up to 10 minutes at the discretion of the Mayor or consensus of the Council) for public hearing items if the speaker is officially representing a group of five or more people, provided that written authorization is provided that the person is authorized to speak on behalf of the group.

Note: If handouts are being distributed, please provide a minimum of ten (10) copies to the City Clerk. If you wish to display a drawing or rendering, contact Tamara Melton, as indicated above, prior to the meeting. Any submissions commented on, photographs, letters, renderings, etc. will be kept by the City Clerk for the official record.

PURSUANT TO FLORIDA STATUTE 286.0105: If an individual decides to appeal any decision made by the board, council, agency, or commission at this meeting, such individual will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PLEDGE OF PUBLIC CONDUCT We, the Mayor, City Council and Employees of the City of Bradenton, agree to: *Establish a process to promote positive interaction among ourselves and the citizens of Bradenton in a positive and non-threatening environment. *Encourage visible, involved and active participation among all. *Promote improved communication through active listening, providing feedback and honest expression of ideas. *Utilize consensus for decision making. *We realize that though we may disagree, we will be respectful of each other. *We will direct all comments to the issues and will avoid personal attacks.

AGENDA ITEM NO. 3.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS

SUBJECT: Public Works Week

SUGGESTED ACTION: Reading

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS:
Public Works Week Proclamation

City of Bradenton
Office of the Mayor

Proclamation

By virtue of the authority vested in me as Mayor of the City of Bradenton, I do hereby issue this proclamation honoring

Public Works Week
May 18-24, 2025

Whereas, public works professionals focus on infrastructure systems, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the residents, businesses and visitors of the City of Bradenton; and

Whereas, these infrastructure systems, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees, who are responsible for operating, rebuilding, improving and protecting our City's transportation, drinking water, wastewater and solid waste systems, public buildings and other structures and facilities essential for the daily lives of our citizens; and

Whereas, it is in the public interest for the citizens, civic leaders and children to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in the City of Bradenton; and

Whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude toward and understanding of the importance of the work they perform; and

Whereas, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

Now, Therefore Be It Resolved that, I, Gene Brown, as Mayor of the City of Bradenton, Florida, do hereby proclaim ***May 18-24, 2025*** as ***Public Works Week,*** and urges all citizens to join with the American Public Works Association to pay tribute to our public works employees and to recognize the substantial contributions they make to protecting our health, safety and quality of life.

Gene Brown
Mayor
May 14, 2025

AGENDA ITEM NO. 3.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS

SUBJECT: Salvation Army Week

SUGGESTED ACTION: Reading

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS:
Salvation Army Week Proclamation

City of Bradenton
Office of the Mayor

Proclamation

By virtue of the authority vested in me as Mayor of the City of Bradenton, I do hereby issue this proclamation honoring

Salvation Army Week
May 12-18, 2025

Whereas, the Salvation Army has been serving the people of Manatee County for 102 years physically, emotionally, and spiritually; and

Whereas, the Salvation Army is present wherever need is greatest, especially during times of crisis, where vulnerable citizens are more at risk of becoming homeless, hungry, addicted or spiritually tired; and

Whereas, the Salvation Army invites the citizens of Bradenton to "Love Beyond" and help our organization continue to provide life changing aid by creating and supporting programs to meet the needs of the community; and

Whereas, it is fitting and proper on Salvation Army Week to recognize the tremendous impact of philanthropy, volunteerism, and community service in the City of Bradenton; and

Whereas, Salvation Army Week is an opportunity to encourage citizens to serve others with their resources and time during the difficult period many of us are experiencing.

Now, Therefore Be It Resolved that, I, Gene Brown, as Mayor of the City of Bradenton, Florida, do hereby proclaim May 12-18, 2025, as ***Salvation Army Week*** in Bradenton, and urge all citizens to give back to the community in any way that is personally meaningful.

Gene Brown
Mayor
May 14, 2025

AGENDA ITEM NO. 6.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Corey Fortin, City Administration

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: First Amendment to Water Tank Lease Agreement with Cellco Partnership DBA Verizon Wireless - 1915 8th Avenue East

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
On September 10, 2008, Cellco Partnership d/b/a Verizon Wireless and the City of Bradenton entered into a communications equipment Lease Agreement for the Water Tower located at 1915 8th Avenue East which included a site plan for the communications equipment.

The balcony handrail on the water tank was remodeled and improved to support all Lessee's equipment. The purpose of this Amendment is to include the amended Site Plan and updated equipment located on the Tower.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Approved

SUGGESTED MOTION:
Motion to approve the First Amendment to Water Tank Lease Agreement with Cellco Partnership.

ATTACHMENTS:
First Amendment to Water Tank Lease Agreement

FIRST AMENDMENT TO WATERTANK LEASE AGREEMENT

THIS FIRST AMENDMENT TO WATERTANK LEASE AGREEMENT ("Amendment") is made and entered into by and between City of Bradenton, a political body of the State of Florida ("Lessor"), and Cellco Partnership d/b/a Verizon Wireless ("Lessee").

Recitals

The parties hereto recite, declare and agree as follows:

A. Lessor and Lessee (or as applicable, their respective predecessors in interest) entered into a Watertank Lease Agreement dated September 10, 2008 (the "Lease"), with respect to Premises located at 1915 8th Avenue East, Bradenton, FL 34208 (the "Property").

B. Exhibit A to the Lease provided the site plan for the communications equipment to be installed and/or mounted on the water tank at the Property.

C. The balcony handrail on the water tank at the Property was remodeled and improved to support Lessee's equipment.

D. Lessee submitted a new site plan for the communications equipment to be installed on the water tank and at the Property.

D. Lessor and Lessee desire to enter into this Amendment in order to modify and amend certain provisions of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee covenant and agree as follows:

1. Lessee shall have the right to modify its Demised Premises as described and depicted on Exhibit A-1, which is attached hereto and by this reference incorporated herein, and Lessor hereby consents to and approves of the modifications described and depicted on Exhibit A-1. Exhibit A, pages 2 and 3, of the Lease are hereby replaced with Exhibit A-1 attached to this Amendment.

2. Paragraph 1(a) of the Lease is hereby modified to update the Communications Equipment located on the Tower, as depicted in Exhibit A-1, as follows:

i. Six (6) MX10FIT865 antennas
ii. Three (3) AIR6419 antennas
iii. Three (3) 4890 RRUS
iv. Three (3) 4490 RRUS
v. Three (3) 6 x 12 hybrid cables
vi. Three (3) OVP 12s

3. The terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Amendment shall have the same meanings such terms are given in the Lease. Except as specifically set forth herein, this Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect. To the extent

there is any conflict between the terms and conditions of the Lease and this Amendment, the terms and conditions of this Amendment will govern and control.

4. Lessor represents and warrants to Lessee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Amendment, or if any such third-party consent or approval is required, Lessor has obtained any and all such consents or approvals.

5. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed facsimile and electronic copies of this Amendment shall legally bind the parties to the same extent as original documents.

6. This Amendment hereby updates and replaces the notice address and contact information set forth in Section 21 of the Lease with the following information:

LESSOR:
City of Bradenton
City Hall, 101 12th Street West, Bradenton, FL 34205-7865
Attn: City Administrator
Telephone: 941-932-9400

City of Bradenton City Attorney
Scott E. Rudacille, Esq.
Blalock Walters, 802 11th Street West, Bradenton, FL 34205
Telephone: 941-748-0100
srudacille@blalockwaters.com

City of Bradenton Public Works and Utilities Department
Public Works Annex, 1411 9th Street West, Bradenton, FL 34205
Attn: Public Works and Utilities Director
Telephone: 941-708-6300

LESSEE:
Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

With a copy to:
Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, NJ 07920

PREFERRED CONTACT METHOD –
PLEASE REGISTER WITH THE VERIZON
LANDLORD PORTAL – www.vzw.com/realestate

Verizon Landlord Hotline – change in ownership,
payment questions/schedules, Utility Bills or
other Real Estate related questions – 1-866-862-4404

Verizon Network Management Center –
to request site shut down for maintenance,
to report antenna or environmental issues –
1-800-264-6620

IMPORTANT – Please reference your site number
found on the site placard or in your welcome letter

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the date of execution by the last party to sign.

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

By: John Scandura
Name: John Scandura
Title: Senior Real Estate Manager
Date: 4/30/25

CITY OF BRADENTON

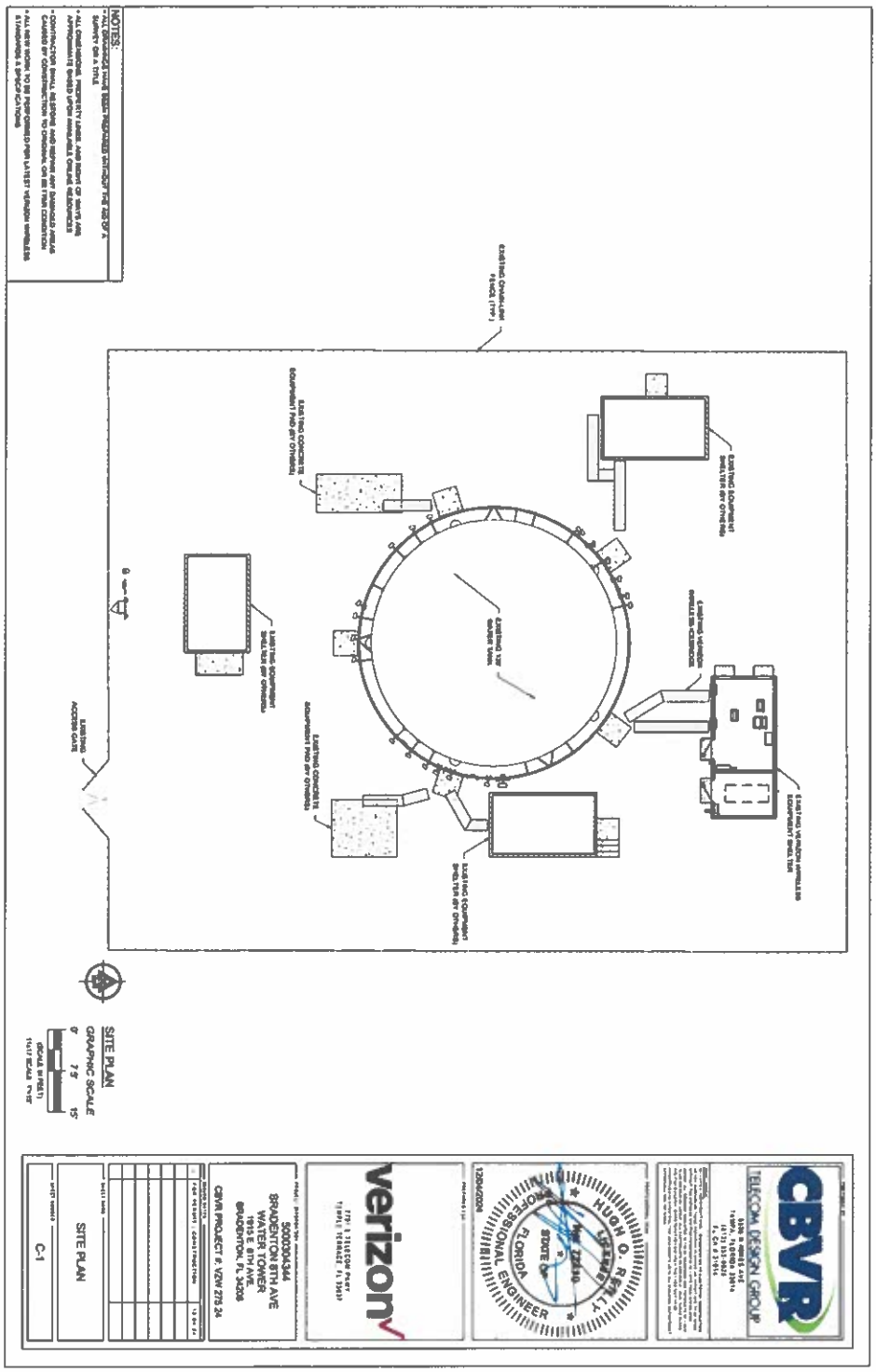
By:_____
Name:_____
Title:_____
Date:_____

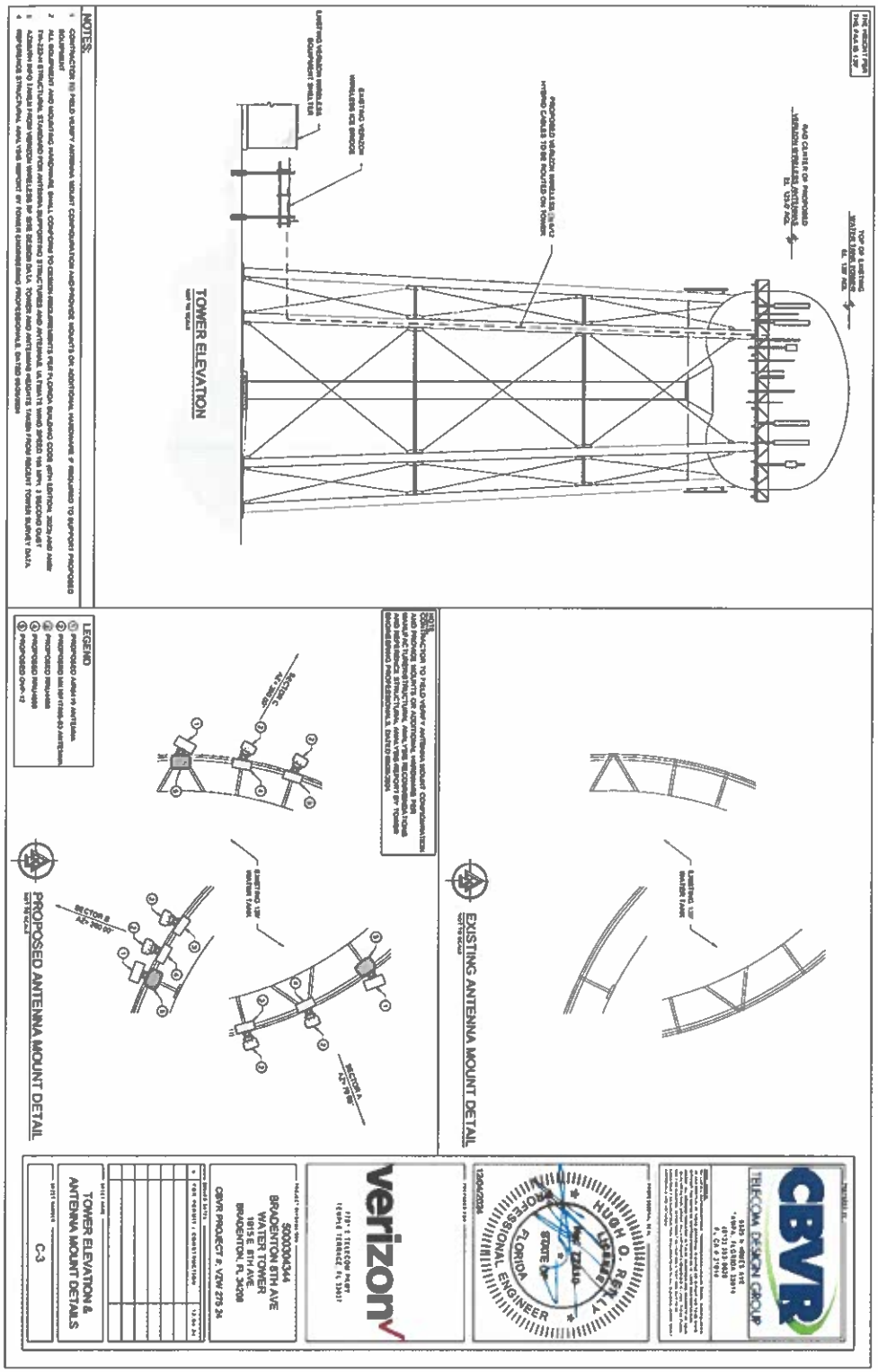
ATTEST:

_____
Name:_____
Title:_____

EXHIBIT A-1

DEMISED PREMISES




TOWER ELEVATION
EXISTING ANTENNA MOUNT DETAIL
PROPOSED ANTENNA MOUNT DETAIL
CBVR
TELECOM DESIGN GROUP
verizon
5000304344
BRADENTON 8TH AVE
WATER TOWER
BRADENTON, FL 34208
TOWER ELEVATION & ANTENNA MOUNT DETAILS
C-3

AGENDA ITEM NO. 6.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Corey Fortin, City Administration

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Retail Lease Agreement - Metamorphic Events, LLC DBA Left Coast Sol

SUGGESTED ACTION: Approve Agreement

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
At the April 23, 2025, City Council Meeting the proposal from Metamorphic Events, LLC D/B/A Left Coast Sol for rental of 255 12th Street West in the City Centre Garage was approved. This Retail Lease Agreement sets forth the terms of the Lease as approved.

FINANCIAL IMPACT:
3% increase in rental income from prior tenant pursuant to 3% annual escalator.

ATTORNEY REVIEW/RECOMMENDATION:
Approved

SUGGESTED MOTION:
Motion to approve Retail Lease Agreement and authorize execution by the Vice Mayor.

ATTACHMENTS:
Retail Lease Agreement with Metamorphic Events, LLC

RETAIL LEASE AGREEMENT

THIS RETAIL LEASE AGREEMENT (this "Lease") is made this _____ day of _____, 2025 (the "Effective Date"), by and between **THE CITY OF BRADENTON**, a municipal corporation of the State of Florida, with an address of 101 Old Main Street, Bradenton, Florida 34205, hereinafter referred to as "Landlord", and **METAMORPHIC EVENTS, LLC, D/B/A LEFT COAST SOL,** a Michigan limited liability company, with an address of 6219 Legends Boulevard, Bradenton, Florida 34210, hereinafter referred to as "Tenant".

WITNESSETH:

1. **PREMISES**. Landlord leases to the Tenant and the Tenant does hire and lease from the Landlord, premises located in a parking garage located at 255 12th Street West, Bradenton, Florida 34205 containing a gross rentable area of approximately 811 gross square feet, which suite is depicted on Exhibit A attached hereto and incorporated herein and has a street address of 255 12th Street West, Bradenton, Florida 34205. The leased suite is hereinafter referred to as the "Premises" and the Garage of which the Premises are a part is hereinafter referred to as the "Garage". The Premises are demised and leased by Landlord to Tenant together with (i) all improvements located thereon, (ii) the non-exclusive right to use the Common Areas, (iii) all of Landlord's right, title and interest in and to all easements, rights, privileges and appurtenances thereunto belonging or in any way appertaining, and (iv) all of Landlord's right, title and interest in and to all public streets and rights of way adjacent thereto and in and to the Common Areas. Landlord shall provide access to and from the Premises, and the Premises are for the exclusive use of Tenant.

2. **TERM OF LEASE**. The Lease shall become effective and binding on the Effective Date. The term of the Lease shall commence on the Commencement Date (as hereafter defined) and shall expire on June 30, 2026 (the "Initial Term"), unless extended or terminated earlier pursuant to the provisions of this Lease. "Lease Year" shall mean a period of twelve consecutive months commencing on the Commencement Date. The Initial Term and the Renewal Term (as hereafter defined), if exercised, are collectively referred to herein as the "Term."

So long as Tenant is open and operating its business and has not been in default under the Lease in the immediately preceding twelve-month period beyond any applicable cure period, Tenant, at its option, shall have the right to one extension of this Lease, such extension to be for a term of one (1) year. In connection therewith, Tenant shall give to Landlord written notice of its desire to extend the term not less than six (6) months prior to the expiration of the then existing term. The terms and conditions of this Lease shall in all respects continue during any extension period, except for the payment of Rent which shall be adjusted as described herein.

3. **COMMENCEMENT DATE.** The "Commencement Date" is July 1, 2025. Landlord shall deliver sole and exclusive possession of the Premises to Tenant on the Commencement Date in its currently existing "as is" condition.

4. **USE**. Tenant shall use the Premises solely for conducting the following business: the sale of a thoughtfully curated collection of vintage and antique items with a carefree, coastal style including furniture, home décor, gifts, local art, jewelry and candles. ("Permitted Use") under the name Left Coast Sol ("Trade Name"). In addition, Tenant has the right to use the area immediately adjacent to the roll-top door serving Premises depicted on Exhibit A for outdoor sales. Tenant agrees and

covenants at all times throughout and during each and every outdoor sale conducted by Tenant (i) to keep and maintain the outdoor sales area and all areas and sidewalks immediately in front of the Premises or within the Garage free from clutter; (ii) to keep and maintain such areas so as not to in any way unreasonably impede, impair or obstruct passage or access throughout the adjacent sidewalks, walkways and other areas; and (iii) to keep and maintain the such areas in a reasonably neat and orderly manner. Tenant shall not use the Premises for any other purpose whatsoever without the written consent of Landlord which consent may be withheld in Landlord's sole and absolute discretion. Tenant shall open for business on the Commencement Date and thereafter, Tenant shall keep the Premises continuously and uninterruptedly open for business to the public fully staffed and stocked Monday – Sunday during such hours as are approved by the City Administrator, in writing, excluding only the following national holidays: New Year's Day, Easter, Independence Day, Labor Day, Thanksgiving Day and Christmas Day ("Normal Operating Hours").

Tenant agrees that Tenant shall not conduct its business on the Premises or use the Premises in a way so as to unreasonably interfere with the right of quiet enjoyment of other tenants of the Garage to use their premises and the Common Areas. Tenant shall not permit the Premises or any part of them to be used in any manner, anything to be done in them, or anything to be brought into or kept in them, that would in any way: (i) violate any public law or requirement; (ii) cause structural injury to the Garage or any part of it; (iii) interfere with the normal operations of the Garage's heating, air-conditioning, ventilating, plumbing, or other mechanical or electrical systems, or of its elevators (if any); (iv) constitute a public or private nuisance; or (v) alter the appearance of the Garage's exterior or of any portion of its interior other than the Premises.

5. **RENT**. Commencing on the Commencement Date, the Tenant agrees to pay rent as consideration for the use of the Premises to Landlord, without notice or demand and without setoff or deduction, at the address of Landlord, or such place as Landlord may by notice to Tenant in writing from time to time direct, at the following rates and times and subject to the conditions listed below. Notwithstanding the foregoing, Tenant agrees to pay to Landlord the first month's Base Rent upon the execution of this Lease.

A. Base Rent. The annual base rent for the Premises during the Initial Term shall be the sum of $1,365.91 (the "Base Rent"). The Base Rent shall be payable in advance in monthly installments (during the first Lease Year in the amount of $16,390.92) on the first day of each calendar month plus the amount of any use or sales tax on said rental (or any other lease charges paid under this Lease) imposed by the State of Florida and any federal and local government. For any period during the Term, which is for less than one month, the Base Rent for that period shall be a pro rata portion of the monthly installment payable on the first day of such period.

B. Base Rent Adjustment. Beginning at the commencement of the Renewal Term, if exercised by Tenant, the Base Rent shall be adjusted by three percent (3%) over the prior Lease Year's Base Rent.

C. Additional Rent. Tenant hereby understands, covenants and agrees that all sums of money, payment for utilities provided by Landlord, tax contributions (if applicable) and all other charges or amounts required to be paid by Tenant to Landlord, together with any use or sales taxes payable thereon, or to another person under the terms of this Lease, shall be deemed to be "Additional Rent" due to Landlord in addition to the Base Rent provided for herein. "Rent" shall mean, collectively, Base Rent and the Additional Rent.

6. **UTILITIES**. Tenant shall pay to Landlord $120.00 dollars per month, for water sewer and trash services that are to be provided by Landlord. Landlord reserves the right to increase the costs for such services on the anniversary date of each Lease Year.

7. **LATE PAYMENT**. Should Tenant fail to pay when due any installment of Base Rent, Additional Rent or any other sum payable to Landlord under the terms of this Lease, then commencing ten (10) days following such due date, interest at the highest rate permissible by applicable law, shall accrue from and after the date on which any such sum shall be due and payable;

8. **SECURITY DEPOSIT**. Landlord acknowledges that it has received **$1,515.63** from Tenant which is to remain on deposit with Landlord during the term of this Lease and any extension as security for the payment of rent and the full and faithful performance by Tenant of the covenants and conditions of this Lease. Upon yielding of said Premises at termination of this Lease, and provided no default has occurred, said sum shall be returned to Tenant. No interest shall be payable on the deposit. It is understood that Landlord shall always have the right to apply said deposit, or portion thereof, to the curing of any default that may exist. If Tenant shall default in respect of any covenant or condition of this Lease, Landlord may apply the whole or any part of such Security Deposit to the payment of any sum in default or any other sum which Landlord may be required to spend by reason of Tenant's failure to comply with its obligations as set forth herein. Tenant shall pay Landlord, on demand, the amount so applied to restore the Security Deposit to its original amount.

9. **LANDLORD'S OBLIGATIONS**. Landlord shall keep and maintain the Garage and the Common Areas in a good, clean and safe condition and repair at all times during the Term in a manner consistent with the operation of other comparable properties in the market in which the Garage is located, including the roofs, walls, foundations and structural portions thereof, and in compliance with applicable laws. Landlord shall keep all entrances, parking areas, driveways and sidewalks free from debris. All Common Areas shall be subject to the exclusive control and management of Landlord. Landlord shall provide a standard level of air conditioning, ventilation and heating for the Premises during Normal Operating Hours and shall provide maintenance, repair and replacement of same when deemed reasonably necessary by Landlord. Climate control during other times will be available for an additional charge of $25.00 per hour. Landlord shall provide unheated water, sanitary sewer and trash removal (the costs of which shall be paid for by Tenant as provided in Section 6 hereof). Landlord agrees to exercise commercially reasonable efforts to perform its maintenance and repairs obligations under this Lease in a prompt and diligent manner in order to minimize any interference with Tenant's business operations in the Premises.

Landlord shall not be liable in damages or otherwise for delay or failure in furnishing any of the foregoing services or facilities, where such delay or failure is due to strikes, lockouts, acts of God, governmental restrictions, enemy acts, civil commotion, unavoidable fire or other casualty, or other cause of a like nature beyond the control of Landlord and in the event of such then performance of such act shall be excused for the period of delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay ("Force Majeure"). In no event shall delay or failure, regardless of cause, constitute an eviction of Tenant or termination of this Lease.

10. **TENANT'S OBLIGATIONS**.

A. Except to the extent provided by Landlord pursuant to Paragraph 6 above, Tenant shall obtain and utilize at its own cost and expense all services for public utilities furnished to or consumed by Tenant in or upon the Premises during the term hereof and any extensions or renewals thereof including, without implied limitation, electricity, telephone and cable television (if available).

B. Insurance. Tenant shall throughout the term of this Lease provide at its own expense and keep in force for the benefit of and in the name of Landlord general liability insurance including personal injury liability and contractual liability in form satisfactory to Landlord with Two Million Dollars ($2,000,000.00) combined single limit on account of bodily injury to, or death of, more than one person, as a result of any accident or disaster and with property damage insurance coverage. Policies for such insurance shall be in a form and with an insurer reasonably acceptable to Landlord, and shall require at least fifteen (15) days written notice to Landlord of termination or material alteration during the term of this Lease. On the Commencement Date and the commencement of the Renewal Term, if exercised, Tenant shall promptly deliver to Landlord certified copies or other evidence of such policies, and evidence satisfactory to Landlord that all premiums thereon have been paid and the policies are in full force and effect. Tenant shall also carry workers' compensation insurance as required by law, comprehensive automobile liability insurance with a minimum limit of One Million Dollars ($1,000,000.00) per occurrence for bodily injury and property damage, and full replacement value insurance coverage on Tenant's Work, and Tenant's furniture, fixtures, inventory and other personal property.

C. Rent. Promptly pay all Base Rent and Additional Rent due under the terms of this lease and comply in all respects with the terms and provisions hereof.

D. Taxes. Any taxes attributable to the Premises and/or Tenant's property shall be promptly paid by Tenant.

E. Maintenance and Repair. At its own cost and expense, Tenant shall take good care of, maintain and make necessary repairs to the interior of the Premises, and the fixtures and equipment therein and appurtenances thereto, including the interior windows, window frames, doors, door frames and entrances, signs, floor coverings, non-structural interior walls, columns and partitions; lighting, electrical equipment. If Tenant refuses or neglects to provide such maintenance or make such repairs, or fails to diligently prosecute the same to completion, or if Landlord is required to make repairs by reason of Tenant's negligent acts or omissions, and after thirty (30) days written notice from Landlord of the need therefore, Landlord may (but shall not be obligated to) make such repairs at the expense of Tenant and such expense shall be collectable as Additional Rent due hereunder.

E. Utilities. Except for any utilities provided by Landlord hereunder, Tenant covenants and agrees to pay in full all hookup and connection charges for any authorized utilities used by Tenant in and around the Premises made by the local authority having jurisdiction over such matters.

11. **TENANT'S IMPROVEMENTS; LIENS**. If Tenant's Permitted Use requires that modifications be made to the Premises, Tenant agrees to construct, at Tenant's sole cost and expense, such non-structural improvements to the Premises necessary to operate its business for the Permitted Use in accordance with all applicable laws and Exhibit C hereto ("Tenant's Work"). Tenant acknowledges that all Tenant Work must be approved by Landlord in advance in writing. Tenant shall present to Landlord plans and specifications for such work at the time approval is sought and shall not undertake any work until Landlord has consented to same. Tenant shall not commence any such work

without first delivering to the Landlord copies of the insurance policies required by Section 10B and the insurance policies for its contractors as described on Exhibit C. Movement in and out of the Garage by Tenant and Tenant's contractors of trade fixtures, equipment and furniture or dispatch or receipt by Tenant of any merchandise or materials shall be restricted to hours reasonably approved by Landlord. Tenant assumes all risk of damage of said articles being moved through the Garages and any injury to persons or public engaged or not engaged in such moving.

From and after the Effective, Tenant agrees to commence Tenant's Work and to diligently perform Tenant's Work to completion. Tenant acknowledges that Tenant shall be responsible for all finish work in the Premises; store fixtures inclusive of acquisition and placement; and all other construction work or costs not specifically set forth as Landlord's Work. Tenant's Work shall consist of only high quality, new materials and components and shall be completed in a first-class, good and workmanlike manner by licensed contractors. Tenant shall obtain, at Tenant's sole cost and expense, all permits, certificates and approvals that may be necessary for the performance of Tenant's Work so that a final unconditional certificate of occupancy for the Premises may be issued. Copies of all necessary approvals and permits shall be delivered to Landlord prior to Tenant commencing Tenant's Work.

Any alterations, additions, improvements and fixtures installed or paid for by the Tenant upon the interior of the Premises shall upon the expiration or earlier termination of this Lease become the property of the Landlord, provided however, Tenant may remove unattached movable trade fixtures and decorations, Tenant's signage, and attached, removable trade fixtures, subject to Tenant's compliance with Section 23 hereof.

Tenant has no power to incur any indebtedness giving a right to a lien of any kind or character upon the right, title and interest of the Landlord in and to the Premises or the Garage and no person shall ever be entitled to any lien directly or indirectly derived through or under Tenant or its agents or servants on account of any act or omission of the Tenant. At Landlord's request Tenant agrees to execute and record such documents reasonably deemed necessary by Landlord to comply with the provisions of §713.10 of the Florida Statutes (or any similar provision) to confirm and effectuate the provisions of this paragraph.

If any lien shall be filed against the Premises or the Garage with respect to work contracted for by Tenant or materials supplied to or on behalf of Tenant, then the Tenant shall cause the same to be removed of record within thirty (30) days after the filing of the lien by the lienor upon the public records. Failure to do so shall constitute a breach of this Paragraph and the Tenant shall hold harmless and indemnify the Landlord from any and all expenses, expenditures or otherwise, including but not limited to reasonable attorneys' fees through and including appellate proceedings, bond premiums and clerk's filing fee for breach of this Section.

12. **COMPLIANCE WITH LAWS, RULES AND REGULATIONS**. Tenant shall, at its own cost and expense comply with all applicable governmental laws, ordinances, orders and regulations affecting the Premises now in force or which hereafter may be in force, including without limitation the Americans With Disabilities Act ("ADA"), as the same may be modified from time to time, insofar as they pertain to the use and occupancy of the Premises. Landlord shall be responsible for complying with all applicable laws with respect to the ownership, operation, management, maintenance and repair of the Garage and the Common Areas.

13. **SIGNS, AWNINGS AND CANOPIES**. Subject to obtaining Landlord's advance written consent and compliance with all applicable laws, Landlord agrees that Tenant shall be permitted to install vinyl lettering on its store front door and roll-up door and shall be permitted to install a hanging blade in front of its Premises under the overhang. The initial hanging blade will be provided at no cost by the Landlord. Fabrication and installation of any such signage shall be performed by a licensed contractor. Except as otherwise set forth in this Lease, Tenant shall not place or maintain any sign, awning or canopy in, upon or outside the Premises or in the Garage; nor shall Tenant place in the display windows any sign, decoration, lettering or advertising matter of any kind without first obtaining Landlord's approval and written consent in each instance. Tenant shall maintain any such signs or other installation, as may be approved, in good condition and repair.

14. **ASSIGNMENT/SUBLETTING**. Tenant shall not be permitted to sublet all or any portion of the Premises or to assign this Lease.

15. **TENANT INDEMNIFICATION**. Tenant shall indemnify and hold Landlord harmless from suits, actions, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damages arising from or out of Tenant's use or occupancy of the Premises or any part thereof, or in any way arising from Tenant's use of the sidewalks and Common Areas, and the parking and other facilities within the Garage, or occasioned wholly or in part by any negligence or willful misconduct of Tenant, its agents, contractors, employees, servants, invitees, licensees or concessionaires. Tenant, as a material part of the consideration to be rendered to Landlord under this Lease, hereby waives all claims against Landlord for damages to property or injuries to persons arising from or occasioned by Tenant's use of the Premises, sidewalks, Common Areas and the parking and other facilities within the Garage. All property of Tenant or any other person kept or stored in the Premises shall be kept or stored at the sole risk of Tenant. Landlord shall not be liable for any injury or damage occurring in the Premises or within the Garage to any person or any property of Tenant arising from any cause whatsoever. Tenant shall give prompt notice to Landlord in case of any accidents in the Premises or in the Garage of which the Premises are a part or of defects therein or in any fixtures or equipment. The provisions of this section shall survive the expiration of the Term or earlier termination of this Lease.

16. **DESTRUCTION**. If during the Lease Term, the Premises or any portion thereof is damaged by fire, earthquake, hurricane or other casualty or Landlord shall with all due diligence repair or rebuild the Premises to the condition at least equal to that existing immediately prior to said damage, provided that Tenant, at Tenant's sole cost, shall repair or replace Tenant's merchandise, trade fixtures, furniture, floor coverings, equipment, signs, personal property and Tenant's Work in a manner and to at least a condition equal to that prior to the damage or destruction thereof. If more than thirty percent (30%) of the Garage is damaged or if Landlord reasonably determines that restoration will take in excess of one (1) year, then Landlord may terminate this Lease within ninety (90) days after the occurrence of such damage or destruction. If this Lease is so terminated, Tenant shall remove all of its property from the Premises within thirty (30) days following the date that such notice of termination is given.

Should the Premises, or a portion thereof, be rendered untenantable by reason of damage or destruction thereof by fire, casualty or disaster, during the term of this Lease and Tenant is unable to operate its business, then Rent shall abate from the date of the happening of the fire or other casualty, or disaster, up to the date of the restoration of the Premises by Landlord, unless such fire or

other casualty was caused by Tenant. After Landlord completes its restoration, Tenant shall complete any required work and reopen for business within thirty (30) days thereafter.

17. **CONDEMNATION**. In the event the Premises or any part thereof shall be taken or condemned either permanently or temporarily for any public or quasi-public use or purpose by any authority in appropriate proceedings or by any right of eminent domain, all compensation awarded for any taking of the Premises or the Garage shall belong solely to and be the property of Landlord, and Tenant assigns to Landlord all of Tenant's rights with respect hereto.

18. **PARKING**. Tenant and its customers shall have non-exclusive access to the public parking available within the Garage, but shall not have access to any parking space which may have been assigned to others.

19. **ACCORD AND SATISFACTION**. No payment by Tenant or receipt by Landlord of a lesser amount than the Rent stipulated shall be deemed to be other than on account of the earliest stipulated Rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any other remedy in the Lease provided. In the event this Lease requires Tenant to submit payments monthly for items other than the Base Rent and in the event Tenant submits a payment of less than the total combined amount of all said payments, then the Landlord shall have the option to credit said payment towards any of said items it so desires, notwithstanding any specification of Tenant.

20. **DEFAULT AND REMEDIES**.

A. Events of Default. The following events shall be deemed to be events of default by Tenant under this Lease: (a) Any failure of Tenant to pay any Rent or other charges when due hereunder within ten (10) days following written notice from Landlord; provided that if Tenant fails to pay Rent when due on two (2) or more occasions during any twelve (12) month period, then, even if such failures have been cured by Tenant, any further failure by Tenant to pay Rent when due during the twelve (12) month period shall be deemed an Event of Default hereunder without the ability of cure by Tenant and Landlord shall not be obligated to send Tenant any notice of breach; (b) if Tenant conducts business other than for the Permitted Use or under a trade name other than the Trade Name as set forth herein; (c) if Tenant shall become insolvent or shall make an assignment for the benefit of creditors or if Tenant permits this Lease to be taken under any writ of execution; (d) if Tenant shall falsify any report required to be furnished to Landlord under this Lease; (e) if Tenant shall abandon or vacate the Premises or fail to keep the Premises continuously and uninterruptedly open for business during the Normal Operating Hours; or (f) if Tenant shall fail or refuse to keep and to perform any of the other covenants, conditions, stipulations or agreements herein contained for more than thirty (30) days after notice of such breach shall have been delivered.

B. Remedies. Upon occurrence of any event of default, Landlord shall have the option to do any one or more of the following, in addition to and not in limitation of any other remedy permitted by law and without prejudice to Landlord's other rights hereunder:

(1) Serve a written notice upon Tenant that Landlord elects to terminate this Lease upon a specified date not less than ten (10) days after the date of serving such notice and

this Lease shall then expire on the date so specified unless such default, as described in such notice, shall have been cured within the applicable period provided in the notice.

(2) Upon at least ten (10) days prior written notice to Tenant Landlord may reenter upon and take possession of the Premises as the agent of Tenant pursuant to appropriate legal proceedings without being liable to prosecution or any claim for damages therefor, Tenant shall surrender the Premises to Landlord, and Landlord may relet the Premises as the agent of Tenant and receive the rent therefor, in which event Tenant shall be liable to Landlord, a sum equal to all reasonable out of pocket expenses incurred by Landlord in recovering possession of the Premises and all reasonable out of pocket costs and charges for the care and maintenance of the Premises while vacant; provided, however, that Landlord shall have no duty to relet the Premises and the failure of Landlord to relet the Premises shall not release or affect Tenant's liability for rent or for damages. Tenant shall pay to Landlord the difference between the foregoing damages and expenses incurred by Landlord and the net proceeds (if any) received by Landlord from any reletting of the Premises on the first day of each month during the remainder of the Term.

(3) Upon at least ten (10) days prior written notice to Tenant, Landlord may do whatever Tenant is obligated to do by the provisions of this Lease and may enter the Premises without being liable to prosecution or any claim for damages therefor in order to accomplish this purpose.

(4) Landlord may recover from Tenant the present value at the time of the award of the entire amount of the Rent which would become due and payable during the remainder of the Term of this Lease, which amount shall be immediately due and payable upon the occurrence of an event of default by Tenant.

(5) If Tenant defaults in the observance or performance of any term or covenant under this Lease, Landlord may, without thereby waiving the default, remedy the default for Tenant's account and at Tenant's expense. If in connection therewith Landlord makes any expenditures or incurs any obligations for the payment of money or in instituting, prosecuting, or defending any action or proceedings commenced before or during the term of this Lease or after the expiration or termination of the term, including but not limited to legal expenses and attorneys' fees, Tenant shall pay to Landlord on demand the sums paid or obligations incurred, together with legal interest and costs. If not paid, Landlord, in addition to any other remedy, may deem the due payments to be Additional Rent.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law or in equity.

21. **ACCESS TO PREMISES**. Landlord and its agents, employees and contractors shall have the right to enter the Premises to make repairs required by Landlord hereunder, to maintain the HVAC system, and to examine the Premises. In addition, during the six (6) months prior to the expiration of this Lease or any renewal term, have the right to show the Premises to prospective tenants. Landlord agrees that, except in the event of an emergency, Landlord's right to enter the Premises shall only be exercised during normal business hours in a manner that does not materially interfere with Tenant's ability to conduct its business operations in the Premises.

Landlord may at any time without thereby creating any actual or constructive eviction or incurring any liability to Tenant therefor, and without abatement in rent, change the arrangement or location of entrances, passageways, doors, doorways, corridors, stairs, toilets, and other like portions of the Garage, as well as the elevators servicing the Garage, if any. Landlord agrees that any alteration, expansion or modification of the Common Areas shall be performed by Landlord in a manner that shall not materially and adversely affect the ability of Tenant to conduct its business operations in the Premises or the services and utilities that Landlord is required to provide to Tenant under this Lease.

22. **QUIET ENJOYMENT**. Subject to Tenant's performance of the terms and conditions of this Lease, Landlord agrees not to interfere with Tenant's quiet enjoyment and possession of the Premises during the Lease Term.

23. **SURRENDER; HOLDING OVER**. At the expiration of the Term or earlier termination of this Lease, Tenant shall quit and surrender the Premises in the same condition as existed on the Effective Date, except for reasonable wear and tear and damage caused by any casualty excepted. In this regard, reasonable wear and tear shall be construed to mean wear and tear caused to the Premises by the natural aging process which occurs in spite of prudent application of the reasonable standards for maintenance, repair and janitorial practices, and does not include items of neglected or deferred maintenance. In any event, Tenant shall cause the following to be done prior to the expiration of the Lease or its sooner termination: (a) all interior walls shall be painted white; (b) all tiled or polished concrete floors shall be cleaned and waxed; (c) any carpeted area shall be cleaned and shampooed; (d) all broken, marred, stained or nonconforming acoustical ceiling tiles shall be replaced; (e) all windows shall be washed; (f) the plumbing and electrical systems and lighting shall be in good order and repair (including replacement of any burned out, discolored or broken light bulbs, ballasts or lenses). If the Premises are not so surrendered at the termination of this Lease, Tenant shall be liable to Landlord for all costs incurred by Landlord in returning the Premises to the required condition. Tenant shall surrender to Landlord all keys used in connection with the Premises.

Tenant shall indemnify Landlord against loss or liability resulting from delay by Tenant in so surrendering the Premises, including without limitation, any claims made by ~~an~~ succeeding tenant or losses to Landlord due to lost opportunities to lease to succeeding tenants. In addition, any holding over after the expiration of the Term shall be construed to be a tenancy at sufferance and at a monthly rental of two hundred percent (200%) of the monthly rental in effect immediately prior to such expiration or termination (prorated on a daily basis) and shall otherwise be on the terms herein specified so far as applicable. Acceptance of any rents after a holdover begins shall not be deemed to renew this Lease nor shall this provision be deemed a waiver of Landlord's right to terminate Tenant's tenancy or to pursue other remedies for Tenant's failure to vacate.

24. **NO WAIVER**. Failure of Landlord or Tenant to insist upon the strict performance of any provision of this Lease or to exercise any option or any rules and regulations herein contained shall not be construed as a waiver for the future of any such provision, rule or option. The receipt by Landlord of rent with knowledge of the breach of any provision of this Lease shall not be deemed a waiver of such breach. No provision of this Lease shall be deemed to have been waived unless such waiver be in writing signed by the party seeking to enforce such provision. No waiver by Landlord in respect to one tenant shall constitute a waiver in favor of any other tenant in the Garage.

25. **NOTICES**. Any notice, demand, request or other instrument which may be or are required to be given under this Lease shall be in writing and delivered in person, sent by United States

Certified or Registered Mail, postage prepaid, or sent by a reputable overnight delivery service and shall be addressed:

A. To Landlord: Rob Perry
City Administrator
101 Old Main Street
Bradenton, Florida 34205

With a copy to: Scott E. Rudacille
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205

B. To Tenant: Holly L. Kim
Metamorphic Events, LLC d/b/a Left Coast Sol
6219 Legends Boulevard
Bradenton, Florida 34210

Either party may designate such other address as shall be given by written notice.

26. **PARTIAL INVALIDITY**. If any provision of this Lease or application thereof to any person or circumstance shall to any extent be invalid, the remainder of this Lease or the application of such provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby and each provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

27. **ENTIRE AGREEMENT, ETC.** This Lease and the Exhibits set forth the entire agreement between the parties. Any prior conversations or writings are merged herein and extinguished. No subsequent amendment to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by the party to be bound. Submission of this Lease for examination does not constitute an option for the Premises and becomes effective as a lease only upon execution and delivery thereof by Landlord to Tenant.

28. **CAPTIONS**. The captions and numbers appearing herein are inserted only as a matter of convenience and are not intended to define, limit, construe or describe the scope or intent to paragraph, nor in any way affect this Lease.

29. **RULES AND REGULATIONS**. Tenant agrees to abide by and conform to reasonable rules and regulations promulgated and modified from time to time by Landlord. In the event of any inconsistency between the rules and regulations and the terms and provisions of this Lease, the terms and provisions of this Lease shall in all events control.

30. **LIMITATION OF LIABILITY**. Tenant acknowledges and agrees that Landlord's liability to Tenant is limited pursuant to Florida law.

31. **GOVERNING LAW; VENUE**. This agreement shall be governed in all respects by the laws of the State of Florida, and the parties agree that the appropriate venue for any lawsuit involving issues arising from this agreement shall be Manatee County, Florida.

32. **BROKERS**. Landlord and Tenant represent and warrant that they have not engaged the services of, and are not liable to, any real estate agent, broker, finder or any other person or entity for any brokerage or finder's fee, commission or other amount with respect to this Lease. Landlord and Tenant each agree to indemnify, defend and hold the other harmless against all loss, liability and expense, including reasonable attorneys' fees and related legal costs, suffered by either party due to a breach of the foregoing representation, covenant and warranty.

33. **HAZARDOUS WASTE AND RADON GAS**. Tenant shall not cause or permit the escape, disposal or release of any Hazardous Materials (as defined below) at the Garage, in the Common Areas or the Premises. Tenant shall not allow the storage or use of any Hazardous Materials at the Garage, the Common Areas or the Premises in any manner which violates applicable laws or the standards prevailing in the industry for the storage and use of such Hazardous Materials, nor allow to be brought into the Premises or Garage any such Hazardous Materials except for small quantities typically used in the ordinary course of business. For the purposes of this Lease, the term "Hazardous Materials" shall mean (i) "hazardous substances" or "toxic substances" as those terms are defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. 9601, et seq., or the Hazardous Materials Transportation Act, 49 U.S.C. 1801, as amended; (ii) "hazardous wastes," as that term is defined by the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. 6901, et seq., as amended; (iii) any pollutant or contaminant or hazardous, dangerous, or toxic chemicals, materials, or substances within the meaning of any other applicable federal, state, or local law, regulation, ordinance, or requirement (including consent decrees and administrative orders) relating to or imposing liability or standards of conduct concerning any hazardous, toxic, or dangerous waste, substance or material, as amended; (iv) crude oil or petroleum products; (v) asbestos in any form or condition; and (vi) polychlorinated biphenyls (PCBs) or substances or compounds containing PCBs. For purposes of this Lease, the term "Environmental Laws" shall mean all present or future federal, state and municipal laws, ordinances, rules and regulations applicable to the environmental and ecological condition of the Premises, and the rules and regulations of the Federal Environmental Protection Agency and any other federal, state or municipal agency or governmental board or entity having jurisdiction over the Premises.

During the Term, Tenant shall not cause or permit the escape, disposal or release of any Hazardous Materials on or at the Premises or the Land. Further, Tenant shall defend, indemnify and hold Landlord, and its agents, employees and contractors harmless from and against all claims, demands, liabilities, losses, damages, costs, expenses (including reasonable attorneys' fees and litigation costs) or judgments of any nature arising or alleged to arise from or in connection with the presence, disposal, escape, seepage, leakage, spillage, discharge, emission, release or threatened release of any Hazardous Materials, mold and/or ACMs from or affecting the Premises or any other portion of the Land caused by Tenant or its agents, contractors or employees (unless the same shall be caused by Landlord). Tenant's obligations under this section shall survive the expiration or termination of this Lease.

Radon Gas. The following notification is provided pursuant to §404.056(8), Florida Statutes: Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a Garage in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of

radon that exceed federal and state guidelines have been found in Garages in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

34. **LEGAL EXPENSES**. Should Landlord employ an attorney or attorneys to interpret or enforce any of the provisions hereof, or to protect its interest in any matter involving, arising out of, or otherwise relating to this Lease, or to recover damages for the breach of this Lease, Landlord shall be entitled to recover from Tenant all reasonable fees, costs, charges and expenses, including but not limited to, attorney and legal assistant fees, expended or incurred in connection therewith from the initial request for redress through trial, appeal and collection.

35. **GUARANTY**. Landlord's obligations under this Lease shall be conditioned upon receipt of a Guaranty of Lease by Holly L. Kim and Charles W. Kim, jointly and severally, in favor of Landlord in the form attached hereto as Exhibit D, executed by each named Guarantor and, upon request, receipt of satisfactory evidence of the authority of each named Guarantor to execute such Guaranty of Lease.

36. **OTHER**.

A. Interruptions. Landlord may interrupt, curtail, or suspend its services under this Lease when such action is necessary because of accident, emergency, or mechanical breakdown, or is required by any federal, state, county, or municipal law, order, or regulation, or in connection with effectuating repairs, alterations, additions or improvements to the Garage or for any other cause beyond Landlord's reasonable control. Landlord shall use reasonable diligence to complete all required repairs or other necessary work as quickly as reasonably possible so that Tenant's inconvenience resulting therefrom may be for as short a period as circumstances will reasonably permit. In such event, Tenant shall not be entitled to any diminution or abatement of rent or other compensation as a result of such interruptions, curtailment, or suspension, nor shall this Lease or any of Tenant's obligations be affected or reduced by reason of them.

B. Reimbursement. Tenant shall reimburse Landlord for its reasonable costs for removing from the Premises and the Garage any of Tenant's refuse and rubbish in excess of normal office waste and Tenant shall pay all bills therefor when rendered.

C. Service Providers. Landlord reserves the exclusive right to designate the service providers to the Garage and its occupants and tenants therein to include those services provided in common to all tenants, for example, utilities and electrical provider.

E. Waiver of Jury Trial. LANDLORD AND TENANT HEREBY WAIVE, TO THE EXTENT NOT PROHIBITED BY LAW, THE RIGHT TO A JURY TRIAL IN ANY ACTION, SUMMARY PROCEEDING, OR LEGAL PROCEEDING BETWEEN OR AMONG THE PARTIES OR THEIR SUCCESSORS ARISING OUT OF THIS LEASE, TENANT'S OCCUPANCY OF THE PREMISES, OR TENANT'S RIGHT TO OCCUPY THE PREMISES.

F. Tenant's Equitable Remedies. If Tenant claims or asserts that Landlord has violated or failed to perform a covenant not to unreasonably withhold or delay Landlord's consent or approval, or whenever Landlord's reasonableness in exercising its judgment is in issue, Tenant's sole remedy shall be an action for specific performance, declaratory judgment, or injunction. Tenant shall not be entitled to any money damages for a breach of such covenant or to claim or assert any claims

for any money damages in any action or by way of set off, defense, or counterclaim. Tenant hereby specifically waives the right to any money damages or other remedies.

G. No Representations by Landlord. Except as otherwise expressly set forth herein, Neither Landlord not its agents have made any representations or promises with respect to the Premises or the Garage except as expressly set forth herein. No rights, easements, or licenses are acquired by Tenant by implication or otherwise except as expressly set forth in the provisions of this Lease. The taking possession of the Premises by Tenant shall be conclusive evidence as against it, that Tenant accepts the Premises and the Garage and that they were in good and satisfactory condition when possession was so taken.

H. Recording. Neither this Lease nor a memorandum thereof shall be recorded.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

LANDLORD
THE CITY OF BRADENTON,
a municipal corporation of the State of Florida

By:_____
Name:_____
Its:_____

TENANT
METAMORPHIC EVENTS, LLC
D/B/A LEFT COAST SOL
a Florida limited liability company

By: Holly Lyn
Name: Holly Kim
Its: Owner

EXHIBIT A

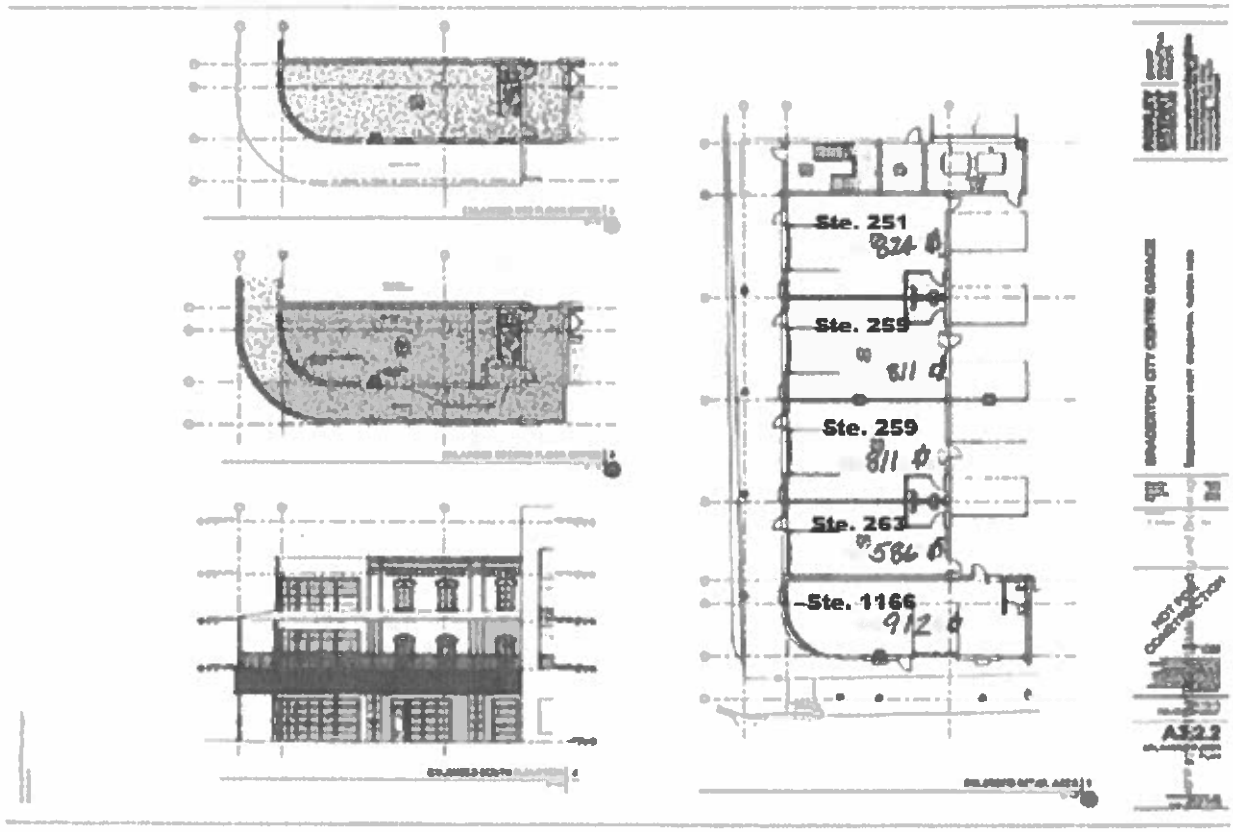

Ste. 251
824 ft
Ste. 259
811 ft
Ste. 259
811 ft
Ste. 263
586 ft
Ste. 1166
912 ft

EXHIBIT B

RULES AND REGULATIONS

TENANT SHALL:

A. Keep the inside and outside of the Premises and all glass, doors and windows of the Premises clean, neat and in a sanitary and safe condition.

B. Maintain the Premises at Tenant's expense in a clean, orderly and sanitary condition free of offensive odors, insects, rodents, vermin and other pests.

C. Keep rubbish, garbage, trash and other refuse in proper containers as designated by Landlord

D. Comply with all laws, ordinances and regulations of the United States, State of Florida, County of Manatee, City of Bradenton, or any agencies thereof, and comply with all recommendations of any public or private agency having authority over insurance rates with respect to the use or occupancy of the Premises by Tenant.

E. Keep all mechanical apparatus free of vibration and noise which may be transmitted beyond the Premises.

F. Require employees, officers and agents to park in the areas of the parking lot designated by Landlord to be utilized by employees. Furnish Landlord with the license number of all employee vehicles within five (5) days following Tenant's commencement of business in the Premises and thereafter within five (5) days following any changes in such personnel or their vehicle license numbers. If Tenant, its officers, agents or employees shall fail to park their cars in the designated parking areas, after giving notice to Tenant, Landlord shall have the right to either have such vehicle towed at Tenant's expense or charge Tenant $25.00 per day per car parked in any parking area other than those designated.

G. Perform such acts and do such things as are necessary in order to correct and cure any deficiency on Tenant's part in the performing of Subparagraphs A. through F. immediately above, in accordance with the provisions of any written notice from Landlord relating thereto.

TENANT SHALL NOT:

A. Place or maintain merchandise or other articles in any vestibule or entry of the Premises, on the foot walks adjacent thereto, or elsewhere in the exterior or Common Areas except as specifically permitted in the Lease.

B. Use or permit the use of any apparatus for sound reproduction or transmission including but not limited to loudspeakers, phonographs, public address systems, sound amplifiers and radios, or any musical instrument in any manner that sound so produced are audible outside the Premises .

C. Permit undue accumulation of garbage, trash, rubbish or other refuse within or outside the Premises.

D. Cause or permit objectionable odors or foul odors to emanate or be dispelled from the Premises.

E. Solicit business or distribute advertising in the parking area or the Common Areas.

F. Distribute handbills or other advertising matter to, in or upon any automobiles parked in the parking areas or in the Common Area.

G. Permit the parking or standing of any delivery vehicles to interfere with the use of any driveway, walk, parking area, or other Common Area.

H. Cause or permit the loading or unloading of merchandise, supplies or other property outside any designated areas therefore, or permit the parking or standing outside of said area by delivery vehicles or other vehicles or equipment engaged in loading or unloading.

I. Tenant shall cease all conduct not permitted pursuant to Subparagraphs A. through I. immediately above promptly upon notice from Landlord.

Landlord shall not be liable to Tenant for the non-observance or violations of any of these Rules and Regulations by other tenants.

EXHIBIT C

I. LANDLORD'S WORK

Notwithstanding anything contained in this Lease to the contrary, Landlord is delivering the Premises in "As-Is" condition. Tenant acknowledges that Landlord is performing no work within the Premises.

II. DESCRIPTION OF TENANT'S WORK

The requirements for Tenant's Work are described below. Tenant agrees and acknowledges that Tenant's Work shall also comply with the requirements set forth in Lease.

A. General:

1. Tenant is responsible for installing temporary barricades, if required by Landlord
2. Tenant is responsible for providing temporary construction trash services. Tenant's dumpster shall not be placed directly on asphalt (plywood surface required).
3. Tenant shall establish permanent utility service upon acceptance of Premises. If Tenant fails to establish utility service within seven (7) days following notification from Landlord, Landlord may terminate existing utility services.
4. Any Tenant's Work performed by Landlord on Tenant's behalf shall be reimbursed to Landlord within thirty (30) days of receipt of Landlord's invoice for same.
5. Tenant shall be responsible for damage to asphalt caused by Tenant's construction.

B. Insurance Requirements: Certificates of Insurance shall be provided to Landlord prior to the commencement of Tenant's Work and shall provide that no change or cancellation of such insurance coverage shall be undertaken within thirty (30) days written notice to Landlord.

a. Tenant's General Contractor's and Subcontractor's required minimum coverages and limits of liability:

(1) Workmen's Compensation, Employer's Liability Insurance with limits as required by state law and any insurance required by any employee benefit acts or other statutes applicable where the work is to be performed.

(2) Commercial General Liability Insurance (including Contractor's Protection Liability) in an amount not less than Two Million Dollars ($2,000,000) per occurrence and in the aggregate, whether involving personal injury liability (or death resulting therefrom) or property damage liability or a combination thereof.

Such insurance shall provide for explosion, collapse and contractual liability coverage and shall insure the General Contractor and/or Subcontractors against claims for personal injury, including death resulting therefrom and damage to the property of others and arising from operations under the Contract and whether such operations are performed by the General Contractor, Subcontractors, or any of their Subcontractors, or by anyone directly employed by any of them.

(3) Comprehensive Automobile Liability Insurance, including the ownership, maintenance and operation of any automotive equipment owned, hired, and non-owned with a

minimum limit of Two Million Dollars ($2,000,000) per occurrence for bodily injury and Two Million Dollars ($2,000,000) for property damage.

Such insurance shall insure the General Contractor and/or Subcontractors against any and all claims for bodily injury, including death resulting therefrom and damage to the property of others arising from its operations under the Contract and whether such operations are performed by the General Contractor, Subcontractors, or any of their Subcontractors or by any one directly or indirectly employed by any of them.

IV. COMMENCEMENT OF CONSTRUCTION

1. Prior to commencement of construction, Tenant shall submit to Landlord or Landlord's designated representative the following:

a. Name, address and telephone number of Tenant's general contractor, on-site superintendent and all subcontractors;
b. Copy of building permit, sign permit and county health department approval, if applicable;
c. Proposed construction schedule (including t sign installation schedule;

2. A copy of Tenant's Plans bearing Landlord's stamp of approval shall be made available to Landlord at the Premises at all times.

3. Tenant's Work shall be subject to the inspection and approval of Landlord. Tenant shall cease Tenant's Work whenever directed by Landlord as necessary to comply with (a) legal requirements, (b) this Lease, or (c) if Tenant's Work deviates from Tenant's Plans. Any of Tenant's Work which does not comply with Tenant's Plans shall be corrected by Tenant within seven (7) days of notification to Tenant. If Tenant does not complete Tenant's Work to Landlord's satisfaction, Landlord shall have the right, in addition to other rights herein, to cure any deficiency in Tenant's Work and Tenant shall be responsible for the cost of such action in addition to a fifteen percent (15%) administrative fee. Alternatively, if Tenant fails to cease work and/or to obtain such compliance, Landlord shall have the option upon providing prior written notice to Tenant, to declare this Lease null and void and of no further force and effect except for those rights and obligations which specifically survive the termination hereof.

4. Tenant shall cause Tenant's contractor to record, with the office of the County Recorder for Manatee County, a Notice of Commencement (the "Notice") from Tenant and shall post the Notice at the Premises and serve the Notice upon all subcontractors.

5. Tenant agrees that prior to contracting for any improvements, services or materials to be made in or delivered to the Premises or the Property, Tenant shall notify the contractor of the following provisions. Tenant shall also require the contractor to identify Landlord in any Notice of Commencement relating to the Premises as a party designated by owner upon whom notices or other documents are to be served. It is the intent of this language to comply with 713.10 of the Florida Statutes, as amended. LANDLORD HEREBY NOTIFIES ALL CONTRACTORS, SUBCONTRACTORS, MATERIALMEN AND OTHER LIENORS THAT PURSUANT TO FLORIDA STATUTES § 713.10, ANY LIENS UNDER FLORIDA STATUTES CH. 713 SHALL EXTEND TO, AND ONLY TO, THE RIGHT, TITLE AND INTEREST OF THE PERSON WHO CONTRACTS FOR THE IMPROVEMENT IN QUESTION AND THAT NEITHER THE INTEREST OF LANDLORD NOR ANY SUPERIOR INTEREST IN THE PREMISES AND ALL

OTHER PORTIONS OF THE BUILDING AND LAND OF WHICH THE PREMISES ARE A PART SHALL BE SUBJECT TO LIENS FOR ANY IMPROVEMENTS, SERVICES OR MATERIALS MADE BY, CONTRACTED FOR OR OTHERWISE AUTHORIZED BY TENANT OR BY ANY EMPLOYEE, CONTRACTOR OR AGENT OF TENANT.

V. CLOSE-OUT REQUIREMENTS

Upon the completion of Tenant's Work, Tenant shall submit to Landlord the following:

(a) Final, unconditional waivers of lien and Contractor's Affidavit in form reasonably acceptable to Landlord, from all contractors, subcontractors and other persons performing labor and/or supplying materials in connection with such work showing that all of said persons have been compensated in full.

(b) A minimum one (1) year warranty from Tenant's contractor, naming both Tenant and Landlord, against defects in workmanship, materials and equipment,.

(c) A copy of the final unconditional certificate of occupancy for the Premises, if applicable.

(d) One (1) set of as-built construction drawings in "pdf" or "CAD" format.

(e) Evidence that all exterior penetrations caused by signage installation have been sealed to prevent water intrusion.

SIGN GUIDELINES

Prior to any fabrication, Tenant shall submit a copy of detailed shop drawings or pdf's electronically for Landlord's approval. Drawings are to indicate sign size, color, placement, materials, construction details, and text. No sign shall be erected without prior written approval from Landlord

GENERAL:

1. Signage shall be limited to Tenant's trade name as set forth in the Lease.
2. Logos may be permitted if tastefully designed as determined by Landlord in its sole discretion.
3. Tenant is responsible for obtaining all required sign permits at its sole cost and expense.
4. Tenant is obligated at Tenant's expense to install blade signage as described in the Lease in accordance with Landlord standard blade signage specifications.
5. Landlord shall assign the sign location(s). Landlord approval of Tenant signage is no guarantee that such signage shall permitted by applicable governmental authorities, so it is strongly suggested that Tenant secure all permits prior to fabrication and installation of any signs.
6. All signs to be installed by a licensed contractor.
7. All costs for maintenance of signs shall be Tenant's responsibility.
8. It shall be Tenant's responsibility to repair any damage to the Garage or the exterior portions of the Premises at Tenant's expense when installing or removing its signage.

EXHIBIT D

GUARANTY

THIS LEASE GUARANTY (this "Guaranty") is made as of _____, 2025, by the undersigned, jointly and severally (collectively, the "Guarantor") in favor of THE CITY OF BRADENTON ("Landlord"), in connection with that certain Lease Agreement dated as of even date herewith (the "Lease") made between Landlord and METAMORPHIC EVENTS, LLC D/B/A LEFT COAST SOL, a Florida limited liability company ("Tenant"), with respect to property known as 255 12th Street West, Bradenton, Florida 34205.

For valuable consideration, the receipt of which is hereby acknowledged by Guarantor, and to induce Landlord to enter into the Lease with Tenant, which Guarantor acknowledges Landlord would not do but for this Guaranty, Guarantor, jointly and severally, agrees as follows:

1. Each Guarantor does hereby absolutely, unconditionally and irrevocably guarantee the prompt payment and performance of all obligations of Tenant under and pursuant to the Lease and all amendments, modifications, renewals, extensions, supplements, substitutions and replacements thereto, plus the amount of all costs and expenses, if any, of enforcement and collection under this Guaranty, including Landlord's reasonable legal fees (collectively, the "Obligations"). This Guaranty shall be an obligation for full and prompt payment and not merely of collection.

2. This Guaranty is absolute and unconditional and the obligations of Guarantor shall not be released, discharged, mitigated, impaired or affected by (i) any extension of time, indulgences or modifications which Landlord may extend to or make with Tenant in respect of the performance of any of the obligations of the Lease, (ii) any waiver by or failure of Landlord to enforce any of the terms, covenants, conditions, and provisions of the Lease, (iii) any assignment of, or sublease under, the Lease by Tenant or by any trustee, receiver or liquidator, (iv) any consent which Landlord may give to such assignment or sublease, (v) the amendment or modification of the Lease or the Obligations in any respect, (vi) the invalidity or unenforceability of any or all of the Obligations with respect to Tenant, (vii) the release or discharge by operation of law of Tenant from the payment, performance or discharge of any or all of the Obligations, or (viii) the release or discharge by operation of law of any other Guarantor from any or all of the obligations of such Guarantor under this Guaranty. No delay or failure on the part of Landlord in the exercise of any right or remedy shall operate as a waiver thereof. No action or proceeding brought or instituted under this Guaranty and no recovery in pursuance thereof shall be a bar or defense to any further action or proceeding which may be brought under this Guaranty by reason of any further defaults hereunder, or in the performance and observance of the terms, covenants, conditions and provisions of the Lease. This Guaranty shall in no event be impaired by any change which may arise by reason of the dissolution, liquidation or merger of Tenant.

3. Guarantor hereby expressly waives: (a) notice of acceptance of this Guaranty; (b) presentment and demand for payment of any of the Obligations; (c) protest and notice of dishonor or of default to Guarantor or any other party with respect to the Obligations; or (d) all other notices to which the Guarantor might otherwise be entitled, including, without limitation, any notice when the Landlord exercises rights against Tenant to accelerate the unpaid Obligations.

4. Without limiting the generality of the foregoing, the liability of Guarantor under this Guaranty shall not be waived, released or discharged, impaired or affected by reason of the release or discharge of Tenant in any receivership, bankruptcy, winding-up, insolvency or other creditors' proceeding or the rejection, disaffirmance or disclaimer of the Lease in any proceeding, and shall continue with respect to the periods prior thereto and thereafter for the entire term of the Lease. The liability of Guarantor shall not be affected by any repossession of the premises by Landlord.

5. Guarantor assumes the responsibility for being and remaining informed of the financial condition of Tenant and of all other circumstances bearing upon the risk of failure to pay, perform or discharge any of the Obligations, and Guarantor agrees that Landlord has no duty to advise Guarantor of information known to Landlord regarding such condition or any such circumstance.

6. Until all of Guarantor's obligations under this Guaranty have been performed and paid in full, Guarantor: (a) shall have no right of subrogation against Tenant by reason of any payments or performance by Guarantor under this Guaranty; (b) waive any right to enforce any remedy which it now or hereafter has against Tenant by reason of any payment or performance by Guarantor hereunder; and (c) subordinate any liability or indebtedness of Tenant now or hereafter held by Guarantor to the obligations of Tenant to Landlord under the Lease.

7. Guarantor shall, at any time and from time to time, upon ten (10) days' written request, execute, acknowledge and deliver to Landlord or its designee(s) any estoppel certificate required of Tenant under the Lease and/or a statement certifying that this Guaranty is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified, and stating such modifications).

8. All of the terms, agreements and conditions of this Guaranty shall be binding upon Guarantor and respective heirs, executors, successors and legal representatives, and shall inure to the benefit of Landlord and its assigns. Whenever in this Guaranty reference is made to Tenant, such reference shall be deemed to also apply to successors and assigns of Tenant.

9. Guarantor hereby expressly, irrevocably, fully and forever releases, waives and relinquishes any and all right to trial by jury and any and all right to receive punitive, exemplary and consequential damages from Landlord in any claim, demand, action, suit, proceeding or cause of action relating to this Guaranty. If any provision of this Guaranty is held to be invalid or unenforceable, the validity or enforceability of the other provisions of this Guaranty shall not be affected. No modification of this Guaranty shall be effective unless the same be in writing and signed by Guarantor and Landlord. This Guaranty shall be irrevocable by Guarantor.

10. This Guaranty shall be governed by and construed in accordance with the laws of the State of Florida and venue for any proceeding arising hereunder shall lie with a court of competent jurisdiction sitting in Manatee County, Florida and each Guarantor hereby waives any defense, whether asserted by motion or pleading, that Manatee County is an improper or inconvenient venue. Each Guarantor hereby waives any and all rights to request a jury trial in any action, proceeding or counterclaim brought by the Landlord against the Guarantor (or any of them, if more than one) on any matter whatsoever arising out of or in any way connected with this Guaranty, and/or any claim of injury or damage.

11. Time shall be of the essence with respect to all of the provisions of this Guaranty.

12. This Guaranty may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but one instrument. A counterpart executed by a party hereto and transmitted to the other party hereto via facsimile or electronic mail will have the same effect as the delivery of the original counterpart.

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the date first above written.

Witness Signature

Corey J. Fortin
Print Witness Name

Witness Signature

Mindy Whelan
Print Witness Name

GUARANTOR:

Holly L. Kim
6219 Legends Boulevard
Bradenton, Florida 34210

Charles W. Kim
6219 Legends Boulevard
Bradenton, Florida 34210

STATE OF FLORIDA
COUNTY OF MANATEE

THE FOREGOING instrument was sworn to and subscribed before me (✓) by means of physical presence or ( ) online notarization, this 16th day of May, 2025, by Holly L. Kim
☐ who is personally known to me
☑ who produced FLDL K500-332-75-501-0 as identification and who acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

My commission expires:

Tamara J Melton
Signature
NOTARY PUBLIC-STATE OF FLORIDA
Commission No. HH360000

STATE OF FLORIDA
COUNTY OF MANATEE

THE FOREGOING instrument was sworn to and subscribed before me (✓) by means of physical presence or ( ) online notarization, this 6th day of May, 2025, by Charles W. Kim
☐ who is personally known to me
☑ who produced FLDL K500-159-69-418-0 as identification and who acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

My commission expires:

Tamara J Melton
Signature
NOTARY PUBLIC-STATE OF FLORIDA
Commission No. HH360000

Notary Public State of Florida
Tamara J Melton
My Commission HH 360000
Expires 6/4/2027

AGENDA ITEM NO. 6.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the April 9, 2025 City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Motion to approve the minutes from the April 9, 2025, City Council meeting.

ATTACHMENTS:
04-09-2025 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES

April 9, 2025
8:30 A.M.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, April 9, 2025.

Present: Mayor Gene Brown; Councilwoman Ward I Jayne Kocher; Councilwoman Ward II Marianne Barnebey; Vice Mayor and Councilman Ward III Josh Cramer; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Melanie Bevan, Police Chief; Tim Geer, Fire Chief; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Administrative Services Director; Karen Lanke, IT Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Lead Pastor Sam Rainer with West Bradenton Baptist Church.

(The City does not endorse the religious beliefs of any speaker.)

Mayor Brown called the meeting to order at 8:31 a.m.

PROCLAMATIONS:

a) Legislative: Autism Awareness Month

Margaret Hedelund, representing the Autism Society of Florda, accepted the proclamation and described the training they offer to first responders across Florida. Ms. Hedelund introduced her 18-year-old twins, both diagnosed with autism. She thanked the City for making the families with kids who have special needs feel loved, seen, and heard.

b) Legislative: National Public Safety Telecommunicators Week

Melanie Bevan, Police Chief, thanked everyone in the communications center for the incredible work they do. Bradley Myers, Communications Manager, spoke highly about his staff and thanked them for their professionalism and exceptional work.

c) Legislative: National Arbor Day

Jaime Schindewolf, Senior Planner, accepted the proclamation on behalf of the Tree and Land Preservation Board. She announced that tree giveaway events were scheduled for April 19, 2025, April 26, 2025, and May 31, 2025.

d) Legislative: Turning Points 30th Anniversary Month

Turning Points representatives accepted the proclamation and spoke on the services offered at the facility. The public was invited to their Hats, Heels, and Bow Ties event on May 2, 2025.

PRESENTATIONS: None.

CITIZEN COMMENTS:

Karen Corbin, Executive Director of Realize Bradenton, spoke about the success of the BAM!Fest event and thanked City staff for their hard work as well as the thousands of community members who came to the event.

Rodney Jones spoke about his past complaints and public records requests made to the City.

Barbara Person-Tersigni, 13 Columbia Street, relayed good news from recent water quality testing in the Manatee River.

Gary Penoyer, Dock Master at Braden Castle Park, requested assistance in expediting construction permits to repair the dock that was damaged during the last hurricane season.

Linda Seybold, 315 Crescent Court East, Bradenton, voiced concerns about the projected construction timeline for Lift Station 13.

Chris Mowbray, 254 Riverside Drive East, recommended an alternate location for Lift Station 13.

Marcus Hyde, 2410 Riverside Drive East, also recommended an alternate location for Lift Station 13.

CONSENT AGENDA:

a) Administrative Services: Resolution 25-46 - Bid Approval for Hurricane Loss Mitigation Program (HLMP) Project
b) City Administration: Memorandum of Understanding (MOU) with ISM USA, LLC for the Bradenton Area River Regatta
c) Clerk: Minutes from the March 26, 2025 City Council Meeting
d) Community Redevelopment Agency: Resolution 25-47 - Setting the Second Public Hearing for Resolution 25-48
e) Legislative: Keep Manatee Beautiful Adopt-A-Road Agreement
f) Legislative: Resolution 25-45 - Fire Pension Board Reappointment
g) Legislative: Resolution 25-49 - Affordable Housing Advisory Committee Reappointment
h) Purchasing: Master Service Agreement with Carr, Riggs & Ingram
i) Purchasing: Notice of Recommended Award (NORA) for IFB 25-005NT Water Main Improvements South of Manatee High School

MOTION TO APPROVE THE CONSENT AGENDA was made by Councilwoman Kocher and seconded by Vice Mayor Cramer. The motion passed 5-0.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS:

a) Community Redevelopment Agency: RESOLUTION 25-48 - FIRST PUBLIC HEARING

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA DESIGNATING A BROWNFIELD AREA TO BE CALLED THE TAMIAMI TRAIL REUSE AREA WITHIN THE CITY FOR PROPERTY LOCATED AT 1404 14TH STREET WEST OF APPROXIMATELY 1.0126 ACRES (THE "BROWNFIELD AREA") FOR THE PURPOSE OF ENVIRONMENTAL SITE REHABILITATION AND ECONOMIC REDEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Jeff Burton, Community Redevelopment Agency (CRA) Executive Director, explained that Resolution 25-48 would designate 1404 14th Street West as a Brownfield site. He concluded that the second public hearing was scheduled for April 23, 2025.

The public hearing was opened, and those who wished to speak were invited to the podium. No one approached and the public hearing was closed.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY, AND COUNCIL:

a) City Administration: City Hall Minor Office Remodel

Rob Perry, City Administrator, announced the retirement of Pam Skelding, Housing and Community Development Manager, and introduced the new Housing and Community Development Specialist, Deitra Barfield. Mr. Perry explained the need for additional office space for that department and said construction would begin soon in the lobby.

b) Public Works & Utilities: Lift Station 13 Temporary Relocation

Mr. Perry spoke about the procurement process and proposed locations for the new Lift Station 13. Kim Clayback, Engineering Manager, explained that this request was for the approval to order the necessary equipment. In the meantime, she continued, alternate locations would be brought back to Council for approval.

MOTION TO PROCEED WITH THE PROCUREMENT FOR THE PROJECT TO TEMPORARY RELOCATE LIFT STATION 13 WITH THE UNDERSTANDING THAT THE LOCATION WOULD BE DETERMINED BY COUNCIL AT A LATER DATE was made by Councilwoman Gonzalez Moore and seconded by Vice Mayor Cramer. The motion passed 5-0.

UNFINISHED BUSINESS:

a) City Administration: Item Tabled at the January 8, 2025, City Council Meeting - First Extension of the Contract between The City of Bradenton and Bradenton Area Economic Development Corporation (EDC)

MOTION TO TAKE THE FIRST EXTENSION OF THE CONTRACT WITH THE BRADENTON AREA ECONOMIC DEVELOPMENT CORPORATION OFF THE TABLE was made by Councilwoman Barnebey and seconded by Vice Mayor Cramer. The motion passed 5-0.

MOTION TO APPROVE THE FIRST EXTENSION OF THE CONTRACT WITH THE BRADENTON AREA ECONOMIC DEVELOPMENT CORPORATION was made by Councilwoman Barnebey and seconded by Councilwoman Coachman. The motion passed 5-0.

COUNCIL REPORTS:

Councilwoman Barnebey expressed her gratitude to colleagues and staff for their support while she was ill.

Vice Mayor Cramer was pleased with the proclamations presented earlier in the meeting. He then spoke highly about the Hedelund family and the Autism Society of Florida.

Councilwoman Gonzalez Moore appreciated Ms. Corbin's comments about BAM!Fest and then said her family had a wonderful time at the event.

Councilwoman Coachman felt that the discussions that day were informative and hoped the communication would continue between the community and the government.

Councilwoman Kocher agreed that communication between the City and community was very important. She hoped the community would trust that the City was committed to what was discussed that day.

Mayor Brown also spoke about the success of the BAM!Fest event and then announced the Lucky Ducky Race for Pace was scheduled for April 12, 2025.

DEPARTMENT HEAD REPORTS:

Tim Geer, Fire Chief, announced that Fire Station 2 was set for completion in July and that the ladder truck that was ordered over three years ago would be delivered in May.

Robin Singer, Planning and Community Development Director, announced that staff was working to expedite permits for residents with hurricane damage.

Mr. Perry announced that since the March 26, 2025, Council meeting, there were emergency purchases for tree and shrub removal as well as fence and awning repairs.

The meeting was adjourned by Mayor Gene Brown at 11:25 a.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 6.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the April 23, 2025 City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Motion to approve the minutes from the April 23, 2025, City Council meeting.

ATTACHMENTS:
04-23-2025 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES

April 23, 2025
8:30 A.M.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, April 23, 2025.

Present: Mayor Gene Brown; Councilwoman Ward I Jayne Kocher; Councilwoman Ward II Marianne Barnebey; Vice Mayor and Councilman Ward III Josh Cramer; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Melanie Bevan, Police Chief; Tim Geer, Fire Chief; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Administrative Services Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Pastor Don Sturiano, Kingdom Life Christian Church.

(The City does not endorse the religious beliefs of any speaker.)

Mayor Brown called the meeting to order at 8:33 a.m.

PROCLAMATIONS:

a) Legislative: Police Week and Peace Officers Memorial Day

Melanie Bevan, Police Chief, explained that throughout the month of May, officers wear a memorial band on their badges to recognize the men and women that have lost their lives in the line of duty.

Mayor Brown announced the upcoming retirement of Chief Bevan and said that he was interviewing candidates for the Police Chief position.

PRESENTATIONS: None

CITIZEN COMMENTS:

Glen Gibellina, 4110 28th Court East, voiced concerns with affordable housing in the City and recommended vacant lots that could be developed.

Linda Seybold, 315 Crescent Court East, requested any updates on the expansion of the lift stations located in Ward 4.

Ron Nurnberger, 1525 Ballard Park Drive, handed out a packet that reflected the support the Bradenton Shuffleboard Club received regarding finding a comparable replacement facility in Manatee County.

Mayor Gene Brown explained that the City was not closing the Bradenton Shuffleboard Club, only that they were trying to find a better use of the land. He said they were working with the Community Redevelopment Agency (CRA) and Manatee County for replacement facilities.

Councilwoman Gonzalez Moore announced that there was a team dedicated to the expansion of Lift Station 3 that included communications and engineering. Rob Perry, City Administrator, explained the magnitude of the project and said patience from residents would be important.

CONSENT AGENDA:

a) Legislative: Resolution 25-50 - Tree and Land Preservation Board Appointment
b) Police: Acceptance of FY 2022 JAG Residual Funding
c) Public Works & Utilities: Change Order to the City Centre Capacity Analysis for Sanitary and Water Systems
~~d) Public Works & Utilities: Purchase Approval for Two 2025 Elgin RegenX Sweepers~~
e) Public Works & Utilities: State of Florida Department of Transportation Amendment to the Traffic Signal Maintenance and Compensation Agreement - 2025-26 TSMCA Exhibit A Renewal - FPID 413639-1-88-01, Contract ARW43
f) Public Works & Utilities: Approval of the Expenditure for Filter Replacement Panels at the Water Reclamation Facility (WRF)
g) Public Works & Utilities: WRF Aquifer Recharge Well Surface Facilities Design and Bidding Services
h) Purchasing: Agreement PB-25-014NT with Musco Sports Lighting, LLC
i) Purchasing: Contract Extension of PB-24-011MK with Palmdale Oil Company
j) Purchasing: Contracts for Grant Writing Services with Witt O'Brien's LLC and Hagerty Consulting Services, Inc.

MOTION TO APPROVE CONSENT AGENDA ITEMS A-C AND E-J was made by Vice Mayor Cramer and seconded by Councilwoman Barnebey. The motion passed 5-0.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS:

a) Community Redevelopment Agency: RESOLUTION 25-48 - SECOND PUBLIC HEARING

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA DESIGNATING A BROWNFIELD AREA TO BE CALLED THE TAMIAMI TRAIL REUSE AREA WITHIN THE CITY FOR PROPERTY LOCATED AT 1404 14TH STREET WEST OF APPROXIMATELY 1.0126 ACRES (THE "BROWNFIELD AREA") FOR THE PURPOSE OF ENVIRONMENTAL SITE REHABILITATION AND ECONOMIC REDEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Jeff Burton, Community Redevelopment Agency (CRA) Executive Director, explained the reasoning behind designating the property as Brownfield.

The public hearing was opened, and those who wished to speak were invited to the podium. No one approached and the public hearing was closed.

MOTION TO APPROVE RESOLUTION 25-48 was made by Vice Mayor Cramer and seconded by Councilwoman Coachman. The motion passed 5-0.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY, AND COUNCIL:

a) Emergency procurement Report

Mr. Perry announced that the emergency purchases since the April 9, 2025, meeting were for turf replacements and air conditioning unit repairs.

Mr. Perry announced that Heidi Warnemunde was appointed to be the City's Finance Director. Lance Williams, Chief Operating Officer, spoke highly about Ms. Warnemunde's dedication and performance as the Assistant Finance Director.

b) City Administration: Proposal for City Centre Garage Retail Space – Left Coast Sol

Mr. Perry announced that the owner of the Island Passage would not be renewing the lease. He explained that the tenant interested in the space had a successful shop on Anna Maria Island that specialized in coastal decor.

Councilwoman Kocher requested that the tenants were made aware of events downtown so the shops could be open.

MOTION TO APPROVE THE PROPOSAL BY HOLLY KIM OF LEFT COAST SOL TO RENT THE CITY CENTRE GARAGE RETAIL SPACE THAT WILL BE AVAILABLE JULY 1, 2025, was made by Vice Mayor Cramer and seconded by Councilwoman Kocher. The motion passed 5-0.

c) City Administration: Third Amendment to Agreement of Purchase and Sale - Tropicana Manufacturing

Mr. Perry announced that staff negotiated with representatives from Tropicana regarding purchasing a 32.39-acre site. After receiving the survey results, he continued, staff recommended that the site be designated as Brownfield with a $10,000,000 insurance policy. He said that after negotiations were made, there was a $350,000 reduction in the purchase price and the closing was scheduled for May 15, 2025.

Travis Hearne, Environmental Attorney representing the City, felt the Brownfield designation would be beneficial to the City.

MOTION TO APPROVE THE THIRD AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE FOR THE PURCHASE PRICE OF $4,850,000.00 AND AUTHORIZE EXECUTION OF THE AMENDMENT AND ALL TRANSACTIONAL DOCUMENTS BY THE MAYOR AND CLOSING ON THE PURCHASE AGREEMENT IMMEDIATELY THEREAFTER was made by Councilwoman Coachman and seconded by Councilwoman Barnebey. The motion passed 5-0.

Mr. Perry invited Robin Singer, Planning and Community Development Director, to the podium to introduce the new City Planner, Corey Holycross. Ms. Singer spoke highly of Mr. Holycross' experience, and he thanked Council for the opportunity.

UNFINISHED BUSINESS: None

COUNCIL REPORTS:

Vice Mayor Cramer announced the graduation for Leadership Manatee would be that evening and congratulated Captain Brian Theirs for completing the program. He asked Department Heads to encourage their employees to join the program.

Councilwoman Gonzalez Moore thanked staff for their work on planning upgrades to Lift Stations in Ward 4.

Councilwoman Gonzalez Moore announced that the Tampa Bay Regional Resiliency Summit was scheduled for May 15 and 16, 2025, and the City would receive an award for emergency management.

Councilwoman Coachman appreciated the public coming to meetings and addressing Council with concerns.

Councilwoman Coachman announced that Keep Manatee Beautiful hosted an event where volunteers cleaned up neighborhood streets. She concluded that several upgrades were happening in Ward 5.

Councilwoman Kocher announced that Pope Francis passed away and asked everyone to pray for the Roman Catholic Church as they go through the process of selecting the next Pope.

Councilwoman Kocher looked forward to the DeSoto Grand Parade and all the events scheduled that week. She concluded by thanking the Mayor and his team for going to Tallahassee to meet with Governor DeSantis.

Councilwoman Barnebey congratulated Bealls Florida for celebrating their 110th anniversary in Bradenton and then wished Scott Rudacille, City Attorney, a happy belated birthday.

Councilwoman Barnebey shared her condolences to the family of longtime City employee, Joe Henry, and then spoke about tragedy that happened on April 17, 2025, at Florida State University.

Mayor Brown was proud of the colleges in Florida coming together to show support for those affected by the tragedy at Florida State University.

Mayor Brown gave kudos to Keep Manatee Beautiful for their Earth Day celebration, and to Manatee County Educational Television (METV) for recording events happening around Manatee County.

Mayor Brown was excited about the City purchasing the Tropicana property and spoke about how that purchase would positively impact other areas of the City.

DEPARTMENT HEAD REPORTS:

Chief Bevan announced that day was Administrative Professionals Day and thanked her Executive Assistant, Elba Viruet.

The meeting was adjourned by Mayor Gene Brown at 10:26 a.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 6.e

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Event Review Committee

ITEM TYPE: Special Event

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Bradenton Alive Halloween Celebration

SUGGESTED ACTION: Event Review Committee recommends approval with the following stipulations: food truck inspections, 4 Bradenton Police Department Extra Duty Officers, 3 Sanitation Extra Duty Staff, 1 Public Works Extra Duty Staff, 6 Port-o-Lets and compliance of all COB Special Event Standards.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
This application is for a Halloween inspired event to be held on October 31, 2025, at the Riverwalk Pavilion and parking area. The event will feature alcohol sales, live music, food trucks and merchandise vendors. The event has an expectation of 1,000 people.

SUGGESTED MOTION:
Motion to approve the Bradenton Alive Halloween Celebration event with the stipulations recommended by staff.

ATTACHMENTS:
Application and Site Plan

SPECIAL EVENT PERMIT APPLICATION

Revised - Location Change

Application Information

Organization Name: Nightlife Productions, LLC

Date of Application: 4/4/2025

Contact Name: Kristen Lee Coats

Contact Phone 1: 727-492-2697

Contact Email: kristen@22nrocks.com

Contact Phone 2: 813-448-0229 David Lay

Address: 3850 67th Street Ct E

City: Bradenton

State: FL

Zip: 34208

Event Information

Name of Event: Bradenton Alive Halloween Celebration

Event Date: 10/31/2025

Purpose of Event: Holiday celebration

Description of Event: live music on stage, food trucks, merchandise vendors

Event Location: Riverwalk

If the event is to be held on the Riverwalk, please check the area(s) to be used.

Mosaic Amphitheater	Pavilion Area	Great Lawn
Regatta Plaza	Parking Lot Areas	Tower Plaza
Skate Park	Outdoor Living Room	Botanical Gardens
Volleyball Courts	Other (specify):	

	Date	Day	Start Time	End Time	Anticipated Attendance
Setup	10/31/2025	Friday	1:00pm load in		
Event Day 1	10/31/2025	Friday	6:00-pm	10:00pm	1000
Event Day 2	10/31/2025	Friday	10:00pm load out	11:59pm	
Event Day 3					
Break Down					

Number of years event has been held: 1

Past Attendance: 700

(03/2022)

Is there a fee to attend the event? Yes No Is the event open to the public? Yes No

Will any tents be used for the event? Yes No

Tent Size	Number of Tents	Tent Location
10'x10'	10	parking lot, over beer stations if needed

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

Will a stage be used for the event? Yes No

Will the event require electricity? Yes No Type of electrical power: 110v

Will a generator be used? Yes No Size of generator: 20kw

Will gas equipment be used? Yes No Type of fuel source: diesel

(generator is back up energy for stage)

Vendor Information

Will the event offer food? Yes No

Where will the food be prepared? food trucks, trailers and food tents

Will cooking equipment be used? Yes No

Method/type of cooking equipment

Charcoal grills Food trucks Fryers Propane grills Warmers/Sternos

Will there be alcohol at the event? Yes No

Note: Alcohol will require an additional permit.

Event Entertainment

Will the event feature entertainment? Yes No

Will amplified sound equipment be used? Yes No

Will musical entertainment be used? Yes No

Please describe any type of entertainment and sound equipment.

live band with sound reinforcement to cover city block, top 40 cover bands of different genres

Are fireworks planned? Yes No Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? Yes No

Describe any additional event activities.

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? Yes No

Solid Waste Service? Yes No

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941) 708-6342

TEMPORARY SANITARY/PORTABLE TOILETS

Will temporary sanitary facilities be provided? Yes No

Please indicate how many and location on required site plan.

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? Yes No Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, Kristen Lee Coats, applicant/event organizer for Nightlife Productions, LLC (event), scheduled for (date&hours), 10/31/2025, from 6:00pm to 10:00pm, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

KristenLee Coats	Nightlife Productions, LLC
Signature of Applicant/Event Organizer	Organization
Kristen Lee Coats	4/4/2025
Typed or Printed Name and Title	Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

The undersigned agrees to abide by all Event Approval Standards set forth in the guide (see pages 7 to 9).

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

KristenLee Coats	Nightlife Productions, LLC
Signature of Applicant/Event Organizer	Organization
Kristen Lee Coats	4/4/2025
Typed or Printed Name and Title	Date

(03/2022)

Bradenton Alive: Halloween Celebration October 31, 2025

SITE PLAN - Riverwalk

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF CITY STREET(S)

Name of Requestor: _____

Name of Organization: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Name of Event: _____

Start Date: _____ End Date: _____ Start Time: _____ End Time: _____

Proposed roads to close (specific locations, include map):

N/A

Proposed detour route (include alternative road and map):

Additional notes and comments:

(03/2022)

AGENDA ITEM NO. 6.f

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Event Review Committee

ITEM TYPE: Special Event

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Mattison's July 4th Parking Space Closure

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
This is a special event application requesting closure of 7 parking spots located in front of Mattison's Restaurant. This will not affect the rest of the COB parking area.

SUGGESTED MOTION:
Motion to approve the parking space closures with compliance of all of the City of Bradenton Special Event Standards.

ATTACHMENTS:
Application and Site Plan

SPECIAL EVENT PERMIT APPLICATION

Application Information

Organization Name: Mattison's Riverwalk
Date of Application: 4-01-25
Contact Name: Liz Fridenberg
Contact Phone 1: 941-896-9660
Contact Email: Lizf@mattisons.com
Contact Phone 2: _____
Address: 101 Riverfront Blvd
City: Bradenton
State: FL
Zip: 34205

Event Information

Name of Event: Fourth of July
Event Date: July 4th 7-4-25
Purpose of Event: provide restaurant access to guests
Description of Event: COB Riverwalk Lot (PM)
Event Location: Parking area drive thru in front of Mattison's

If the event is to be held on the Riverwalk, please check the area(s) to be used.

Mosaic Amphitheater	Pavilion Area	Great Lawn
Regatta Plaza	✓ Parking Lot Areas COB Riverwalk Lot (PM)	Tower Plaza
Skate Park	Outdoor Living Room	Botanical Gardens
Volleyball Courts	Other (specify): _____	

	Date	Day	Start Time	End Time	Anticipated Attendance
Setup	n/a				
Event Day 1	7-4-25	Friday	10AM	10 pm	—
Event Day 2	n/a				
Event Day 3	n/a				
Break Down	n/a				

Number of years event has been held: 6
Past Attendance: _____

(03/2022)

Is there a fee to attend the event? Yes No Is the event open to the public? Yes No

Will any tents be used for the event? Yes No

Tent Size	Number of Tents	Tent Location

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

Will a stage be used for the event? Yes No

Will the event require electricity? Yes No Type of electrical power: _____

Will a generator be used? Yes No Size of generator: _____

Will gas equipment be used? Yes No Type of fuel source: _____

Vendor Information

Will the event offer food? Yes No

Where will the food be prepared? _____

Will cooking equipment be used? Yes No

Method/type of cooking equipment

Charcoal grills Food trucks Fryers Propane grills Warmers/Sternos

Will there be alcohol at the event? Yes No

Note: Alcohol will require an additional permit.

Event Entertainment

Will the event feature entertainment? Yes No

Will amplified sound equipment be used? Yes No

Will musical entertainment be used? Yes No

Please describe any type of entertainment and sound equipment.

_____

_____

Are fireworks planned? Yes No Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? Yes No

Describe any additional event activities.

_____

_____

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? Yes (No)

Solid Waste Service? Yes (No)

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941) 708-6342

TEMPORARY SANITARY/PORTABLE TOILETS

Will temporary sanitary facilities be provided? Yes (No)

Please indicate how many and location on required site plan.

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? Yes No Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, Elizabeth Fridenberg, applicant/event organizer for Fourth of July 2025 (event), scheduled for (date&hours), 10Am-10pm, from 7/4/25 to 7/4/25, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

Elizabeth Fridenberg
Signature of Applicant/Event Organizer

Mattison's Riverwalk
Organization

Elizabeth Fridenberg GM
Typed or Printed Name and Title

4-01-25
Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

The undersigned agrees to abide by all Event Approval Standards set forth in the guide (see pages 7 to 9).

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

Elizabeth Fridenberg
Signature of Applicant/Event Organizer

Mattison's Riverwalk
Organization

Elizabeth Fridenberg G.M.
Typed or Printed Name and Title

4-01-25
Date

(03/2022)

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF CITY STREET(S)

Name of Requestor: Liz Fridenberg

Name of Organization: Mattison's Riverwalk

Street Address: 101 Riverfront Blvd

City: Bradenton State: FL Zip: 34205

Telephone: 941-896-9660 Email: lizf@mattisons.com

Name of Event: Fourth of July

Start Date: 7-04-25 End Date: 7-04-25 Start Time: 10 am End Time: 10 pm

Proposed roads to close (specific locations, include map):

Parking area drive thru in front of Mattison's

COB Riverwalk Lot (PM)

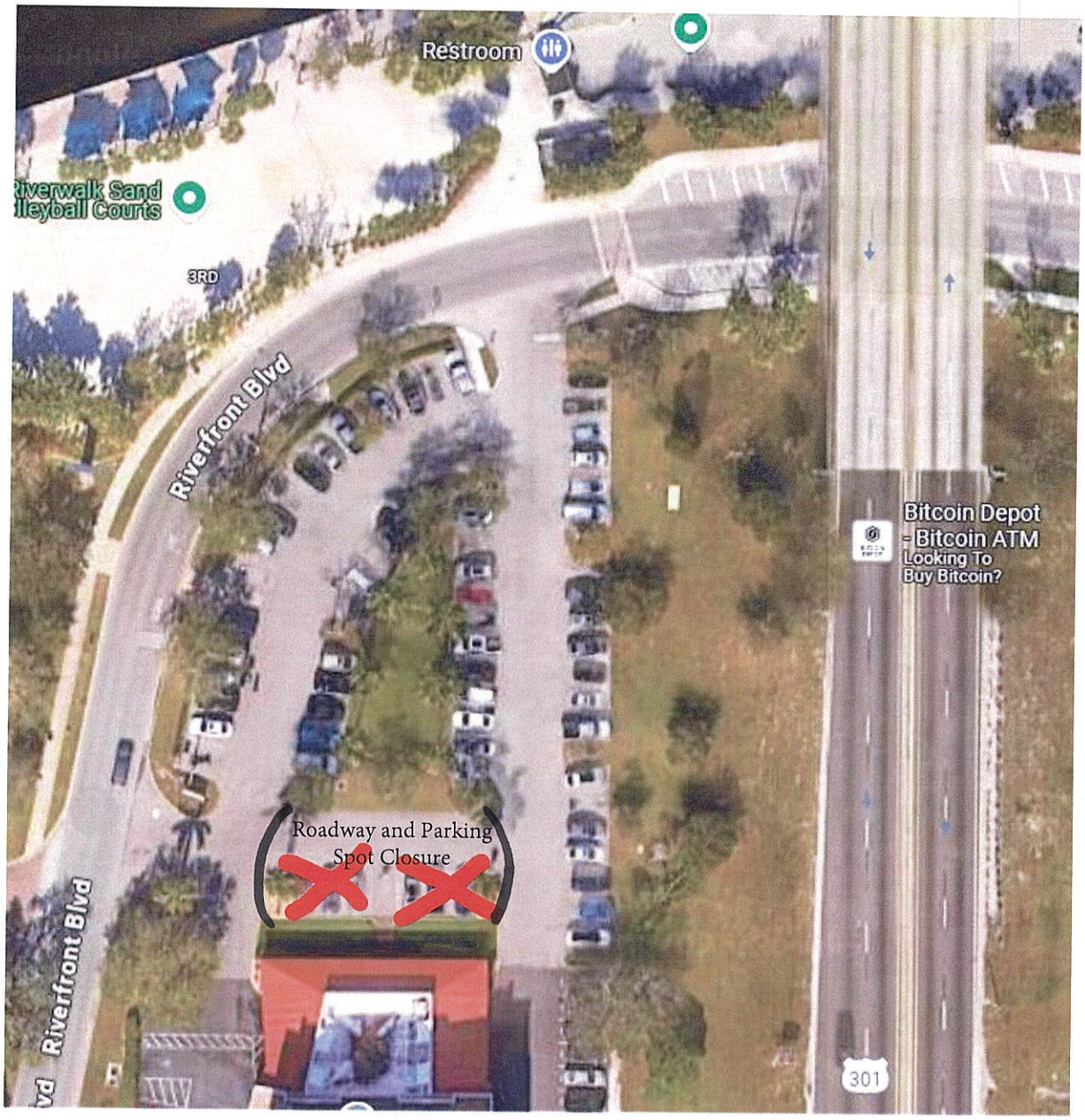
Proposed detour route (include alternative road and map):

Additional notes and comments:

Ingress & Egress of parking lot not affected

(03/2022)

Mattison's July 4th
Parking Lot Closures
Site Plan



Location: City of Bradenton Riverwalk Lot (P7)

AGENDA ITEM NO. 6.g

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Event Review Committee

ITEM TYPE: Special Event

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Winter Wonderland

SUGGESTED ACTION: Event Review Committee recommends approval with the following stipulations:
2 Bradenton Police Extra Duty Officers, 4 Sanitation Extra Duty Staff, 2 Public Works Extra Duty Staff and compliance of all COB Special Event Standards.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Realize Bradenton has submitted a special event application for Winter Wonderland on December 6, 2025. The family event will feature ice slides, holiday-themed entertainment and food vendors on Old Main Street. The event has an expectation of 8,000 in attendance.

SUGGESTED MOTION:
Motion to approve the Winter Wonderland event with the stipulations recommended by staff.

ATTACHMENTS:
Application and Site Plan

2202-001

Submitted 3/3/25
3/21/25
Map sent 3/31/25

bradenton

SPECIAL EVENT PERMIT APPLICATION

Application Information

Organization Name: Realize Bradenton
Date of Application: 2/18/25
Contact Name: Kristie Hindstrom
Contact Phone 1: 941-718-0114
Contact Email: Kristie@realizebradenton.com
Contact Phone 2: _____
Address: 1015 Manatee Ave W.
City: Bradenton
State: FL
Zip: 34205

Event Information

Name of Event: Winter Wonderland
Event Date: 12/6/25
Purpose of Event: Family Friendly Holiday Festival
Description of Event: Holiday themed, events, performance, food
Event Location: Old Main Street

If the event is to be held on the Riverwalk, please check the area(s) to be used.

Mosaic Amphitheater	Pavilion Area	Great Lawn
Regatta Plaza	Parking Lot Areas	Tower Plaza
Skate Park	Outdoor Living Room	Botanical Gardens
Volleyball Courts	Other (specify): _____	

	Date	Day	Start Time	End Time	Anticipated Attendance
Setup	12/6/25	Saturday	3pm	5pm	
Event Day 1	12/6/25	Saturday	5pm	8pm	8000
Event Day 2					
Event Day 3					
Break Down	12/6/25	Saturday	8pm	10pm	

Number of years event has been held: 2
Past Attendance: 8000

(03/2022)

Is there a fee to attend the event? Yes (No) Is the event open to the public? (Yes) No

Will any tents be used for the event? (Yes) No

Tent Size	Number of Tents	Tent Location
10 X 0	40	Main St

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

Will a stage be used for the event? (Yes) No

Will the event require electricity? (Yes) No Type of electrical power: COR

Will a generator be used? (Yes) No Size of generator: stage

Will gas equipment be used? (Yes) No Type of fuel source: Vendors

Vendor Information

Will the event offer food? (Yes) No

Where will the food be prepared? Vendors

Will cooking equipment be used? (Yes) No

Method/type of cooking equipment

Charcoal grills (Food trucks) Fryers Propane grills Warmers/Sternos

Will there be alcohol at the event? Yes (No)

Note: Alcohol will require an additional permit.

Event Entertainment

Will the event feature entertainment? (Yes) No

Will amplified sound equipment be used? (Yes) No

Will musical entertainment be used? (Yes) No

Please describe any type of entertainment and sound equipment.

Local Performance singing, dancing, bands.

Are fireworks planned? Yes (No) Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? Yes (No)

Describe any additional event activities.

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? (Yes) No

Solid Waste Service? (Yes) No

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941) 708-6342

TEMPORARY SANITARY/PORTABLE TOILETS

Will temporary sanitary facilities be provided? (Yes) No

Please indicate how many and location on required site plan. 1 on 4th Ave east of Main Street

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? (Yes) No Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF CITY STREET(S)

Name of Requestor: Kristie Kindstrom

Name of Organization: Realize Bradenton

Street Address: 1015 Manatee Ave West

City: Bradenton State: FL Zip: 34205

Telephone: 941-718-0114 Email: kristie@realizebradenton.com

Name of Event: Winter Wonderland

Start Date: 12/6/25 End Date: 12/6/25 Start Time: 3pm End Time: 10pm

Proposed roads to close (specific locations, include map):

Old Main: Manatee Ave to Westminster
3rd Ave W: 13th St W to 10th St W
4th Ave W: 13th St W to 10th St W

Proposed detour route (include alternative road and map):

Additional notes and comments:

(03/2022)

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, Kristie Kindstrom, applicant/event organizer for Winter Wonderland (event), scheduled for (date&hours), 12/6/25, from 3pm to 10pm, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

Kristie Kindstrom
Signature of Applicant/Event Organizer

Realize Bradenton
Organization

Kristie Kindstrom - Event Mngr.
Typed or Printed Name and Title

2/18/25
Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

The undersigned agrees to abide by all Event Approval Standards set forth in the guide (see pages 7 to 9).

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

Kristie Kindstrom
Signature of Applicant/Event Organizer

Realize Bradenton
Organization

Kristie Kindstrom - Event Mngr
Typed or Printed Name and Title

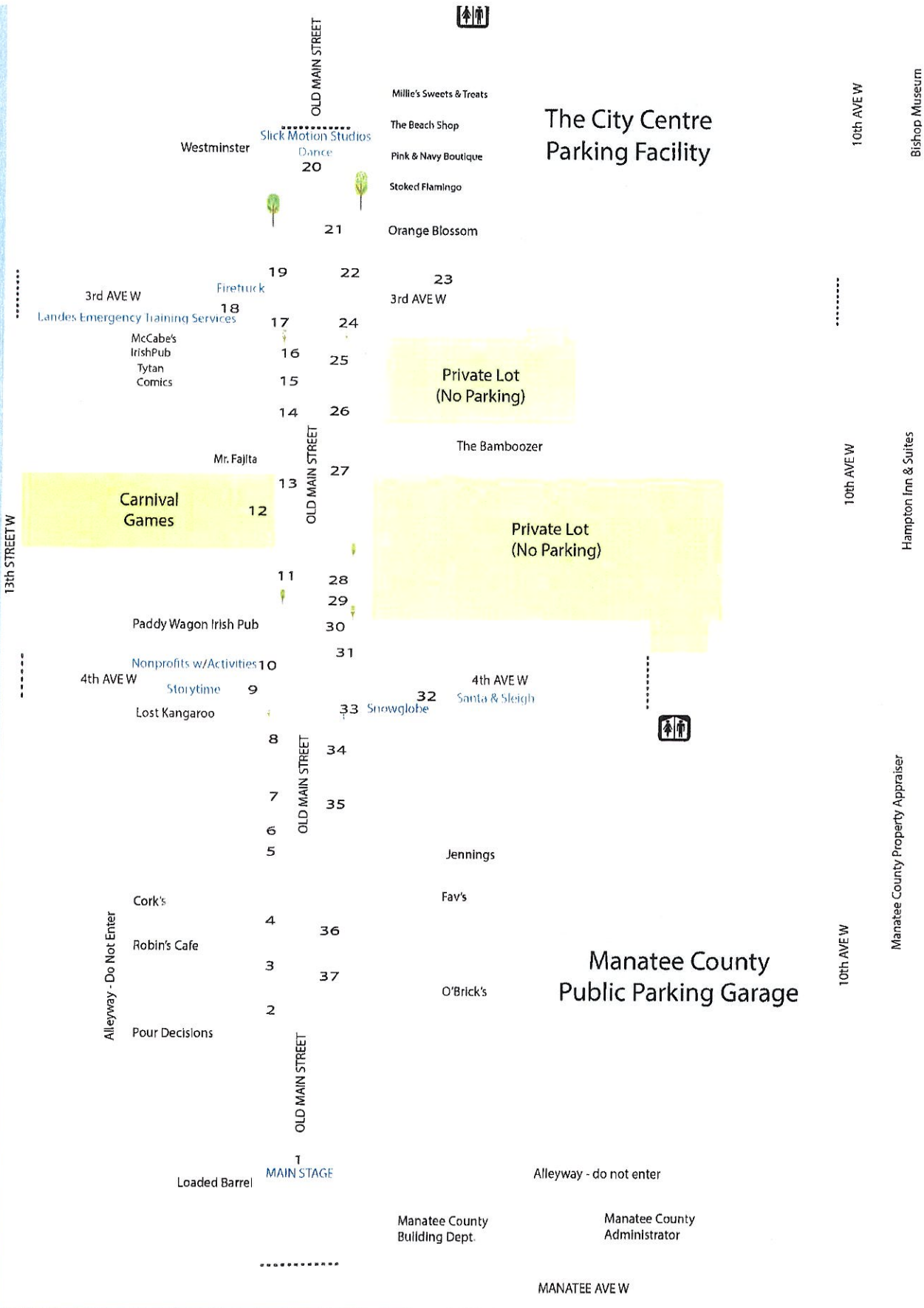
2/18/25
Date

(03/2022)

Winter Wonderland

~~December 9, 2025~~

1 Main Stage Performances
2 Hofmann's Liquor Cakes
3 A'qutra
4 I Love Bags
5 Edible Cookie Dough
6 Tea Tree Cafe: Hot Cider
7 Artafacts Pottery
8 Canis Major Studio
9 Realize Bradenton: Info
10 Storytime & Activities
11 FEWD Tent
12 Carnival Games
13 Royal BBQ & Grill
14 Davan Food Service
15 Asteria Sol Creations
16 Ochre + Co.
17 Maggie's Farm Tie Dye
18 Firetruck & Landes
19 Aleta's Alchemy
20 Slick Motion Studios
21 Scott's Exotic Plants
22 Orange Blossom Coffee
23 Half Plate Catering
24 Uncle Dave's Kettle Korn
25 Kona Ice
26 Big Blue Grilled Cheese
27 Oli's Market
28 Cookies by the Graham
29 Darling Little Faces
30 Rock N Eggroll
31 Brewed Monday Coffee
32 SANTA w/sleigh
33 Snowglobe
34 Crafts by Kathy
35 BYOB Reusables
36 Dungeon Guild Printing
37 Dapper Bowtique



Winter Wonderland

12/6/25

AGENDA ITEM NO. 6.h

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Tamara Melton, Legal

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Bald Property Sidewalk Easement

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
In the course of replacing sidewalk improvements along Old Main Street, the City discovered that the existing sidewalk at 101 12th Street West was located outside of the City right-of-way. The sidewalk has existed in this location for decades, including during the City's ownership of the property prior to 1984. In order to address any potential issues related to the sidewalk, City staff has negotiated an easement with the property owner, Kimberly Bald.

The property owner is not seeking any compensation for the easement, but has requested to be reimbursed for the costs of obtaining additional liability insurance for the easement area. The easement can be terminated by the property owner any time after July 1, 2028, upon 180 days written notice, and upon such notice, the City would be required to relocate the sidewalk within the ROW or to another location agreeable to the property owner.

FINANCIAL IMPACT:
Reimbursement of annual insurance expenses. Initial amount is $700.00, with annual COLA adjustment for the life of the easement.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Scott Rudacille, City Attorney.

SUGGESTED MOTION:
Motion to approve the Grant of Terminable Easement for Sidewalk with Kimberly A. Bald and authorize the Mayor to execute same.

ATTACHMENTS:
Grant of Terminable Easement for Sidewalk

Harllee & Bald, P.A.
Attorneys at Law

April 22, 2025

Hand Delivered

Scott E. Rudacille, Esquire
Blalock Walters
802 - 11th Street West
Bradenton, FL 34205

RE: City of Bradenton

Dear Scott:

I enclose the signed Grant of Terminable Easement for Sidewalk between myself and the City of Bradenton. I understand from Patty Petruff that this will be presented to the Bradenton City Counsel at the meeting scheduled for Wednesday, May 14, 2025. Thank you for your efforts with resolving this issue.

Sincerely,

Kimberly A. Bald
kab@harlleebald.com

/KAB

Enclosure

cc: Patricia A. Petruff, Esquire (w/enc.)

THIS INSTRUMENT PREPARED BY:
Patricia A. Petruff, Esq.
Dye Harrison Knowles Kirkland Pratt & DePaola, PLLC
1206 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-4411

GRANT OF TERMINABLE EASEMENT FOR SIDEWALK

THIS GRANT OF TERMINABLE EASEMENT (the "Grant") is made and entered into as of the 14th day of May, 2025, by and between **KIMBERLY A. BALD**, whose mailing address is 202 12th Street West, Bradenton, Florida 34205 (the **"Grantor"**), and **CITY OF BRADENTON,** a municipal corporation organized and existing under the laws of Florida, whose mailing address is 101 12th Street West, Bradenton, Florida 34205 (the "**Grantee**").

WITNESSETH:

WHEREAS, the Grantor is the owner of certain lands in Manatee County, Florida, described in the attached Exhibit "A" which is made a part hereof which shall be hereinafter referenced as the Grantor's Property.

WHEREAS, Grantee is the municipal government for the City of Bradenton; and

WHEREAS, there exists a concrete sidewalk over and across Grantor's Property as shown on attached Exhibit "B" adjacent to 12th Street west, (the "Easement Parcel"), which is maintained by the Grantee; and

WHEREAS, the Grantor has agreed to grant to the Grantee a terminable easement over the Easement Parcel for the purposes and on the terms and conditions hereinafter contained, which are acceptable to the Grantee; and

WHEREAS, the parties wish to set forth their agreements and to create and grant the terminable easement as herein provided;

NOW, THEREFORE, in consideration of the premises, and of the benefits inuring to each party, and of the sum of ten ($10.00) dollars and other good and valuable considerations, paid to the Grantor by the Grantee, receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Grant shall have the meanings given them herein.

2. **Grant of Terminable Easement.** Grantor hereby grants unto the Grantee, and its successors and assigns, a nonexclusive terminable easement over, across, under and through the Easement Parcel, for the purposes and on the terms hereinafter set forth (the "Terminable Easement").

3. **Purposes.** The Terminable Easement shall be for the purposes of the use of a public pedestrian sidewalk together with the right and obligation to maintain, repair, and replace same.

4. **Rights Appurtenant to the Easement.** Grantor further grants to Grantee as an appurtenance to the Terminable Easement, the right of access over and across the Easement Parcel, as may be reasonably necessary for Grantee to implement the purposes of the Terminable Easement.

5. **Status of Easement.** The Terminable Easement shall be exclusive to Grantee and used as a public sidewalk and no other use.

6. **Reserved Rights and Obligations of Grantor.** Grantor reserves all rights of ownership in and to the Easement Parcel which are not inconsistent with the Easement.

7. **Restrictions on, and Maintenance Obligations of, Grantee.** Grantee shall maintain, repair and replace the concrete and finishes in good condition allowing no cracks or unlevel surfaces. Grantee shall inspect the sidewalk not less than biannually and shall promptly correct any unsafe conditions. Any repairs shall be done in a timely manner and in compliance with all applicable governmental laws, codes, ordinances, rules, regulations and standards, and in accordance with accepted industry standards. Grantee shall promptly repair any damage to the Easement Parcel, or to the Grantor's Property, caused by Grantee's exercise of its rights under this Grant including without limitation, damage to landscaping, ground cover, plantings, roadways, driveways, sidewalks, parking areas and structures. In the event that Grantee, its employees, guests, tenants, agents or contractors cause damage to the Easement Parcel or to the Grantor's property in the exercise of the rights granted herein, Grantee agrees to restore the Terminable Easement Parcel, and the Grantor's property or the parts thereof so damaged, to its original condition and to the reasonable satisfaction of Grantor.

8. **Relocation of Sidewalk; Termination of Easement.** Grantor shall have the right to request termination of this Easement any time after July 1, 2028 provided the procedures set forth in this paragraph are followed. To initiate termination, the Grantor shall provide the City with one hundred eighty (180) days written notice advising the City of her intent to terminate the Easement. Said notice may be hand delivered or sent by USPS to the City. Upon receipt of said termination notice, the City shall, prior to the expiration of the 180-day notice period, remove or relocate the sidewalk, at City's expense, to either the City's right-of-way or another location mutually agreeable to the parties. In addition, the City shall execute and convey a release of this terminable easement to the Grantor which the Grantor, at her expense, will record in the Official Records of Manatee County. If the City takes no action within the timeframe outlined above to remove or relocate the sidewalk, the Grantor can remove the sidewalk at the City's expense.

9. **Indemnification**. Subject to the monetary limitations of Section 768.28, Florida Statutes, Grantee hereby agrees to indemnify, defend and hold harmless Grantor, its agents, employees, invitees, tenants and tenants' invitees from and against all demands, liabilities, claims, suits, actions, damages, causes of action, judgements, or losses and expenses, including reasonable attorney's fees, arising out of or resulting from the public use of the Terminable Easement area and or the negligent or wrongful acts or omissions of Grantee in connection with the Terminable

Easement granted hereunder. Nothing contained herein shall be deemed a waiver of Grantee's rights and privileges of sovereign immunity under Florida law.

10. Miscellaneous Provision. In addition, the City agrees to pay Grantor an annual insurance reimbursement payment to be used to offset the Grantor's insurance expense for allowing a Terminable Easement for a sidewalk on Grantor's property. The initial reimbursement payment shall be $700.00 and shall be paid within thirty (30) days after the execution of this Grant of Terminable Easement for Sidewalk. All future payments shall be paid as set forth in Paragraph 11 below. The insurance reimbursement payment shall be increased annually based on the federal government cost of living adjustment determined by the Federal Government for the preceding calendar year as set forth in paragraph 11 below.

11. Manner for Calculation of COLA. The annual insurance reimbursement payment by the City to the Owner for the extended term of this Terminable Easement shall be determined by increasing the original Lease Reimbursement payment of $700.00, per year, ("Initial Insurance Reimbursement Payment") to reflect increases in the cost of living based upon the cost of living index as is now being published by the Bureau of Labor Statistics of the United States Department of Labor, more properly known as the Consumer Price Index for Urban Wage Earners and Clerical Workers-U.S. City Average: All Items--Series A Using the Year 1967 As a Base of 100 ("Index"). The adjusted Insurance Reimbursement payment commencing for the second year of the term and every successive year of the term of this Terminable Easement shall be computed by increasing the prior year's Insurance Reimbursement Payment herein by an amount determined by multiplying said prior Insurance Reimbursement Payment's by a fraction, the numerator of which shall be equal to the total increase occurring in the Index between the first day of the prior Easement year and the last day thereof, and the denominator of which shall be the basic standard index figure for the Index published for the month of the first day of the prior year of the Easement term, provided, however, that in no event shall the amount of the adjusted Insurance Reimbursement Payment decrease from the prior year's Insurance Reimbursement Payment. The Owner shall calculate the yearly Insurance Reimbursement Payment promptly after the end of each year of this Terminable Easement and provide an invoice thereof to the City. The annually adjusted Insurance Reimbursement Payment shall be paid on the later of: (i) fifteen (15) days after invoice of the payment calculation by Owner; or (ii) Sixty (60) days after the end of each easement year.

12. Notices. Except for the notice required in paragraph 8 of the Grant of Terminable Easement for Sidewalk, all notices will be in writing and may be delivered by mail, overnight courier or personal delivery. Parties agree to send all notices to addresses specified below. Any notice, document, or item given by or delivered to an attorney representing a party will be as effective as if given by or delivered to that party.

For Grantor:

Harllee & Bald, P.A.
Attn: Kimberly Bald, Esq.
202 12th Street West
Bradenton, FL 34205

For Grantee:

City of Bradenton
Attn: Mayor
101 Old Main Street
Bradenton, FL 34205

Copy to:

Dye Harrison Knowles Kirkland Pratt & DePaola, PLLC
Attn: Patricia A. Petruff, Esq.
1206 Manatee Avenue West
Bradenton, FL 34205

Copy to:

Blalock Walters, Attorney-at-Law
Attn: Scott E. Rudacille, Esq.
802 11th Street West
Bradenton, FL 34205

13. Attorney's Fees. Should it become necessary for either party hereto to resort to litigation to enforce or construe the provisions of this Grant, then the prevailing party in such litigation shall be entitled to recover all costs thereof, including reasonable attorney's fees and paralegal fees for all trials, appellate and bankruptcy proceedings.

14. Devolution. The terms and provisions contained in this Grant are covenants running with the land, and shall be binding upon and the benefits hereof inure to, the respective successors and assigns of the parties hereto.

15. Miscellaneous. This Grant constitutes the entire agreement of the parties with respect to the subject matter hereof, and supersedes all prior agreements, representations, and understandings. This Grant shall be construed under the laws of Florida, and shall not be construed more strongly against any party, regardless of the extent to which such party may have participated in the drafting of this Grant. The singular shall include the plural, and the plural the singular, as the context may require, and any one gender shall include all genders, as the context may require. This Grant may be executed in counterparts, which may be combined to constitute a single instrument. This Grant shall not be amended except by written instrument executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Grant or caused this Grant to be executed in its name by an officer thereunto duly authorized as of the day and year first above written.

GRANTOR

Signed, sealed and delivered
in the presence of:

(Print Name) Adam Mohammadbhoy

KIMBERLY A. BALD

(Print Name) James Lynch

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of April, 2025, by Kimberly A. Bald, who is ☒ personally known to me or who ☐ has produced _____ as identification.

BELINDA L. YOUNCE
MY COMMISSION # HH 285424
EXPIRES: August 4, 2026

Belinda L. Younce
Notary Public – State of Florida
My Commission Expires: 8-4-2026

GRANTEE

CITY OF BRADENTON, a municipal corporation organized and existing under the laws of Florida

Signed, sealed and delivered
in the presence of:

_____
(Print Name)_____

By:_____
Name: Josh Cramer
Title: Vice Mayor

(Seal)

_____
(Print Name)_____

_____
Attested by: City Clerk

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of the City of Bradenton, on behalf of the City, who is ☐ personally known to me or who has ☐ produced _____ as identification.

_____
Notary Public
My Commission Expires:_____

EXHIBIT "A"

The North 176.00 ft. of the South 430.00 ft. of the following described property:

A lot in the City of Bradenton bounded on the North by 1st Avenue W. (formerly Mercey Street), on the East by 12th Street W. (formerly Main Street), on the South by 3rd Avenue W. (formerly Turner Street), and on the West by 13th Street W. (formerly Pine Street), lying and being in Section 26, Township 34 South, Range 17 East, Manatee County, Florida.

The South boundary line of the above-described property lies 254 North of the north right-of-way line of 3rd Avenue West (formerly Turner Street) and parallel to said north right-of-way line, and extending between 13th Street West and 12th Street West, Section 26, Township 34 South, Range 18 East, Manatee County, Florida.

EXHIBIT "B"

Easement Parcel

Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221
PHONE: (941)722-2460 FAX: (941)722-9640

LEO MILLS, JR. - PSM 3513
MEMBER: *FLORIDA SURVEYING AND MAPPING SOCIETY & MANASOTA CHAPTER SURVEYING AND MAPPING SOCIETY*

SKETCH OF DESCRIPTION - ADDITIONAL RIGHT-OF-WAY (SHEET 1 OF 2)

FOR: KIMBERLY BALD **DATE: 03/24/22**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

BY: .....
LEO MILLS JR.
REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER NO. 3513
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION: ADDITIONAL RIGHT-OF-WAY

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 1797, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 3rd AVENUE WEST AND THE WEST RIGHT-OF-WAY LINE OF 12th STREET WEST; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 254.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL IN OFFICIAL RECORDS BOOK 1915, PAGE 1797, SAID SOUTHEAST CORNER BEING THE **POINT OF BEGINNING**; THENCE S89°43'01"W, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1.99 FEET TO A POINT LYING 1.0 FEET WEST OF AN EXISTING CONCRETE SIDEWALK; THENCE NORTHERLY, ALONG A LINE LYING 1.0 FEET WEST OF SAID EXISTING SIDEWALK, THE FOLLOWING 5 COURSES AND DISTANCES: (1) N00°15'16"W, 19.37 FEET; (2) N19°42'42"W, 18.12 FEET; (3) N00°12'35"W, 129.97 FEET; (4) N44°51'52"E, 10.14 FEET; (5) N00°26'44"W, 2.42 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED PARCEL IN OFFICIAL RECORDS BOOK 1915, PAGE 1797; THENCE N89°43'01"E, ALONG SAID NORTH LINE, A DISTANCE OF 1.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID NORTHEAST CORNER BEING A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF 12TH STREET WEST; THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS PLAT IS A "SKETCH OF DESCRIPTION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "SKETCH OF DESCRIPTION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST RIGHT-OF-WAY LINE OF 12th STREET WEST BEING NORTH AS PER DEED DESCRIPTION OF THE PARENT PARCEL.
4. THIS "SKETCH OF DESCRIPTION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THE FIRM.
6. THIS "SKETCH OF DESCRIPTION" IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 1,262 SQUARE FEET, MORE OR LESS.
9. THIS PROPERTY IS A PORTION OF THAT CERTAIN PROPERTY NOW OR FORMERLY KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 3325500050.

JOB NO. .....C.6749..... SCALE: .....NONE..... FILE INDEX NO. .....

DWG. FILE: C6749-ADDITIONAL RW-2022.DWG GHC COGO FILE: C6749.CGO

Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

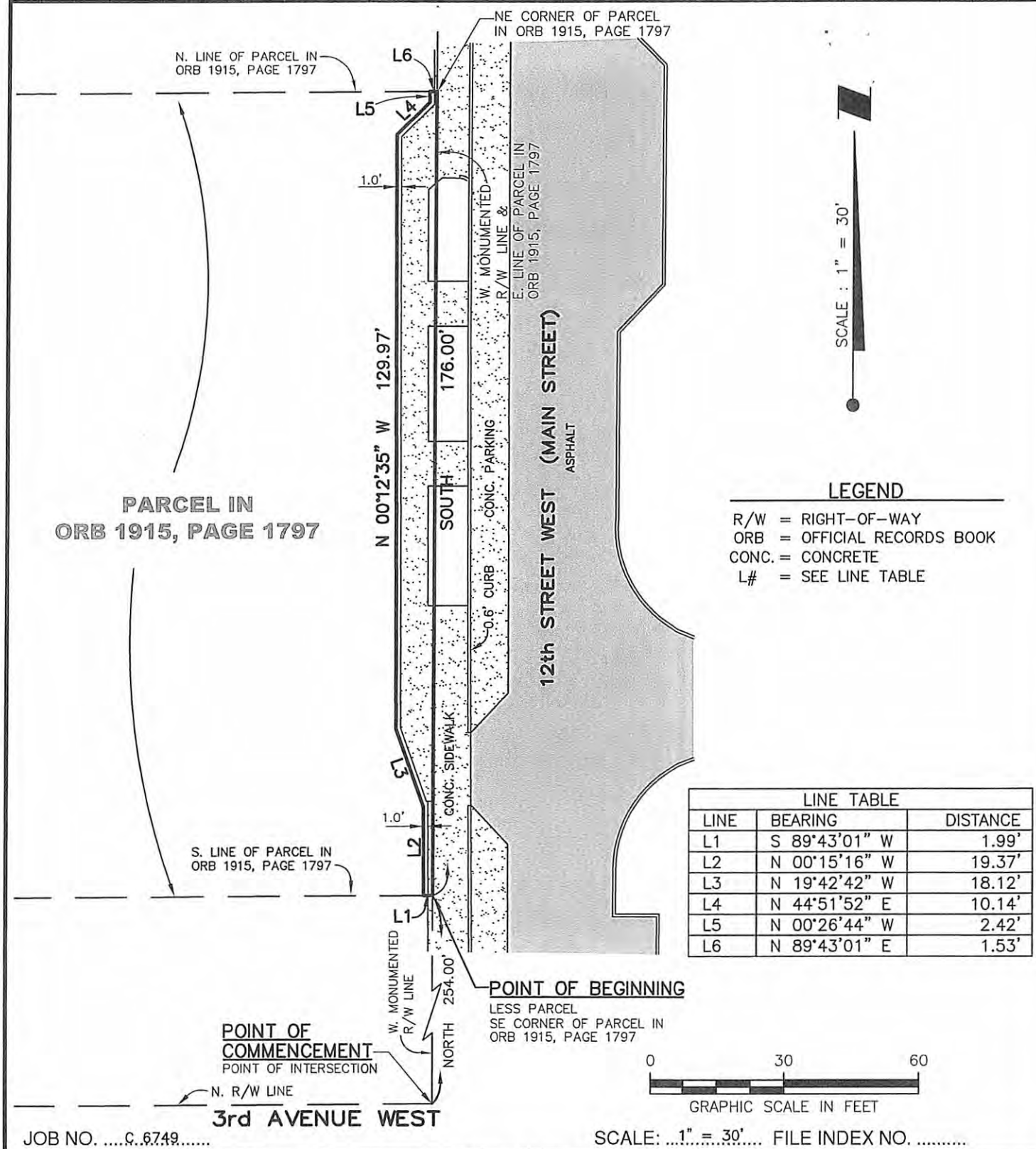
620 8th AVENUE WEST, PALMETTO, FL 34221
PHONE: (941)722-2460 FAX: (941)722-9640

LEO MILLS, JR. - PSM 3513
MEMBER: *FLORIDA SURVEYING AND MAPPING SOCIETY & MANASOTA CHAPTER SURVEYING AND MAPPING SOCIETY*

SKETCH OF DESCRIPTION - ADDITIONAL RIGHT-OF-WAY (SHEET 2 OF 2)

FOR: KIMBERLY BALD **DATE: 03/24/22**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



LEGEND

R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORDS BOOK
CONC. = CONCRETE
L# = SEE LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°43'01" W	1.99'
L2	N 00°15'16" W	19.37'
L3	N 19°42'42" W	18.12'
L4	N 44°51'52" E	10.14'
L5	N 00°26'44" W	2.42'
L6	N 89°43'01" E	1.53'

JOB NO. ....C.6749..... SCALE: ...1" = 30'.... FILE INDEX NO. .....

DWG. FILE: C6749-ADDITIONAL RW-2022.DWG GHC COGO FILE: C6749.CGO

AGENDA ITEM NO. 6.i

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Keep Manatee Beautiful Adopt-A-Shore Marine Debris/Litter Removal Agreement

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
An agreement authorizing the execution of the Adopt-A-Shore Marine Debris/Litter Removal Agreement with the City of Bradenton Public Works and the Bradenton Runners Club organization and defining the locations and terms.

SUGGESTED MOTION:
Motion to approve the Adopt-A-Shore Marine Debris/Litter Removal Agreement with Keep Manatee Beautiful and the Bradenton Runners Club.

ATTACHMENTS:
Adopt-A-Shore Marine Debris/Litter Removal Agreement

Adopt-A-Shore
Marine Debris/Litter Removal Agreement

THIS AGREEMENT, made and entered into this 1 day of January , 2025 ____by and between Keep Manatee Beautiful, Inc., hereinafter called **KMB;** the group adopting the shore, The Bradenton Runners Club hereinafter called the **GROUP;** and the property owner (private owner or association, federal, state, county or city government) City of Bradenton hereinafter called the Property Owner.

WITNESSETH:

WHEREAS the following general description of the shoreline, including property landmarks Beginning at Riverwalk Dr. and Riverwalk Blvd. has been identified for purposes of a marine debris/litter removal program. (Map included)

WHEREAS the legislature through the Solid Waste Management Act of 1988 (F.S. 403.4131, Section 55 (i) has encouraged the implementation of litter removal programs such as Adopt-A-Shore.

WHEREAS KMB, a non-profit environmental corporation, has been charged with developing the countywide Adopt-A-Shore program and is dedicated to developing and implementing countywide incentive programs designed to motivate individual citizens, local organizations, local governments, and other groups interested in participating in litter prevention program activities.

WHEREAS the **GROUP** is desirous of adopting shoreline for the purposes of marine debris/litter removal.

NOW, THEREFORE, for the good and valuable consideration, the parties agree as follows:

I.

A. KMB shall:
    1. Provide countywide coordination of the program and training.
    2. Collect and evaluate report forms during National COASTWEEKS coordinate with other relevant federal and state programs.
    3. Provide official Adopt-A-Shore program recognition for the adopting group.

B. **PROPERTY OWNER** shall:
    1. Grant GROUP access to property for marine debris/litter removal purposes.

C. The **GROUP** shall:

1. Adopt, in most cases, approximately one-mile section of shoreline.
2. Remove debris/litter at least three times a year with one cleanup to coincide with the national cleanup held in conjunction with the fall COASTWEEKS, if practical.
3. Perform debris/litter removal in strict accordance with the environmental and safety requirements provided by KMB as outlines in the guidelines provided.
4. Dispose of bagged trash properly, separating trash and recyclables.
5. Provide adequate adult supervision of youths during cleanups.
6. Appoint an Adopt-A-Shore representative for the GROUP. This person must be an adult.
7. Complete and send report forms to designated KMB coordinator within 10 days of the event and during National COASTWEEKS cleanup. Keep accurate data during each cleanup on the official KMB Data Reporting Form and send the completed report form to KMB.
8. Protect and respect all property and natural resources.

II.

The GROUP covenants and agrees that it will indemnify and hold harmless the PROPERTY OWNER, KMB, and any agencies and all their officers, agents, and employees from any claim, loss, damage, cost, charge or expense arising out of any act, action, neglect or omission by the GROUP during the performance of the agreement, whether direct of indirect, and whether to any person or property to which the PROPERTY OWNER, or said parties may be subject, except that neither the group nor any; of its members shall be liable under this provision for damaged arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the PROPERTY OWNER, KMB, and its member agencies, any maintaining agencies, and all their officers, employees or agents. This section does not constitute a waiver of any member agency's sovereign immunity.

III.

This agreement shall remain of effect for a two (2) year period. The PROPERTY OWNER or GROUP may terminate this agreement for any reason up on thirty (30) days written notice to KMB, GROUP, or PROPERTY OWNER. KMB reserves the right to terminate this agreement for non-compliance with the stated terms.

IN WITNESS WHEREOF the parties hereto have caused these present to be executed, the day and year first written above. They certify that they are familiar with the information contained in this agreement and that they possess the authority to execute this agreement.

NAME OF GROUP The Bradenton Runners Club Date: 4/23/2025

BY: Signature of Group Representative Name/Title: Owner: BOARD MEMBER

Address: 2605 SONGBIRD LN City: BRADENTON Zip: 34209

Telephone (Day) 781-775-1403 (Evening):

ATTEST: Notary Public State of Florida Helen Michele Laughrey My Commission HH 629776 Expires 1/16/2029 Date: 4/23/25

Notary Public

PROPERTY OWNER NAME: City of Bradenton Date:

BY: Signature of Group Representative Name/Title:

Address: City: Zip:

Telephone (Day):

ATTEST: Date:

Notary Public

KEEP MANATEE BEAUTIFUL, INC. Date: 5/1/25

BY: Signature of Group Representative Name/Title: Jennifer Hoffman, Executive Director

Address: P.O. Box 14426 City: Bradenton, FL Zip: 34280

Telephone (Day): 941-795-8272

ATTEST: Notary Public State of Florida Helen Michele Laughrey My Commission HH 629776 Expires 1/16/2029 Date: 5/1/25

Notary Public

AGENDA ITEM NO. 6.j

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 25-52 - Planning Commission Reappointment

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
A resolution reappointing Michael Neal to the Planning Commission and defining his term.

SUGGESTED MOTION:
Motion to approve Resolution 25-52.

ATTACHMENTS:
Resolution 25-52

RESOLUTION NUMBER 25-52

A RESOLUTION REAPPOINTING **MICHAEL NEAL** TO THE **PLANNING COMMISSION** FOR THE CITY OF BRADENTON, FLORIDA AND DEFINING HIS TERM.

WHEREAS, the City is desirous of appointing outstanding members of the community to this board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, THAT:

The Mayor does hereby appoint, and the City Council approves and confirms the appointment from this date hereof:

MICHAEL NEAL for a term to expire June 2029.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this 14th day of May, 2025.

ATTEST:

_____
Tamara Melton
City Clerk

_____
Josh Cramer
Vice Mayor

APPROVED AS TO FORM:

_____
Scott Rudacille
City Attorney

AGENDA ITEM NO. 6.k

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 25-53 - Tree and Land Preservation Board Reappointment

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
A resolution reappointing Richard Larsen to the Tree and Land Preservation Board and defining his term.

SUGGESTED MOTION:
Motion to approve Resolution 25-53.

ATTACHMENTS:
Resolution 25-53

RESOLUTION NUMBER 25-53

A RESOLUTION REAPPOINTING **RICHARD LARSEN** TO THE **TREE AND LAND PRESERVATION BOARD** FOR THE CITY OF BRADENTON, FLORIDA AND DEFINING HIS TERM.

WHEREAS, the City is desirous of appointing outstanding members of the community to this board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, THAT:

The Mayor does hereby appoint, and the City Council approves and confirms the appointment from this date hereof:

RICHARD LARSEN for a term to expire MAY 2028.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this 14th day of May, 2025.

ATTEST:

_____	_____
Tamara Melton	Josh Cramer
City Clerk	Vice Mayor

APPROVED AS TO FORM:

_____
Scott Rudacille
City Attorney

AGENDA ITEM NO. 6.I

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Nicholas Toth, Purchasing

ITEM TYPE: Contract

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Agreement IFB 25-005NT with Spectrum Underground, Inc.

SUGGESTED ACTION: Approval of Contract for Mayor's signature

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
On April 9, 2025, Council approved IFB 25-005NT recommendation of award to Spectrum Underground, Inc. to for the Water Main Improvements South of Manatee High School project. Purchasing is now bringing forward the resulting contract for execution.

FINANCIAL IMPACT:
Included in department's budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and approved by Attorney Scott Rudacille.

SUGGESTED MOTION:
Motion to approve the agreement with Spectrum Underground, Inc.

ATTACHMENTS:
Agreement with Spectrum Underground, Inc.

AGREEMENT FOR CONSTRUCTION SERVICES BETWEEN THE CITY OF BRADENTON, FLORIDA AND SPECTRUM UNDERGROUND, INC.

THIS AGREEMENT is made and entered as of the date of execution by both parties, by and between the City of Bradenton, Florida (the "Owner" or the "City"), a political subdivision of the State of Florida located at 101 Old Main Street, Bradenton, Florida 34205, and Spectrum Underground, Inc. (the "Contractor"), a Florida profit corporation with a principal address of 5802 Bee Ridge Road, Suite 101, Sarasota, Florida 34233.

WITNESSETH

WHEREAS, the City issued IFB 25-005NT (the "IFB") on February 4, 2025 to procure a qualified contractor to provide construction services, including water main improvements, for the area located south of Manatee High School, as more particularly described in the IFB;

WHEREAS, the City evaluated bids received and found the Contractors submitted bid to the IFB responsive and responsible to perform the necessary services.

WHEREAS, the Parties desire to enter into a contract to outline the terms and conditions of the IFB.

NOW, THEREFORE, the City and the Contractor, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, do agree as follows:

ARTICLE 1 – CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire contract between the City and the Contractor and which are made a part hereof by this reference, consist of the following:

A. Solicitation 25-005NT, and any addenda;
B. Bid Form
C. FY-25 Water Main Improvements South of Manatee High School Plans, as dated May 2024

If a conflict arises between the Contract Documents, the order of precedence shall be the order in which the documents are listed above. The Contract Documents may only be amended, modified, or supplemented as provided in Section 3.04 of the Terms and Conditions.

ARTICLE 2 – CONTRACT PRICE

2.1 Compensation.

In consideration of the work, labor, services, and materials to be furnished by the Contractor, in accordance with the Contract Documents, the City agrees to pay the Contractor the total contract price of Two Million Two Hundred Forty-Six Thousand Two Hundred Five Dollars and Forty-Five Cents ($2,246,205.45). All payments pursuant to this Agreement shall be made in accordance with Florida's Prompt Payment Act.

2.2 Allowances.

All specified cash allowances are included in the price(s) set forth above and have been computed in accordance with Paragraph 11.02 of the General Conditions.

2.3 Estimated Quantities.

The Bid prices for Work set forth as of the Effective Date of the Agreement are based on estimated quantities. As provided in Paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 9.07 of the General Conditions.

ARTICLE 3 – ENGINEER

The Project has been designed by the Owner (the "Engineer"), which is to assume all duties and responsibilities, and have the rights and authority in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.1 Time for Performance

The Work will be substantially completed within 240 days after the date when the Contract Times commence to run (the "Date of Substantial Completion") as provided in Section 2.03 of the General Conditions, and completed and ready for final payment in accordance with Section 6.1 of this Agreement within 270 days after the date when the Contract Times commence to run (the "Date of Final Acceptance").

4.2 Liquidated Damages

The parties to this Agreement agree that time is of the essence in the work provided for herein and that a precise determination of actual damages which would be incurred by the City for delay in the completion of the work provided for herein, aside from the additional cost of inspection and supervision, would be difficult to ascertain. Accordingly, the parties to the Agreement agree that the liquidated damages for those items of damage not otherwise provided for by this Agreement, for each and every day that the time consumed in completing the work provided for in these construction documents exceeds the time(s) allowed therefore, shall be the amount(s) stated below per day, including Saturdays, Sundays, and legal holidays. The parties specifically agree that the liquidated damages provided for herein do not constitute a penalty. Furthermore, since the additional cost of inspection and supervision arising from a delay is not difficult to ascertain, it is agreed that the Contractor shall pay, in addition to the liquidated damages provided for herein, all expenses for inspection and supervision occasioned by the failure of the Contractor to complete the work within the time(s) fixed for completion herein. The amount(s) of liquidated damages together with the additional costs for inspection and supervision occasioned by the Contractor's delay will be deducted and retained out of the monies payable to the Contractor. If not so deducted, the Contractor and sureties for the Contractor shall be liable therefore. The amount of liquidated damages to be assessed for each calendar day that Substantial Completion is delayed beyond the

required Date of Substantial Completion shall be five hundred dollars ($500) per day. The amount of liquidated damages to be assessed for each calendar day that Final Acceptance is delayed beyond the required Date of Final Acceptance shall be one hundred twenty-five dollars ($125) per day.

ARTICLE 5 – PERFORMANCE AND PAYMENT BOND

The Contractor shall furnish to the City, prior to the commencement of operations hereunder, a performance and payment bond executed by the Contractor, and a surety company authorized to do business in the State of Florida, in an amount no less than the contract price herein, which bond shall be conditioned upon the successful completion of all work, labor, services, and materials to be provided and furnished hereunder, and the payment of all subcontractors, materialmen and laborers. The City will only accept a Performance and Payment bond from a surety with an A.M. Best rating of" A- "(excellent) or better for bids requiring bonds of $500,000 or greater, or "B+" (Very Good) or better for Bids requiring a bond of less than $500,000. Said bond shall be in a form acceptable to the City Attorney. In accordance with Section 255.05, F.S., the City may not make a payment to the Contractor until Contractor has provided a certified copy of the recorded bond.

ARTICLE 6 – PAYMENT

6.1 Upon certification and approval by the City or its duly authorized agent, monthly payments may be made to the Contractor upon its application for all services or work completed or materials furnished in accordance with the Contract, excluding five percent (5%) retainage. Prior to substantial completion, monthly payments shall be made on the value of materials furnished or services and work completed up to the time of said application. Retainage may be reduced by the City upon issuance of the Certificate of Substantial Completion if, in the sole opinion of the City, sufficient progress on the schedule has been accomplished, all Notices of Lien have been resolved, and the City has retained adequate retainage for the final completion of the Project and all estimated liquidated damages. The City shall inform the Contractor's Surety of any reduction in retainage. The Contractor must update each new pay request in accordance with any changes made to the previous submittal. Final payment shall be made after approval by the City or its duly authorized agent of all work, materials or services required under this Contract.

A. Monthly pay requests shall be submitted each month on the anniversary date of the Notice to Proceed.

B. Monthly pay requests for less than $200 are not acceptable and will not be processed, except for a final pay request.

ARTICLE 7 – CONTRACTOR'S REPRESENTATIONS

7.1 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents and the other related data identified therein.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.

E. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

I. Contractor has correlated the information known to the Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

ARTICLE 8 – GOVERNING LAW AND VENUE

Governing law and venue shall be as stated in Section 47 of the Terms and Conditions.

ARTICLE 9 – MISCELLANEOUS

9.1 Terms

Terms used in this Agreement will have the meanings stated in the General Conditions and Supplementary Conditions.

9.2 Assignment of Contract

No assignment by a party hereto of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 Successors and Assigns

Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability

Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.5:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Agreement execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Agreement to the detriment of Owner, (b) to establish Bid or Agreement prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 10 – INDEMNIFICATION

Contractor hereby agrees to indemnify and save and hold harmless the City (including all its employees, officers, directors and agents), from and against any and all claims, causes of action, demands, charges, judgments, losses, damages, or costs (including reasonable attorneys' fees) and other obligations and liabilities whatsoever which may arise, directly or indirectly, as a result of, or in connection with (i) Contractor's performance, non-performance, or material breach of any provision of this Agreement or of Contractor's duties or obligations under this Agreement; or (ii) Negligence, gross negligence or willful misconduct on behalf of Contractor in performing its duties and obligations under this Agreement. By way of inclusion and not limitation, this indemnity shall apply to claims, fines, penalties, actions, proceedings or orders of state or federal agencies, or contingent liabilities related to services performed by or payments received for services provided by Contractor.

ARTICLE 11 – PUBLIC RECORDS

This Agreement is subject to Florida's public records laws as set forth in Section 34 of the Terms and Conditions.

ARTICLE 12 – E-VERIFY

Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of the Agreement. Contractor hereby warrants that it has not been terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this Agreement. If Contractor has a contract terminated by a public employer for any such violation during the term of this Agreement, it shall provide immediate notice thereof to the City.

ARTICLE 13- NOTICES

Any notices, reports, reports or any other type of documentation required by this contract shall be sufficient if sent by the parties via United States mail, postage paid, to the addresses listed below:

To City:
City of Bradenton
Attn: Purchasing
101 Old Main Street
Bradenton, Florida 34205

Copy to:
Blalock Walters, P.A.

To Contractor:
Spectrum Underground, Inc.
Attn: Harlan Sunquist Jr.
5802 Bee Ridge Rd., Ste 101
Sarasota, FL 34233
Email:hsunquistjr@spectrumunderground.com

Attn: Scott E. Rudacille, Esquire
802 11th Street West
Bradenton, Florida 34205
srudacille@blalockwalters.com

ARTICLE 14 – TERMINATION

This Agreement is subject to termination as set forth in Section 41 of the Terms and Conditions.

ARTICLE 15 – INSURANCE

Contractor shall procure and maintain insurance as specified in the Terms and Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

OWNER
City of Bradenton, Florida

By: _____
Gene Brown
Mayor
Date: _____

ATTEST:
By: _____
Tamara Melton
City Clerk

Approved as to form:
By: _____
Scott Rudacille
City Attorney

CONTRACTOR
Spectrum Underground, Inc.

By: _____
Print Name: Harlan R. Sunquist, Jr.
Title: President
Date: April 30, 2025

WITNESS:

By: Adriana Picerno
Print Name: Adriana Picerno
Date: April 30, 2025

AGENDA ITEM NO. 6.m

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Nicholas Toth, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Agreement PB-25-017NT with McCain Sales of Florida, Inc.

SUGGESTED ACTION: Approve agreement for Mayor's Signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
McCain Sales of Florida, Inc. ("Contractor") agrees to enter into an agreement with the City of Bradenton, Florida to furnish and install post-mounted electronic traffic sign assemblies, including but not limited to pedestrian crosswalk Rapid Rectangular Flashing Beacon ("RRFB") assemblies, and Electronic Display Sign ("EDS") assemblies. This Contract is in accordance with the specifications per the Agreement between the City of St. Petersburg, Florida, and Contractor for the provision and installation of post-mounted electronic traffic sign assemblies, including all amendments thereto, and City of St. Petersburg, Florida Invitation for Bid ("IFB") No. 8648 and all addenda thereto (the "Contract Documents"), attached hereto and incorporated herein as Composite Exhibit "A", including pricing for a base contract period dated from the authorized signing of this document by Gene Brown, Mayor, through August 31, 2026.

FINANCIAL IMPACT:
Included in FY 25 Budget

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by Attorney Scott Rudacille.

SUGGESTED MOTION:
Motion to approve agreement PB-25-017NT with McCain Sales of Florida, Inc.

ATTACHMENTS:
Agreement with McCain Sales of Florida, Inc.

CITY OF BRADENTON
BRADENTON, FLORIDA

AGREEMENT PB-25-017NT BETWEEN
THE CITY OF BRADENTON AND MCCAIN SALES OF FLORIDA, INC.

McCain Sales of Florida, Inc. ("Contractor") agrees to enter into an agreement with the City of Bradenton, Florida to furnish and install post-mounted electronic traffic sign assemblies, including but not limited to pedestrian crosswalk Rapid Rectangular Flashing Beacon ("RRFB") assemblies, and Electronic Display Sign ("EDS") assemblies. This Contract is in accordance with the specifications per the Agreement between the City of St. Petersburg, Florida, and Contractor for the provision and installation of post-mounted electronic traffic sign assemblies, including all amendments thereto, and City of St. Petersburg, Florida Invitation for Bid ("IFB") No. 8648 and all addenda thereto (the "Contract Documents"), attached hereto and incorporated herein as Composite Exhibit "A", including pricing for a base contract period dated from the authorized signing of this document by Gene Brown, Mayor, through August 31, 2026, with the following modifications:

1. All references to "City of St. Petersburg, Florida" shall be replaced with "City of Bradenton, Florida".

2. All references to "P.O. Box 2842, St. Petersburg, FL 33731" shall be replaced with "101 Old Main Street, Bradenton, Florida 34205".

3. Section 6 of the Agreement shall be deleted in its entirety and replaced with the following:

   Indemnification. Contractor hereby agrees to indemnify and save and hold harmless the City (including all its employees, officers, directors and agents), from and against any and all claims, causes of action, demands, charges, judgments, losses, damages, or costs (including reasonable attorneys' fees) and other obligations and liabilities whatsoever which may arise, directly or indirectly, as a result of, or in connection with (i) Contractor's performance, non-performance, or material breach of any provision of this Contract or of Contractor's duties or obligations under this Contract; or (ii) Negligence, gross negligence or willful misconduct on behalf of Contractor in performing its duties and obligations under

this Contract. By way of inclusion and not limitation, this indemnity shall apply to claims, fines, penalties, actions, proceedings or orders of state or federal agencies, or contingent liabilities related to services performed by or payments received for services provided by Contractor.

4. Section 7 of the Agreement shall be deleted in its entirety and replaced with the following:

Insurance. Before performing any services, Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, the insurance listed below. The insurance policies shall be primary and written on forms acceptable to the City and placed with the insurance carriers approved and licensed by the State of Florida Office of Insurance Regulation and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII."

The City, its officers, agents, and employees, shall be named as additional insureds on all policies required (excluding worker's compensation). No changes may be made to these specifications without specific prior written approval of the City. The City shall retain the right to review, at any time, coverage, form, and amount of insurance.

A) **Workers' Compensation/Employers Liability:**

Part One - There shall be no maximum limit (other than as limited by the applicable statute) for liability imposed by Florida Workers' Compensation Act or any other coverage required by the Contract which are customarily insured under Part One of the standard Workers' Compensation Policy.

Part Two - The minimum amount of coverage required by the Contract which are customarily insured under Part Two of the standard Workers' Compensation Policy shall be:

(Each Accident) $100,000
(Disease-Policy Limit) $500,000
(Disease-Each Employee) $100,000

B) **Commercial General Liability**.

The limits are to be applicable only to services performed under the Contract and shall be those that would be provided with the attachment of the Amendment of Limits of Insurance (Designated Project or Premises) endorsement (ISO Form CG 2503) a Commercial General Liability Policy with the following minimum limits.

General Aggregate:
Products/Completed Operations Aggregate $1,000,000
Personal and Advertising Injury $1,000,000

Each Occurrence $1,000,000
Fire Damage (Any One Fire) $Nil
Medical Expense (Any One Person) $Nil

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida shall be specifically named as additional insured on the Commercial General Liability Policy.

C) **Business Auto Policy**

Each Occurrence Bodily Injury and
Property Damage Liability Combined $300,000
Annual Aggregate (if applicable) $1,000,000

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida, shall be specifically named as additional insured on the Business Auto Policy.

D) **Certificates of Insurance and Copies of Policies**

Certificates of Insurance in triplicate evidencing the insurance coverage specified herein shall be filed with the Purchasing Division before services begin. The required certificates of insurance shall name the types of policy, policy number, date of expiration, amount of coverage, companies affording coverage, and also shall refer specifically to the Contract. All insurance policies required herein shall be issued by companies that are authorized to do business under the laws of the State of Florida and hold an A.M. Best rating of A- or better. Insurance, as specified herein, shall remain in force and effect for the duration of the Contract, including any warranty periods.

E) **Complete Policies**:

The entire and complete insurance policies required herein shall be provided to the City on request. If the initial insurance expires prior to the completion of services by the Contractor, renewal certificates of insurance and required copies of policies shall be furnished by the Contractor and delivered to the Purchasing Official thirty (30) days prior to the date of their expiration. Nothing herein shall in any manner create any liability of the City in connection with any claim against the Contractor for labor, services, or materials, or of subcontractors; and nothing herein shall limit the liability of the Contractor or Contractor's sureties to the City, or to any workers, suppliers, material men or employees in relation to this Contract.

F) By way of its execution of the Contract, Contractor:

a. Represents that Contractor maintains, and will maintain during the term of the Contract, insurance coverage from responsible companies duly

authorized to do business in the State of Florida and deemed acceptable to the City; and

b. Agrees that insurance should not be cancelled without thirty (30) days' notice to the City and must be endorsed to provide same. Failure of the City to obtain and maintain proper amounts of insurance at all times as called for herein shall constitute a material breach of the Contract, which may result in immediate termination.

G) Certification Requirements – In order for the certificate of insurance to be accepted it must comply with the following:

a. The certificate holder shall be:
The City of Bradenton, A political subdivision of the State of Florida
101 Old Main Street
Bradenton, FL 34205-7865
Reference: PB-25-017NT

b. Certificate shall be mailed to:
The City of Bradenton
101 Old Main Street
Bradenton, FL 34205
Attn: Purchasing

5. Section 8 of the Agreement shall be deleted in its entirety and replaced with the following:

Notice. Any notices, reports, or any other type of documentation required by this Contract shall be sufficient if sent by the parties via United States mail, postage paid, to the addresses listed below:

To City: City of Bradenton Attn: Purchasing 101 Old Main Street Bradenton, Florida 34205 Copy to: Blalock Walters, P.A. Attn: Scott E. Rudacille, Esquire 802 11th Street West Bradenton, Florida 34205 srudacille@blalockwalters.com	To CONTRACTOR: McCain Sales of Florida, Inc. 3001 Orange Ave Fort Pierce, FL 34947 Attn: Marvin Miller Email: Sales@universalsigns.com

6. Section 15 of the Agreement shall be modified to reflect that venue for any action brought in state court must be in Manatee County, Florida, and to remove all references to "St. Petersburg" and "Pinellas County".

7. Section 36 of the Agreement shall be deleted in its entirety and replaced with the following:

Pursuant to §119.0701, Fla. Stat., and to the extent applicable under Florida law, Contractor shall comply with Florida's public records laws as follows:

A. Contractor shall keep and maintain public records required by the City in order to perform the service;

B. Upon request from the City, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law;

C. Contractor shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract Term and following completion of the Contract if Contractor does not transfer the records to the City;

D. Contractor shall upon completion of the contract, transfer, at no cost, to the City all public records in possession of Contractor or keep and maintain public records required by the City to perform the service. If Contractor transfers all public records to the City upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City; and

E. Contractor acknowledges that all information relating to the Contract are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
Phone: (941) 932-9400
Email: Cityclerk@Cityofbradenton.com
Mailing Address: 101 Old Main Street – Bradenton, FL 34205

8. A new Section, E-Verify, shall be added as follows:

E-Verify. Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of this Agreement. Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this Agreement. If Contractor has a contract terminated by a public employer for any such violation during the term of this Agreement, it shall provide immediate notice thereof to the City.

This Agreement is authorized by Section 2-237(9) of the City of Bradenton Code of Ordinances, which provides that in lieu of issuing requests for bids of proposals, the city may utilize previous bidding procedures and bid lists for any other political subdivision of the State of Florida, the State of Florida itself, its agencies, counties, independent special districts, any municipality and any list of the United States Government and United States Federal Agencies. The utilization of such bid lists and procedures shall not require the city to contract with the lowest bidder but with the best bidder as per the provisions of its bidding requirements.

Sean Scott — 4/24/25

SEAN SCOTT, ESTIMATOR — Date

McCain Sales of Florida, Inc.

Gene Brown, Mayor — Date

City of Bradenton

Erin Jones — 4/30/2025

Erin Jones CPPB NIGP-CPP, Purchasing Manager — Date

City of Bradenton

AGREEMENT

THIS AGREEMENT, ("Agreement") is made and entered into on the 8 day of September, 2023 ("Effective Date"), by and between McCain Sales of Florida, Inc. ("Contractor") and the City of St. Petersburg, Florida, ("City") (collectively, "Parties").

WITNESSETH:

NOW, THEREFORE, in consideration of the promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Contractor Duties**. Contractor shall perform the scope of services set forth in Appendix A of this Agreement ("Scope of Services") for the City in full and complete accordance with this Agreement. Upon receipt of a purchase order issued by the City to Contractor in accordance with this Agreement (individually, "Purchase Order" and collectively, "Purchase Orders"), Contractor shall furnish the City with the services ordered, to the extent such services are set forth in this Agreement.

2. **Agreement Components**.

   A. The agreement components are this Agreement, the appendices to this Agreement, the attached CSP BPA FORM or CSP CPA FORM, as applicable ("BPA/CPA Form"), Purchase Orders, if any, and the following documents, which are made a part hereof by reference ("Other Documents"):

      (i) IFB No. 8648: Traffic Control, Pedestrian Crosswalks dated May 22, 2023 ("Document 1")
      (ii) Vendors Response to IFB No. 8648, Quote No. 13368 dated June 15, 2023 ("Document 2")

   B. In the event of an inconsistency or conflict between or among the documents referenced in this Agreement, the following order of precedence governs: (i) this Agreement, exclusive of its appendices, (ii) the appendices to this Agreement, (iii) the BPA/CPA Form, (iv) Purchase Orders, if any, and (v) the Other Documents. In the event of an inconsistency or conflict between or among the Other Documents, the order of precedence is the order the documents are listed above (e.g. Document 1 governs over Document 2, Document 2 governs over Document 3, etc.).

3. **Term**. The initial Term of this Agreement commences on the Effective Date and terminates on August 31, 2026, unless this Agreement is earlier terminated as provided for herein. The City reserves the right to extend this Agreement under the same terms and conditions for one two-year period at the end of the initial Term, provided such extension is mutually agreed upon by both Parties in writing. References in this Agreement to "Term" includes the initial Term and all renewal Terms.

4. **Payment**.

A. Provided Contractor faithfully performs its obligations contained in this Agreement, the City shall pay Contractor for the services rendered in accordance with the prices for such services set forth in Appendix B of this Agreement ("Services Pricing"); provided, however, that the City is not required to pay Contractor for services unless they conform to the requirements of this Agreement, and further provided that the total amount paid to Contractor pursuant to this Agreement, which is inclusive of any out-of-pocket expenses (including but not limited to transportation, mileage, lodging, and meals) must not exceed Eight Hundred Thousand dollars ($800,000) annually ("Maximum Annual Price"). Contractor shall invoice the City for services in accordance with procedures established by the City, and the City shall pay each invoice in accordance with the Local Government Prompt Payment Act. The Services Pricing and Maximum Annual Price may be increased only in strict accordance with this Agreement.

B. The Services Pricing may be adjusted as follows:

(i) Adjustments to the Services Pricing based on changes to labor costs may be requested by Contractor or the City after the initial twelve (12) months of the Term and then no more than once every six (6) months thereafter. Such increases or decreases in prices, if approved by the party to whom the request is made, will be calculated based on the percentage of the applicable Services Pricing that accounts for labor costs. Such increases or decreases in prices shall not exceed the U. S. Bureau of Labor Statistics Producer Price Index ("PPI") increase for the most recent twelve-month period (see http://www.bls.gov/, PPI, Commodities, not seasonally adjusted, Machinery and Equipment, Intercommunications, Alarm and Traffic Control Systems, (Series ID WPU11760303).

(ii) Approval of a price adjustment will establish a new base price from which subsequent adjustments will be calculated.

(iii) Contractor's requests for adjustments must be submitted in writing to the City's Procurement and Supply Management Department and must include a justification for the requested adjustment.

(iv) Any adjustment to the Services Pricing must be agreed upon by both Parties in a writing that will be attached to this Agreement, and Appendix B of this Agreement will be deemed amended accordingly.

(v) Any price adjustments that result in an increase to the Maximum Annual Price must be effectuated through amendments to this Agreement made in accordance with paragraph 13 of this Agreement.

5. **Ordering**. The City will issue Purchase Orders on an as-needed basis. Nothing contained herein may be construed to obligate the City to issue any Purchase Orders under this

Agreement. When ordering, the City will furnish Contractor with a Purchase Order number; name of department; name of person placing the order, date of order; description of services ordered; and any required schedule.

6. **Indemnification.**

A. Contractor shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including, but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

(i) The performance of this Agreement (including any amendments thereto) by Contractor, its employees, agents, representatives or subcontractors; or

(ii) The failure of Contractor, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws (as defined herein); or

(iii) Any negligent act or omission of Contractor, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of Contractor, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or

(iv) Any reckless or intentional wrongful act or omission of Contractor, its employees, agents, representatives, or subcontractors; or

(v) Contractor's failure to maintain, preserve, retain, produce, or protect records in accordance with this Agreement and applicable Laws (including but not limited to Florida laws regarding public records).

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this paragraph survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

7. **Insurance.**

A. Contractor shall maintain the following minimum types and amounts of insurance throughout the Term at its own expense:

(i) Commercial general liability insurance in an amount of at least One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) aggregate in occurrences form. This policy must include coverage for bodily injury, property damage, personal and advertising injury, products and completed operations, and contractual liability under this Agreement.

(ii) Commercial automobile liability insurance of $1,000,000 combined single limit covering all owned, hired and non-owned vehicles.

(iii) Workers' Compensation insurance as required by Florida law and Employers' Liability Insurance in an amount of at least $100,000 each accident, $100,000 per employee, and $500,000 for all diseases.

B. All of Contractor's insurance policies, except Workers' Compensation, must name the Indemnified Parties as additional insureds.

C. All policies must provide that the City will be provided notice at least thirty (30) days prior to any cancellation, reduction or material change in coverage.

D. Contractor shall provide the City with Certificates of Insurance on a standard ACORD form, or similar form acceptable to the City, reflecting all required coverage. At the City's request, Contractor shall provide copies of current policies with all applicable endorsements.

E. All insurance required must be on a primary and noncontributory basis and must be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then-current edition of AM Best's Rating Services, or similar rating agency acceptable to the City.

F. If the insurance carried by Contractor has broader coverage than required in this Agreement, then that broader coverage, including but not limited to additional insured requirements, is deemed to be the requirement in this Agreement. If Contractor's insurance limits are greater than the minimum limits set forth herein, then Contractor's insurance limits are deemed to be the required limits in this Agreement.

G. Contractor hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier.

H. The City reserves the right to change or alter the above insurance requirements as it deems necessary.

8. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other must be in writing and will be deemed given and delivered on

the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY:

City of St. Petersburg
Procurement and Supply Management Department
P. O. Box 2842
St. Petersburg, FL 33731
Phone: 727-893-7220
Attention: Stephanie N. Swinson, Director

CONTRACTOR:

McCain Sales of Florida, Inc.
3001 Orange Ave
Fort Pierce, FL 34947
Attention: Marvin Miller

9. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination will not render void, invalid or unenforceable any other paragraph or portion of this Agreement.

10. **Due Authority.** Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.

11. **Assignment.** Contractor shall make no assignment of this Agreement without the prior written consent of the City. Any assignment of this Agreement contrary to this paragraph is void and confers no rights upon the assignee.

12. **Termination.**

A. This Agreement may be terminated at any time by the City for convenience upon thirty (30) days written notice to Contractor.

B. The City may terminate this Agreement upon written notice to Contractor in the event Contractor defaults on any of the terms and conditions of this Agreement and such failure continues for a period of thirty (30) days following notice from the City specifying the default; provided, however, that the City may immediately terminate this Agreement, without providing Contractor with notice of default or an opportunity to cure, if the City determines that Contractor has failed to comply with any of the terms and conditions of this Agreement related to safety, indemnification

or insurance coverage.

C. The City may terminate this Agreement as provided in Florida Statute section 287.135 and 448.095.

D. Termination of this Agreement acts as a termination of the BPA/CPA Form, any Purchase Orders issued by the City, and the Other Documents.

13. **Amendment**. Unless otherwise specifically provided in paragraph 4, this Agreement may be amended only in a writing executed by both Parties.

14. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them.

15. **Governing Law and Venue.** The laws of the State of Florida govern this Agreement. Venue for any action brought in state court must be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court must be in the Middle District of Florida, Tampa Division, unless a division is created in St. Petersburg or Pinellas County, in which case the action must be brought in that division. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.

16. **Compliance with Laws**. Contractor shall comply at all times with all federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida laws regarding public records. Contractor hereby makes all certifications required under Florida Statute section 287.135. Contractor shall also comply with all applicable City policies and procedures.

17. **Third Party Beneficiary**. Notwithstanding anything to the contrary contained in this Agreement, persons or entities not a party to this Agreement may not claim any benefit hereunder or as third party beneficiaries hereto.

18. **No Liens.** Contractor shall not suffer any liens to be filed against any City property by reason of any work, labor, services or materials performed at or furnished to City property, to Contractor, or to anyone using City property through or under Contractor. Nothing contained in this Agreement may be construed as a consent on the part of the City to subject City property or any part thereof to any lien or liability under any Laws.

19. **No Construction against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by Contractor and its professional advisors. The City, Contractor and Contractor's professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or Contractor or against the City or Contractor merely because of their efforts in preparing it.

20. **Use of Name.** Subject to the requirements of Florida laws regarding public records, neither party may use the other party's name in conjunction with any endorsement, sponsorship, or advertisement without the written consent of the named party, except that Contractor may refer to the City in client list.

21. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement are limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City is not prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge will be prior and superior to any obligation of the City pursuant to this Agreement.

22. **City Consent and Action.**

A. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement by the City means the approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

B. For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

23. **Captions.** Captions are for convenience only and do not control or affect the meaning or construction of any of the provisions of this Agreement.

24. **Books and Records**. Contractor shall prepare in accordance with generally accepted accounting practice and shall keep, at the address for delivery of notices set forth in this Agreement, accurate books of account. All books and records with respect to this Agreement must be kept by Contractor and must be open to examination or audit by the City for the Term and for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies. Nothing herein may be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.

25. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, survive such expiration or earlier termination.

26. **Force Majeure.** In the event that either party hereto is delayed or hindered in or prevented from the performance required hereunder by reason of acts of God, failure of power, public health emergencies, strikes, lockouts, labor troubles, riots, war, insurrection, or other

reason of like nature not the fault of the party ("Permitted Delay"), such party will be excused for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any extension of time for a Permitted Delay will be conditioned upon the party seeking an extension of time delivering written notice of such Permitted Delay to the other party within ten (10) days of the event causing the Permitted Delay.

27. **No Waiver**. No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver may be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement will be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Contractor does not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

28. **Permits and Licenses**. Contractor shall obtain any and all necessary permits, licenses, certifications and approvals which may be required by any government agency in connection with Contractor's performance of this Agreement. Upon request of the City, Contractor shall provide the City with written evidence of such permits, licenses, certifications and approvals.

29. **Successors and Assigns**. This Agreement inures to the benefit of and is enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.

30. **Subcontract**.

A. The hiring or use of outside services or subcontractors in connection with the performance of Contractor's obligations under this Agreement is not permitted without the prior written approval of the City, which approval may be withheld by the City in its sole and absolute discretion. Contractor shall promptly pay all subcontractors and suppliers. Any subcontracting permitted by the City is subject to all the terms and conditions and other provisions of this Agreement.

B. Notwithstanding any such subcontracting, Contractor shall remain obligated and responsible to the City for the performance of all terms and conditions and other provisions of this Agreement.

31. **Relationship of Parties**. Nothing contained herein may be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, may be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.

32. **Contract Adjustments.**

A. Either party may propose additions, deletions or modifications to the Scope of Services ("Contract Adjustments") in whatever manner such party determines to be reasonably necessary for proper compliance with this Agreement. Proposals for Contract Adjustments must be submitted to the non-requesting party in the form agreed to by the Parties. Contract Adjustments must be effectuated through amendments to this Agreement made in accordance with this Agreement.

B. There may be no increase in the Services Pricing or the Maximum Annual Price on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of Contractor or its employees, agents or subcontractors to properly perform their obligations and functions under this Agreement.

C. In the event Contractor proposes a Contract Adjustment and the City does not approve such Contract Adjustment, Contractor will continue to perform the original Scope of Services in accordance with the terms and conditions of this Agreement.

D. Notwithstanding anything to the contrary contained in this Agreement, there may be no increase in the Services Pricing or the Maximum Annual Price except pursuant to an amendment to this Agreement made in accordance with this Agreement.

33. **Warranties.** In addition to any other warranties that may exist, Contractor warrants to the City that the services required to be performed by Contractor pursuant to this Agreement will be performed in a workmanlike manner consistent with industry standards reasonably applicable to the performance of such services.

34. **Non-Exclusive Agreement.** This Agreement imposes no obligation on the City to utilize Contractor for all of the work and services of this type, which may be needed during the Term. This is not an exclusive agreement. The City specifically reserves the right to concurrently contract with other companies for similar work and services if it deems such action to be in the City's best interest.

35. **Contractor Personnel.** The City reserves the right to require Contractor to replace any persons performing services pursuant to this Agreement, including but not limited to Contractor's employees and any affiliates' or subcontractors' employees, whom the City judges to be incompetent, careless, unsuitable or otherwise objectionable, or whose continued use is deemed contrary to the best interests of the City.

36. **Public Records.**

A. Contractor shall (i) keep and maintain public records (as defined in Florida's Public Records law) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records law or other applicable Laws; (iii) ensure that public records in Contractor's possession that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws for the Term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Contractor's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Contractor transfers all public records to the City upon the expiration or earlier termination of this Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon the expiration or earlier termination of this Agreement, Contractor shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable Laws. At the City's request, Contractor shall provide all electronically stored public records to the City in a format approved by the City.

B. IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.

C. Nothing contained herein may be construed to affect or limit Contractor's obligations including but not limited to Contractor's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

37. **Appendices.** Each appendix to this Agreement, including all attachments to each appendix, is an essential part hereof and is attached hereto.

38. **Execution of Agreement**. This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, and such counterparts collectively constitute a single original Agreement. Additionally, each party is authorized to sign this Agreement electronically using any method authorized by applicable law or City policy, including any of the following: (i) a typed name on an electronic document; (ii) an image of a physical signature sent via email, fax, or other electronic transmission method; (iii) clicking a button to indicate agreement or acceptance in an electronic signature system; or (iv) a handwritten signature that is digitally captured on a touch device such as a tablet or smartphone.

(REMAINDER OF PAGE INTENTIONALLY LEFT BANK)

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

McCain Sales of Florida, Inc.:

By: Marvin Miller
Marvin Miller (Sep 8, 2023 10:48 EDT)

Print: Marvin Miller

Title: General Manager

CITY OF ST. PETERSBURG, FLORIDA: **ATTEST**

(SEAL)

By: DocuSigned by: Stephanie Swinson
A145E875DE4047...
Stephanie N. Swinson, Esq., Director
Procurement & Supply Management

DocuSigned by:
7FEE25D73DCF4B2...
City Clerk (Designee)

Provisions of Contract Approved:

By: DocuSigned by: Cheryl N. Stacks
a7AD66EC79DF4DA...

Print: Cheryl N. Stacks

Project Manager

Approved as to Form and Content:

Shawn Michnowicz
City Attorney (Designee)

00629206 S-03. IDIQ/on-demand services agreement (June 2022)

(Acknowledgment of Contractor)

Under penalties of perjury, I declare that I am authorized by the Company to execute the foregoing Agreement.

By: Marvin Miller
Marvin Miller (Sep 8, 2023 10:48 EDT)

Print: Marvin Miller

Appendix A

Scope of Services

1. Intent

Contractor shall furnish and install post-mounted electronic traffic sign assemblies, including but not limited to pedestrian crosswalk Rapid Rectangular Flashing Beacon assemblies (RRFB), and Electronic Display Sign (EDS) assemblies.

2. Scope of Work

Contractor shall provide all labor, materials, supervision, tools, equipment, and vehicles necessary to furnish and/or install complete post-mounted electronic traffic sign assemblies with variable configurations that are either RRFB assemblies or EDS assemblies.

NOTE: For the purposes of this Agreement, a sign "assembly" consists of the following:

A single pole base and pole, mounting brackets, attachment hardware, cabinet, electronics, wiring, solar panel, associated regulatory or warning sign as provided in the Manual on Uniform Traffic Control Devices (MUTCD), and any supplementary plaques as provided in the MUTCD. RRFB assemblies also include a pedestrian detector (i.e., push button) and associated regulatory signage.

3. Technical Specifications

a. All RRFB assemblies shall be consistent with Section 654 of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, current edition, and the Manual on Uniform Traffic Control Devices, current edition using high-intensity, diamond-grade reflective sheeting.

b. EDS assemblies shall be consistent with Section 700 of the FDOT Standard Specifications for Road and Bridge Construction, current edition, with associated regulatory, warning, or guide signs consistent with the Manual on Uniform Traffic Control Devices, current editions.

c. All assemblies shall be provided on either a conventional 4.5" OD aluminum pole, or ornamental bases poles and pole assemblies, as requested.

d. All signage used on the ornamental designed pole bases shall be inserted into aluminum sign placard housings and welded onto the ornamental pole base. Each pole assembly shall be signed as indicated on project plans.

e. All RRFB assemblies shall be compatible with either attached or remote solar panels and/or pedestrian push buttons or any combination thereof.

4. Installation

a. Installation shall be provided as indicated on plans provided and approved by the City.

5. Emergency Services

Contractor shall provide evening, weekend, and holiday service, as necessary, to cope with any emergency which threatens public health and safety, as determined by the City. Contractor shall furnish a 24-hour live contact telephone number in the event of such an emergency.

Contractor shall provide first-priority services to the City in the event of a hurricane, flood, or other natural disaster, as defined by the City.

6. Response Time

Contractor shall call back or contact the requesting department for all service calls within six (6) hours. The Contractor shall be on-site within 24 hours for requests for emergency services for repairs or replacements and within five (5) business days for non-emergency services, unless otherwise approved by the City. Failure to respond to a service call within the designated time shall be considered valid reason for termination of this contract. In the event the Contractor does not comply within the stated time the City reserves the right to call any qualified Contractor to make the necessary repairs. The Contractor shall pay for any charges for this service.

Contractor shall begin work within 24 hours of notice to proceed.

7. Call-Back

Follow-up or call-back work to correct previous work resulting from Contractor's improper repairs, installation of substandard parts furnished by Contractor, faulty workmanship by the Contractor, or improper installation of parts furnished by the City shall be solely at Contractor's expense.

8. Warranty, Manufacturer

Contractor shall ensure manufacturer fully warrants all materials and equipment furnished under the terms of this Agreement, against poor and inferior quality, for a period of not less than three (3) years from the date of final acceptance by the City. While under warranty, Contractor must ensure manufacturer repairs or replaces inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

9. Warranty

Contractor shall fully warrant all materials and equipment furnished under the terms of this agreement, against poor and inferior quality, for a period of not less than one (1) year from date of the final acceptance by the City. Time is of the essence of this Agreement. While under warranty, Contractor shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

10. City Access to Service Rendering Facility

City reserves the right to inspect the business location and any other business location the contractor may operate prior to award of a contract and, upon reasonable notice to inspect the business location at any time during the term of this contract. Contractor shall provide access to all testing, storage, operations, and other areas, as requested by the City's representatives. City reserves the right to conduct an on-site inspection of any subcontractor facilities prior to award and during the term of Agreement. Contractor and its subcontractors shall notify the City, in writing, within thirty (30) days of any relocation of its servicing facility.

11. Account Management

Contractor shall provide a single point of contact, dedicated account manager who will be readily available during normal business hours to administer the agreement. Contractor is responsible for notifying the City of any changes in account manager or contact information. Account

manager's responsibilities shall include, but are not limited to, overseeing all aspects of implementation, servicing, reporting and issue resolution.

12. Federal Grant Funding

Federal grant funding may apply to this agreement. When federal grant funding applies, all goods delivered and services rendered must fully comply with current requirements as specified by the U.S. Department of Labor for Davis-Bacon and Related Acts Provisions and Procedures, 29 CFR 5.5, (see https://www.dol.gov/agencies/whd/laws-and-regulations/laws/dbra). Current labor rates for Davis-Bacon requirements shall be provided by the City when federal grant funding is being used.

13. Releases

No single project, purchase or release against this agreement shall exceed forty-nine thousand, nine hundred, and ninety-nine dollars ($49,999) without prior written consent by the Purchasing Director or the Purchasing Director designee.

Appendix B
Pricing

Line	Description	EAU	UOM	Unit Price	Extended Price
1	LED Rectangular-shaped yellow beacon array - single sided. One pedestrian Indicator	6	EA	$579.00	$3,474.00
2	LED Rectangular-shaped yellow beacon array - single sided. Two Pedestrian Indicator	4	EA	$579.00	$2,316.00
3	LED Rectangular-shaped yellow beacon array - single sided. One pedestrian Indicator	2	EA	$1,158.00	$2,316.00
4	LED Rectangular-shaped yellow beacon array - double sided. One pedestrian Indicator	12	EA	$1,158.00	$13,896.00
5	RRFB - Controller (Including cabinet, battery, radio etc.)	12	EA	$2,249.00	$26,988.00
6	Solar Array	11	EA	$638.00	$7,018.00
7	Pedestrian Push Button	11	EA	$246.00	$2,706.00
8	12 ' X 4.5" OD - .025 thick round aluminum pole, threaded	10	EA	$301.00	$3,010.00
9	12' X 4.5" OD - Ornamental pole	1	EA	$675.00	$675.00
10	Pole Base - Square cast aluminum with access door and bolt	50	EA	$248.00	$12,400.00
11	Traffic Sign: W11-15 Yellow - 30"	3	EA	$62.00	$186.00
12	Traffic Sign: W11-2 Yellow - 30"	4	EA	$62.00	$248.00
13	Traffic Sign: S1-1 FYG - 30"	6	EA	$62.00	$372.00
14	Traffic Sign: W11-15P Yellow - 24" X 18"	1	EA	$32.00	$32.00
15	Traffic Sign: W16-7PR Yellow - 24" X 12"	2	EA	$23.00	$46.00
16	Traffic Sign: W16-7PL Yellow - 24" X 12"	2	EA	$23.00	$46.00
17	Traffic Sign: W-16-7PR FYG - 24" X 12"	3	EA	$23.00	$69.00
18	Traffic Sign:W-16-7PL FYG - 24" X 12"	3	EA	$23.00	$69.00
19	Traffic Sign: R10-25 - 9" X 12"	6	EA	$12.00	$72.00
20	Traffic Sign Mounting Kit - 4.5" OD	30	EA	$45.00	$1,350.00
21	Intelligent Warning System Assembly	1	EA	$24,481.00	$24,481.00
22	RRFB Back to Back Solar Powered Assembly, 12 Volt SunSaver Radio Controller, Universal Mounts	18	EA	$3,486.00	$62,748.00
23	School Zone Flashing Sign Beacon Assembly	8	EA	$3,346.00	$26,768.00
24	Roadside Assembly - Warning	1	EA	$5,475.00	$5,475.00
25	School Zone with Flashing Beacon, Feedback panel	1	EA	$12,250.00	$12,250.00
26	School Zone without Flashing Beacon	1	EA	$78.00	$78.00
27	School Zone without Flashing Beacon, with Feedback panel	1	EA	$4,603.00	$4,603.00
28	Speed Feedback	1	EA	$4,525.00	$4,525.00
29	RRFB Back to Back Solar Powered Assembly, 12 Volt SunSaver Radio Controller, Universal Mounts	7	EA	$3,980.00	$27,860.00
30	Jbolt Assembly - 18" X 3/4" HDG, with nuts and washers	35	EA	$15.00	$525.00
31	Single Pole Mount Foundation & installation	1	EA	$3,000.00	$3,000.00
32	Installation - per one complete assembly	1	EA	$4,100.00	$4,100.00
33	Labor, 8:00 a.m. - 5:00 p.m., Monday through Friday	1	HR	$153.00	$153.00
34	Labor, 5:01 p.m. - 7:59 a.m., Monday through Friday	1	HR	$253.00	$253.00
35	Labor, 8:00 a.m. - 5:00 p.m., City Holiday, Saturday, Sunday	1	HR	$253.00	$253.00
36	Labor, 5:01 p.m. - 7:59 a.m., City Holiday, Saturday, Sunday	1	HR	$253.00	$253.00

AGENDA ITEM NO. 6.n

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Marcus Kerber, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Piggyback Agreement PB-25-015MK with GARLAND/DBS, Inc.

SUGGESTED ACTION: Approve the Agreement for Mayor's signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
GARLAND/DBS, Inc. agrees to enter into an agreement with the City of Bradenton, Florida to provide the City of Bradenton with roofing supplies and services, waterproofing, and related products and services.

FINANCIAL IMPACT:
To be utilized and funded through the operating budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the Contract PB-25-015MK with Garland Inc.

ATTACHMENTS:
Agreement with GARLAND/DBS, Inc.

Master Agreement

CITY OF BRADENTON
BRADENTON, FLORIDA

AGREEMENT PB-25-015MK BETWEEN THE CITY OF BRADENTON AND GARLAND/DBS, INC.

GARLAND/DBS, Inc. ("Contractor") agrees to enter into an agreement with the City of Bradenton, Florida to provide the City of Bradenton with roofing supplies and services, waterproofing, and related products and services. This Contract is in accordance with the specifications per the Agreement between Racine County, Wisconsin and Contractor for roofing supplies and services, waterproofing, and related products and services, including all amendments thereto, Racine County, Wisconsin Invitation for Bid ("IFB") No. PW1925 and all addenda thereto, and Contractor's response to IFB No. PW1925 (the "Contract Documents"), attached hereto and incorporated herein as Composite Exhibit "A", including pricing for a base contract period dated from the authorized signing of this document by Gene Brown, Mayor, through October 14, 2029, with the following modifications:

1. All references to "Racine County, Wisconsin" and "County" shall be replaced with "City of Bradenton, Florida".

2. All references to "730 Wisconsin Avenue, Racine, WI 53403" shall be replaced with "101 Old Main Street, Bradenton, Florida 34205".

3. The laws of the State of Florida shall govern the Contract.

4. The venue for any dispute arising out of the Contract shall be Manatee County, Florida.

5. Payment of all invoices under this Contract shall be remitted in accordance with Florida's Prompt Payment Act.

6. Section B(1) of the Contract Documents shall be deleted in its entirety and replaced with the City of Bradenton General Terms & Conditions of Purchase Orders, attached hereto as Exhibit "B".

7. Section B (2) of the Contract Documents shall be deleted in its entirety and replaced with the following:

Before performing any services, Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, the insurance listed below. The insurance policies shall be primary and written on forms acceptable to the City and placed with the insurance carriers approved and licensed by the State of Florida Office of Insurance Regulation and meet a minimum financial AM Best Company rating of no less than "A-Excellent: FSC VII."

The City, its officers, agents, and employees, shall be named as additional insureds on all policies required (excluding worker's compensation). No changes may be made to these specifications without specific prior written approval of the City. The City shall retain the right to review, at any time, coverage, form, and amount of insurance.

A) **Workers' Compensation/Employers Liability:**

Part One - There shall be no maximum limit (other than as limited by the applicable statute) for liability imposed by Florida Workers' Compensation Act or any other coverage required by the Contract which are customarily insured under Part One of the standard Workers' Compensation Policy.

Part Two - The minimum amount of coverage required by the Contract which are customarily insured under Part Two of the standard Workers' Compensation Policy shall be:

(Each Accident) $100,000
(Disease-Policy Limit) $500,000
(Disease-Each Employee) $100,000

B) **Commercial General Liability**.

The limits are to be applicable only to services performed under the Contract and shall be those that would be provided with the attachment of the Amendment of Limits of Insurance (Designated Project or Premises) endorsement (ISO Form CG 2503) a Commercial General Liability Policy with the following minimum limits.

General Aggregate:
Products/Completed Operations Aggregate $1,000,000
Personal and Advertising Injury $1,000,000
Each Occurrence $1,000,000
Fire Damage (Any One Fire) $Nil
Medical Expense (Any One Person) $Nil

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida shall be specifically named as additional insured on the Commercial General Liability Policy.

C) **Business Auto Policy**

Each Occurrence Bodily Injury and
Property Damage Liability Combined $300,000
Annual Aggregate (if applicable) $1,000,000

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida, shall be specifically named as additional insured on the Business Auto Policy.

D) **Certificates of Insurance and Copies of Policies**

Certificates of Insurance in triplicate evidencing the insurance coverage specified herein shall be filed with the Purchasing Division before services begin. The required certificates of insurance shall name the types of policy, policy number, date of expiration, amount of coverage, companies affording coverage, and also shall refer specifically to the Contract. All insurance policies required herein shall be issued by companies that are authorized to do business under the laws of the State of Florida and hold an A.M. Best rating of A- or better. Insurance, as specified herein, shall remain in force and effect for the duration of the Contract, including any warranty periods.

E) **Complete Policies**:

The entire and complete insurance policies required herein shall be provided to the City on request. If the initial insurance expires prior to the completion of services by the Contractor, renewal certificates of insurance and required copies of policies shall be furnished by the Contractor and delivered to the Purchasing Official thirty (30) days prior to the date of their expiration. Nothing herein shall in any manner create any liability of the City in connection with any claim against the Contractor for labor, services, or materials, or of subcontractors; and nothing herein shall limit the liability of the Contractor or Contractor's sureties to the City, or to any workers, suppliers, material men or employees in relation to this Contract.

F) By way of its execution of the Contract, Contractor:

a. Represents that Contractor maintains, and will maintain during the term of the Contract, insurance coverage from responsible companies duly authorized to do business in the State of Florida and deemed acceptable to the City; and

b. Agrees that insurance should not be cancelled without thirty (30) days' notice to the City and must be endorsed to provide same. Failure of the City to obtain and maintain proper amounts of insurance at all times as

called for herein shall constitute a material breach of the Contract, which may result in immediate termination.

G) Certification Requirements – In order for the certificate of insurance to be accepted it must comply with the following:

a. The certificate holder shall be:
The City of Bradenton, A political subdivision of the State of Florida
101 Old Main Street
Bradenton, FL 34205-7865
Reference: **PB-25-015MK**

b. Certificate shall be mailed to:
The City of Bradenton
101 Old Main Street
Bradenton, FL 34205
Attn: Purchasing

8. Section B (3) of the Contract Documents shall be deleted in its entirety and replaced with the following:

Pursuant to §119.0701, Fla. Stat., and to the extent applicable under Florida law, Contractor shall comply with Florida's public records laws as follows:

A. Contractor shall keep and maintain public records required by the City in order to perform the service;

B. Upon request from the City, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law;

C. Contractor shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract Term and following completion of the Contract if Contractor does not transfer the records to the City;

D. Contractor shall upon completion of the contract, transfer, at no cost, to the City all public records in possession of Contractor or keep and maintain public records required by the City to perform the service. If Contractor transfers all public records to the City upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the

City's custodian of public records, in a format that is compatible with the information technology systems of the City; and

E. Contractor acknowledges that all information relating to the Contract are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
Phone: (941) 932-9400
Email: Cityclerk@Cityofbradenton.com
Mailing Address: 101 Old Main Street – Bradenton, FL 34205

9. Section B(4) of the Contract Documents shall be deleted in its entirety and replaced with the following:

   Equal Employment Opportunity. It is the policy of the City to assure that applicants are employed, and that employees are treated during employment, without regard to their age, race, religion, color, national origin, sex, or disability. Such action must include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training.

10. A new section, E-Verify, shall be added as follows:

    E-Verify. Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. The Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of this contract. The Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this contract. If the Contractor has a contract terminated by a public employer for any such violation during the term of this contract, it shall provide immediate notice thereof to the City.

11. A new section, Notice, shall be added as follows:

Any notices, reports, or any other type of documentation required by this Contract shall be sufficient if sent by the parties via United States mail, postage paid, to the addresses listed below:

To City:	To CONTRACTOR:
City of Bradenton Attn: Purchasing Dept. 101 Old Main Street Bradenton, Florida 34205	Garland / DBS, Inc. 3200 E. 91st St Cleveland, OH 44105
	Email: Hdobson@garlandco.com
Copy to: Blalock Walters, P.A. Attn: Scott E. Rudacille, Esquire 802 11th Street West Bradenton, Florida 34205 srudacille@blalockwalters.com	Copy to: Same Email:

12. A new section, Indemnification, shall be added as follows:

Contractor hereby agrees to indemnify and save and hold harmless the City (including all its employees, officers, directors and agents), from and against any and all claims, causes of action, demands, charges, judgments, losses, damages, or costs (including reasonable attorneys' fees) and other obligations and liabilities whatsoever which may arise, directly or indirectly, as a result of, or in connection with (i) Contractor's performance, non-performance, or material breach of any provision of this Contract or of Contractor's duties or obligations under this Contract; or (ii) Negligence, gross negligence or willful misconduct on behalf of Contractor in performing its duties and obligations under this Contract. By way of inclusion and not limitation, this indemnity shall apply to claims, fines, penalties, actions, proceedings or orders of state or federal agencies, or contingent liabilities related to services performed by or payments received for services provided by Contractor.

This Agreement is authorized by Section 2-237(9) of the City of Bradenton Code of Ordinances, which provides that in lieu of issuing requests for bids of proposals, the city may utilize previous bidding procedures and bid lists for any other political subdivision of the State of Florida, the State

of Florida itself, its agencies, counties, independent special districts, any municipality and any list of the United States Government and United States Federal Agencies. The utilization of such bid lists and procedures shall not require the city to contract with the lowest bidder but with the best bidder as per the provisions of its bidding requirements.

Brian Lambert

Brian Lambert, President
GARLAND/DBS, Inc.

GARLAND/DBS, INC. CORPORATE SEAL 2009 DELAWARE

4-22-2025
Date

Gene Brown, Mayor
City of Bradenton

Date

Erin Jones

Erin Jones CPPB NIGP-CPP, Purchasing Manager
City of Bradenton

05/01/2025
Date

Racine County
WISCONSIN

Purchasing Department
730 Wisconsin Avenue
Racine, WI 53403
262-636-3700
fax: 262-636-3763

ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES CONTRACT 2019

This Contract made and entered into this 27 day of September, 2019, by and between Racine County, Wisconsin, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (hereinafter referred to as "COUNTY") and Garland/DBS, Inc., 3800 East 91st Street, Cleveland, Ohio 44105 (hereinafter referred to as "CONTRACTOR").

W I T N E S S E T H:

For good and valuable consideration, the parties agree as follows:

1. **WORK**: CONTRACTOR shall provide ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES:
   The undersigned parties understand and agree to comply with and be bound by the entire contents of Sealed Bid # PW1925: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES PROJECT MANUAL (aka, the Contractor's Bid Proposal submitted September 4, 2019) which is incorporated herein by reference. CONTRACTOR understands and agrees that the bonds and insurance required by the Project Manual are to be kept current at all times through the length of each term and for 90 Days following completion of each term. Bonds and insurance must be renewed and presented to the COUNTY at the time of each renewal term if COUNTY chooses to renew. Bonds and insurance shall be written by a firm acceptable to the COUNTY as specified in the Project Manual.
2. **TERM**: October 15, 2019, to October 14, 2024, with full renewal of one (1) additional five (5) year term per the Project Manual. COUNTY shall exercise renewal options by issuance and delivery to CONTRACTOR of a written notice to renew this Agreement.
3. **PROJECT**: ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES in accordance with the Project Manual.
4. **PRICE**: Price as stated for all schedules included in the Project Manual.

5. **CANCELLATION**: This contract may be cancelled without penalty or obligation of any kind, by COUNTY by, for or on behalf of itself or its agencies, departments, officers, agents or employees immediately upon written notice to all parties that sufficient funds have not been budgeted by the County Board of Supervisors to pay the obligations under this agreement.

Either party may terminate the contract on the anniversary date in any subsequent year of the contract by providing the other party with written notice ninety (90) days prior to the anniversary date.

If the CONTRACTOR fails to maintain and keep in force required insurance, COUNTY shall have the right to cancel and terminate the contract without notice.

Notwithstanding any of the terms and conditions contained herein, the COUNTY and CONTRACTOR reserve the right to terminate the contract at any time for any reason by providing written notice of termination to the other party no less than ninety (90) days in advance of termination. In the event of said termination, CONTRACTOR shall not reduce its activities hereunder unless agreed in advance by COUNTY. The CONTRACTOR will pay according to the contract for services tendered through the date of termination.

RACINE COUNTY

BY: _____
JONATHAN DELAGRAVE
RACINE COUNTY EXECUTIVE

BY: _____ 9/25/19
Wendy M. Christensen
Racine County Clerk

GARLAND/DBS Inc.

BY: _____
David M. Sokol, President

Date 9-27-19
Certified to be correct as to form
By _____
Racine County Corporation Counsel

REVIEWED BY FINANCE DIRECTOR

_____ 9/27/19
Sign Date

Docusign Envelope ID: 25BFF325-D70C-43B3-A5ED-98F4BC1594F9 **EXHIBIT A**

Racine County Contract & Contract Amendment Form

Attach one copy of the contract to be filed. Attach more copies if required by vendor.

Munis Contract #: 1718 Amendment: ■ Yes ☐ No Signed by vendor: ■ Yes ☐ No ☐ DocuSign

Contract Type ☐ Non Encumber Expense ☐ Encumber Expense ☐ HSD PO Expense ■ Revenue

Vendor/Customer #: 6557 Vendor Name: GARLAND/DBS

Full Address: 3800 EAST 91ST ST CLEVELAND OH 44105

Department: FINANCE Sub Department:

Brief Description of Services: AMENDMENT ROOFING SUPPLIES AND SERVICES

Contact/administrator: Duane McKinney Contact Munis ID: 6750dmckinne

Contract Start: 10/15/2019 Contract End: 10/14/2029

If this is a multi year contract - Committee and County Board authorization is needed before the contract can be processed.
By completing this form, Procurement Policy has been followed.

Accounts Information

Account Name:	Account Number	Amended Amount	New Contract Amount	Year
	13500000.400000			

If additional account lines are necessary, attach a schedule. Total: $ 0.00 -

Have you read the agreement: ■ Yes ☐ No Do you understand & agree with the Terms: ■ Yes ☐ No

Are there things that you think should be changed in this Contract: ☐ Yes ■ No
If yes, please attach a memo stating the changes you think should be made.

Was a resolution passed to authorize the original contract: ☐ Yes ■ No

If yes, indicate the resolution number: 2019-42 (attach a copy of the resolution)

Is there a required signature date: ☐ Yes ☐ No If yes, what date:

Corp Counsel Stamp:	County Clerk Stamp:

Upon complete execution of this contract, an original copy must be placed on file with the County Clerk along with this cover sheet.
This form is to be printed on Pastel Yellow paper.

Updated 111320 BE

EXHIBIT A

ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES CONTRACT 2019

AMENDMENT NO. THIRTEEN (13)

This Amendment No. Thirteen (13) is effective December 20, 2024 and is to modify the ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES CONTRACT 2019 agreed upon by Racine County, Wisconsin, 730 Wisconsin Avenue, Racine, Wisconsin 53403 ("County") and Garland/DBS, Inc. 3800 East 91st Street, Cleveland, Ohio 44105 ("Contractor") (hereinafter each a "Party" and collectively referred to as "Parties") on September 27, 2019 ("Contract").

The Parties hereby agree to amend the Contract as follows:

1. **WORK:**

   To increase pricing on Attachment A – Line Item Pricing, and Attachment B - Material pricing; due to increase in raw material costs, higher energy and manufacturing costs, supply chain disruptions, rising transportation and logistics costs, surge in demand, increased cost of labor, rising healthcare costs and inflationary pressures.

   Details are provided in Attachment A – Line Item Pricing, and Attachment B – Material Pricing of this Amendment No. 13.

2. **PRICING:**

   The County agrees to the revised pricing and format.

   Details are located in Attachment A – Line Item Pricing, and Attachment B – Material Pricing of this Amendment No. 13.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

RACINE COUNTY

BY: DocuSigned by: Thomas Roanhouse 711DD7FEEEB3483...
Thomas Roanhouse
Interim Racine County Executive

DATE: 12/23/2024

DocuSigned by: Michael Lanzdorf 36F9231CFBA8401...
12/20/2024

BY: DocuSigned by: Wendy Christensen FC1B03998854B2...
Wendy M. Christensen
Racine County Clerk

DATE: 12/26/2024

DocuSigned by: Steven Zimmer 14A5552654004D4...
12/20/2024

GARLAND/DBS Inc.

BY: DocuSigned by: Brian Lambert 5E6F57C5BFFF47E...

DATE: 12/20/2024

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
10/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Northeast, Inc. Cleveland OH Office 950 Main Avenue Suite 1600 Cleveland OH 44113 USA	**CONTACT NAME:** **PHONE (A/C. No. Ext):** (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105 **E-MAIL ADDRESS:**
INSURED Garland/DBS, Inc. 3800 E. 91st Street Cleveland OH 44105 USA	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A:** National Fire Ins. Co. of Hartford — 20478 **INSURER B:** The Continental Insurance Company — 35289 **INSURER C:** Starr Indemnity & Liability Company — 38318 **INSURER D:** Starr Specialty Insurance Company — 16109 **INSURER E:** **INSURER F:**

COVERAGES **CERTIFICATE NUMBER:** 570109129087 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			GL7094453776	11/01/2024	11/01/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $100,000 $15,000 $2,000,000 $4,000,000 $4,000,000
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			1000692555 241	11/01/2024	11/01/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$2,000,000
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION			CUE7094453793 SIR applies per policy terms & conditions	11/01/2024	11/01/2025	EACH OCCURRENCE AGGREGATE	$5,000,000 $5,000,000
D D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		1000005545 Workers Comp AOS 1000005548 Workers Comp - WI	11/01/2024 11/01/2024	11/01/2025 11/01/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	$1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Bradenton is included as Additional Insured in accordance with the policy provisions of the General Liability and Automobile Liability policies.

CERTIFICATE HOLDER

City of Bradenton
101 12th Street West
Bradenton FL 34205 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570109129087

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EXHIBIT A

AGENCY CUSTOMER ID: 570000087155

LOC #:

ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	Garland/DBS, Inc.
POLICY NUMBER	
See Certificate Number: 570109129087	
CARRIER / NAIC CODE	EFFECTIVE DATE:
See Certificate Number: 570109129087	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

ADDITIONAL POLICIES If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
	WORKERS COMPENSATION							
D		N/A		1000005546 WC-AZ,CT,IA,NC,NJ,NY,TX	11/01/2024	11/01/2025		
D		N/A		1000005547 Workers Comp - FL, MA	11/01/2024	11/01/2025		

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STARR SPECIALTY
A MEMBER OF STARR COMPANIES

Dallas, TX 1-866-519-2522

Policy Number: 100 0005545 **Effective Date:** 11/01/2024
The Insured: Garland Industries, Inc.

ADVANCE NOTICE OF CANCELLATION OR NON-RENEWAL EXTENDED BY US

This endorsement modifies insurance provided under the following:

Workers Compensation and Employers Liability Policy

PART SIX • CONDITIONS, D. – Cancellation, 2. is deleted in its entirety and replaced with:

We may cancel or non-renew this policy. We must mail or deliver to you not less than the number of days shown below advance written notice stating when the cancellation or non-renewal is to take effect.

Except for non-payment of premium, non-payment of loss reimbursement or non-delivery of satisfactory security or collateral when due for which we will provide the advance written notice required by law, we shall not provide less than the number of days advance notice set forth below, or in the policy and endorsements attached thereto, or as required by state law.

Mailing that notice to you, at your mailing address shown in Item 1 of the Information Page will be sufficient to prove notice.

Cancellation: 90 Days
Non-Renewal: 90 Days

All other terms and conditions of this policy remain the same.

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COMMERCIAL AUTO
SICA-1028 (0919)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARLY NOTICE OF CANCELLATION PROVIDED BY US AMENDATORY ENDORSEMENT

Policy Number: 1000692555 241 **Effective Date:** 11/01/2024

Named Insured: GARLAND INDUSTRIES, INC.

This endorsement modifies the insurance provided under the following:

COMMERCIAL AUTO COVERAGE PART

It is hereby agreed that except with respect to fraud, material misrepresentation, or a material change in the nature or extent of the risk insured against, the number of days required for notice of cancellation, as provided in **COMMON POLICY CONDITIONS**, **A. Cancellation**, sub-paragraph **2.**, or as amended by an applicable state cancellation endorsement is increased to the number of days shown below:

a. (10)* days before the effective date of cancellation if we cancel for nonpayment of premium; or

b. (60)* days before the effective date of cancellation if we cancel for any other reason.

*** The notice period provided shall not be less than that required by applicable state law.**

All other terms and conditions of this Policy remain unchanged.

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COMMERCIAL AUTO
CA 04 49 11 16

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

B. The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

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EXHIBIT A

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY **WC 00 03 13**

(Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Any person or organization to whom you become obligated to waive your rights of recovery against, under any contract or agreement you enter into prior to the occurrence of loss.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective Policy No. Endorsement No.
Insured Premium

Insurance Company Countersigned by _____

WC 00 03 13
(Ed. 4-84)

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COMMERCIAL AUTO
SICA-1020 (0919)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (BLANKET WAIVER OF SUBROGATION) AMENDATORY ENDORSEMENT

Policy Number: 1000692555 241 **Effective Date:** 11/01/2024

Named Insured: GARLAND INDUSTRIES, INC.

This endorsement modifies the insurance coverage form(s) listed below that have been purchased by you and evidenced as such on the Declarations page. Please read the endorsement and respective policy(ies) carefully.

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

A. It is hereby agree that **SECTION IV – BUSINESS AUTO CONDITIONS, A. Loss Conditions, 5. Transfer Of Rights Of Recovery Against Others To Us** of the Business Auto Coverage Form, and **SECTION V – MOTOR CARRIER CONDITIONS, A. Loss Conditions, 5. Transfer Of Rights Of Recovery Against Others To Us** of the Motor Carrier Coverage Form are deleted in their entirety and replaced with the following:

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

However, we waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

B. It is hereby agreed that **SECTION IV – CONDITIONS, A. Loss Conditions, 5. Transfer Of Rights Of Recovery Against Others To Us** of the Auto Dealers Coverage Form is deleted in its entirety and replaced by the following:

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

However, we waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

This condition does not apply to damages under Paragraph **C.** Locations And Operations Medical Payments Coverage of Section **II** – General Liability Coverages.

All other terms and conditions of this Policy remain unchanged.

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COMMERCIAL AUTO
SICA-1016 06 21

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – AUTOMATIC STATUS AMENDATORY ENDORSEMENT

Policy Number: 1000692555 241 **Effective Date:** 11/01/2024

Named Insured: GARLAND INDUSTRIES, INC.

This endorsement modifies the insurance coverage form(s) listed below that have been purchased by you and evidenced as such on the Declarations page. Please read the endorsement and respective policy(ies) carefully.

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

It is hereby agreed that **SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. COVERAGE, 1. Who Is An Insured** of the Business Auto Coverage Form and Motor Carrier Coverage Form, and **SECTION I – COVERED AUTOS COVERAGES, D. Covered Autos Liability Coverage, 2. Who Is An Insured** of the Auto Dealers Coverage Form are amended to include the following:

Any person or organization whom you become obligated to include as an additional insured under this policy, as a result of any written contract or written agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by your use of a covered "auto". However, the insurance afforded only applies to the extent permitted by law, and will not exceed the lesser of:

(1) The coverage and/or limits of this policy, or

(2) The coverage and/or limits required by such written contract or written agreement.

All other terms and conditions of this Policy remain unchanged.

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EXHIBIT A

CNA

CNA PARAMOUNT

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage; and

C. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

1. Coverage broader than what you are required to provide by the **written contract**; or

2. A higher limit of insurance than what you are required to provide by the **written contract**.

Any coverage granted by this Paragraph **I.** shall apply solely to the extent permissible by law.

II. If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage.

III. But if the **written contract** requires:

A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or

B. Additional insured coverage with "arising out of" language;

then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

IV. But if the **written contract** requires additional insured coverage to the greatest extent permissible by law, then paragraph **I.** above is deleted in its entirety and replaced by the following:

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CNA

CNA PARAMOUNT

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

V. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury**, **property damage**, or **personal and advertising injury** arising out of:

A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:

1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

2. Supervisory, inspection, architectural or engineering activities; or

B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **Coverage Part**.

VI. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS,** the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **Coverage Part**:

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. Primary and non-contributing with other insurance available to the additional insured; or

2. Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. Give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;

2. Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and

3. Make available any other insurance, and endeavor to tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph **3.** does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

VIII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **Coverage Part**, provided the contract or agreement:

A. Was executed prior to:

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CNA PARAMOUNT

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

1. The **bodily injury** or **property damage**; or
2. The offense that caused the **personal and advertising injury**;

for which the additional insured seeks coverage; and

B. Is still in effect at the time of the **bodily injury** or **property damage occurrence** or **personal and advertising injury** offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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CNA

CNA PARAMOUNT

Contractors' General Liability Extension Endorsement

B. Solely for the purpose of the coverage provided by this **PROPERTY DAMAGE – ELEVATORS** Provision, the **Other Insurance** conditions is amended to add the following paragraph:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis that is Property insurance covering property of others damaged from the use of elevators.

23. SUPPLEMENTARY PAYMENTS

The section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** is amended as follows:

A. Paragraph **1.b.** is amended to delete the $250 limit shown for the cost of bail bonds and replace it with a $5,000. limit; and

B. Paragraph **1.d.** is amended to delete the limit of $250 shown for daily loss of earnings and replace it with a $1,000. limit.

24. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If the **Named Insured** unintentionally fails to disclose all existing hazards at the inception date of the **Named Insured's Coverage Part**, the Insurer will not deny coverage under this **Coverage Part** because of such failure.

25. WAIVER OF SUBROGATION - BLANKET

Under **CONDITIONS**, the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

The Insurer waives any right of recovery the Insurer may have against any person or organization because of payments the Insurer makes for injury or damage arising out of:

1. the **Named Insured's** ongoing operations; or
2. **your work** included in the **products-completed operations hazard**.

However, this waiver applies only when the **Named Insured** has agreed in writing to waive such rights of recovery in a written contract or written agreement, and only if such contract or agreement:

1. is in effect or becomes effective during the term of this **Coverage Part**; and
2. was executed prior to the **bodily injury**, **property damage** or **personal and advertising injury** giving rise to the **claim**.

26. WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS

Note: The following provision does not apply to any public construction project in the state of Oklahoma, nor to any construction project in the state of Alaska, that is not permitted to be insured under a **consolidated (wrap-up) insurance program** by applicable state statute or regulation.

If the endorsement **EXCLUSION – CONSTRUCTION WRAP-UP** is attached to this policy, or another exclusionary endorsement pertaining to Owner Controlled Insurance Programs (O.C.I.P.) or Contractor Controlled Insurance Programs (C.C.I.P.) is attached, then the following changes apply:

A. The following wording is added to the above-referenced endorsement:

With respect to a **consolidated (wrap-up) insurance program** project in which the **Named Insured** is or was involved, this exclusion does not apply to those sums the **Named Insured** become legally obligated to pay as **damages** because of:

1. **Bodily injury**, **property damage**, or **personal or advertising injury** that occurs during the **Named Insured's** ongoing operations at the project, or during such operations of anyone acting on the **Named Insured's** behalf; nor

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CNA

CNA PARAMOUNT

Earlier Notice of Cancellation Provided by the Insurer Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE
Number of Days' Notice: 75

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

For any statutorily permitted reason other than nonpayment of premium, the number of days required for notice of cancellation, as provided in paragraph **A.** of either the **CANCELLATION/NONRENEWAL** section of the **COMMMON TERMS AND CONDITIONS** or as amended by an applicable state cancellation endorsement, is increased to the number of days shown in the Schedule above.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

20020006470179384647197

Nat'l Fire Ins Co of Hartford

Insured Name: Garland/DBS, Inc.

Policy No: 7094453776
Endorsement No:
Effective Date: 11/01/2024

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EXHIBIT A

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 10/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER
Aon Risk Services Northeast, Inc.
Cleveland OH Office
950 Main Avenue
Suite 1600
Cleveland OH 44113 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122
FAX (A/C. No.): (800) 363-0105
E-MAIL ADDRESS:
PRODUCER CUSTOMER ID #: 570000087155

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Endurance American Specialty Ins Co.	41718
INSURER B:	AGCS Marine Insurance Company	22837
INSURER C:	The Continental Insurance Company	35289
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
Garland/DBS, Inc.
3800 E. 91st Street
Cleveland OH 44105 USA

COVERAGES **CERTIFICATE NUMBER:** 570109161395 **REVISION NUMBER:**

LOCATION OF PREMISES/ DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, If more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	X PROPERTY CAUSES OF LOSS / DEDUCTIBLES BASIC / BUILDING BROAD / CONTENTS SPECIAL EARTHQUAKE WIND FLOOD X ALL RISK-Subject to Exclusions Blkt B&PP Ded	ARL30000500806	12/05/2023	12/05/2024	BUILDING PERSONAL PROPERTY BUSINESS INCOME EXTRA EXPENSE RENTAL VALUE BLANKET BUILDING BLANKET PERS PROP X BLANKET BLDG & PP X Leased Rented Equip X LR Equip Per Item	$10,000,000 $100,000 $5,000
B	X INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY Installation Floater POLICY NUMBER MXI93088297 Installation Floater	11/01/2024	11/01/2025	X Storage Location X Deductible X Installation Site X Property in Transit	$350,000 $10,000 $1,000,000 $350,000
	CRIME TYPE OF POLICY					
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					
C	Ocean/Air Cargo - Marine	OC7300312 Marine Cargo	11/01/2024	11/01/2025	X Any one conveyance	$1,000,000

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Bradenton
101 12th Street West
Bradenton FL 34205 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Aon Risk Services Northeast, Inc.

Holder Identifier :

CERTIFICATE NUMBER: 570109161395

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EXHIBIT A

AGENCY CUSTOMER ID: 570000087155
LOC #:

ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	Garland/DBS, Inc.
POLICY NUMBER	
See Certificate Number: 570109161395	
CARRIER / NAIC CODE	EFFECTIVE DATE:
See Certificate Number: 570109161395	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

ADDITIONAL POLICIES If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	INLAND MARINE					
B		MXI93088297 Installation Floater	11/01/2024	11/01/2025	Wind/Hail Ded	$250,000

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PRICING TAB

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
	Water Resistant Roofing		
1	Pressure cleaning, vertical walls	SF	$2.24
2	Pressure cleaning, horizontal surfaces	SF	$0.98
3	Roof scanning to identify wet or substandard room components to be removed	SF	$0.10
4	Asphalt emulsion coating, waterproofing, brush applied, per coat	SF	$3.23
5	Rubberized coating waterproofing, brush applied, per	SF	$4.64
6	Vinyl/acrylic resin, damp proofing, brush applied per	SF	$5.50
7	Non-pigmented synthetic resin, waterproofing, one coat sprayed on	SF	$16.46
8	Caulking: remove existing, clean and prime joint	LF	$2.67
9	Caulking, epoxied urethane compound, 2 component, 1/4" x 1/4", in place	LF	$3.26
10	Caulking, polyurethane, 1 component, 1/4" x 1/4", in place	LF	$5.16
11	Caulking, polyurethane, 1 component, 1/2" x 1/2", in place	LF	$8.31
12	Caulking, silicone rubber, 1 component, 1/4" x 1/4", in place	LF	$5.31
13	Caulking, epoxied urethane compound, 2 component, 1/4" x 1/4", in place	LF	$3.26
14	Caulking, silicone rubber, 1 component, 3/4" x 3/8", in place	LF	$8.44
15	Backer rod, polyethylene, 3/8" diameter, installed in prepared opening	LF	$1.67
16	Backer rod, polyethylene, 1/2" diameter, installed in prepared opening	LF	$2.07
17	Backer rod, polyethylene, 3/4" diameter, installed in prepared opening	LF	$2.48
18	Backer rod, polyethylene, 1" diameter, installed in prepared opening	LF	$2.83

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
19	Building paper, asphalt felt sheathing paper, 1 ply, 15#, in place	SF	$1.22
20	Building paper, asphalt felt sheathing paper, 1 ply, 40#, in place	SF	$1.84
21	Building paper, red rosin paper, 5 square rolls, 4#, in place	SF	$1.96
22	Vapor retarder adhered, 2 ply inorganic, glass Type 15, applied in Type IV (or appropriate type) asphalt, in place	SF	$2.62
23	Vapor retarder, 2 ply organic, Type 15 pound, applied in Type IV asphalt (or appropriate type), in place	SF	$2.62
24	Vapor retarder; 2-ply inorganic, glass, Type IV, applied in cold adhesive to 4' x 8' x 1/4" glass-mat embedded, water resistant gypsum core panel mechanically fastened	SF	$6.00
	Insulation		
1	Demolition of roof insulation, per inch of depth	SF	$3.67
2	Demolition of lightweight cementitious fills, per inch of depth	SF	$5.51
3	Roof deck insulation, Isocyanurate in 4' x 4' or 4' x 8' sheets with fiberglass facers, 1" thick, R-6.6, applied Type IV asphalt		
3a	Hot applications	SF	$7.05
3b	Cold applications	SF	$9.95
4	Roof deck insulation, Isocyanurate in 4' x 4' or 4' x 8' sheets with fiberglass facers, 1 1/2" thick, R-10.0, applied Type IV asphalt		
4a	Hot applications	SF	$7.95
4b	Cold applications	SF	$11.14

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
5	Roof deck insulation, Isocyanurate in 4' x 4' or 4' x 8' sheets, 1" thick, R-6.6, mechanically fastened	SF	$7.96
6	Roof deck insulation, Isocyanurate in 4' x 4' or 4' x 8' sheets with fiberglass facers, 1 1/2" thick, R-10.0, mechanically fastened	SF	$8.16
7	Roof deck insulation, fiberboard in 4' x 4' sheets, 1/2" thick, R-1.39, applied Type IV asphalt		
7a	Hot applications	SF	$1.45
7b	Cold applications	SF	$2.77
8	Roof deck insulation, fiberboard in 4' x 8' sheets, 25/32" thick, R-2.4, installed hot/cold or mechanically attached coated six sides		
8a	Hot applications	SF	$2.90
8b	Cold applications	SF	$5.54
8c	Mechanically attached	SF	$3.32
9	Roof deck insulation, fiberboard in 4' x 4', 1" thick, R-2.78, applied Type IV asphalt (or appropriate asphalt), coated six sides		
9a	Hot applications	SF	$2.90
9b	Cold applications	SF	$5.54
10	Roof deck insulation, fiberboard in 4' x 4' sheets, 1/2" thick, R-1.39, mechanically fastened, coated six sides	SF	$1.66
11	Roof deck insulation, fiberboard in 4' x 4', 1" thick, R-2.78, mechanically fastened, coated six sides	SF	$3.32
12	Roof deck insulation, lightweight cellular wire reinforced concrete fill, R- value depending on thickness, per inch of depth	SF	$13.48

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
13	Roof deck insulation, vermiculite at 1/8:12, R-value depending on thickness, per inch of depth	SF	$11.11
14	Roof deck insulation, vermiculite at 1/4:12, R-value depending on thickness, per inch of depth	SF	$11.98
15	Roof deck insulation, gypsum panels, 3” thick	SF	$61.56
16	Roof deck insulation, Isocyanurate (black facer only), tapered, 1/8” per foot slope, Type IV asphalt, per inch of depth	SF	$6.88
17	Roof deck insulation, Isocyanurate (black facer only), tapered, 1/4” per foot slope, Type IV asphalt, per inch of depth	SF	$9.63
18	Cold insulation adhesive	SF	2.17
19	CDX Gypsum, 1/4" x 4' x 8'		
19a	Mechanically attached	SF	$2.94
19b	Set into adhesive	SF	$3.70
20	CDX Gypsum, 1/2" x 4' x 8'		
20a	Mechanically attached	SF	$2.94
20b	Set into adhesive	SF	$3.70
21	CDX Gypsum with fiberglass, facer: 1/4" x 4' x 8'		
21a	Mechanically attached	SF	$2.94
21b	Set into adhesive	SF	$3.70
22	CDX Gypsum with fiberglass facer: 1/2” x 4’ x 8’		
22a	Mechanically attached	SF	$2.67
22b	Set into adhesive	SF	$3.36
	Roof Tiles and Shingles		
1	Remove composition shingles and felts to decking	SF	$1.47
2	Test for asbestos prior to removal	Each	$2,750.00

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
3	Remove clay, concrete, or slate roof tiles to decking	SF	$4.47
4	Remove wood shingles and felts to decking	SF	$3.93
5	Shingles, fiberglass, Class A, 25-year strip shingles, slopes 3:12 or greater	SF	$8.99
6	Shingles, fiberglass, Class A, 30-year, premium laminated multilayered	SF	$9.06
7a	Replace clay or concrete roof tiles	Each	$94.60
7b	Replace/repair other shingles	Each	$72.60
8	Self-adhering ice and water shield membrane for shingles, tiles, metal waterways, penetrations, valleys, ridges, edges, etc.	SF	$2.72
	Roofing and Roof Restoration		
1	Remove built-up roof, multi-ply aggregate, non-asbestos, 1" thick or less	SF	$3.64
2	Remove single-ply roof: ballast, and membrane only	SF	$2.28
3	Remove single-ply roof, membrane partially or fully adhered	SF	$2.93
4	Remove single-ply roof, membrane mechanically attached	SF	$2.93
5	Remove copper sheet roofing	SF	$3.64
6	Base sheet, 3-ply fiberglass, Type IV (or appropriate type) asphalt (17 year roof)	SF	$6.91
7	Base sheet, 4-ply fiberglass, mechanically attached (17-year roof)	SF	$7.94
8	Fiberglass cap finishing membrane	SF	$14.20
9	Base sheet with 2 ply, fiberglass felts, Type IV asphalt (or appropriate type)	SF	$4.84
10	Base sheet with 3 ply, fiberglass felts, Type IV asphalt (or appropriate type)	SF	$6.91

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
11	Base sheet mechanically attached with 4 ply, Type VI fiberglass felts, Type IV (or appropriate type) asphalt	SF	$7.94
12	Nail base sheet, 3 ply Type VI fiberglass felts, fiberglass cap, Type IV (or appropriate type) asphalt.	SF	$9.80
13	Base sheet with 4 ply; 2 polyester and 2 fiberglass felts, Type IV (or appropriate type) asphalt (20 year roof)	SF	$14.61
14	Built-up roof, base sheet with 3 ply polyester roofing sheet, Type IV (or appropriate type) asphalt (20 year roof)	SF	$15.92
15	Built-up roof, base sheet with 3 ply Type GS fiberglass, cold process adhesive (20 year roof)	SF	$15.92
16	Built-up roof base sheet plus 4 ply Type G2 fiberglass, cold process adhesive (30 year roof)	SF	$18.29
17	Built-up roof, base sheet, 1 ply Type VI fiberglass, 1 ply modified bitumen sheet, fire rated, Type IV asphalt (15 year roof)	SF	$9.34
18	Built-up roof, base sheet, 2 ply polyester roofing sheet, 1 ply modified bitumen sheet, fire rated, Type IV asphalt (or appropriate type) (20 year roof)	SF	$12.24
19	Built-up roof, base sheet, G-2, 33 lb., mechanically attached	SF	$2.42
20	Built-up roof, base sheet, G-2, 33 lb., Type IV asphalt	SF	$2.89
21	Built-up roof, premium asphalt, added cost per ply per square foot	SF	$1.03
22	Built-up roof, modified bitumen adhesive, added cost per ply per square foot	SF	$2.38
23	Built-up roof, surface with cold asphaltic surfacing adhesive and gravel	SF	$16.39
24	Built-up roof, surface with emulsion and granules	SF	$4.84

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
25	Built-up roof, surface with emulsion and aluminum coating	SF	$10.53
26	Built-up roof, surface with emulsion and white elastomeric coating	SF	$12.41
27	Built-up roof, surface with aluminum coating or paint	SF	$14.20
28	Built-up roofing, surface with high solids white elastomeric coating	SF	$16.08
29	Built-up roofing repairs; fibered asphalt mastic, brush grade, with fiberglass mesh.	SF	$13.54
30	Built-up roofing repairs; pitch-based mastic, with fiberglass mesh	SF	$20.32
31	Built-up roofing repairs; elastomeric mastic, with fiberglass mesh	SF	$20.39
32	Built-up roofing restoration, coal tar pitch roofs	SF	$11.54
33	Built-up roofing restoration, odorless, coal tar pitch or asphalt roofs	SF	$17.31
34	Single-ply roof, CSPE, 45 mils reinforced, asbestos free, mechanically fastened	SF	$4.62
35	Single-ply roof, CSPE, 60 mils reinforced, asbestos free, mechanically fastened	SF	$11.14
36	Single-ply roofing repairs (CSPE, PVC, and EPDM)		
36a	CSPE	SF	$12.72
36b	PVC	SF	$8.46
36c	EPDM	SF	$7.11
37	Flashing membrane, 2 ply, Type IV or Type VI fiberglass	SF	$20.78
38	Flashing membrane, 1 ply polyester and 1 ply modified bitumen	SF	$29.99
39	Flashing membrane, 2 ply, polyester	SF	$34.17
40	Flashing membrane, CSPE	SF	$21.09
41	Flashing membrane, CSPE with aluminum coating	SF	$24.71

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
42	Polyurethane foam roofing	BF	$2.75
43	Additional Polyurethane foam coating	SF	$5.37
44	Single-ply roof, EDPM, 45 mils reinforced, mechanically fastened	SF	$2.68
45	Single-ply roof, EDPM, 60 mils fully adhered	SF	$6.40
46	Built-up roof, base sheet with 3 ply trilaminate ply, cold process adhesive (25 year roof)	SF	$15.92
47	Built-up roof, surface with premium asphalt, and gravel.	SF	$11.21
48	Built-up roof, surface with Fire Retardant Aluminum coating or paint, single coat	SF	$14.20
49	Modified Bitumen roof, base sheet, cap sheet, cold Modified Bitumen Adhesive	SF	$13.93
50	Built-up roof, 3 ply fiberglass felts, Type IV asphalt	SF	$6.91
51	Single ply Roof, 45 mils fully adhered with bonding adhesive	SF	$10.19
52	Single ply roof, TPA Fleece Back, 45 mils fully adhered with hot asphalt	SF	$7.43
53	Single ply roof, 45 mils mechanically attached	SF	$4.62
54	Base sheet mechanically attached with 3 ply fiberglass felts, Type 1 - Coal Tar Pitch	SF	$12.31
55	Base sheet mechanically attached with 3 ply Organic felts, Type 1 - Coal Tar Pitch	SF	$12.31
56	Built-up roof, 4 ply Fiberglass felts, Type 1 Coal Tar Pitch	SF	$13.29
57	Build-up roof, 4 ply Organic felts, Type 1 Coal Tar Pitch	SF	$13.29
58	Built-up roof, surface with hot Coal Tar Pitch and gravel	SF	$17.70
59	Single ply repairs using 2 coat polyurethane, elastomeric coating system	SF	$9.01

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
60	Single ply repairs at laps or defects using 2 coats elastomeric coating system with reinforcement	SF	$15.10
61	Single ply roof, TPA fleece back, 60 mils fully adhered with hot asphalt	SF	$12.02
62	Single ply roof 60 mils fully adhered with bonding adhesive	SF	$15.46
63	Built-up roof, 1 ply Trilaminate, 1 ply Modified Bitumen Sheet, fire rated	SF	$16.08
	Masonry		
1	Brick, remove and reset, 1 to 50 sq ft	SF	$42.85
2	Brick, remove and reset, over 50 sq ft	SF	$33.35
3	Block, remove and reset	SF	$23.58
4	Coping stones, remove and reset	Each	$50.36
5	Brick, block or coping removal	Each	$34.96
6a	Brick, block and brick exterior wall maintenance, repair and application of protective coatings.		
6b	Selective Demolition of Concrete Block Masonry Units (CMU) with perimeter saw cutting- swingstage 4", 6" and 8" block (high-rise)	Each	$21.79
6c	Selective Demolition of Brick Masonry Units with perimeter saw cutting - swingstage one, two, and three wythe (high-rise)	SF	$54.95
6d	Selective Demolition of Brick Masonry Units with perimeter saw cutting - scaffolding one, two and three wythe (low-rise)	SF	$36.63
7	Selective Demolition of Mortar Joint with Perimeter Sawcutting – Swingstage (high-rise)		
7a	Removal of existing mortar (½" wide by ¾" depth)	SF	$23.30
7b	Removal of existing mortar (¾" wide by ¾" depth)	SF	$31.08

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
7c	Removal of existing mortar (½" wide by 1½" depth)	SF	$36.88
7d	Removal of existing mortar (¾" wide by 1½" depth)	SF	$48.53
8	Selective Demolition of Mortar Joint with Perimeter Sawcutting – Scaffolding (low-rise)		
8a	Removal of existing mortar (½" wide by ¾" depth)	SF	$15.53
8b	Removal of existing mortar (¾" wide by ¾" depth)	SF	$20.71
8c	Removal of existing mortar (½" wide by 1½" depth)	SF	$24.59
8d	Removal of existing mortar (¾" wide by 1½" depth)	SF	$32.35
9	New Pointing Work – Swingstage (high- rise)		
9a	Furnish and install new mortar (½" wide by ¾" depth)	SF	$46.60
9b	Furnish and install new mortar (¾" wide by ¾" depth)	SF	$52.43
9c	Furnish and install new mortar (½" wide by 1 ½" depth)	SF	$54.35
9d	Furnish and install new mortar (¾" wide by 1 ½" depth)	SF	$62.13

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
10	New Pointing Work – Scaffolding (low- rise)		
10a	Furnish and install new mortar (½" wide by ¾" depth)	SF	$31.06
10b	Furnish and install new mortar (¾" wide by ¾" depth)	SF	$34.95
10c	Furnish and install new mortar (½" wide by 1 ½" depth)	SF	$36.23
10d	Furnish and install new mortar (¾" wide by 1 ½" depth)	SF	$41.42
11	Removal of Roof Parapets – Swingstage (high-rise)		
11a	Removal of 3 wythe brick parapet wall (24" high)	SF	$485.41
11b	Removal of 3 wythe brick parapet wall (42" high)	SF	$873.71
11c	Removal of 2 wythe brick parapet wall (24" high)	SF	$407.75
11d	Removal of 3 wythe brick parapet wall (42" high)	SF	$798.96

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
12	Removal of Roof Parapets – Scaffolding (low-rise)		
12a	Removal of 3 wythe brick parapet wall (24" high)	SF	$323.61
12b	Removal of 3 wythe brick parapet wall (42" high)	SF	$582.47
12c	Removal of 2 wythe brick parapet wall (24" high)	SF	$271.83
12d	Removal of 3 wythe brick parapet wall (42" high)	SF	$532.64
13	Reconstruction of Brick Masonry Roof Parapets – Swingstage (high-rise)		
13a	New brick masonry parapet w/stone coping and flashings (3 wythe - 24" high)	SF	$485.42
13b	New brick masonry parapet w/stone coping and flashings (3 wythe - 42" high)	SF	$873.71
13c	New brick masonry parapet w/stone coping and flashings (2 wythe - 24" high)	SF	$407.75
13d	New brick masonry parapet w/stone coping and flashings (2 wythe - 42" high)	SF	$815.46
14	Reconstruction of Brick Masonry Roof Parapets – Scaffolding (low-rise)		

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
14a	New brick masonry parapet w/stone coping and flashings (3 wythe - 24" high)	SF	$323.61
14b	b) New brick masonry parapet w/stone coping and flashings (3 wythe - 42" high)	SF	$582.47
14c	c) New brick masonry parapet w/stone coping and flashings (2 wythe - 24" high)	SF	$271.83
14d	d) New brick masonry parapet w/stone coping and flashings (2 wythe - 42" high)	SF	$543.64
15	New Throughwall Flashings – Swingstage (high-rise)		
15a	Removal of 4 courses 1 wythe brick wall w/Temporary Shoring	SF	$194.17
15b	Removal and replacement of steel lintel	SF	$291.25
15c	Furnish and install new flashings (Bituthane)	SF	$77.67
15d	Furnish and install new flashings (Lead coated copper)	SF	$155.30
15e	Parging and waterproofing of back-up wall	SF	$108.72
16	New Throughwall Flashings – Scaffolding (low-rise)		
16a	Removal of 4 courses 1 wythe brick wall w/Temporary Shoring	SF	$129.45
16b	Removal and replacement of steel lintel	SF	$194.16
16c	Furnish and install new flashings (Bituthane)	SF	$51.78
16d	Furnish and install new flashings (Lead coated copper)	SF	$103.53
16e	Parging and waterproofing of back-up wall	SF	$72.48
17	Brick Masonry/Stone Stabilization		

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
17a	Drilling and installation of new friction pins with mortar cap	SF	$95.10
17b	Drilling and installation of new friction pins for lime stone with mortar cap	SF	$97.24
18	Limestone Removal and Replacement.		
18a	Removal of existing deteriorated architectural limestone	SF	$57.20
18b	Furnish and install new limestone replacement.	SF	$143.00
18c	Replacement of stone with lightweight polymer resin to match	SF	$429.00
18d	Minor patching of existing stone to match	SF	$357.50
19	Terra Cotta Removal and Replacement.		
19a	Removal of existing deteriorated architectural Terra Cotta	SF	$143.00
19b	Furnish and install new Terra Cotta replacement.	SF	$1,430.00
19c	Replacement of stone with lightweight polymer resin to match	SF	$429.00
19d	Minor patching of existing stone to match	SF	$357.50
20	Roof Coping Stones.		
20a	Removal of existing roof coping stones (16 inches)	SF	$359.73
20b	Removal and parging of existing substrate	SF	$113.06
20c	Furnish and install new lead coated copper flashings	SF	$113.06
20d	Drilling and epoxy grouting stainless steel pins	SF	$256.95
20e	Reinstallation of existing stones with cleaning	SF	$185.00
20f	Furnish and install new coping stones	SF	$668.06
20g	Furnish and install new sealants between coping stones.	SF	$56.94
20h	Cleaning and coating of existing stones.	SF	$65.78
21	CMU Backup Wall Repair and Waterproofing.		

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
21a	Replacement of Deteriorated CMU Back-up	SF	$218.46
21b	Parging of CMU back-up wall	SF	$67.11
21c	Waterproofing of back-up wall	SF	$57.87
22	Brick Masonry Piers		
22a	Isolated repair of existing masonry piers (removal and replacement)	SF	$178.75
22b	Reconstruction of isolated areas of pier	SF	$735.43
22c	Construction of new masonry piers.	SF	$107.25
23	Crack Repair		
23a	Drill and install new stainless steel pins.	Each	$94.58
23b	Grouting of open cracks	SF	$67.02
23c	Replacement of cracked bricks	SF	$130.60
24	Concrete Removal		
24a	Perimeter sawcutting	SF	$64.35
24b	Removal of existing concrete (2" depth).	SF	$50.05
24c	Removal of existing concrete (3.5" depth).	SF	$57.20
25	New Concrete and Coating		
25a	Placement of new high strength patching mortar (2" depth)	SF	297.85
25b	Placement of new high strength patching mortar (3.5" depth).	SF	352.74
25c	Cleaning and coating of concrete surface.	SF	27.24
25d	Sidewalk Bridging.	SF	9.76
25e	Temporary Roof Protection	SF	7.71
26	**Metal Work**		
26a	Remove standard metal decking	SF	$5.84
26b	Install metal decking; 1-1/2" deep, 20 gauge, standard profile	SF	$22.28
27	Install steel plate, two sizes	SF	$76.73
27a	10 Gauge, standard application	SF	$86.22
27b	Extra heavy-duty 1/4th inch	SF	$215.36
28	Remove metal counterflashing	LF	$6.88
28a	Counterflashing, galvanized, 24 gauge, 6" width	LF	$13.30

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
28b	Counterflashing, copper, 16 oz., 6" width	LF	$15.39
29	Remove metal edge, gravel stop, eave strip, or coping	LF	$9.63
29a	Metal edge raised, galvanized steel fascia/eave drip; 6" face, hemmed, continuous cleat, 3" deck flange	LF	$22.18
29b	Gravel stop, galvanized steel, 24 gauge, 6" face	LF	$13.30
30	Remove metal gutter	LF	$7.63
30a	Gutter, galvanized steel, ASTM 526, with 12.5oz./square foot galvanized coating, 24 gauge, 5" box or ogee style, joints and end caps shall be soldered	LF	$34.45
30b	Gutter, aluminum, .050" thick 5" box or ogee, painted, Kynar finish	LF	$40.47
30c	Gutter, copper, 16 oz, half round, 5" wide	LF	$38.14
30d	Gutter, copper, 16 oz, half round, 6" wide	LF	$42.90
31	Remove metal downspouts	LF	$8.25
31a	Downspouts, aluminum, .024" thick, 3" x 4", painted, installed	LF	$14.07
31b	Downspouts, GI, 24 gauge 3" x 4" installed	LF	$13.02
31c	Downspouts, GI, 24 gauge, 4" round, installed	LF	$19.98
31d	Downspouts, copper, 16 oz., 6" round, installed	LF	$42.90
31e	Downspouts, strainer	Each	$15.95
31f	Metal flashing, apron flashing, 9" wide	LF	$17.70
31g	Metal flashing, step flashing	Each	$5.84
31h	Metal splash pan, 16 oz.	Each	$63.25
31i	Metal trim, aluminum, .032" thick, painted	SF	$17.00
31j	Metal storm collar	Each	$126.50
31k	Metal coping, galvanized steel, 24 gauge, standing seam	SF	$20.54

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
31L	Metal coping, galvanized steel, 24 gauge, with butt plate	SF	$15.79
31m	Resolder joints in sheet metal	LF	$193.38
31n	Metal edge, aluminum, 0.50 thick 6" face painted	SF	$22.09
31n	Metal edge, aluminum, free floating fascia system	SF	$31.68
31o	Parapet wall metal	SF	$18.65
31p	Metal edge, anodized finished aluminum, free floating fascia system 8 inches	SF	$19.54
31q	Metal edge, high performance fluorocarbon finished aluminum, free floating fascia system 8 inches	SF	$44.28
31r	Metal edge, anodized finished aluminum, free floating fascia system 6 inches	SF	$32.51
31s	Metal edge, high performance fluorocarbon finished aluminum, free floating fascia system 6 inches	SF	$38.34
32	New Aluminum Metal Cladding		
32a	Furnish and install new uninsulated aluminum wall cladding	SF	$20.22
32b	Furnish and install new insulated aluminum wall cladding	SF	$25.06
32c	Furnish and install new insulated aluminum wall cladding panels (Architecture	SF	$37.59
32d	Cladding of roof parapet walls with copings.	SF	$36.25
33	New Exterior Insulation and Finish System (EIFS)		
33a	New Exterior Insulation and Finish System (EIFS)	SF	$31.02
33b	New Exterior Insulation Finish System (EIFS) w/o insulation	SF	$19.49
33c	New Metal Copings.	SF	$36.25
34	Surface Preparation		
34a	Cleaning of existing steel and surface.	SF	$7.29

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
34b	Coating of existing reinforcement	SF	$28.36
34c	Exterior rated gypsum board sheathing and substrate	SF	$11.44
35	**Woodwork**		
35a	Demolition of plywood or standard 1" x 6" decking	SF	$2.07
35b	Demolition of standard 2" x 6" tongue and groove decking	SF	$2.27
35c	Plywood decking, CDX, 1/2" thick (or 15/32" optional)	SF	$3.16
35d	Plywood decking, CDX, 5/8" thick	SF	$3.28
35e	Plywood decking, CDX, 3/4" thick	SF	$4.05
35f	Standard 1" x 6" decking, tongue and groove	SF	$8.02
35g	Standard 2" x 6" tongue and groove decking	SF	$9.08
35h	Cants, wood fiber, trapezoidal, 1 1/2" x 5 5/8"	LF	$4.92
35i	Cants, SBX treated wood, 4" x 4" diagonal	LF	$7.66
35j	Nailer, SBX treated wood, 1" x 4"	LF	$4.51
35k	Nailer, SBX treated wood, 2" x 4"	LF	$4.87
36	Nailer, SBX treated wood		
36a	2" x 6"	LF	$6.19
36b	2" x 8" optional	LF	$6.82
36c	Curbing, SBX treated wood, 2" x 12"	LF	$10.04
37	Joist, fir		
37a	2" x 6"	LF	$5.50
37b	2" x 8" optional	LF	$5.89
38	Joist, fir		
38a	2" x 10"	LF	$6.52
38b	2" x 12" optional	LF	$8.71
39	**Standing Seam Metal Roof System (SSMRS) Price Each Specification Using Line Items**		

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
39a	Pre-Engineered SSMRS, products (20- year roof)	SF	$22.21
39b	Subpurlins	LF	$12.35
39c	Roof panel installation	SF	$10.21
39d	Field forming of panels	SF	NSP
39e	Concealed anchor clips	Each	$108.13
39f	Vapor retarder installation	SF	$2.72
39g	Insulation installation	SF	$8.72
39h	Gutters (SSMRS only)	LF	$43.56
39i	Gutter liners	SF	$33.73
39j	Flashing	LF	$38.05
39k	Expansion joints	LF	$40.07
40	Finishing touches (no additional cost in contract)		
40a	Snow retention assemblies	LF	$72.01
40b	Self-adhering ice and water shield membrane for shingles, tiles, metal waterways, penetrations, valleys, ridges, edges, etc.	LF	$2.72
41	**Roof Specialties and Accessories**		
41a	Remove roof hatch	Each	$756.25
41b	Roof hatch, aluminum, 2'6" x 3'0"	Each	$2,125.48
41c	Roof hatch, aluminum, larger sizes	SF	$324.50
41d	Remove existing roof drain, except plumbing	Each	$1,650.00
41e	Install new roof 4" drain, except plumbing	Each	$1,233.34
41f	Install new roof 6" drain, except plumbing	Each	$1,336.12
41g	Reflash existing roof drain	Each	$1,151.12
41h	Plumbing stack, 4# lead flashing	Each	$226.12
41i	Scupper, sheet steel, 24 gauge ASTM A 526, match existing configuration	Each	$1,783.01
41j	Remove existing walkway, built-up roofs	SF	$1.38

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
41k	Walkway, built-up roofs, desert tan fiberglass	LF	$1,336.85
41L	Walkway, built up roofs, non skid	LF	$1,520.94
42	Walkway, single ply roof		
42a	30" wide roll goods, tape attached	LF	$1,952.79
42b	30" wide roll, hot asphalt attached	LF	$1,541.67
42c	30" wide roll, adhesive attached	LF	$1,850.00
42d	Roof ventilators	Each	$616.67
42e	Roof ladder, steel, bolted to concrete, up to 20 feet, without cage	LF	$215.83
42f	Roof ladder, steel, bolted to concrete, 20 feet and up, with cage; with intermediate landings as required by Code	LF	$411.11
42g	Roof ladder, security ladder guard	Each	$3,597.23
42h	Termination bar, aluminum, 1/4" x 1"	LF	$5.65
42i	Pitch pocket, 24 gauge, GI, 6" x 6", with storm collar hemmed to outside, soldered corners and seams	Each	$2.75
42j	Pitch pocket, 24 gauge, GI, 8" x 8", with storm collar, hemmed to oytside, soldered corners and seams	Each	$904.44
43	Pitch pocket, resurface top only		
43a	8" x 8"	Each	$33.00
43b	12" x 12"	Each	$38.50
43c	Expansion joint, butyl or neoprene bellows, galvanized flange	LF	$40.07
43d	Expansion joint, CSPE reinforced	LF	$60.12
43e	Repair kit for dry repairs	Each	$1,107.41
43f	Repair kit for wet repairs	Each	$1,107.41
44	Skylights (price each size and lens combination)		
44a	Standard 3' x 5', 4' x 4', 4' x 8' with single clear lenses	SF	$103.68
44b	Standard 3' x 5', 4' x 4', 4' x 8' with clear double lenses	SF	$152.08

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
44c	Skylight lense replacement only, clear	SF	$86.63
44d	Skylight lense replacement only, double clear	SF	$124.44
45	Security/fall bars for skylights		
45a	3' x 5'	Each	$932.25
45b	4' x 4'	Each	$886.88
45c	4' x 8'	Each	$1,431.38
45d	Special sizes	SF	$88.91
46	**Roof Services**		
46a	Asbestos core testing and patch of existing roof surface	Each	NSP
46b	Core analysis, 14" x 14" and patch of existing roof surface	Each	NSP
46c	Non destructive roof scan, up to 50,000 sq ft, full service each	Each	$5,500.00
46d	Additional foot over 50,000 sq ft	SF	$0.10
46e	Non destructive roof scan, up to 50,000 sq ft, limited service	Each	$3,850.00
46f	Additional foot over 50,000 sq ft	SF	$0.08
46g	Roof inspection services (visual inspection of roofing service/membrane, flashings, counterflashings, copings, parapets, trims, hatches, penetrations, curbs, roof-mounted equipment, etc. with a written report of findings and recommendations	Day	NSP
46h	Field/shop drawings, up to 10,000 sq ft	SF	$1.22
46i	Field/shop drawings, 10,000-50,000 sq ft	SF	$0.86
46j	Field/shop drawings, over 50,000 sq ft	SF	$0.32
46k	Prime contractor's warranty, restoration, less than 10,000 sq ft, minimum charge	Per Project	$2,062.50
46L	Prime contractor's warranty, restoration, over 10,000 sq ft, minimum charge	Per Project	$2,475.00

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
46m	Prime contractor's warranty, re-roof, total system, 15 year, less than 10,000 sq ft, minimum charge (Standard)	Per Project	$4,400.00
46n	Prime contractor's warranty, re-roof, total system, 15 year, less than 10,000 sq ft, minimum charge (includes 2, 5, 7, 10, 15 year inspections)	Per Project	$6,600.00
46o	Prime contractor's warranty, re-roof, total system, 15 year, more than 10,000 sq ft, minimum charge (Standard)	Per Project	$8,250.00
46p	Prime contractor's warranty, re-roof, total system, 15 year, more than 10,000 sq ft, minimum charge (includes 2, 5, 7, 10, 15 year inspections)	Per Project	$9,900.00
46q	Per diem rate per worker per 24 hour period of time	Per Day	NSP
46r	Prime contractors per diem/costs for asbestos abatement planning	Day	NSP
46s	Asbestos abatement activities, BUR removal and disposal of waste	SF	NSP
46t	Project site is located 65 or more miles from the contractor's/subcontractor's yard/home location.	SF	NSP
46u	Asbestos site monitoring	Day	NSP
47	Annual or semi-annual roof housekeeping-per location		
47a	Cost once a year per location if less than 20,000 sq. ft.	SF	$3,960.00
47b	Cost per Sq.ft. per year per location if greater than 20,000 sq.ft.	SF	$9,900.00
47c	Cost semi-annual per location if less than 20,000 sq. ft	SF	$7,920.00
47d	Cost per Sq.ft. semi annual per location if greater than 20,000 sq.ft.	SF	$19,800.00
47e	Roof leak investigation	Day	NSP
47f	Minor roof repair calls	Day	NSP
47g	Difficult access or fall restriction; surcharge	Each	NSP

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
47h	Excessive hauling	Each	NSP
47i	Work in secured areas or compounds; surcharge	Each	NSP
48	Additional and occasional supplies, materials, equipment and services		
48a	Additional and occasional services Roofing supplies Discount off Retail Price List	% of Discount	1.00%
48b	Alternative Methods of Costing - percent of overhead/markup and profit added to cost	% of O/P	14.00%
48c	Discounts Offered Off Alternative Costing Methods (cost plus profit and overhead) Less Rate of Discount	% of discount	1.00%
48d	Multiplier/factor to be applied to the R.S. Means costs.	% to be applied	14.00%
49	Deducts and add-ons for in lieu products (Place behind Tab 6)		
50	Special Rental Equipment (Priced based on 9.11.2 above)		
51	Cold and bad weather storage identify extra cost if any	Day	NSP
52	Hourly Services Rates		
53	Structural Analysis/engineering services	Per Hour	NSP
54	Architect/design professional services	Per Hour	$357.50
55	Roofing Consultant	Per Hour	$302.50
56	Labor Rate for Roofer	Per Hour	NSP
57	**General Cost Factors**		
57a	Mileage rate	Per Mile	NSP
57b	Performance and payment bond - bonding rate (percent of project)	Percent	0.90%
57c	Bonding capacity - total amount of capacity available	Dollar Amount	$152,157,000.00

Number	Description of Cost Factors	Unit of Measure	Offeror's Bid
58	**Solar Panels System**		
58a	Pre & Post Installation Inspections (2x Included in System Pricing)	Ea.	No Cost
58b	Product (Solar Slip Sheets, Ballast, Mounts/Pads, Panels) Cost Per kWDC	kWDC	$1,322.75
58c	Construction & Installation	kWDC	$1,430.00
58d	Solar Financing	Per Project	Available, but Depends on Customer/Size
58e	Design and Layout of Solar System	kWDC	$88.00
58f	Maintenance and Monitoring (Annual Price)	kWDC	$11.00
	****NOTE: Complete and submit line items for this section.**		
	Value Add/Balance of Line		
	Please see pages to follow with line items 1.00 - 24.07.18.		

Line Item			Unit	$ per Unit
1.00	**Roof Management, Design Assistant and/or Professional Services**			
1.01	Full-time Quality Assurance monitoring		**DAY**	660.00
1.02	Asbestos core testing and analysis (testing only, excludes labor for sampling and repair)		**EA**	82.50
1.03	Analysis and evaluation (14" x 14" roof core) (Lab testing only, repairs charged at roof repair rates for appropriate system type)		**EA**	NSP
1.04	Aerial Roof Survey - Roof Pictures & Drawings Including Geometries, Slope, Calculated Area and Perimeter Measurements		**EA**	NSP
1.05	Aerial Wall Survey - Wall Pictures & Drawings Including Geometries, Calculated Area and Perimeter Measurements		**EA**	NSP
1.06	Manufacturer Standing Seam Material Quantity Estimating		**EA**	NSP
1.07	**Nuclear Moisture Survey, Non destructive roof scan**			
1.07.01	Non destructive roof scan, up to 20 000 SF		**EA**	2200.00
1.07.02	Non destructive roof scan, over 20,000 SF		**SF**	0.10
1.08	**Infrared Moisture Scanning**			
1.08.01	Non destructive infrared roof scan, up to 20 000 SF		**EA**	1650.00
1.08.02	Non destructive infrared roof scan, over 20,000 SF		**SF**	0.08
1.08.03	Aerial infrared roof scan at night		**TRIP**	1925.00
1.09	Infrared scanning equipment rental		**DAY**	NSP
1.10	**Roof investigation (visual roof survey)**			
1.10.01	Roof Investigation (Roof by Roof), per hour		**HOUR**	NSP
1.10.02	Visual Roof Survey (Roof by Roof) up to 20,000 SF		**EA**	NSP
1.10.03	Visual Roof Survey (Roof by Roof) over 20,000 SF		**SF**	NSP
1.10.04	Visual Roof Survey (Single Campus - All Roof Sections)		**SF**	0.069
1.10.05	Visual Roof Survey (Multiple Campuses City-/County-wide - All Roof Sections)		**SF**	0.110
1.10.06	Visual Roof Survey (Multiple Campuses State-wide - All Roof Sections)		**SF**	0.110
1.10.07	Roof core cut (roof by roof)		**EA**	NSP
1.10.08	Roof core cut per roof section (all roof sections on campus(s))		**EA**	165.00
1.11	**Comprehensive reporting**			
1.11.01	Comprehensive report for visual survey (Roof by Roof)		**EA**	NSP
1.11.02	Comprehensive report for visual survey(All Roof Sections on Campus(es)		**EA**	110.00
1.11.03	Comprehensive report for each roof section(s) surveyed (Item 1.07) or scanned (Item 1.08)		**EA**	275.00
1.11.04	Comprehensive report enertered into on-line data base for dynamic reporting and tracking all roofing sections on Campus(s)		**EA**	NSP
1.12	Manufacturer's Technical Representative Contractor Training Session at Job Start-Up		**DAILY**	NSP
1.13	Wind Uplift Testing – Mobilize and provide wind uplift testing per Factory Mutual System Roof Design Manual FM 1-52		**EA**	NSP
1.14	**Roof drawings to scale with all rooftop equipment and penetrations**			
1.14.01	Roof drawings (Roof by Roof)		**EA**	NSP
1.14.02	Roof drawings (All Roof Sections on Campus(es)		**EA**	82.50
1.15	Project Building Code Review		**EA**	NSP
1.16	**Additional and Occasional Services**			
1.16.01	Project Architect for Design Professional Services		**HOUR**	137.50
1.16.02	Principle Architect for Design Professional Services		**HOUR**	192.50
1.16.03	Project Engineer for Engineering Reviews		**HOUR**	137.50
1.16.04	Principle Architect for Engineering Reviews		**HOUR**	192.50
1.16.06	Roof Consultant		**HOUR**	137.50
1.16.07	Full-Time Job Site Superintendent		**DAY**	660.00
1.16.08	CAD Draftsman		**HOUR**	82.50
1.17	**Laboratory Analysis**			
1.17.01	Laboratory Fungal Analysis: Cultured Fungi Identification & Enumeration (Not including engineering time for sampling)		**EA**	357.50
1.17.02	Laboratory Fungal Analysis: Total Fungi Spore Count (Not including engineering time for sampling)		**EA**	357.50
1.17.03	Laboratory Mold Analysis: Viable Airborne Mold Analysis (Not including engineering time for sampling)		**EA**	357.50
1.17.04	Laboratory Analysis: Viable Surface Swab or Bulk Substrate Analysis (Not including engineering time for sampling)		**EA**	357.50

1.17.05	Laboratory Analysis: Non-Viable Surface Swab or Bulk Substrate Analysis (Not including engineering time for sampling)		**EA**	357.50
1.17.06	Destructive Roof Sample Analysis: Comprehensive laboratory testing of a core sample from an existing roof to include tensile/tear strength, scrim type, interply bitumen weight and roof composition; Repair the roof core area with similar materials.		**EA**	NSP
1.18	**Travel Expenses**			
1.18.01	Per Diem – Meals and Incidentals		**DAY**	NSP
1.18.02	Lodging		**DAY**	NSP
1.18.03	Mileage on Company / Personal Vehicle		**MILE**	NSP
1.18.04	Airfare (Economy)		**JOB**	NSP
1.18.05	Vehicle Rental		**DAY**	NSP
1.19	Seamer Rental Charges		**DAY**	NSP
1.20	Set-up Charges for Metal In-Shop Fabrication		**EA**	NSP
1.21	Set-up On-Site Roll Forming		**EA**	NSP
1.22	Roof Fastener Pull Tests (As Many as Required per Roof Section)		**EA**	NSP
1.23	Wind Uplift Design Calculations		**EA**	NSP
1.24	Roof Drainage Capacity Calculations		**EA**	NSP
1.25	Roof Edge Metal Calculations - ANSI/SPRI ES-1 Standards		**EA**	NSP
1.26	Dew Point Calculations		**EA**	NSP
1.27	Energy Payback Calculations		**EA**	NSP
1.28	Project Life-Cycle Cost Calculation		**EA**	NSP
1.29	Substantial Completion Walkthrough with Report and Punchlist		**EA**	NSP
1.30	Final Walkthrough with Report		**EA**	NSP
1.31	On-Site Quality Control Inspections with Report from Manufacturer's Rep - 3 Days per Week		**WEEK**	NSP
1.32	"As-Built" Drawings Upon Project Completion		**EA**	NSP
1.33	R.A. or P.E. Reviewed and Stamped Shop Drawings		**EA**	NSP
1.34	R.A. or P.E. Reviewed and Stamped Specifications		**EA**	NSP
1.35	Non-R.A./P.E. Reviewed Shop Drawings		**EA**	NSP
1.36	Project Design Assistance - Hourly Rate for Consultations with Architect of Record		**EA**	NSP
1.37	Project Design Assistance - Development of a recommended specification for a roofing or waterproofing project		**EA**	NSP
1.38	Roof Asset Management Report with recommended options for future course of actions and associated budgets for capital expense and maintenance planning.		**EA**	NSP
1.39	Five year capital expense and maintenance plan (All roof section on for campus(es))		**EA**	NSP
1.40	**Additional Professional Services**			
1.40.01	Option 1: Professional Services (Third party architectural design, engineering or consulting services quote on corporate letterhead) Cost plus added to quote		%	14%
1.40.02	Option 2: R.S. Means or Gordian Group Catalog (Used when professional services line item pricing is not available) Cost plus added to catalog pricing		%	14%
2.00	**Tear-off & Dispose of Debris**			
2.01	**SYSTEM TYPE** BUR W/ Insulation and Gravel Surfacing - Metal Deck		**SF**	3.61
2.02	**SYSTEM TYPE** BUR W/ Insulation and Gravel Surfacing - Wood / Tectum Deck		**SF**	3.61
2.03	**SYSTEM TYPE** BUR W/ Insulation and Gravel Surfacing - Lightweight / Gyp Deck		**SF**	3.61
2.04	**SYSTEM TYPE** BUR W/ Insulation and Gravel Surfacing - Concrete Deck		**SF**	3.61
2.05	**SYSTEM TYPE** BUR W/ Insulation and Mineral Surfacing - Metal Deck		**SF**	3.37
2.06	**SYSTEM TYPE** BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck		**SF**	3.37
2.07	**SYSTEM TYPE** BUR W/ Insulation and Mineral Surfacing - Lightweight / Gyp Deck		**SF**	3.37
2.08	**SYSTEM TYPE** BUR W/ Insulation and Mineral Surfacing - Concrete Deck		**SF**	3.37

2.09	**SYSTEM TYPE** Single-Ply W/ Insulation - Metal Deck	**SF**	2.73
2.10	**SYSTEM TYPE** Single-Ply W/ Insulation - Wood / Tectum Deck	**SF**	2.73
2.11	**SYSTEM TYPE** Single-Ply W/ Insulation - Lightweight / Gyp Deck	**SF**	2.73
2.12	**SYSTEM TYPE** Single-Ply W/ Insulation - Concrete Deck	**SF**	2.73
2.13	**SYSTEM TYPE** Ballasted Single-Ply W/ Insulation - Metal Deck	**SF**	3.92
2.14	**SYSTEM TYPE** Ballasted Single-Ply W/ Insulation - Wood / Tectum Deck	**SF**	3.92
2.15	**SYSTEM TYPE** Ballasted Single-Ply W/ Insulation - Lightweight / Gyp Deck	**SF**	3.92
2.16	**SYSTEM TYPE** Ballasted Single-Ply W/ Insulation - Concrete Deck	**SF**	3.92
2.17	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Gravel Surfacing - Metal Deck	**SF**	4.04
2.18	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Gravel Surfacing - Wood / Tectum Deck	**SF**	4.04
2.19	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Gravel Surfacing - Lightweight / Gyp Deck	**SF**	4.04
2.20	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Gravel Surfacing - Concrete Deck	**SF**	4.04
2.21	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Mineral Surfacing - Metal Deck	**SF**	3.8
2.22	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Mineral Surfacing - Wood / Tectum Deck	**SF**	3.8
2.23	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Mineral Surfacing - Lightweight / Gyp Deck	**SF**	3.8
2.24	**SYSTEM TYPE** Coal Tar BUR W/ Insulation and Mineral Surfacing - Concrete Deck	**SF**	3.8
2.25	**SYSTEM TYPE** Metal Roofing System - Metal Deck	**SF**	3.64
2.26	**SYSTEM TYPE** Metal Roofing System - Wood / Tectum Deck	**SF**	3.64
2.27	**SYSTEM TYPE** Metal Roofing System - Lightweight / Gypsum Deck	**SF**	3.64
2.28	**SYSTEM TYPE** Metal Roofing System - Concrete Deck	**SF**	3.64
2.29	**SYSTEM TYPE** Dimensional/Architectural Shingle Roof - Wood Deck	**SF**	1.47
2.30	**SYSTEM TYPE** 3-Tab Shingle Roof - Wood Deck	**SF**	1.47
2.31	**SYSTEM TYPE** Clay Tile Shingle Roof - Wood Deck	**SF**	3.93
2.32	**SYSTEM TYPE** Concrete Tile Shingle Roof - Wood Deck	**SF**	3.93
2.33	**SYSTEM TYPE** Slate Tile Shingle Roof - Wood Deck	**SF**	4.47
2.34	**SYSTEM TYPE** Cedar / Wood Shake Shingle Roof - Wood Deck	**SF**	3.93
2.35	**SYSTEM TYPE** Add to save good Clay Tile Shingles for reuse	**SF**	1.14
2.36	**SYSTEM TYPE** Add to save good Concrete Tile Shingles for reuse	**SF**	1.14
2.37	**SYSTEM TYPE** Add to save good Slate Tile Shingles for reuse	**SF**	1.14

2.38	**SYSTEM TYPE** Add to save good Cedar / Wood Shake Shingles for reuse	**SF**	2.37
2.39	**SYSTEM TYPE** Polyurethane Foam (PUF) Roof (Average of 2" thick) W/ Underlying Insulation and UV-Resistant Coating - Metal Deck	**SF**	3.83
2.40	**SYSTEM TYPE** Polyurethane Foam (PUF) Roof (Average of 2" thick) W/ Underlying Insulation and UV-Resistant Coating - Wood / Tectum Deck	**SF**	3.83
2.41	**SYSTEM TYPE** Polyurethane Foam (PUF) Roof (Average of 2" thick) W/ Underlying Insulation and UV-Resistant Coating - Lightweight / Gyp Deck	**SF**	3.83
2.42	**SYSTEM TYPE** Polyurethane Foam (PUF) Roof (Average of 2" thick) W/ Underlying Insulation and UV-Resistant Coating - Concrete Deck	**SF**	3.83
2.43	**SYSTEM TYPE** Add of Each Additional Average Depth 1" of Polyurethane Foam (PUF) Roofing	**SF**	1.45
2.44	**SYSTEM TYPE** BUR w/ Gravel Surfacing to the Existing Insulation (Insulation to be Re-Used)	**SF**	3.64
2.45	**SYSTEM TYPE** BUR w/ Mineral Surfacing to the Existing Insulation (Insulation to be Re-Used)	**SF**	3.61
2.46	**SYSTEM TYPE** Single-Ply to the Existing Insulation (Insulation to be Re-Used	**SF**	2.93
2.47	**SYSTEM TYPE** Ballasted Single-Ply to the Existing Insulation (Insulation to be Re-Used	**SF**	2.28
2.48	**SYSTEM TYPE** Coal Tar BUR with Gravel Surfacing to the Existing Insulation (Insulation to be Re-Used)	**SF**	4.22
2.49	**SYSTEM TYPE** Coal Tar BUR with Mineral Surfacing to the Existing Insulation (Insulation to be Re-Used)	**SF**	4.22
2.99	**MULTIPLIER - TEAR-OFF & DISPOSE OF DEBRIS** Each Additional Roof System	**%**	38.00
3.00	**Removal & Replacement of Roof Deck**		
3.01	**DECK TYPE** Spot Metal Deck Replacement (Multiple areas under 1 square)	**SF**	21.10
3.02	**DECK TYPE** Spot Wood Deck Replacement (Multiple areas under 1 square)	**SF**	19.31
3.03	**DECK TYPE** Spot Gypsum Deck Replacement (Multiple areas under 1 square)	**SF**	61.56
3.04	**DECK TYPE** Spot Concrete Deck Replacement (Multiple areas under 1 square)	**SF**	47.18
3.05	**DECK TYPE** Spot Lightweight Deck Replacement (Multiple areas under 1 square)	**SF**	27.34
3.06	**DECK TYPE** Spot Tectum Deck Replacement (Multiple areas under 1 square)	**SF**	26.19
3.07	**DECK TYPE** Large Areas of Metal Deck Replacement (Replacement areas averaging greater than 1 square)	**SF**	13.10
3.08	**DECK TYPE** Large Areas of Wood Deck Replacement (Replacement areas averaging greater than 1 square)	**SF**	13.89
3.09	**DECK TYPE** Large Areas of Gypsum Deck Replacement (Replacement areas averaging greater than 1 square)	**SF**	50.46
3.10	**DECK TYPE** Large Areas of Concrete Deck Replacement (Replacement areas averaging greater than 1 square)	**SF**	38.67
3.11	**DECK TYPE** Large Areas of Lightweight Deck Replacement (Replacement areas averaging greater than 1 square)	**SF**	20.56
3.12	**DECK TYPE** Large Areas of Tectum Deck Replacement (Replacement areas averaging greater than 1 square)	**SF**	20.94
4.00	**Insulation Recovery Board & Insulations Options**		
4.01	**RECOVERY BOARD TYPE** 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Adhered in Hot ASTM D 312 Type III or IV Asphalt; Mopped	**SF**	1.45

4.02	**RECOVERY BOARD TYPE** 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Adhered with Insulation Adhesive	**SF**	2.77
4.03	**RECOVERY BOARD TYPE** 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	**SF**	1.47
4.04	**RECOVERY BOARD TYPE** 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Wood / Tectum Deck	**SF**	1.58
4.05	**RECOVERY BOARD TYPE** 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Lightweight / Gypsum Deck	**SF**	1.62
4.06	**RECOVERY BOARD TYPE** 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Concrete Deck	**SF**	1.66
4.07	**RECOVERY BOARD TYPE** 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Adhered in Hot ASTM D 312 Type III or IV Asphalt; Mopped	**SF**	2.52
4.08	**RECOVERY BOARD TYPE** 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Adhered with Insulation Adhesive	**SF**	3.70
4.09	**RECOVERY BOARD TYPE** 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	**SF**	2.56
4.10	**RECOVERY BOARD TYPE** 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Wood / Tectum Deck	**SF**	2.79
4.11	**RECOVERY BOARD TYPE** 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Lightweight / Gypsum Deck	**SF**	2.85
4.12	**RECOVERY BOARD TYPE** 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Concrete Deck	**SF**	2.94
4.13	**ADDITIONAL INSULATION OPTION (OVER AN EXISTING ROOF)** Install 1.0" of Polyisocyanurate Insulation Over an Existing Roof. All Wet Insulation Must be Replaced Prior to Installation of New Course of Insulation	**SF**	2.61
4.14	**ADDITIONAL INSULATION OPTION (OVER AN EXISTING ROOF)** Install 1.5" of Polyisocyanurate Insulation Over an Existing Roof. All Wet Insulation Must be Replaced Prior to Installation of New Course of Insulation	**SF**	2.81
4.15	**ADDITIONAL INSULATION OPTION (OVER AN EXISTING ROOF)** Install 2.0" of Polyisocyanurate Insulation Over an Existing Roof. All Wet Insulation Must be Replaced Prior to Installation of New Course of Insulation	**SF**	3.29
4.16	**ADDITIONAL INSULATION OPTION (OVER AN EXISTING ROOF)** Install 2.5" of Polyisocyanurate Insulation Over an Existing Roof. All Wet Insulation Must be Replaced Prior to Installation of New Course of Insulation	**SF**	3.78
4.17	**ADDITIONAL INSULATION OPTION (OVER AN EXISTING ROOF)** Add for Cutting New Insulation to Match the Profile of an Existing Metal Roof.	**SF**	1.88
4.18	**INSULATION SUBSTITUTION OPTION** Deduct for Providing an R-Value of greater than or equal to 10, but less than 15; instead of the Standard R-Value of 20 (Should be Negatively Priced) - All Applications Other Than Metal Roof Systems	**SF**	-0.79
4.19	**INSULATION SUBSTITUTION OPTION** Deduct for Providing an R-Value of greater than or equal to 15, but less than 18; instead of the Standard R-Value of 20 (Should be Negatively Priced) - All Applications Other Than Metal Roof Systems	**SF**	-0.47
4.20	**INSULATION SUBSTITUTION OPTION:** Deduct for Providing an R-Value of greater than or equal to 18, but less than 20 instead of the Standard R-Value of 20 (Should be Negatively Priced) - All Applications Other Than Metal Roof Systems	**SF**	-0.22
4.21	**INSULATION SUBSTITUTION OPTION:** Add for Providing an R-Value of 25 Instead of the Standard R-Value of 20 - All Applications Other Than Metal Roof Systems	**SF**	0.85

4.22	**INSULATION SUBSTITUTION OPTION:** Add for Providing an R-Value of 30 Instead of the Standard R-Value of 20 - All Applications Other Than Metal Roof Systems	**SF**	1.72
4.23	**INSULATION SUBSTITUTION OPTION** Substitute 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Place of the Wood Fiber or Perlite - Adhered in Hot ASTM D 312 Type III or IV Asphalt; Mopped	**SF**	1.06
4.24	**INSULATION SUBSTITUTION OPTION** Substitute 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Place of the Wood Fiber or Perlite - Adhered with Insulation Adhesive	**SF**	1.06
4.25	**INSULATION SLOPE OPTION** Provide a 1/4" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value Including Tapered Crickets; Adhered in ASTM D 312 Type III or IV Hot Asphalt; Mopped	**SF**	9.63
4.26	**INSULATION SLOPE OPTION** Provide a 1/8" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value; Adhered in ASTM D 312 Type III or IV Hot Asphalt; Mopped	**SF**	6.88
4.27	**INSULATION SLOPE OPTION** Provide a 1/4" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value Including Tapered Crickets; Adhered with Insulation Adhesive	**SF**	15.60
4.28	**INSULATION SLOPE OPTION** Provide a 1/8" Tapered Polyisocyanurate Insulation System while Maintaining the Average R-Value; Adhered with Insulation Adhesive	**SF**	10.96
4.29	**INSULATION SUBSTITUTION OPTION** Provide a 1/4" Tapered Insulating Lightweight Concrete System while Maintaining Average R-Value	**SF**	11.98
4.30	**INSULATION SUBSTITUTION OPTION** Provide a 1/8" Tapered Insulating Lightweight Concrete System while Maintaining Average R-Value	**SF**	11.11
4.31	**INSULATION ATTACHMENT OPTION:** Provide Attachment Pattern in Compliance with FM 1-60 Wind Uplift Instead of FM 1-90	**SF**	-0.04
4.32	**INSULATION ATTACHMENT OPTION:** Provide Attachment Pattern in Compliance with FM 1-120 Wind Uplift Instead of FM 1-90	**SF**	0.23
5.00	**Coat New Roofing With Elastomeric Coating**		
5.01	**ROOF SYSTEM TYPE** Apply an Acrylic Coating per Specifications (1.5 Gallons per Square per Coat - 2 Coats Required) - Mineral-Surfaced Modified Roof	**SF**	5.50
5.02	**ROOF SYSTEM TYPE** Apply an Acrylic Coating per Specifications (1.0 Gallon per Square per Coat - 2 Coats Required) - Smooth-Surfaced Modified Roof	**SF**	4.28
5.03	**ROOF SYSTEM TYPE** Apply a bright white, water-based, acrylic-urethane hybrid roof coating per Specifications (1.5 Gallons per Square per Coat - 2 Coats Required) - Mineral-Surfaced Modified Roof	**SF**	7.33
5.04	**ROOF SYSTEM TYPE** Apply a bright white, water-based, acrylic-urethane hybrid roof coating per Specifications (1.0 Gallon per Square per Coat - 2 Coats Required) - Smooth-Surfaced Modified Roof	**SF**	5.45
5.05	**ROOF SYSTEM TYPE** Apply an Acrylic base coat and a PVDF top coat per Specifications (1.5 Gallons per Square Base Coat - 1/2 Gallon per Square Top Coat) - Mineral-Surfaced Modified Roof	**SF**	6.80
5.06	**ROOF SYSTEM TYPE** Apply an Acrylic base coat and a PVDF top coat per Specifications (1 Gallon per Square Base Coat - 1/2 Gallon per Square Top Coat) -Smooth-Surfaced Modified Roof	**SF**	5.97
5.07	**ROOF SYSTEM TYPE** Apply an Urethane Coating per Specifications (1 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified; With Reinforced Seams (Base Coat Seam with 1.5 Gallons per Square & Reinforcement)	**SF**	12.71
5.08	**ROOF SYSTEM TYPE** Apply a single-component, aliphatic, polyurea liquid adhesive per Specifications (Apply 1.0 gallon per Square on Seams & wait 24 Hours / Apply base coat at 1.0 gallon per Square / broadcast mineral at 35 lbs. per Square or white gravel at 200 lbs. per Square / wait 24 hours and apply top coat at 1.0 gallon per Square - Mineral-Surfaced Modified	**SF**	10.96

5.09	**ROOF SYSTEM TYPE** Apply a single-component, aliphatic, polyurea liquid adhesive per Specifications (apply base coat at 1.0 gallon per Square / broadcast mineral at 35 lbs. per Square or white gravel at 200 lbs. per Square / wait 24 hours and apply top coat at 1.0 gallon per Square - Smooth-Surfaced Modified		**SF**	10.96
5.10	**ROOF SYSTEM TYPE** Apply an Aluminum Coating per Specifications (3/4 Gallon per Square per Coat - 2 Coats Required) - Smooth or Mineral Surfaced Modified		**SF**	2.97
5.11	**ROOF SYSTEM TYPE** Apply a Fibered Aluminum Coating per Specifications (2 Gallons per Square per Coat - 1 Coat Required) - Smooth or Mineral Surfaced Modified		**SF**	3.62
6.00	**Roof Deck and Insulation Option**			
6.01	**METAL ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT**			
6.01.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20 In Compliance with FM 1-90 Requirements	**SF**	5.35
6.02	**WOOD ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT**			
6.02.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20	**SF**	5.05
6.02.02	**INSULATION OPTION:**	Without Insulation - Must Include Rosin & Mechanically Fasten Glass Base Sheet	**SF**	1.67
6.03	**TECTUM ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT**			
6.03.01	**INSULATION OPTION:**	Mechanically Attach Base Sheet Utilizing FM 1-90 Attachment Patterns & Hot Mop Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20	**SF**	8.75
6.03.02	**INSULATION OPTION:**	Without Insulation - Must Include Rosin & Mechanically Fasten Glass Base Sheet	**SF**	2.42
6.04	**LIGHTWEIGHT CONCRETE / GYPSUM ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT**			
6.04.01	**INSULATION OPTION:**	Must Mechanically Attach a Base Sheet; Hot Mop Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	8.75
6.04.02	**INSULATION OPTION:**	Without Insulation - Must at Least Mechanically Fasten a Base Sheet to the Roof Deck Prior to Installation Installed with FM 1-90 Attachment Patterns	**SF**	2.42
6.05	**CONCRETE ROOF DECK - HOT APPLICATION - ASTM D 312 TYPE III OR IV ASPHALT**			
6.05.01	**INSULATION OPTION:**	Prime Roof Deck; Hot Mop Polyisocyanurate / Hot Mop Wood Fiber or Perlite to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	5.86
6.05.02	**INSULATION OPTION:**	Without Insulation - Prime Roof Deck; Must at Least 1/2" Wood Fiber or Perlite Hot Mopped to Deck In Compliance FM 1-90 Requirements	**SF**	1.45
6.06	**METAL ROOF DECK - COLD PROCESS APPLICATION**			
6.06.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	5.97
6.07	**WOOD ROOF DECK - COLD PROCESS APPLICATION**			
6.07.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20	**SF**	5.97

6.07.02	**INSULATION OPTION:**	Without Insulation - Must Include Rosin & Mechanically Fasten Glass Base Sheet	**SF**	1.67
6.08	**TECTUM ROOF DECK - COLD PROCESS APPLICATION**			
6.08.01	**INSULATION OPTION:**	Mechanically Attach Base Sheet & Adhere Polyisocyanurate in Insulation Adhesive / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20	**SF**	11.94
6.08.02	**INSULATION OPTION:**	Without Insulation - Must Include Rosin & Mechanically Fasten Glass Base Sheet	**SF**	2.44
6.09	**LIGHTWEIGHT CONCRETE / GYPSUM ROOF DECK - COLD PROCESS APPLICATION**			
6.09.01	**INSULATION OPTION:**	Must Mechanically Attach a Base Sheet; Adhere Polyisocyanurate in Insulation Adhesive / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	11.94
6.09.02	**INSULATION OPTION:**	Without Insulation - Must at Least Mechanically Fasten a Base Sheet to the Roof Deck Installed with FM 1-90 Attachment Patterns	**SF**	2.44
6.10	**CONCRETE ROOF DECK - COLD PROCESS APPLICATION**			
6.10.01	**INSULATION OPTION:**	Adhere Polyisocyanurate in Insulation Adhesive / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	8.83
6.10.02	**INSULATION OPTION:**	Without Insulation - Must at Least 1/2" High Density Asphalt Coated Wood Fiber Adhered with Insulation Adhesive to Deck In Compliance FM 1-90 Requirements	**SF**	2.12
6.11	**METAL ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION**			
6.11.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	6.74
6.12	**WOOD ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION**			
6.12.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	**SF**	6.74
6.12.02	**INSULATION OPTION:**	Without Insulation - Must Mechanically Attach 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal)	**SF**	1.68
6.13	**TECTUM ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION**			

6.13.01	**INSULATION OPTION:**	Mechanically Attach Base Sheet & Adhere Polyisocyanurate in Insulation Adhesive / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	**SF**	12.52
6.13.02	**INSULATION OPTION:**	Without Insulation - Must Mechanically Attach 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal)	**SF**	2.48
6.14	**LIGHTWEIGHT CONCRETE / GYPSUM ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION**			
6.14.01	**INSULATION OPTION:**	Must Mechanically Attach a Base Sheet; Adhere Polyisocyanurate in Insulation Adhesive / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	12.52
6.14.02	**INSULATION OPTION:**	Without Insulation - Must at Least Mechanically Fasten a Base Sheet to the Roof Deck Prior to Installation Installed with FM 1-90 Attachment Patterns	**SF**	2.52
6.15	**CONCRETE ROOF DECK - TORCH APPLIED / SELF-ADHERING APPLICATION**			
6.15.01	**INSULATION OPTION:**	Adhere Polyisocyanurate in Insulation Adhesive / Adhere Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	**SF**	9.38
6.15.02	**INSULATION OPTION:**	Without Insulation - Must Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Insulation Adhesive In Compliance FM 1-90 Requirements	**SF**	2.81
6.16	**INSTALL PRIOR TO ROOF SYSTEM INSULATION:**			
6.16.01	**VAPOR BARRIER OPTION:**	**HOT ASPHALT-APPLIED VAPOR BARRIER ON METAL DECK:** Mechanically-Fasten Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal), Apply 2 Plies of Glass Felt in Hot ASTM D 312 Type III OR IV Asphalt In Compliance with FM 1-90 Requirements	**SF**	3.80
6.16.02	**VAPOR BARRIER OPTION:**	**HOT ASPHALT-APPLIED VAPOR BARRIER ON WOOD, TECTUM, LIGHTWEIHT CONCRETE OR GYPSUM DECK:** Mechanically Fasten Glass Base Sheet, Apply 2 Plies of Glass Felt in Hot ASTM D 312 Type III OR IV Asphalt In Compliance with FM 1-90 Requirements	**SF**	3.93
6.16.03	**VAPOR BARRIER OPTION:**	**HOT ASPHALT-APPLIED VAPOR BARRIER ON CONCRETE DECK:** Prime Deck Prior to Applying 2 Plies of Glass Felt in Hot ASTM D 312 Type III OR IV Asphalt	**SF**	2.62

6.16.04	**VAPOR BARRIER OPTION:**	**COLD ASPHALT-APPLIED VAPOR BARRIER ON METAL DECK:** Mechanically-Fasten Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal); Apply 2 Plies of Glass Base in Cold Process Modified Asphalt In Compliance with FM 1-90 Requirements	**SF**	6.00
6.16.05	**VAPOR BARRIER OPTION:**	**COLD ASPHALT-APPLIED VAPOR BARRIER ON WOOD, TECTUM, LIGHTWEIHT CONCRETE OR GYPSUM DECK:** Mechanically Fasten Glass Base Sheet, Apply 2 Plies of Glass Base in Cold Process Modified Asphalt In Compliance with FM 1-90 Requirements	**SF**	6.00
6.16.06	**VAPOR BARRIER OPTION:**	**COLD ASPHALT-APPLIED VAPOR BARRIER ON CONCRETE DECK:** Prime Deck Prior to Applying 2 Plies of Glass Base in Cold Process Modified Asphalt	**SF**	4.66
6.16.07	**VAPOR BARRIER OPTION:**	**TORCH-APPLIED VAPOR BARRIER ON METAL DECK:** Mechanically-Fasten Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal); Heat Weld with Torch 1 Ply of SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147) In Compliance with FM 1-90 Requirements	**SF**	6.59
6.16.08	**VAPOR BARRIER OPTION:**	**TORCH-APPLIED VAPOR BARRIER ON WOOD, TECTUM, LIGHTWEIHT CONCRETE OR GYPSUM DECK:** Mechanically Fasten Glass Base Sheet, Heat Weld with Torch 1 Ply of SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147) In Compliance with FM 1-90 Requirements	**SF**	6.80
6.16.09	**VAPOR BARRIER OPTION:**	**TORCH-APPLIED VAPOR BARRIER ON CONCRETE DECK:** Prime Deck Prior to Heat Welding with Torch 1 Ply of SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147)	**SF**	5.46
6.16.10	**VAPOR BARRIER OPTION:**	**HOT ASPHALT-APPLIED VAPOR BARRIER ON METAL DECK:** Mechanically-Fasten Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal), ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile in Hot ASTM D 312 Type III OR IV Asphalt In Compliance with FM 1-90 Requirements	**SF**	5.05

6.16.11	**VAPOR BARRIER OPTION:**	**HOT ASPHALT-APPLIED VAPOR BARRIER ON WOOD, TECTUM, LIGHTWEIHT CONCRETE OR GYPSUM DECK:** Mechanically Fasten Glass Base Sheet, ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile in Hot ASTM D 312 Type III OR IV Asphalt In Compliance with FM 1-90 Requirements	**SF**	5.42
6.16.12	**VAPOR BARRIER OPTION:**	**HOT ASPHALT-APPLIED VAPOR BARRIER ON CONCRETE DECK:** Prime Deck Prior to ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile in Hot ASTM D 312 Type III OR IV Asphalt	**SF**	3.98
6.16.13	**VAPOR BARRIER OPTION:**	**COLD ASPHALT-APPLIED VAPOR BARRIER ON METAL DECK:** Mechanically-Fasten Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal); ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile in Cold Process Modified Asphalt In Compliance with FM 1-90 Requirements	**SF**	6.24
6.16.14	**VAPOR BARRIER OPTION:**	**COLD ASPHALT-APPLIED VAPOR BARRIER ON WOOD, TECTUM, LIGHTWEIHT CONCRETE OR GYPSUM DECK:** Mechanically Fasten Glass Base Sheet, ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile in Cold Process Modified Asphalt In Compliance with FM 1-90 Requirements	**SF**	6.20
6.16.15	**VAPOR BARRIER OPTION:**	**COLD ASPHALT-APPLIED VAPOR BARRIER ON CONCRETE DECK:** Prime Deck Prior to ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile in Cold Process Modified Asphalt	**SF**	4.87
7.00	**BUILT-UP MODIFIED ROOF WITH FLOOD COAT AND AGGREGATE IN HOT ASTM D 312 TYPE III OR IV ASPHALT**			
7.01	**ROOF CONFIGURATION** **2 Plies of Glass Felt, Cap Sheet, Flood Coat and Aggregate All in Hot ASTM D 312 Type III OR IV Asphalt**			
7.01.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	7.73
7.01.02	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	9.34
7.01.03	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	9.22

7.01.04	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	**SF**	10.63
7.01.05	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	**SF**	11.21
7.02	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 7.00 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
7.03	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
7.04	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
7.05	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
7.06	**DEDUCT TO SQUARE FOOT COST - Hot Applied Modified BUR** Substitute Additional Glass Felt (Hot Applications) in Place of ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile (i.e. 3 Ply BUR)		**SF**	-2.89
7.07	**ADD TO PER SQUARE FOOT COST - Hot Applied Modified BUR** Each Additional Glass Felt (Hot Applications) Inter-ply Installed		**SF**	1.03
8.00	**BUILT-UP MODIFIED ROOF WITH FLOOD COAT AND AGGREGATE IN COLD PROCESS ASPHALT**			
8.01	**ROOF CONFIGURATION** **2 Plies of Glass Base, Cap Sheet, Flood Coat and Aggregate All in Cold Process Modified Asphalt**			
8.01.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	12.75
8.01.02	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	14.53
8.01.03	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	14.43
8.01.04	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	**SF**	15.83
8.01.05	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	**SF**	16.39
8.02	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 8.00 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
8.03	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
8.04	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
8.05	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2

8.06	**DEDUCT TO SQUARE FOOT COST - Cold Applied Modified BUR** Substitute Additional Glass Base Sheet in Place of ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile (i.e. 3 Ply BUR)		**SF**	-1.58
8.07	**ADD TO PER SQUARE FOOT COST - Cold Applied Modified BUR** Each Additional Glass Base (Cold Applications) Inter-ply Installed		**SF**	2.38
9.00	**BUILT-UP MODIFIED ROOF ADHERED IN HOT ASTM D 312 TYPE III OR IV ASPHALT - FLOOD COAT & AGGREGATE IN MODIFIED COAL TAR PITCH**			
9.01	**ROOF CONFIGURATION** **2 ply of Glass Felt, Cap Sheet, Set in Hot Asphalt, Flood Coat in Modified Coal Tar Pitch and Aggregate**			
9.01.01	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	11.28
9.01.02	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	12.88
9.01.03	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	12.79
9.01.04	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	14.18
9.01.05	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 600 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	14.76
9.02	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 9.00 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
9.03	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
9.04	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
9.05	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
9.06	**COATING OPTION:**	Add/Deduct for Installing Flood Coat in Cold Process Coal Tar Pitch	**SF**	-0.7
10.00	**BUILT-UP MODIFIED ROOF WITH MINERAL CAP SHEET ADHERED IN HOT ASTM D 312 TYPE III OR IV ASPHALT**			
10.01	**ROOF CONFIGURATION** **2 ply of Glass Felt, Mineral Surfaced Cap Sheet, Set in Hot ASTM D 312 Type III or IV Asphalt**			
10.01.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	6.40

10.01.02	ROOFING MEMBRANE OPTION:	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	SF	8.38
10.01.03	ROOFING MEMBRANE OPTION:	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	SF	7.62
10.01.04	ROOFING MEMBRANE OPTION:	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	SF	9.65
10.01.05	ROOFING MEMBRANE OPTION:	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	SF	10.58
10.02	WARRANTY CHARGE:	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 10.00 Must includes coverage for roof uplift pressures up to 90 MPH	SF	NSP
10.03	WARRANTY UPCHARGE:	Labor & Material Warranty with No Dollar Limitations	SF	NSP-3
10.04	WARRANTY UPCHARGE:	Labor & Material Warranty with No Dollar Limitations	SF	NSP-1
10.05	WARRANTY UPCHARGE:	Add to provide coverage for roof uplift pressures up to 120 MPH	SF	NSP-2
11.00	**BUILT-UP MODIFIED ROOF WITH MINERAL CAP SHEET ADHERED IN COLD PROCESS ASPHALT**			
11.01	**ROOF CONFIGURATION** **2 ply Glass Base, Mineral Cap Sheet, Set in Cold Process Modified Asphalt**			
11.01.01	ROOFING MEMBRANE OPTION:	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	SF	9.92
11.01.02	ROOFING MEMBRANE OPTION:	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	SF	11.89
11.01.03	ROOFING MEMBRANE OPTION:	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	SF	11.12
11.01.04	ROOFING MEMBRANE OPTION:	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	SF	13.15
11.01.05	ROOFING MEMBRANE OPTION:	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	SF	14.10
11.02	WARRANTY CHARGE:	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 11.00 Must includes coverage for roof uplift pressures up to 90 MPH	SF	NSP
11.03	WARRANTY UPCHARGE:	Labor & Material Warranty with No Dollar Limitations	SF	NSP-3
11.04	WARRANTY UPCHARGE:	Labor & Material Warranty with No Dollar Limitations	SF	NSP-1
11.05	WARRANTY UPCHARGE:	Add to provide coverage for roof uplift pressures up to 120 MPH	SF	NSP-2

12.00	**2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY)** **PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER**			
12.01	**ROOF CONFIGURATION** **1 Ply Modified Base Sheet Adhered in Hot ASTM D 312 Type III or IV Asphalt**			
12.01.01	**BASE PLY OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile	**SF**	3.55
12.01.02	**BASE PLY OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	**SF**	4.51
12.01.03	**BASE PLY OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	**SF**	4.69
12.01.04	**ADD/DEDUCT TO PER SQUARE FOOT COST - Hot Applied Modified Multi-ply Systems** Each Additional Modified Base Sheet (All Hot Applications) Installed. To be combined with line items above for a labor cost reduction to installed price of two plies of the same modified base sheet vs. the installation of a single base sheet (i.e. 12.01.02 + 12.01.02 + 12.01.04 = Two Plies Installed)		**SF**	-0.42
12.02	**ROOF CONFIGURATION** **1 Ply Modified Base Sheet Adhered in Cold Process Modified Asphalt**			
12.02.01	**BASE PLY OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile	**SF**	4.47
12.02.02	**BASE PLY OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	**SF**	5.42
12.02.03	**BASE PLY OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	**SF**	5.61
12.02.04	**ADD/DEDUCT TO PER SQUARE FOOT COST - Cold Applied Modified Multi-ply Systems** Each Additional Modified Base Sheet (All Cold Applications) Installed. To be combined with line items above for a labor cost reduction to installed price of two plies of the same modified base sheet vs. the installation of a single base sheet (i.e. 12.02.02 + 12.02.02 + 12.02.04 = Two Plies Installed)		**SF**	-0.48
12.02.05	**INTERPLY ADHESIVE OPTION:**	**Add/Deduct for Cold Applied Modified Multi-ply Systems** Substitute Cold Process Adhesive with Alternative Solvent Free Adhesive	**SF**	2.39
12.03	**ROOF CONFIGURATION** **1 Ply of Torch Base Sheet Installed with Torch Application**			
12.03.01	**BASE PLY OPTION:**	SBS Modified Asphalt-Based, Fiberglass Reinforced Torch Base Sheet - Minimum of 80 lbf/in tensile Torch-Applied Base Sheet (ASTM D 5147)	**SF**	3.96
12.03.02	**BASE PLY OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 210 lbf/in tensile	**SF**	5.27
12.03.03	**ADD/DEDUCT TO PER SQUARE FOOT COST - Torch-Applied Modified Multi-ply Systems** Each Additional Modified Base Sheet (All Torch-Applied Applications) Installed. To be combined with line items above for a labor cost reduction to installed price of two plies of the same modified base sheet vs. the installation of a single base sheet (i.e. 12.03.02 + 12.03.02 + 12.03.03 = Two Plies Installed)		**SF**	-0.26
12.04	**ROOF CONFIGURATION** **1 Ply of Self-Adhering Base Installed Using Self-Adhering Backing**			
12.04.01	**BASE PLY OPTION:**	SBS Modified Asphalt-Based, Polyester OR Fiberglass/Polyester OR Fiberglass Reinforced Self-Adhering Base Sheet - Minimum of 50 lbf/in tensile	**SF**	4.05
12.04.02	**ADD/DEDUCT TO PER SQUARE FOOT COST - Torch-Applied Modified Multi-ply Systems** Each Additional Modified Base Sheet (All Torch-Applied Applications) Installed. To be combined with line items above for a labor cost reduction to installed price of two plies of the same modified base sheet vs. the installation of a single base sheet (i.e. 12.04.01 + 12.04.01 + 12.04.02 = Two Plies Installed)		**SF**	-0.26

12.05	**ROOF CONFIGURATION** **1 Ply Cap Sheet, Flood Coat and Aggregate Adhered in Hot ASTM D 312 Type III OR IV Asphalt**			
12.05.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	4.47
12.05.02	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	6.24
12.05.03	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	6.14
12.05.04	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III – Minimum of 500 lbf/in tensile	**SF**	7.54
12.05.05	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III – Minimum of 600 lbf/in tensile	**SF**	8.12
12.05.06	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.05 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.05.07	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.05.08	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.05.09	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.06	**ROOF CONFIGURATION** **1 Ply Mineral Surfaced Cap Sheet Adhered in Hot ASTM D 312 Type III or IV Asphalt**			
12.06.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	5.68
12.06.02	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	7.61
12.06.03	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	6.84
12.06.04	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	**SF**	8.87
12.06.05	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	**SF**	9.82
12.06.06	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.06 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP

12.06.07	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-3
12.06.08	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.06.09	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.07	**ROOF CONFIGURATION** **1 Ply Cap Sheet, Set in Hot ASTM D 312 Type III or IV Asphalt, Flood Coat & Aggregate in Hot Modified Coal Tar Pitch**			
12.07.01	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	9.41
12.07.02	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	11.06
12.07.03	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	10.97
12.07.04	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	12.35
12.07.05	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum 600 lbf/in tensile, Flood Coat in Modified Hot Coal Tar Pitch With 2000% Elongation	**SF**	12.93
12.07.06	**COATING OPTION:**	Add/Deduct for Installing Flood Coat in Cold Process Coal Tar Pitch	**SF**	-0.86
12.07.07	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.07 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.07.08	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.07.09	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.07.10	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.08	**ROOF CONFIGURATION** **1 Ply Cap Sheet, Flood Coat and Aggregate Adhered in Cold Process Modified Asphalt**			
12.08.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	8.59

12.08.02	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	10.26
12.08.03	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	10.14
12.08.04	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	**SF**	11.55
12.08.05	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	**SF**	12.13
12.08.06	**MEMBRANE ADHESIVE & COATING OPTION:**	**Add/Deduct for Cold Applied Modified BUR** Substitute Cold Process Adhesive with Alternative Solvent Free Adhesive	**SF**	6.86
12.08.07	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.08 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.08.08	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.08.09	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.08.10	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.09	**ROOF CONFIGURATION** **1 Ply Mineral Surfaced Cap Sheet Adhered in Cold Process Modified Asphalt**			
12.09.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	6.69
12.09.02	**ROOFING MEMBRANE OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	8.50
12.09.03	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	7.68
12.09.04	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	**SF**	10.47
12.09.05	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 600 lbf/in tensile	**SF**	11.57
12.09.06	**MEMBRANE ADHESIVE OPTION:**	**Add/Deduct for Cold Applied Modified BUR** Substitute Cold Process Adhesive with Alternative Solvent Free Adhesive	**SF**	2.30

12.09.07	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.09 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.09.08	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-3
12.09.09	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.09.10	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.10	**ROOF CONFIGURATION** **1 Ply Cap Sheet, Set in Cold Process Asphalt, Flood Coat & Aggregate in Cold Applied Modified Coal Tar Pitch and Aggregate**			
12.10.01	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - Minimum of 70 lbf/in tensile	**SF**	9.82
12.10.02	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 220 lbf/in tensile	**SF**	11.47
12.10.03	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	**SF**	11.4
12.10.04	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 500 lbf/in tensile	**SF**	12.78
12.10.05	**ROOFING MEMBRANE & COATING OPTION**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum 600 lbf/in tensile	**SF**	13.37
12.10.06	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.10 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.10.07	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.10.08	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.10.09	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.11	**ROOF CONFIGURATION** **1 Ply of Mineral Surfaced, Torch-Applied Cap Sheet Installed with Torch Application**			
12.11.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum 300 lbf/in tensile Torch-Applied Membrane	**SF**	9.47

12.11.02	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.11 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.11.03	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-3
12.11.04	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.11.05	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.12	**ROOF CONFIGURATION** **1 Ply of Torch-Applied Cap Sheet Installed with Torch Application and Finished with a Flood Coat & Aggregate in Cold Process Modified Asphalt**			
12.12.01	**ROOFING MEMBRANE OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 300 lbf/in tensile Torch-Applied Membrane	**SF**	11.26
12.12.02	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.12 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.12.03	**WARRANTY UPCHARGE:**	Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.12.04	**WARRANTY UPCHARGE:**	Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.12.05	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.13	**ROOF CONFIGURATION** **1 Ply of Mineral Surfaced, Self-Adhering Cap Sheet Installed Using Self-Adhering Backing**			
12.13.01	**ROOF CONFIGURATION OPTION:**	ASTM D 6161 (Polyester) OR 6162 (Fiberglass/Polyester) OR 6163 (Fiberglass) Self-Adhering Reinforced Modified Bituminous Sheet Material Type III - Minimum of 130 lbf/in tensile	**SF**	6.66
12.13.02	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.13 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.13.03	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-3
12.13.04	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.13.05	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.14	**ROOF CONFIGURATION** **1 Ply Fleece-Back Polymeric Cap Sheet (Top Ply) Adhered in Hot ASTM D 312 Type III OR IV Asphalt with Heat Welded Seams**			
12,14.01	**POLYMERIC TOP PLY OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 50 Mil Thickness	**SF**	7.43
12.14.02	**POLYMERIC TOP PLY OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 60 Mil Thickness	**SF**	12.02

12.14.03	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.14 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.14.04	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.14.05	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.14.06	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
12.15	**ROOF CONFIGURATION** **1 Ply Fleece-Back Polymeric Cap Sheet (Top Ply) Adhered in Membrane Adhesive with Heat Weld Seams**			
12.15.01	**POLYMERIC TOP PLY OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 50 Mil Thickness	**SF**	10.19
12.15.02	**POLYMERIC TOP PLY OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 60 Mil Thickness	**SF**	15.46
12.15.03	**MEMBRANE ADHESIVE OPTION:**	**Add/Deduct for Cold Applied Fleece-Back Polymeric Cap Sheet (Top Ply)** Substitute Membrane Adhesive with Cold Applied Asphalt Adhesive	**SF**	-0.24
12.15.04	**MEMBRANE ADHESIVE OPTION:**	**PER SQUARE FOOT COST - Cold Applied Fleece-Back Polymeric Cap Sheet (Top Ply)** Substitute Membrane Adhesive with Solvent-Free Asphalt Adhesive	**SF**	2.18
12.15.05	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.15 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
12.15.06	**WARRANTY UPCHARGE:**	Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
12.15.08	**WARRANTY UPCHARGE:**	Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
12.15.09	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
13.00	**BUILT-UP COAL TAR ROOF WITH FLOOD COAT AND AGGREGATE IN MODIFIED HOT COAL TAR PITCH**			
13.01	**ROOF CONFIGURATION** **1 Ply of Glass Base, 3 Plies of Polyester Mat or 4 ply of Coal Tar Felts in Modified Hot Coal Tar Pitch (CTP), [Insulation & Glass Base] Set in Hot ASTM D 312 Type III or IV Asphalt**			
13.01.01	**ROOF CONFIGURATION OPTION:**	4-Ply ASTM D 4990 Type I Coal Tar Saturated Felts in Modified Coal Tar Pitch; Modified CTP with 2000% Elongation	**SF**	17.70
13.01.02	**ROOF CONFIGURATION OPTION:**	3-Ply Continuous Filament Polyester Mat (5.0 oz./yd2) in Modified Coal Tar Pitch; Modified CTP with 2000% Elongation	**SF**	16.72
13.02	**INTERPLY ADHESIVE & FLOOD COAT OPTION:**	**PER SQUARE FOOT COST - SUBSTITUTE STANDARD COAL TAR PITCH** Add/Deduct for Using Standard Coal Tar Pitch Instead of Modified Coal Tar Pitch	**SF**	-4.41

13.03	**FLOOD COAT OPTION:**	**PER SQUARE FOOT COST - SUBSTITUTE COLD PROCESS+ MODIFIED COAL TAR PITCH FOR FLOOD COAT** Add/Deduct for Using Cold Process Modified Coal Tar Pitch for Flood Coat Instead of Hot Modified Coal Tar Pitch+B222	**SF**	-0.70
13.04	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 13.00 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
13.05	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
13.06	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
13.07	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
14.00	**METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2)**			
14.01	**INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE**			
14.01.01	**INSULATION OPTION:**	Architectural Application - No Insulation; 30 lbs. Felt Underlayment Over Deck	**SF**	1.19
14.01.02	**INSULATION OPTION:**	Architectural Application - No Insulation - WOOD DECK: Class A Fire-Retardant Underlayment	**SF**	5.80
14.01.03	**INSULATION OPTION:**	Architectural Application - Minimal Insulation - WOOD OR METAL DECK: Must Have 1/2" Treated Gypsum Board with Glass-Mat (e.g. DensDeck / Securock / Equal); & 40 mil Self-Adhering Underlayment	**SF**	6.99
14.01.04	**INSULATION OPTION:**	Architectural Application - Mechanically Fasten Polyisocyanurate to Provide an Average R-Value of 20; with 40 mil Self-Adhering Underlayment	**SF**	8.72
14.01.05	**INSULATION OPTION:**	Structural Application Over Open Framing; Over Retrofit Framing; Over an Existing Roof Using Steel Furring - No Insulation	**SF**	3.22
14.01.06	**INSULATION OPTION:**	Structural Application Over Open Framing or Over Retrofit Framing - Fiberglass Batten Insulation with an R-Value of 30	**SF**	4.10
14.01.07	**INSULATION OPTION:**	Structural Application Over Retrofit Framing - Loose Laid Fiberglass Blanket on Existing Deck with an R-Value of 30	**SF**	4.07
14.01.08	**INSULATION OPTION:**	Structural Application Over an Existing Roof Using Steel Furring - Fiberglass Batten Insulation with an R-Value of 20	**SF**	5.68
14.01.09	**INSULATION OPTION:**	Structural Application Over an Existing Roof Using Steel Furring - Mechanically Fastened Polyisocyanurate on Existing Roof with an R-Value of 20	**SF**	8.40

14.02	ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 2"			
14.02.01	THICKNESS OPTION:	Bare Aluminum Panel Price - 0.032" Aluminum, 18" - 19" Wide Panels	SF	8.86
14.02.02	THICKNESS OPTION:	Add for Bare Aluminum 0.040" Aluminum , 18" - 19" Wide Panels	SF	1.62
14.02.03	PANEL WIDTH OPTION:	Add for 12" - 13" Panel Width - Aluminum	SF	2.30
14.02.04	PANEL WIDTH OPTION:	Add for 16" - 17" Panel Width - Aluminum	SF	0.85
14.02.05	PANEL WIDTH OPTION:	Add for 24" - 25" Panel Width - Aluminum	SF	1.39
14.02.06	THICKNESS OPTION:	Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga, 18" - 19" Wide Panels	SF	7.94
14.02.07	THICKNESS OPTION:	Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga, 18" - 19" Wide Panels	SF	9.63
14.02.08	PANEL WIDTH OPTION:	Add for 12" - 13" Panel Width - Galvalume Coated Steel or Equal	SF	2.22
14.02.09	PANEL WIDTH OPTION:	Add for 16" - 17" Panel Width - Galvalume Coated Steel or Equal	SF	0.85
14.02.10	PANEL WIDTH OPTION:	Add for 24" - 25" Panel Width - Galvalume Coated Steel or Equal	SF	1.39
14.02.11	COLOR OPTION:	Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	SF	1.53
14.02.12	COLOR OPTION:	Add for Designer Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	SF	1.84
14.02.13	COLOR OPTION:	Add for Premium or Custom Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	SF	2.22
14.02.14	THICKNESS OPTION:	Stainless Steel Panel Price - 24 Ga , 18" - 19" Wide Panels	SF	27.74
14.02.15	THICKNESS OPTION:	Stainless Steel Panel Price - 22 Ga, 18" - 19" Wide Panels	SF	32.92
14.02.16	PANEL WIDTH OPTION:	Add for 12" - 13" Panel Width - Stainless Steel	SF	6.93
14.02.17	PANEL WIDTH OPTION:	Add for 16" - 17" Panel Width - Stainless Steel	SF	2.29
14.02.18	PANEL WIDTH OPTION:	Add for 24" - 25" Panel Width - Stainless Steel	SF	0.46
14.02.19	THICKNESS OPTION:	Copper Panel Price - 16 oz,18" - 19" Wide Panels	SF	30.03
14.02.20	THICKNESS OPTION:	Copper Panel Price - 20 Oz, 18" - 19" Wide Panels	SF	36.39
14.02.21	PANEL WIDTH OPTION:	Add for 12" - 13" Panel Width - Copper	SF	7.29
14.02.22	PANEL WIDTH OPTION:	Add for 16" - 17" Panel Width - Copper	SF	2.56
14.02.23	PANEL WIDTH OPTION:	Add for 24" - 25" Panel Width - Copper	SF	0.55
14.02.24	THICKNESS OPTION:	Zinc Panel Price - 0.032", 18" - 19" Wide Panels	SF	27.67

14.02.25	THICKNESS OPTION:	Zinc Panel Price - 0.040", 18" - 19" Wide Panels	SF	32.89
14.02.26	PANEL WIDTH OPTION:	Add for 12" - 13" Panel Width - Zinc	SF	7.05
14.02.27	PANEL WIDTH OPTION:	Add for 16" - 17" Panel Width - Zinc	SF	2.29
14.02.28	PANEL WIDTH OPTION:	Add for 24" - 25" Panel Width - Zinc	SF	0.46
14.02.29	PANEL INSTALLATION OPTION:	Architectural Application - Installed Over a Deck At or Above 3:12 Slope	SF	10.21
14.02.30	PANEL INSTALLATION OPTION:	Architectural Application - Installed Over a Deck Below 3:12 Slope	SF	8.60
14.02.31	PANEL INSTALLATION OPTION:	Structural Application - Installed Over Open Framing At or Above 3:12 Slope	SF	10.21
14.02.32	PANEL INSTALLATION OPTION:	Structural Application - Installed Over Open Framing Below 3:12 Slope	SF	8.60
14.02.33	PANEL INSTALLATION OPTION:	Structural Application - At or Above 3:12 Slope - Installed Over Retrofit Framing System	SF	22.56
14.02.34	PANEL INSTALLATION OPTION:	Structural Application - Installed Over Retrofit Framing System Below 3:12 Slope	SF	20.47
14.02.35	PANEL INSTALLATION OPTION:	Structural Application - Installed Over Existing Roof Using Steel Furring At or Above 3:12 Slope	SF	12.46
14.02.36	PANEL INSTALLATION OPTION:	Structural Application - Installed Over Existing Roof Using Steel Furring Below 3:12 Slope	SF	9.97
14.02.37	PANEL FABRICATION OPTION:	On-Site Roll Forming - To achieve panel lengths in excess of shipping or transportation limitations	SF	NSP
14.02.38	PANEL FABRICATION OPTION:	Curving Panels - Curving panels to meet architectural requirements	SF	3.23
14.02.39	PANEL FABRICATION OPTION:	Tapering Panels - Tapering panels to meet architectural requirements	SF	3.23
14.02.40	WARRANTY CHARGE:	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 13.00 Must includes coverage for roof uplift pressures up to 90 MPH	SF	NSP
14.02.41	WARRANTY UPCHARGE:	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	SF	NSP
14.02.42	WARRANTY UPCHARGE:	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	SF	NSP
14.02.43	WARRANTY UPCHARGE:	Add to provide coverage for roof uplift pressures up to 120 MPH	SF	NSP
14.03	**ROOF CONFIGURATION** **Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels**			
14.03.01	THICKNESS OPTION:	Bare Aluminum Panel Price - 0.032" Aluminum, 18" Wide Panels	SF	6.81
14.03.02	THICKNESS OPTION:	Add for Bare Aluminum 0.040" Aluminum , 18" Wide Panels	SF	1.53
14.03.03	PANEL WIDTH OPTION:	Add for 12" Panel Width - Aluminum	SF	2.61
14.03.04	PANEL WIDTH OPTION:	Add for 16" Panel Width - Aluminum	SF	0.54
14.03.05	THICKNESS OPTION:	Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga, 18" Wide Panels	SF	6.35
14.03.06	THICKNESS OPTION:	Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga, 18" Wide Panels	SF	7.63

14.03.07	**PANEL WIDTH OPTION:**	Add for 12" Panel Width - Galvalume Coated Steel or Equal	**SF**	1.62
14.03.08	**PANEL WIDTH OPTION:**	Add for 16" Panel Width - Galvalume Coated Steel or Equal	**SF**	0.46
14.03.09	**COLOR OPTION:**	Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.45
14.03.10	**COLOR OPTION:**	Add for Designer Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.76
14.03.11	**COLOR OPTION:**	Add for Premium or Custom Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	2.13
14.03.12	**THICKNESS OPTION:**	Stainless Steel Panel Price - 24 Ga , 18" Wide Panels	**SF**	26.83
14.03.13	**THICKNESS OPTION:**	Stainless Steel Panel Price - 22 Ga, 18" Wide Panels	**SF**	32.02
14.03.14	**PANEL WIDTH OPTION:**	Add for 12" Panel Width - Stainless Steel	**SF**	6.93
14.03.15	**PANEL WIDTH OPTION:**	Add for 16" Panel Width - Stainless Steel	**SF**	2.29
14.03.16	**THICKNESS OPTION:**	Copper Panel Price - 16 oz,18" Wide Panels	**SF**	29.28
14.03.17	**THICKNESS OPTION:**	Copper Panel Price - 20 Oz, 18" Wide Panels	**SF**	35.94
14.03.18	**PANEL WIDTH OPTION:**	Add for 12" Panel Width - Copper	**SF**	7.29
14.03.19	**PANEL WIDTH OPTION:**	Add for 16" Panel Width - Copper	**SF**	2.56
14.03.20	**THICKNESS OPTION:**	Zinc Panel Price - 0.032", 18" Wide Panels	**SF**	27.19
14.03.21	**THICKNESS OPTION:**	Zinc Panel Price - 0.040", 18" Wide Panels	**SF**	32.47
14.03.22	**PANEL WIDTH OPTION:**	Add for 12" Panel Width - Zinc	**SF**	6.93
14.03.23	**PANEL WIDTH OPTION:**	Add for 16" Panel Width - Zinc	**SF**	2.29
14.03.24	**PANEL INSTALLATION OPTION:**	Architectural Application - Installed Over Substrate At or Above 3:12 Slope	**SF**	10.04
14.03.25	**PANEL INSTALLATION OPTION:**	Architectural Application - Installed Over Substrate Below 3:12 Slope	**SF**	8.44
14.03.26	**PANEL INSTALLATION OPTION:**	Structural Application - Installed Over Open Framing At or Above 3/12 Slope	**SF**	10.04
14.03.27	**PANEL INSTALLATION OPTION:**	Structural Application - Installed Over Retrofit Framing System At or Above 3:12 Slope	**SF**	22.37
14.03.28	**PANEL INSTALLATION OPTION:**	Structural Application - Installed Over Existing Roof Using Steel Furring At or Above 3:12 Slope	**SF**	12.30
14.03.30	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 14.03 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
14.03.31	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
14.03.32	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP

14.03.33	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP
14.04	**ROOF CONFIGURATION** **Architectural Standing Seam Roof System; Seam Height Below 1"**			
14.04.01	**THICKNESS OPTION:**	Bare Aluminum Panel Price - 0.032" Aluminum, 14.5" Wide Panels	**SF**	6.18
14.04.02	**THICKNESS OPTION:**	Add for Bare Aluminum 0.040" Aluminum, 14.5" Wide Panels	**SF**	7.36
14.04.03	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga, 14.5" Wide Panels	**SF**	6.01
14.04.04	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga, 14.5" Wide Panels	**SF**	6.75
14.04.05	**COLOR OPTION:**	Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.27
14.04.06	**COLOR OPTION:**	Add for Designer Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.62
14.04.07	**COLOR OPTION:**	Add for Premium or Custom Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.75
14.04.08	**THICKNESS OPTION:**	Stainless Steel Panel Price - 24 Ga, 14.5" Wide Panels	**SF**	27.30
14.04.09	**THICKNESS OPTION:**	Stainless Steel Panel Price - 22 Ga, 14.5" Wide Panels	**SF**	32.24
14.04.10	**THICKNESS OPTION:**	Copper Panel Price - 16 Oz., 14.5" Wide Panels	**SF**	29.46
14.04.11	**THICKNESS OPTION:**	Copper Panel Price - 20 Oz., 14.5" Wide Panels	**SF**	36.04
14.04.12	**THICKNESS OPTION:**	Zinc Panel Price - 0.032" , 14.5" Wide Panels	**SF**	28.03
14.04.13	**THICKNESS OPTION:**	Zinc Panel Price - 0.040", 14.5" Wide Panels	**SF**	33.25
14.04.14	**PANEL INSTALLATION OPTION:**	Architectural Application - Installed Over Substrate At or Above 3:12 Slope	**SF**	10.60
14.04.15	**PANEL INSTALLATION OPTION:**	Architectural Application - Installed Over Substrate Below 3:12 Slope	**SF**	8.86
14.04.16	**WARRANTY CHARGE:**	Cost to Provide 15 Year - Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 14.04 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
14.05	**ROOF CONFIGURATION** **Flat Seam Metal Roof System - 8' Wide / 30 Gauge**			
14.05.01	**INSULATION OPTION:**	3/4" of Expanded Polystyrene (Minimum 1.5 lbs./cft) - Includes Panel and Installation of Roof System	**SF**	21.02
14.05.02	**INSULATION OPTION:**	Mechanically Fastened Polyisocyanurate with an Average R-Value of 20 - Includes Panel and Installation of Roof System	**SF**	24.46
14.05.03	**UNDERLAYMENT OPTION:**	Add Install 40 mil self-adhesive membrane as an Underlayment	**SF**	2.99

14.05.04	**PANEL WIDTH OPTION:**	Add/Deduct for 6' Wide Option	**SF**	1.03
14.05.05	**PANEL WIDTH OPTION:**	Add/Deduct for 10' Wide Option	**SF**	0
14.05.06	**PANEL WIDTH OPTION:**	Add/Deduct for 12' Wide Option	**SF**	-1.09
14.05.07	**WARRANTY CHARGES:**	Cost to Provide 15 Year - Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 14.05 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
15.00	**RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS**			
15.01	**PREPARE METAL ROOF FOR RESTORATION BY WIRE BRUSHING ROOF SURFACE** Wire Brush Metal Roof Surface to Remove Loose Paint, Rust or Expose Bare Metal		**SF**	3.39
15.02	**PREPARE METAL ROOF FOR RESTORATION BY WIRE BRUSHING METAL ROOF SEAMS** Wire Brush Metal Roof Seams to Remove Loose Paint, Rust or Expose Bare Metal		**LF**	4.82
15.03	**PREPARE METAL ROOF FOR RESTORATION BY SANDBLASTING METAL ROOF** Sand-Blast Metal Roof Surface and Seams to Remove Loose Paint, Rust or Expose Bare Metal		**SF**	6.27
15.04	**RESATURATION OF ASPHALT ROOF SURFACE WITH ASPHALT COATING SYSTEM** Wet Vac Roof to Remove Aggregate, Apply Cold Applied Modified Asphalt Flood Coat & New Aggregate - Coating Applied at 6-8 Gallons per Sq. w/ New Gravel According to Manufacturer's Specifications (New Flashings also Required Separate Line Item)		**SF**	7.22
15.05	**RESATURATION OF ASPHALT OR COAL TAR PITCH BURs WITH COAL-TAR PITCH COATING SYSTEM** Wet Vac Roof to Remove Aggregate, Apply Cold Applied Modified Coal Tar Flood Coat & New Aggregate as Specified Applied at 6-8 Gallons per Sq. w/ New Gravel According to Manufacturer's Specifications (New Flashings also Required Refer to Flashing Line Item)		**SF**	11.54
15.06	**RESTORATION OF METAL ROOF SYSTEM WITH SYNTHETIC RUBBER COLD-APPLIED COATING** Prepare Metal Roof Surface by Scraping, Sanding, Wire Brush or Blasting (USE SEPRATE LINE ITEM FOR BLASTING OR WIRE BRUSHING); Clean with TSP or Simple Green; Use Portable Blowers to Clear Roof of Moisture; Apply seam sealer to seams (1 Gallon per 14 left) Base Coat / Top Coat with Synthetic Rubberized Restorative Coating (1.5 Gallons per Sq.) According to Manufacturer's Specifications		**SF**	6.56
15.07	**RESTORATION OF A METAL ROOF SYSTEM WITH SINGLE-COMPONENT URETHANE** Prepare Metal Roof Surface by Scraping, Sanding, Wire Brush or Blasting (USE SEPARATE LINE ITEM FOR BLASTING OR WIRE BRUSHING); Clean with TSP or Simple Green, Apply Primer with Rust Inhibiting and Chemical Corrosion Resistance at a Rate of 1/4 Gallon per Square; Wait at least 3 Hours for Primer to Dry; Strip in Seams, Around Penetrations and Fasteners with a Single-Component, Aliphatic Urethane at a Rate of 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square on All Stripped in Areas) USE SEPARATE LINE ITEM; Wait 24-48 Hours; Apply Single-Component, Aliphatic Urethane as a Base Coat at a Rate of 1.5 Gallons per Square and Top Coat at a Rate of 1.0 Gallon per Square Over the Entire Roof According to Manufacturer's Specifications.		**SF**	9.63
15.08	**RESTORATION OF A METAL ROOF SYSTEM WITH TWO-COMPONENT, LOW-ODER URETHANE** Prepare Metal Roof Surface by Scraping, Sanding, Wire Brush or Blasting (USE SEPARATE LINE ITEM FOR BLASTING OR WIRE BRUSHING); Clean with TSP or Simple Green, Apply Primer with Rust Inhibiting and Chemical Corrosion Resistance at a Rate of 1/4 Gallon per Square; Wait at least 3 Hours for Primer to Dry; Strip in Seams, Around Penetrations and Fasteners with a Two-Component, Low-Oder Urethane at a Rate of 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square on All Stripped-In Areas) USE SEPARATE LINE ITEM; Wait 24-48 Hours; Apply Two-Component, Low-Oder Urethane as a Base Coat at a Rate of 1.5 Gallons per Square and Top Coat at a Rate of 1.0 Gallon per Square Over the Entire Roof According to Manufacturer's Specifications.		**SF**	9.80
15.09	**COAT ROOF WITH HIGH PERFORMANCE FLUORPOLYMER PAINT SYSTEM FOR METAL ROOFS** Prepare Metal Roof Surface by Scraping, Sanding, Wire Brushing or Blasting (USE SEPARATE LINE ITEM FOR BLASTING & WIRE BRUSHING); Clean with TSP or Simple Green, Prime at a Rate of (Primer 1/4" Gallon per Square); Wait; Install Base Coat and Top Coat at a Rate of 1/4 Gallon per Sq. per Coat According to Manufacturer's Specifications		**SF**	7.16
15.10	**RESTORATION OF A SINGLE-PLY WITH SINGLE-COMPONENT URETHANE & STRIPPED SEAMS** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Strip in Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Base Coat at a Rate of 1.5 Gallons per Square and Top Coat at a Rate of 1.0 Gallon per Square Over the Entire Roof According to Manufacturer's Specifications.		**SF**	8.67

15.11	**RESTORATION OF SMOOTH-SURFACED BURs/MODIFIED BURS ROOF SYSTEMS WITH SINGLE-COMPONENT URETHANE & REINFORCED SEAMS** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square on Seams) USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Base Coat at a Rate of 2 Gallons per Square and a Top Coat of 1.5 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	11.29
15.12	**RESTORATION OF A SINGLE-PLY ROOF OR SMOOTH-SURFACE BUR/MODIFIED BUR SYSTEMS WITH FULLY-REINFORCED, SINGLE-COMPONENT URETHANE** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Entire Roof Surface by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3.0 Gallons per Square Total Prior to Top Coat), Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Top Coat at a Rate of 2 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	16.90
15.13	**RESTORATION OF A MINERAL-SURFACED BURs/MODIFIED BURS ROOF SYSTEMS WITH SINGLE-COMPONENT URETHANE & REINFORCED SEAMS** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square on Seams) USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Base Coat at a Rate of 2.0 Gallons per Square and Top Coat at a Rate of 2.0 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	12.74
15.14	**RESTORATION OF A MINERAL-SURFACE BUR/MODIFIED BUR SYSTEMS WITH FULLY-REINFORCED, SINGLE-COMPONENT URETHANE** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Entire Roof Surface by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1.5 Gallon per Square (3.5 Gallons per Square Total Prior to Top Coat), Wait 24-48 Hours, Apply Single-Component, Aliphatic Urethane as a Top Coat at a Rate of 2 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	18.35
15.15	**RESTORATION OF A SINGLE-PLY WITH TWO-COMPONENT, LOW-ODER URETHANE & STRIPPED SEAMS** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Strip in Seams by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Base Coat at a Rate of 1.5 Gallons per Square and a Top Coat at a Rate of 1.0 Gallon per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	9.01
15.16	**RESTORATION OF SMOOTH-SURFACED BURs/MODIFIED BURS ROOF SYSTEMS WITH TWO-COMPONENT, LOW-ODER URETHANE & REINFORCED SEAMS** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Seams by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square on Seams) USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Base Coat at a Rate of 2 Gallons per Square and a Top Coat at a Rate of 1.5 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	11.97
15.17	**RESTORATION OF A SINGLE-PLY ROOF OR SMOOTH-SURFACE BUR/MODIFIED BUR SYSTEMS WITH FULLY-REINFORCED, TWO-COMPONENT, LOW-ODER URETHANE** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Entire Roof Surface by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square / Reinforcement / 1 Gallon per Square (3 Gallons per Square Total Prior to Top Coat), Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Top Coat at a Rate of 2 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	17.61
15.18	**RESTORATION OF A MINERAL-SURFACED BURs/MODIFIED BURS ROOF SYSTEMS WITH TWO-COMPONENT, LOW-ODOR URETHANE & REINFORCED SEAMS** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Seams by Applying a Two-Component, Low-Oder Urethane 2.0 Gallons per Square / Reinforcement / 1.0 Gallon per Square (3 Gallons per Square on Seams) USE SEPARATE LINE ITEM, Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Base Coat at a Rate of 2.0 Gallons per Square and a Top Coat at a Rate of 2.0 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	13.42
15.19	**RESTORATION OF A MINERAL-SURFACE BUR/MODIFIED BUR SYSTEMS WITH FULLY-REINFORCED, TWO-COMPONENT, LOW-ODER URETHANE** Prepare Roof Surface by Cleaning with TSP or Simple Green, Use Portable Blowers to Clear the Roof Surface of Moisture; Reinforce Entire Roof Surface by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square / Reinforcement / 1.5 Gallon per Square (3.5 Gallons per Square Total Prior to Top Coat), Wait 24-48 Hours, Apply Two-Component, Low-Oder Urethane as a Top Coat at a Rate of 2 Gallons per Square Over the Entire Roof According to Manufacturer's Specifications.	**SF**	19.06

15.20	**RESATURATION OF SMOOTH-SURFACED ASPHALT ROOF WITH FULLY REINFORCED FIBERED ASPHALT COATING SYSTEM** Infrared roof scan roof system and replace all wet insulation (USE SEPARATE LINE ITEMS); Prime the roof surface at rate of 1/2 - 3/4 Gallons per Square; Apply heavy-bodied, fiber reinforced asphalt roof coating and embed firm polyester reinforcement at a rate of 3.0 Gallons per Square / Polyester /3.5 Gallons per Square.	**SF**	4.98
15.21	**RESATURATION OF SMOOTH-SURFACED ASPHALT ROOF WITH FULLY REINFORCED FIBERED ASPHALT COATING SYSTEM** Infrared roof scan roof system and replace all wet insulation (USE SEPARATE LINE ITEMS); Prime the roof surface at rate of 1/2 - 3/4 Gallons per Square; Apply heavy-bodied, fiber reinforced asphalt roof coating and embed soft polyester reinforcement at a rate of 1.2 Gallons per Square / Polyester /1.4 Gallons per Square.	**SF**	5.74
15.22	**RESATURATION OF MINERAL-SURFACED ASPHALT ROOF WITH FULLY REINFORCED FIBERED ASPHALT COATING SYSTEM** Infrared roof scan roof system and replace all wet insulation (USE SEPARATE LINE ITEMS); Prime the roof surface at rate of 1/2 - 3/4 Gallons per Square; Apply heavy-bodied, fiber reinforced asphalt roof coating and embed firm polyester reinforcement at a rate of 3.5 Gallons per Square / Polyester / 3.5 Gallons per Square.	**SF**	5.24
15.23	**RESATURATION OF MINERAL-SURFACED ASPHALT ROOF WITH FULLY REINFORCED FIBERED ASPHALT COATING SYSTEM** Infrared Roof Scan Roof System And Replace All Wet Insulation (Use Separate Line Items); Prime The Roof Surface At Rate Of 1/2 - 3/4 Gallons Per Square; Apply Heavy-Bodied, Fiber Reinforced Asphalt Roof Coating And Embed Soft Polyester Reinforcement At A Rate Of 1.4 Gallons Per Square / Polyester /1.4 Gallons Per Square.	**SF**	6.07
15.24	**COAT EXISTING ROOF SURFACE WITH FIBRATED ALUMINUM ROOF COATING** Prepare Roof Surface by Sweeping Off All Dirt, Dust and Debris; If Existing Roof Surface is Weathered, Prime the Roof Surface at a Rate of 1 Gallon per Square; If Repairs to Any Cracks, Splits or Surface Irregularities Exist, Repair with a 3 Course Application of Mastic / Mesh / Mastic (USE SEPARATE LINE ITEM); Apply Fibrated Aluminum Roof Coating at a Rate of 2 Gallons per Square.	**SF**	2.94
15.25	**RESTORATION OF SMOOTH-SURFACED OR MINERAL-SURFACED ASPHALT-BASED ROOF WITH FULLY-REINFORCED GLASS FIBERED ASPHALT EMULSION** Prepare Roof Surface to be Clean & Free of Dust; Repair All Splits Tears of Blisters with a Three Course Application of Mastic / Mesh / Mastic (USE SEPARATE LINE ITEM); Prime the Roof Surface at a Rate of 1/2 Gallon per Square. Embed Polyester into the Asphalt Emulsion in a 2 Coat Application at a Rate of 3 Gallons per Square / Polyester / 3 Gallons per Square	**SF**	4.64
15.26	**RESTORATION OF SMOOTH-SURFACED OR MINERAL-SURFACED ASPHALT-BASED ROOF WITH GLASS FIBERED ASPHALT EMULSION** Prepare Roof Surface to be Clean & Free of Dust; Repair All Splits Tears of Blisters with a Three Course Application of Mastic / Mesh / Mastic (USE SEPARATE LINE ITEM); Prime the Roof Surface at a Rate of 1/2 Gallon per Square. Apply Asphalt Emulsion in a 2 Coat Application at a Rate of 2.5 Gallons per Square per Coat.	**SF**	3.23
15.27	**RESTORATION OF SINGLE-PLY, SMOOTH-SURFACED OR MINERAL-SURFACED ASPHALT-BASED ROOF WITH SILICONE COATING** Prepare Roof Surface to be Clean & Free of Dust; Apply Silicone Coating System in a Single Coat Application at a Rate of 2.5 Gallons per Square	**SF**	5.37
15.28	**RESTORATION OF GRAVEL-SURFACED ASPHALT-BASED ROOF WITH SILICONE COATING** Wet Vac or Spud Any Loose Gravel Off of Roof Surface & Dispose; Sweep Roof Surface to be Clean and Free of Dust; Apply Primer as a Bleed-Blocker at a Rate of 1/2 Gallon per Square; Apply Self-Leveling Silicone at a Rate of 6 Gallons per Square; Apply Silicone Coating System in a Single Coat Application at a Rate of 2.5 Gallons per Square.	**SF**	8.05
15.29	**ELASTOMERIC ASPHALT-BASED LIQUID APPLIED MEMBRANE SYSTEM FOR SMOOTH OR MINERAL SURFACED ROOFS** Clean and Prime then Install Base Coat / Top Coat as Specified with Reinforced Seams - Restoration Coating Fully Reinforced System w/ Reflective Top Coat (3 Gallons per Sq. of Restoration Coating - Reinforcement - Additional 3 Gallons per Sq. of Restoration Coating; Allow 30 Day Cure and Install Reflective Coating at 1 Gallon per Sq. (New Flashings also Required Refer to Flashing Line Item)	**SF**	11.61
15.30	**REINFORCING SEAMS WITH SINGLE-COMPONENT URETHANE** Reinforce Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square / Reinforcement / 1 Gallons per Square (3 Gallons per Square on Seams)	**LF**	14.29
15.31	**REINFORCING SEAMS WITH TWO-COMPONENT, LOW-ODER URETHANE** Reinforce Seams by Applying a Two-Component, Low-Oder Urethane 2 Gallons per Square / Reinforcement / 1 Gallons per Square (3 Gallons per Square on Seams)	**LF**	15.10
15.32	**STRIPPING IN SEAMS WITH SINGLE-COMPONENT URETHANE** Strip in Seams by Applying a Single-Component, Aliphatic Urethane 2 Gallons per Square	**LF**	4.51
15.33	**STRIPPING IN SEAMS WITH TWO-COMPONENT, LOW-ODER URETHANE** Strip in Seams by Applying a Two-Component, Low Odor Urethane 2 Gallons per Square	**LF**	5.27
16.00	**INSTALLATION OF SHAKE, TILE, OR SHINGLE ROOF SYSTEMS**		

16.01	**INSTALL NEW THREE-TAB SHINGLE ROOF SYSTEM -** New Three-Tab Shingles with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys		**SF**	8.17
16.02	**REPLACING ARCHITECTURAL SHINGLE ROOF SYSTEM -** New Dimensional Shingle Roof System with Base Sheet as an Underlayment, Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys		**SF**	9.06
16.03	**INSTALL NEW DIMENSIONAL SHINGLE ROOF SYSTEM -** New Dimensional Shingle Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys		**SF**	8.99
16.04	**INSTALL NEW CEDAR SHAKE ROOF SYSTEM -** New Cedar Shake Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys		**SF**	20.80
16.05	**INSTALL NEW BARREL CLAY/CEMENT TILE ROOF SYSTEM -** New Barrel Clay/Cement Tile Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys		**SF**	29.94
16.06	**INSTALL SLATE TILE ROOF SYSTEM -** New Slate Tile Roof System with Base Sheet as an Underlayment; Install Self-Adhering Underlayment on All Eaves, Peaks & Valleys		**SF**	31.03
16.07	**ADD/DEDIUCT TO INSTALL SELF-ADHERING UNDERLAYMENT OVER ENTIRE ROOF -** Install Self-Adhering Underlayment on Entire Roof Deck		**SF**	2.72
17.00	**FULLY ADHERED SINGLE-PLY ROOF SYSTEMS**			
17.01	**METAL DECK - SINGLE-PLY APPLICATION**			
17.01.01	**INSULATION OPTION:**	Mechanically Fasten Polyisocyanurate / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	**SF**	6.99
17.02	**WOOD/TECTUM DECK - SINGLE-PLY APPLICATION**			
17.02.01	**INSULATION OPTION:**	WOOD DECK: Mechanically Fasten Polyisocyanurate / Adhere Treated 1/2" Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) with Insulation Adhesive to Provide an Average R-Value of 20	**SF**	6.99
17.02.02	**INSULATION OPTION:**	TECTUM DECK: Mechanically Attach Base Sheet & Adhere Polyisocyanurate in Insulation Adhesive / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Insulation Adhesive to Provide an Average R-Value of 20	**SF**	12.98
17.02.03	**INSULATION OPTION:**	Without Insulation - Must Include Rosin & Mechanically Fasten Glass Base Sheet	**SF**	1.64
17.03	**LIGHTWEIGHT CONCRETE/GYPSUM DECK - SINGLE-PLY APPLICATION**			
17.03.01	**INSULATION OPTION:**	Adhere Polyisocyanurate in Insulation Adhesive / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Insulation Adhesive to Provide an Average R-Value of 20	**SF**	12.98
17.03.02	**INSULATION OPTION:**	Without Insulation - Must Include Rosin & Mechanically Fasten Glass Base Sheet	**SF**	2.34
17.04	**CONCRETE DECK - SINGLE-PLY APPLICATION**			

17.04.01	**INSULATION OPTION:**	Adhere Polyisocyanurate in Insulation Adhesive / Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Insulation Adhesive to Provide an Average R-Value of 20	**SF**	9.70
17.04.02	**INSULATION OPTION:**	Minimal Insulation - Must Adhere 1/2" Treated Gypsum Insulation Board with Glass-Mat (e.g. DensDeck / Securock / Equal) in Insulation Adhesive to Provide an Average R-Value of 20	**SF**	2.92
17.05	**ROOF CONFIGURATION:** **Fully Adhered Single-Ply Roof System Installed Over Prepared Surface or Insulation**			
17.05.01	**SINGLE-PLY ROOF TYPE:**	ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 45 Mil Thickness	**SF**	2.68
17.05.02	**SINGLE-PLY ROOF TYPE:**	ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 60 Mil Thickness	**SF**	6.40
17.05.03	**SINGLE-PLY ROOF TYPE:**	ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 90 Mil Thickness	**SF**	7.11
17.05.04	**SINGLE-PLY ROOF TYPE:**	ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 45 Mil Thickness	**SF**	2.41
17.05.05	**SINGLE-PLY ROOF TYPE:**	ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 60 Mil Thickness	**SF**	5.87
17.05.06	**SINGLE-PLY ROOF TYPE:**	ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 90 Mil Thickness	**SF**	8.46
17.05.07	**SINGLE-PLY ROOF TYPE:**	ASTM D 4434 - Poly Vinyl Chloride (PVC) - 45 Mil Thickness	**SF**	3.48
17.05.08	**SINGLE-PLY ROOF TYPE:**	ASTM D 4434 - Poly Vinyl Chloride (PVC) - 60 Mil Thickness	**SF**	7.28
17.05.09	**SINGLE-PLY ROOF TYPE:**	ASTM D 4434 - Poly Vinyl Chloride (PVC) - 90 Mil Thickness	**SF**	8.82
17.05.10	**SINGLE-PLY ROOF TYPE:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 45 Mil Thickness	**SF**	4.62
17.05.11	**SINGLE-PLY ROOF TYPE:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 60 Mil Thickness	**SF**	11.14
17.05.12	**SINGLE-PLY ROOF TYPE:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 80 Mil Thickness	**SF**	12.72
17.05.13	**INSTALLATION OPTION:**	Add / Deduct for Mechanically Attaching Single-Ply Roof System Vs. Fully Adhering	**SF**	-0.66
17.05.15	**WARRANTY CHARGES:**	Cost to Provide 15 Year - Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 17.05 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
17.05.16	**WARRANTY UPCHARGE:**	Add to provide coverage for a 15 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
17.05.17	**WARRANTY UPCHARGE:**	Add to provide coverage for a 20 Year Labor & Material Warranty with No Dollar Limitations	**SF**	0.20
17.05.18	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
18.00	**FLUID APPLIED WATERPROOFING MEMBRANE SYSTEMS WITH POLYURETHANE RESIN COATINGS**			
18.01	**POLYURETHANE COATINGS DIRECT TO PRIMED CONCRETE SUBSTRATE (INCLUDE PRIMER FOR CONCRETE SUBSTRATE)**			
18.01.01	**FLUID APPLIED MEMBRANE SYSTEM:**	Two Coat System	**SF**	16.46
18.01.02	**FLUID APPLIED MEMBRANE SYSTEM:**	Three Coat System	**SF**	20.44

18.01.03	**FLUID APPLIED MEMBRANE SYSTEM:**	Three Coat Reinforced System	**SF**	23.11
18.01.04	**FLUID APPLIED MEMBRANE SYSTEM:**	Four Coat Reinforced System	**SF**	29.01
18.01.05	**WARRANTY CHARGES:**	5 Year Waterproofing Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 18.01	**SF**	NSP
18.01.06	**WARRANTY CHARGES:**	10 Year Waterproofing Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 18.01	**SF**	NSP
18.02	**POLYURETHANE COATINGS DIRECT TO WOOD SUBSTRATE**			
18.02.01	**FLUID APPLIED MEMBRANE SYSTEM:**	Two Coat System	**SF**	12.56
18.02.02	**FLUID APPLIED MEMBRANE SYSTEM:**	Three Coat System	**SF**	15.70
18.02.03	**FLUID APPLIED MEMBRANE SYSTEM:**	Three Coat Reinforced System	**SF**	17.92
18.02.04	**FLUID APPLIED MEMBRANE SYSTEM:**	Four Coat Reinforced System	**SF**	22.40
18.02.05	**WARRANTY CHARGES:**	5 Year Waterproofing Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 18.02	**SF**	NSP
18.02.06	**WARRANTY CHARGES:**	10 Year Waterproofing Material Warranty Limited to the Dollar Amount of the Material Original Purchase as a Standard Warranty for All Applications in this Section 18.02	**SF**	NSP
18.03	**FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM BASE ON POLYURETHANE RESINS - CONCRETE SURFACE REPAIRS & PREPARATION**			
18.03.01	**CONCRETE REPAIRS TO OVERHEAD SURFACES: 2"-4" DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation		**SF**	198.02
18.03.02	**CONCRETE REPAIRS TO OVERHEAD SURFACES: FULL DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation		**SF**	961.15
18.03.03	**CONCRETE REPAIRS TO VERTICAL SURFACES: 3"-5" DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation		**SF**	125.57
18.03.04	**CONCRETE REPAIRS TO VERTICAL SURFACES - 5"-8" DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation; includes reinforcement		**SF**	197.30
18.03.05	**CONCRETE REPAIRS TO VERTICAL SURFACES - FULL DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation; includes reinforcement		**SF**	865.03
18.03.06	**CONCRETE REPAIRS TO HORIZONTAL SURFACES: 2"-4" DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation		**SF**	59.20
18.03.07	**CONCRETE REPAIRS TO HORIZONTAL SURFACES - 4"-6" DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation; includes reinforcement		**SF**	66.36
18.03.08	**CONCRETE REPAIRS TO HORIZONTAL SURFACES - FULL DEPTH** Removal and replacement of damaged concrete to exclude substrate repair / re-installation; includes reinforcement		**SF**	114.80
18.03.09	**GRINDING** Grind an existing coating		**SF**	2.41
18.03.10	**HANDHELD GRINDING** Grind an existing coating in areas that only can be done by hand		**SF**	11.57
18.03.11	**MILLING** Mill an existing coating 1/8 inch to 1/4 inch		**SF**	4.82
18.03.12	**PRESSURE WASHING - HORIZONTAL** Pressure washing horizontal surfaces with 2000 PSI or greater		**SF**	0.98
18.03.13	**PRESSURE WASHING - VERTICAL** Pressure washing horizontal surfaces with 2000 PSI or greater		**SF**	1.74
18.03.14	**SAND BLASTING** Sand blast an existing coating		**SF**	6.75
18.03.15	**SHOT BLASTING** Shot blast an existing coating		**SF**	2.41

18.04	**FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM BASE ON POLYURETHANE RESINS - ANCILARY REPAIRS & SURFACE PREPARATION**			
18.04.01	**STRUCTURAL EXPANSION JOINT** Installation or replacement of an expansion joint that is necessary for structural integrity		**LF**	645.89
18.04.02	**CAULKING JOINTS** Installation of caulking in joints. See caulking chart		**LF**	-
18.04.03	**ROUTING AND REMOVAL OF EXISTING CAULK** Rout and remove of existing caulk out of expansion joints		**LF**	9.24
18.04.04	**EPOXY INJECTION FOR CRACK REPAIR** Route cracks, drill holes every 18" inches, and inject and seal with epoxy		**LF**	46.15
18.04.05	**TAPE WOOD DECK JOINTS - INSTALLATION OF TAPE ON DECK JOINTS**		**LF**	1.85
18.04.06	**WOOD SUBSTRATE REPLACEMENT - REMOVAL AND REPLACEMENT**		**SF**	10.96
18.05	**FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM BASE ON POLYURETHANE RESINS - ADDITIONAL OPTIONS FOR APPLICATION & SURFACING**			
18.05.01	**INSTALL REINFORCEMENT IN COATING SYSTEM** Installation of reinforcement adjustment of coverage rates to accommodate reinforcement		**LF**	2.59
18.05.02	**BROADCAST GRANULES TO PROVIDE SKID RESISTANCE** Broadcast aggregate or granules to provide skid resistance in top **coat**		**LF**	1.33
19.00	**WALL COATINGS FOR COATING WALL SYSTEMS**			
19.01	**ELASTOMERIC COATING FOR STUCCO WALL SYSTEM -** Base Coat of Coating @ 1 Gallon per Sq. / Top Coat @ 1 Gallon per Sq. Applied as Specified		**SF**	8.31
19.02	**ELASTOMERIC COATING FOR EFIS WALL SYSTEM -** Base Coat of Coating @ 1 Gallon per Sq. / Top Coat @ 1 Gallon per Sq. Applied as Specified		**SF**	8.70
19.03	**ELASTOMERIC COATING FOR CMU WALL SYSTEM -** Base Coat of Coating @ 1 Gallon per Sq. / Top Coat @ 1 Gallon per Sq. Applied as Specified		**SF**	9.47
19.04	**ELASTOMERIC COATING FOR CONCRETE TILT WALL SYSTEM -** Base Coat of Coating @ 1 Gallon per Sq. / Top Coat @ 1 Gallon per Sq. Applied as Specified		**SF**	7.90
20.00	**NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS**			
20.01	**ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS:** Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt			
20.01.01	**FLASHING OPTION:**	Separate Base & Top Ply: BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type II - 80 lbf/in tensile	**SF**	18.41
20.01.02	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	**SF**	19.83
20.01.03	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	**SF**	20.53
20.01.04	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 500 lbf/in tensile	**SF**	21.68

20.01.05	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 100 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 600 lbf/in tensile	**SF**	22.22
20.01.06	**FLASHING OPTION:**	Separate Base & Top Ply: BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 200 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type II - 80 lbf/in tensile	**SF**	19.37
20.01.07	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 200 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	**SF**	20.78
20.01.08	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 200 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	**SF**	21.49
20.01.09	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 200 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 500 lbf/in tensile	**SF**	22.62
20.01.10	**FLASHING OPTION:**	BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 200 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 600 lbf/in tensile	**SF**	23.17
20.01.11	**FLASHING OPTION:**	BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Flashing Ply - 300 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type II - 80 lbf/in tensile	**SF**	19.37
20.01.12	**FLASHING OPTION:**	BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Flashing Ply - 300 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type III - 220 lbf/in tensile	**SF**	20.78
20.01.13	**FLASHING OPTION:**	BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Flashing Ply - 300 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	**SF**	21.49

20.01.14	**FLASHING OPTION:**	BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Flashing Ply - 300 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 500 lbf/in tensile	**SF**	22.62
20.01.15	**FLASHING OPTION:**	BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Flashing Ply - 300 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 600 lbf/in tensile	**SF**	23.17
20.01.16	**PER SQUARE FOOT COSTS - INSTALLING IN COLD PROCESS FLASHING ADHESIVE** Substitute Hot Asphalt Application for Cold Process Flashing Adhesive Application		**SF**	9.21
20.01.17	**PER SQUARE FOOT COSTS - INSTALLING IN COLD PROCESS FLASHING ADHESIVE** Substitute Hot Asphalt Application for No VOCs, 100% Solids Cold Process Flashing Adhesive Application		**SF**	13.39
20.02	**Torch Applied Flashings -** Minimum 1 Ply of Torch Base and Torch Mineral Cap Sheet; Torch Applied			
20.02.01	**FLASHING OPTION:**	BASE PLY: SBS Modified Polyester/Fiberglass Reinforced Base Torch Applied Flashing Ply - 80 lbf/inch tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 300 lbf/in Tensile Torch Applied Membrane	**SF**	25.99
20.03	**Self-Adhering Flashings -** Minimum 1 Ply of Self-Adhering Base and Self-Adhering Mineral Cap Sheet; Self-Adhering			
20.03.01	**FLASHING OPTION:**	BASE PLY: SBS Polyester OR Fiberglass/Polyester OR Fiberglass Reinforced Self-Adhering Flashing Ply - 50 lbf/ tensile (ASTM D 5147); TOP PLY: ASTM D 6161 (Polyester) OR 6162 (Fiberglass/Polyester) OR 6163 (Fiberglass) Self-Adhering Reinforced Modified Bituminous Membrane Type III - 130 lbf/in tensile	**SF**	21.60
20.04	**Single-Ply Flashings -** Fully Adhered Single-Ply Roof Flashings Installed on Corresponding Single-Ply Roof Systems			
20.04.01	**ROOF MEMBRANE OPTION:**	ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 45 Mil Thickness	**SF**	10.90
20.04.02	**ROOF MEMBRANE OPTION:**	ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 60 Mil Thickness	**SF**	14.30
20.04.03	**ROOF MEMBRANE OPTION:**	ASTM D 4637 - Ethylene Propylene Diene Terpolymer (EPDM) - 90 Mil Thickness	**SF**	16.57
20.04.04	**ROOF MEMBRANE OPTION:**	ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 45 Mil Thickness	**SF**	8.34
20.04.05	**ROOF MEMBRANE OPTION:**	ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 60 Mil Thickness	**SF**	11.67
20.04.06	**ROOF MEMBRANE OPTION:**	ASTM D 6878 - Thermoplastic Polyolefin (TPO) - 90 Mil Thickness	**SF**	15.74
20.04.07	**ROOF MEMBRANE OPTION:**	ASTM D 4434 - Poly Vinyl Chloride (PVC) - 45 Mil Thickness	**SF**	9.19
20.04.08	**ROOF MEMBRANE OPTION:**	ASTM D 4434 - Poly Vinyl Chloride (PVC) - 60 Mil Thickness	**SF**	12.99
20.04.09	**ROOF MEMBRANE OPTION:**	ASTM D 4434 - Poly Vinyl Chloride (PVC) - 90 Mil Thickness	**SF**	15.91
20.04.10	**ROOF MEMBRANE OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 45 Mil Thickness	**SF**	12.28

20.04.11	**ROOF MEMBRANE OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 60 Mil Thickness	**SF**	18.93
20.04.12	**ROOF MEMBRANE OPTION:**	ASTM D 6754 - Ketone Ethylene Ester (KEE) - 80 Mil Thickness	**SF**	21.09
21.00	**METAL WALL PANEL SYSTEMS**			
21.01	**WALL SYSTEM** Exposed Fastener Wall Panel System			
21.01.01	**THICKNESS OPTION:**	Bare Aluminum Panel Price - 0.032" Aluminum, 36" Wide Panels	**SF**	7.10
21.01.02	**THICKNESS OPTION:**	Add for Bare Aluminum 0.040" Aluminum, 36" Wide Panels	**SF**	1.57
21.01.03	**PANEL WIDTH OPTION:**	Add for 32" Panel Width - Aluminum	**SF**	1.43
21.01.04	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga, 36" Wide Panels	**SF**	6.84
21.01.05	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga, 36" Wide Panels	**SF**	7.59
21.01.06	**PANEL WIDTH OPTION:**	Add for 32" Panel Width - Galvalume Coated Steel or Equal	**SF**	1.41
21.01.07	**COLOR OPTION:**	Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.21
21.01.08	**COLOR OPTION:**	Add for Designer Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.53
21.01.09	**COLOR OPTION:**	Add for Premium or Custom Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.67
21.01.10	**THICKNESS OPTION:**	Stainless Steel Panel Price - 24 Ga, 36" Wide Panels	**SF**	29.26
21.01.11	**THICKNESS OPTION:**	Stainless Steel Panel Price - 22 Ga, 36" Wide Panels	**SF**	33.94
21.01.12	**PANEL WIDTH OPTION:**	Add for 32" Panel Width - Stainless Steel	**SF**	1.05
21.01.13	**THICKNESS OPTION:**	Copper Panel Price - 16 Oz., 36" Wide Panels	**SF**	31.31
21.01.14	**THICKNESS OPTION:**	Copper Panel Price - 20 Oz., 36" Wide Panels	**SF**	38.35
21.01.15	**PANEL WIDTH OPTION:**	Add for 32" Panel Width - Copper	**SF**	1.05
21.01.16	**THICKNESS OPTION:**	Zinc Panel Price - 0.032", 36" Wide Panels	**SF**	25.20
21.01.17	**THICKNESS OPTION:**	Zinc Panel Price - 0.040", 36" Wide Panels	**SF**	31.72
21.01.18	**PANEL WIDTH OPTION:**	Add for 32" Panel Width - Zinc	**SF**	0.85
21.01.19	**PANEL INSTALLATION & INSULATION OPTION:**	Over Girts; 3/4" of Expanded Polystyrene (Minimum 1.5 lbs./cft) Installed Between Girts	**SF**	10.75
21.01.20	**PANEL INSTALLATION & INSULATION OPTION:**	Over Girts; Mechanically Fastened Polyisocyanurate with an Average R-Value of 19 Installed Between Girts	**SF**	13.66
21.01.21	**PANEL INSTALLATION & INSULATION OPTION:**	Over Girts; Mechanically Attach Batten Fiberglass Insulation with an Average R-Value of 19 Installed Between Girts	**SF**	9.83
21.01.22	**PANEL INSTALLATION & INSULATION OPTION:**	RAIN SCREEN CONFIGURATION: Over Steel Stud Wall - Exterior Gypsum Sheeting 1/2" to 5/8" Thickness, Air Barrier (Priced Separately Below), Rock Wool or Extruded Polystyrene Insulation (Priced Separately Below) & Metal Wall Panel Drainage, Ventilation and Attachment System	**SF**	14.17

21.01.23	**PANEL INSTALLATION & INSULATION OPTION:**	RAIN SCREEN CONFIGURATION: Over Existing Wall Construction - Air Barrier (Priced Separately Below), Rock Wool or Extruded Polystyrene Insulation (Priced Separately Below) & Metal Wall Panel Drainage, Ventilation and Attachment System	**SF**	11.91
21.01.24	**PANEL INSTALLATION & INSULATION OPTION:**	Over Plywood; No Insulation	**SF**	10.34
21.02	**WALL SYSTEM** Concealed Fastener Wall Panel System - 12" Wide Panels			
21.02.01	**THICKNESS OPTION:**	Bare Aluminum Panel Price - 0.032" Aluminum Thickness	**SF**	8.40
21.02.02	**THICKNESS OPTION:**	Add for Bare Aluminum, 0.040" Aluminum	**SF**	1.76
21.02.03	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga	**SF**	8.17
21.02.04	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga	**SF**	9.30
21.02.05	**COLOR OPTION:**	Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.21
21.02.06	**COLOR OPTION:**	Add for Designer Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.53
21.02.07	**COLOR OPTION:**	Add for Premium or Custom Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.67
21.02.08	**THICKNESS OPTION:**	Stainless Steel Panel Price - 24 Ga Thickness	**SF**	29.26
21.02.09	**THICKNESS OPTION:**	Stainless Steel Panel Price - 22 Ga Thickness	**SF**	33.94
21.02.10	**THICKNESS OPTION:**	Copper Panel Price - 16 Oz Thickness	**SF**	31.31
21.02.11	**THICKNESS OPTION:**	Copper Panel Price - 20 Oz Thickness	**SF**	38.35
21.02.12	**THICKNESS OPTION:**	Zinc Panel Price - 0.032" Thickness	**SF**	25.20
21.02.13	**THICKNESS OPTION:**	Zinc Panel Price - 0.040" Thickness	**SF**	31.72
21.02.14	**PANEL INSTALLATION & INSULATION OPTION:**	Over Girts; 3/4" of Expanded Polystyrene (Minimum 1.5 lbs./cft) Installed Between Girts	**SF**	10.75
21.02.15	**PANEL INSTALLATION & INSULATION OPTION:**	Over Girts; Mechanically Fastened Polyisocyanurate with an Average R-Value of 19 Installed Between Girts	**SF**	13.66
21.02.16	**PANEL INSTALLATION & INSULATION OPTION:**	Over Girts; Mechanically Attach Batten Fiberglass Insulation with an Average R-Value of 19 Installed Between Girts	**SF**	9.83
21.02.17	**PANEL INSTALLATION & INSULATION OPTION:**	Over Plywood; No Insulation	**SF**	10.34
21.02.18	**PANEL INSTALLATION & INSULATION OPTION:**	RAIN SCREEN CONFIGURATION: Over Steel Stud Wall - Exterior Gypsum Sheeting 1/2" to 5/8" Thickness, Air Barrier (Priced Separately Below), Rock Wool or Extruded Polystyrene Insulation (Priced Separately Below) & Metal Wall Panel Drainage, Ventilation and Attachment System	**SF**	14.17

21.02.19	**PANEL INSTALLATION & INSULATION OPTION:**	RAIN SCREEN CONFIGURATION: Over Existing Wall Construction - Air Barrier (Priced Separately Below), Rock Wool or Extruded Polystyrene Insulation (Priced Separately Below) & Metal Wall Panel Drainage, Ventilation and Attachment System	**SF**	11.91
21.02.20	**PANEL TYPE OPTION:**	Add for Factory Insulated Concealed Fastener Wall Panel	**SF**	4.84
21.03	**AIR BARRIER FOR WALL APPLICATIONS (BRICK, CMU, MASONARY WALLS OR STUD WALL WITH EXTERIOR GYPSUM SHEETING)**			
21.03.01	**Non-Permeable Option:**	Fluid Applied System - ASTM 2178	**SF**	4.02
21.03.02	**Non-Permeable Option:**	Fluid Applied Water Based System - ASTM 2178	**SF**	3.80
21.03.03	**Non-Permeable Option:**	Membrane System - ASTM E 2178	**SF**	3.71
21.03.04	**Permeable Option:**	Fluid Applied System - ASTM E 2178 & ASTM E 96	**SF**	3.78
21.03.05	**Permeable Option:**	Fluid Applied Water Based System - ASTM 2178 & ASTM E 96	**SF**	3.55
21.03.06	**Permeable Option:**	Membrane System - ASTM 2178 & ASTM E 96	**SF**	3.61
21.04	**INSULATION FOR WALL APPLICATIONS (INSTALLED OVER AIR BARRIERS)**			
21.04.01	**Insulation Option:**	1" Rock Wool Insulation Installed	**SF**	2.53
21.04.02	**Insulation Option:**	2" Rock Wool Insulation Installed	**SF**	3.32
21.04.03	**Insulation Option:**	3" Rock Wool Insulation Installed	**SF**	3.98
21.04.04	**Insulation Option:**	4" Rock Wool Insulation Installed	**SF**	5.05
21.04.05	**Insulation Option:**	1" Extruded Polystyrene Insulation Installed	**SF**	4.35
21.04.06	**Insulation Option:**	2" Extruded Polystyrene Insulation Installed	**SF**	5.83
21.04.07	**Insulation Option:**	3" Extruded Polystyrene Insulation Installed	**SF**	7.49
21.04.08	**Insulation Option:**	4" Extruded Polystyrene Insulation Installed	**SF**	9.24
22.00	**JOB SITE SPECIFIC MULTIPLIERS** **The multipliers are applied to all line items in total (unless the contrary is specifically identified in the description) for the project because the conditions they address effect overall labor production, construction complexity and/or equipment requirements. Multiple Job Site Specific Multipliers can be used on a single project, but they are not meant to compound on each other.** **For Reference: Attachment B Pricing in this IFB is for material, equipment, tools, labor and supervision necessary to install the line item. It is based upon a 200 - 300 square roofing project that is being performed on a box- or rectangular-shaped building. It is also assumed that the project will have only one roof level that is not more than 20 ft high from the ground. The roof is anticipated to have clear access point and minimal penetrations/obstructions. It is also based upon a 200 - 300 square masonry, wall panel or waterproofing project. The exterior sides of the building are assumed to be box- or rectangular- shaped with minimal doors, windows, penetrations or obstructions. It is anticipated that the sides of the building will have clear tie-off points and easy to access while work is being performed.**			
22.01	**MULTIPLIER - DIFFICULT ROOF OR BUILDING ACCESS** Multiplier is applied when labor production is effected by roof or building access. Situations that can cause roof access to be more difficult include, but are not limited to: no access for lifts or cranes, access is dependent upon road closure, access point requires the closure of a building entrance, roof level is not accessible from the ground, roof area is interior to adjacent roofs or roof materials and materials and equipment must be loaded to one roof area and carried to another roof area, roof materials and equipment must be carried to the roof through an interior building access point, no or limited staging areas on the ground, etc.		**%**	30.00
22.02	**MULTIPLIER - SECURE ACCESS IS REQUIRED TO WORK ON ROOF OR WALLS** Multiplier is applied when labor production is effected daily by the lost time in getting through security or getting access to the job site. Situations include, but are not limited to clearing each employee and all tools through metal detectors, passing through security gates with vehicles, tradespeople and equipment, stringent background checks or higher clearance levels, etc.		**%**	18.00

22.03	**MULTIPLIER - MULTIPLE MATERIAL STAGINGS** Multiplier is applied when labor production is effected by the time it takes to stage a roof multiple times. Situations include, but are not limited to staging materials to perform work on multiple roof levels, planned shutdowns and restarts, portion of the job is over sensitive work areas requiring staging from more than one point, etc.	**%**	25.00
22.04	**MULTIPLIER - ACCELERATED SCHEDULE** Multiplier is applied when increased labor burdens are required due to an accelerated work schedule. Situations include, but are not limited to requiring multiple concurrent trade crews beyond what is normally expected for project size, work to be performed on two (back-to-back) shifts, work requires larger than standard crew sizes, etc.	**%**	28.00
22.05	**MULTIPLIER - NIGHT, WEEKEND OR HOLIDAY WORKING HOURS** Multiplier is applied when increased labor burdens are required due to working hours being limited to nights (equivalent of 3rd shift), weekends or holidays.	**%**	32.00
22.06	**MULTIPLIER - ROOF OR WALLS HAVE LARGE AMOUNT OF PENETRATIONS / ROOF TOP OBSTRUCTIONS** Multiplier is applied when labor production is effected a large number of roof penetrations, a limited amount of open roof areas or low overhead clearance requiring more hand work. Situations include, but are not limited to rooftop penetrations like: soil stacks, sky lights, roof drains, exhaust vents, HVAC equipment, etc. or rooftop obstructions such as: pipes, duct work, electrical wires, hoses or raised equipment, etc.	**%**	35.00
22.07	**MULTIPLIER - CLEARENCE RESTRICTIONS REQUIRE WORKING FROM KNEE-LEVEL OR BELOW (APPLIES TO ONLY THE EFFECTED ROOF AREA)** Multiplier is applied when labor production is effected by height restrictions. Situations that can cause low overhead clearance requiring more hand work include, but are not limited to rooftop equipment.	**%**	35.00
22.08	**MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES** Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	**%**	25.00
22.09	**MULTIPLIER - ROOF HEIGHT IS GREATER THAN 50 FT, BUT LESS THAN OR EQUAL TO 100 FT** Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 5 stories, but are less than or equal to an estimated 10 stories. Additional roof height can require increased safety requirements, larger crane equipment, tie-offs, etc.	**%**	35.00
22.10	**MULTIPLIER - ROOF HEIGHT IS GREATER THAN 100 FT** Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 10 stories. Additional roof height can require increased safety requirements, larger crane equipment, tie-offs, etc.	**%**	50.00
22.11	**MULTIPLIER - WALL COATING, MASONRY REPAIRS OR WATERPROOFING REQUIRES A SWING STAGE** Multiplier is applied when labor production is effected by the requirement to use a swing stage. This multiplier applies to wall coatings, masonry repairs or waterproofing work that requires the use of a swing stage.	**%**	50.00
22.12	**MULTIPLIER - ROOF IS CONSIDERED NON-STANDARD ARCHITECTURE** Multiplier is applied when labor production is effected because the roof area is not a box- or rectangular-shaped. Situations considered to be non-standard architecture can include, but are not limited roof areas that contains sharp angles and/or curves, have multiple roof area dividers or expansion joints, long and narrow	**%**	20.00
22.13	**MULTIPLIER - ROOF HAS GREATER THAN 4/12 SLOPE** Multiplier is applied when Roof Area has a Greater than 4/12 Slope, Steeper slope reduces overall labor production and requires additional safety precautions.	**%**	25.00
22.14	**MULTIPLIER - ROOF HAS GREATER THAN 8/12 SLOPE** Multiplier is applied when Roof Area has a Greater than 8/12 Slope; Very steep slopes have a greater impact on overall labor production and require additional safety precautions.	**%**	45.00
22.15	**MULTIPLIER - ROOF SIZE IS LESS THAN 500 SF** Multiplier is applied when Roof Size is less than 500 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a very small roof area resulting in fixed costs having a significant impact on the overall job costs	**%**	150.00
22.16	**MULTIPLIER - ROOF SIZE IS GREATER THAN 500 SF, BUT LESS THAN 1,000 SF** Multiplier is applied when Roof Size is greater than 500 SF, but less than 1,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a very small roof area resulting in fixed costs having a significant impact on the overall job costs	**%**	90.00
22.17	**MULTIPLIER - ROOF SIZE IS GREATER THAN 1,000 SF, BUT LESS THAN 2,000 SF** Multiplier is applied when Roof Size is greater than 1,000 SF, but less than 2,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a very small roof area resulting in fixed costs having a significant impact on the overall job costs	**%**	70.00
22.18	**MULTIPLIER - ROOF SIZE IS GREATER THAN 2,000 SF, BUT LESS THAN 3,000 SF** Multiplier is applied when Roof Size is greater than 2,000 SF, but less than 3,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a very small roof area resulting in fixed costs having a significant impact on the overall job costs	**%**	45.00
22.19	**MULTIPLIER - ROOF SIZE IS GREATER THAN 3,000 SF, BUT LESS THAN 5,000 SF** Multiplier is applied when Roof Size is greater than 3,000 SF, but less than 5,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	**%**	30.00

22.20	**MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF** Multiplier is applied when Roof Size is greater than 5,000 SF, but less than 10,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	%	20.00
22.21	**MULTIPLIER - ROOF SIZE IS GREATER THAN 10,000 SF, BUT LESS THAN 20,000 SF** Multiplier is applied when Roof Size is greater than 10,000 SF, but less than 20,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across more of an average roof area resulting in fixed costs being a slightly larger portion of the overall job costs	%	10.00
22.22	**MULTIPLIER - ROOF SIZE IS GREATER THAN 30,000 SF, BUT LESS THAN 50,000 SF** Multiplier is applied when Roof Size is greater than 30,000 SF, but less than 50,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a larger than average roof area resulting in fixed costs being a lower portion of the overall job costs	%	-3.00
22.23	**MULTIPLIER - ROOF SIZE IS GREATER THAN 50,000 SF, BUT LESS THAN 100,000 SF** Multiplier is applied when Roof Size is greater than 50,000 SF, but less than 100,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a large roof area resulting in fixed costs being a small impact on the overall job costs	%	-5.00
22.24	**MULTIPLIER - ROOF SIZE IS GREATER THAN 100,000 SF, BUT LESS THAN 200,000 SF** Multiplier is applied when Roof Size is greater than 100,000 SF, but less than 200,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across larger roof area resulting in fixed costs being a slight impact on the overall job costs	%	-6.00
22.25	**MULTIPLIER - ROOF SIZE IS GREATER THAN 200,000 SF** Multiplier is applied when Roof Size is greater than 200,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across very large roof area resulting in fixed costs being a minimal impact on the overall job costs	%	-8.00

	Cleaning & Caulking	UNIT	$ per Unit
23.01	Pressure Wash to Clean Horizontal Surfaces	SF	$ 0.97
23.02	Pressure Wash to Clean Vertical Surfaces	SF	$ 2.24
23.03	Pressure Wash with TSP or Simple Green to Clean Horizontal Surfaces	SF	$ 1.40
23.04	Pressure Wash with TSP or Simple Green to Clean Vertical Surfaces	SF	$ 2.68
23.05	Use a Brush to Wash Surface with TSP or Simple Green to Clean Horizontal Surfaces	SF	$ 1.18
23.06	Use a Brush to Wash Surface with TSP or Simple Green to Clean Vertical Surfaces	SF	$ 2.46
23.07	Prime Existing Asphalt-Based Roof Surface	SF	$ 0.68
23.08	Blow-Off Surface Area with Portable Blower to Remove Moisture	SF	$ 0.48
23.09	Spud and Scrape Aggregate from Roof Surface Asphalt BUR (Size Reference: 100' X 12")	SF	$ 1.96
23.10	Spud and Scrape of Aggregate from Roof Surface Coal Tar BUR (Size Reference: 100' X 12")	SF	$ 2.69
23.11	Remove & Dispose Loose Aggregate from Roof Surface (Wet Vac)	SF	$ 1.54
23.12	Power Broom Roof Surface	SF	$ 0.86
23.13	Remove & Dispose Ballast from Roof Surface	SF	$ 1.40
23.14	Remove & Dispose Ballast from Roof Surface at Approved Disposal Site	SF	$ 2.60
23.15	Remove Ballast from Roof Surface & Save for Reuse	SF	$ 0.90
23.16	Scrape / Sand Loose Paint from Exterior Building Surfaces and Clean-Up Debris	SF	$ 5.95
23.17	Sandblasting Paint from Exterior Building Surfaces and Re-Claim Sand	SF	$ 7.29
23.18	Apply Coating (Paint) to Horizontal Surface	SF	$ 4.79
23.19	Apply Coating (Paint) to Vertical Surface	SF	$ 6.79
23.20	Caulking: Remove Existing Caulking & Clean and Prime Joint	LF	$ 2.68
23.21	Install Backer Rod in Properly Prepared Opening, Polyethylene - 3/8" Diameter	LF	$ 1.67
23.22	Install Backer Rod in Properly Prepared Opening, Polyethylene - 1/2" Diameter	LF	$ 2.07
23.23	Install Backer Rod in Properly Prepared Opening, Polyethylene - 3/4" Diameter	LF	$ 2.47
23.24	Install Backer Rod in Properly Prepared Opening, Polyethylene - 1" Diameter	LF	$ 2.82
	Masonry section	**UNIT**	**$ per Unit**
23.25	Remove and Reset Bricks; 1-50 SF	SF	$ 42.84
23.26	Remove and Reset Bricks; Over 50 SF	SF	$ 33.36
23.27	Remove and Reset Blocks	SF	$ 23.58
23.28	Remove and Reset Coping Stones	Each	$ 50.36
23.29	Remove Bricks, Blocks, Coping Stones; 1-50 SF	SF	$ 34.40
23.30	Remove Bricks, Blocks, Coping Stones; Over 50 SF	SF	$ 27.44
	Brick, block and brick exterior wall maintenance, repair and application of protective coatings.	**UNIT**	**$ per Unit**
23.31	Selective Demolition of Concrete Block Masonry Units (CMU) with perimeter saw cutting- swing stage 4", 6" and 8" block (high-rise)	Each	$ 21.79
23.32	Selective Demolition of Brick Masonry Units with perimeter saw cutting	SF	$ 36.63
	Selective Demolition of Mortar Joint with Perimeter Saw cutting	**UNIT**	**$ per Unit**
23.33	Removal of existing mortar (½" wide by ¾" depth)	SF	$ 15.54
23.34	Removal of existing mortar (¾" wide by ¾" depth)	SF	$ 20.72
23.35	Removal of existing mortar (½" wide by 1½" depth)	SF	$ 24.59
23.36	Removal of existing mortar (¾" wide by 1½" depth)	SF	$ 32.35
	New Pointing Work	**UNIT**	**$ per Unit**
23.37	Furnish and install new mortar (½" wide by ¾" depth)	SF	$ 31.06
23.38	Furnish and install new mortar (¾" wide by ¾" depth)	SF	$ 34.94
23.39	Furnish and install new mortar (½" wide by 1 ½" depth)	SF	$ 36.24
23.40	Furnish and install new mortar (¾" wide by 1 ½" depth)	SF	$ 41.42
	Removal of Roof Parapets	**UNIT**	**$ per Unit**
23.41	Removal of parapet wall (24" high)	SF	$ 323.61
23.42	Removal of parapet wall (42" high)	SF	$ 582.47
23.43	Removal of parapet wall (24" high)	SF	$ 271.83
23.44	Removal of parapet wall (42" high)	SF	$ 543.64
	Reconstruction of Brick Masonry Roof Parapets	**UNIT**	**$ per Unit**
23.45	New brick masonry parapet w/stone coping and flashings (24" high)	SF	$ 906.05
23.46	New brick masonry parapet w/stone coping and flashings (42" high)	SF	$ 1,229.64
23.47	New brick masonry parapet w/stone coping and flashings (24" high)	SF	$ 647.17
23.48	New brick masonry parapet w/stone coping and flashings (42" high)	SF	$ 841.34
	New Through wall Flashings	**UNIT**	**$ per Unit**
23.49	Removal of 4 courses brick wall w/Temporary Shoring	SF	$ 129.44
23.50	Removal and replacement of steel lintel	SF	$ 194.17
23.51	Furnish and install new flashings (Bituthane)	SF	$ 51.77
23.52	Furnish and install new flashings (Lead coated copper)	SF	$ 103.53

23.53	Furnish and Install New Brick Masonry w/Weep Holes and Screens	SF	$ 194.17
23.54	Parging and waterproofing of back-up wall	SF	$ 72.48
	Roof Coping Stones.	**UNIT**	**$ per Unit**
23.55	Removal of existing roof coping stones (16 inches)	SF	$ 359.73
23.56	Removal and parging of existing substrate	SF	$ 113.06
23.57	Furnish and install new lead coated copper flashings	SF	$ 113.06
23.58	Drilling and epoxy grouting stainless steel pins	SF	$ 256.95
23.59	Reinstallation of existing stones with cleaning	SF	$ 185.00
23.60	Furnish and install new coping stones	SF	$ 668.06
23.61	Furnish and install new sealants between coping stones.	SF	$ 56.94
23.62	Cleaning and coating of existing stones.	SF	$ 65.78
	CMU Backup Wall Repair and Waterproofing.	**UNIT**	**$ per Unit**
23.63	Replacement of Deteriorated CMU Back-up	SF	$ 218.46
23.64	Parging of CMU back-up wall	SF	$ 67.11
23.65	Waterproofing of back-up wall	SF	$ 57.87
	Crack Repair	**UNIT**	**$ per Unit**
23.66	Drill and install new stainless steel pins.	Each	$ 94.56
23.67	Grouting of open cracks	SF	$ 67.02
23.68	Replacement of cracked bricks	SF	$ 130.61
	New Concrete and Coating	**UNIT**	**$ per Unit**
23.69	Placement of new high strength patching mortar (2" depth)	SF	$ 297.85
23.70	Placement of new high strength patching mortar (3.5" depth).	SF	$ 352.73
23.71	Cleaning and coating of concrete surface.	SF	$ 27.23
23.72	Sidewalk Bridging.	SF	$ 9.76
23.73	Temporary Roof Protection	SF	$ 7.71
	Roof Drainage, Scuppers, Stacks, Curbs and Pitch Pockets	**UNIT**	**$ per Unit**
23.74	Install & Connect new 4" roof drain & Flashing; Excluding Plumbing	EA	$ 1,233.34
23.75	Install & Connect new 6" roof drain & Flashing; Excluding Plumbing	EA	$ 1,336.12
23.76	Install & Connect new 8" roof drain & Flashing; Excluding Plumbing	EA	$ 1,438.89
23.77	Pitch pocket, 24 gauge, GI, 12" x 12", with storm collar, hemmed to outside, soldered corners and seams	EA	$ 1,151.11
23.78	Pitch pocket, 24 gauge, GI, 6" x 6", with storm collar hemmed to outside, soldered corners and seams	EA	$ 781.11
23.79	Pitch pocket, 24 gauge, GI, 8" x 8", with storm collar, hemmed to outside, soldered corners and seams	EA	$ 904.45
23.80	Plumbing stack, 16 oz. copper flashing	EA	$ 267.22
23.81	Plumbing stack, 24 gad Zinc flashing	EA	$ 370.00
23.82	Plumbing stack, 4# lead flashing	EA	$ 226.11
23.83	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 12" Straight	EA	$ 61.67
23.84	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 2" Corners	EA	$ 57.55
23.85	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 3" Kit	EA	$ 185.00
23.86	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 5" Kit	EA	$ 242.55
23.87	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 5" Rounds	EA	$ 71.95
23.88	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 6" Kit	EA	$ 275.44
23.89	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 6" Straight	EA	$ 53.45
23.90	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 7.5" Kit	EA	$ 326.84
23.91	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 7.5" Kit with 2-Part Filler	EA	$ 398.78
23.92	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 7.5" Rounds	EA	$ 84.27
23.93	Pre-Cast Molded Pitch Pan (e.g. Chemcurb) - 9" Kit	EA	$ 544.73
23.94	Installation of Roof Curbs 2" X 4"	LF	$ 8.86
23.95	Installation of Roof Curbs 2" X 6"	LF	$ 9.51
23.96	Installation of Roof Curbs 2" X 8"	LF	$ 10.15
23.97	Installation of Coping/Edge Nailers 2" X 4"	LF	$ 5.56
23.98	Installation of Coping/Edge Nailers 2" X 6"	LF	$ 6.20
23.99	Installation of Coping/Edge Nailers 2" X 8"	LF	$ 6.82
23.100	Installation of Coping/Edge Nailers 2" X 10"	LF	$ 8.12
23.101	Installation of Coping/Edge Nailers 2" X 12"	LF	$ 10.04
23.102	Installation of Coping/Edge Nailers 2" X 14"	LF	$ 13.67
23.103	Installation of Coping/Edge Nailers 2" X 16"	LF	$ 14.97
23.104	Provide a cast iron drain strainer	EA	$ 298.06
23.105	Reflash existing roof drain	EA	$ 1,151.11
23.106	Scupper, .050 Aluminum, match existing configuration	LF	$ 22.75

23.107	Scupper, 16 oz Copper, match existing configuration	LF	$ 43.10
23.108	Scupper, 20 gad Stainless Steel, match existing configuration	LF	$ 35.92
23.109	Sleeper Cap - 24 Gad Galvanized	LF	$ 13.89
	Roof Accessories	**UNIT**	**$ per Unit**
23.110	Walkway Pads		
23.111	30" wide roll goods, tape attached	EA	$ 1,952.78
23.112	30" wide roll, hot asphalt attached	EA	$ 1,541.67
23.113	30" wide roll, adhesive attached	EA	$ 1,850.01
23.114	Expansion joint, butyl or neoprene bellows, galvanized flange	LF	$ 40.08
23.115	Roof ladder, security ladder guard	EA	$ 3,597.23
23.116	Roof ladder, steel, bolted to concrete, 20 feet and up, with cage; with intermediate landings as required by Code	EA	$ 8,222.25
23.117	Roof ladder, steel, bolted to concrete, up to 20 feet, without cage	EA	$ 4,316.68
23.118	Roof ventilators	EA	$ 616.67
23.119	Termination bar, aluminum, 1/4" x 1"	LF	$ 5.66
	Common Roof Repair Items	**UNIT**	**$ per Unit**
23.120	3-Course Application; Mastic-Mesh-Mastic; 15" Wide Total; 12" Wide Mesh	LF	$ 13.54
23.121	3-Course Application; Mastic-Mesh-Mastic; 9" Wide Total; 6" Wide Mesh	LF	$ 7.91
23.122	3-Course Application; Urethane-Reinforcement-Urethane (< 500 SF)	SF	$ 20.40
23.123	3-Course Application; Urethane-Reinforcement-Urethane (> 500 SF)	SF	$ 17.76
23.124	Install Self-Adhering Cap Sheet Over Repair Area (< 500 SF)	SF	$ 11.01
23.125	Install Self-Adhering Cap Sheet Over Repair Area (> 500 SF)	SF	$ 9.64
23.126	Torch Cap Sheet Over Repair Area (< 500 SF)	SF	$ 14.42
23.127	Torch Cap Sheet Over Repair Area (> 500 SF)	SF	$ 13.40
23.128	Set Roofing Cap Sheet Membrane in Mastic Installed Over Repair Area (< 500 SF)	SF	$ 15.33
23.129	Set Roofing Cap Sheet Membrane in Mastic Installed Over Repair Area (> 500 SF)	SF	$ 14.20
	Leak Response & Preventive Maintenance	**UNIT**	**$ per Unit**
23.153	Leak Response Work Order Tracking & Dispatch	EA	NSP
23.154	Leak Response Completion Report with Back-Up	EA	NSP
23.155	Preventive Maintenance (Single Campus - All Roof Sections)	SF	$ 0.073
23.156	Preventive Maintenance (Multiple Campuses City-/County-wide - All Roof Sections)	SF	$ 0.099
23.157	Preventive Maintenance (Multiple Campuses State-wide - All Roof Sections)	SF	$ 0.092
23.155	Preventive Maintenance Performed Concurrent with Visual Inspection (Single Campus - All Roof Sections)	SF	$ 0.044
23.156	Preventive Maintenance Performed Concurrent with Visual Inspection (Multiple Campuses City-/County-wide - All Roof Sections)	SF	$ 0.070
23.157	Preventive Maintenance Performed Concurrent with Visual Inspection (Multiple Campuses State-wide - All Roof Sections)	SF	$ 0.063
23.158	Preventive Maitenance Completion Report with Back-Up	EA	NSP
	Equipment	**UNIT**	**$ per Unit**
23.159	Folklift/Manlift Equipment Rental	DAY	NSP
23.160	Crane Equipment Rental - up to 80'	DAY	NSP
23.161	Crane Equipment Rental - up to 150'	DAY	NSP
23.162	Manlift per day	DAY	NSP
23.163	Skytrack	DAY	NSP
23.164	Additional Equipment (rental) % off published price	%	10%
	Other Services	**UNIT**	**$ per Unit**
23.165	Demobilization - Pre-Planned or Additional Un-planned	EA	$ 2,182.13
23.166	Remobilization - Pre-Planned or Additional Un-planned	EA	$ 2,182.13
	Additional repair options	**UNIT**	**$ per Unit**
23.167	Option 1: Cost of Quote Plus Mark-Up (Used when repair and installation services line item pricing is not available and services performed are to be performed by a contractor. Requires a quote on corporate letterhead that cannot exceed $25,000) Cost plus added to quote	%	14%
23.168	Option 2: R.S. Means or Gordian Group Catalog (Used when repair and installation services line item pricing is not available) Cost plus added to catalog pricing	%	14%
	Catalog Pricing	**UNIT**	**$ per Unit**
23.169	Please provide a price list with your complete material catalog(s) - A manufacturers catalog can be used. You may provide a net-price or a catalog with a discount.		-1%
	Green Roofing	**UNIT**	**$ per Unit**

23.170	Please provide your green environmentally friendly roofing options, please provide as much information as possible to include line items necessary to complete a green roof		§C.4. & §E.A.3.1.F.

Sheet Metal Accessories Covered Under these Pricing Tables:

- -Drip Edge
- -Gravel Stop
- -Gutters, Straps, Hangers & Fasteners
- -Coping
- -Surface Mounted Counter Flashing
- -Reglet Mounted Counter Flashing
- -Skirt Flashing
- -Expansion Joints
- -Miscellaneous Metal Fabricated Details

Aluminum

Size / Gauge	.032	.040	.050	.063
6"	$11.73	$12.80	$13.22	$14.29
8"	$13.50	$14.91	$15.46	$16.89
10"	$15.25	$17.01	$17.70	$19.49
12"	$16.99	$19.13	$19.96	$22.08
14"	$18.74	$21.22	$22.20	$24.69
16"	$20.50	$23.33	$24.44	$27.29
18"	$21.95	$25.11	$26.32	$29.47
20"	$23.68	$27.17	$28.54	$32.03
22"	$25.40	$29.23	$30.74	$34.59
24"	$26.53	$30.62	$32.21	$36.28
26"	$28.22	$32.62	$34.35	$38.77
28"	$29.88	$34.65	$36.49	$41.24
30"	$31.57	$36.65	$38.64	$43.74
32"	$33.23	$38.67	$40.78	$46.22
34"	$34.88	$40.67	$42.92	$48.71
36"	$35.98	$41.98	$44.34	$50.33
38"	$37.63	$43.96	$46.42	$52.78
40"	$39.26	$45.94	$48.52	$55.19
42"	$40.91	$47.92	$50.64	$57.64
44"	$42.55	$49.88	$52.73	$60.07
46"	$44.02	$51.63	$54.61	$62.23
48"	$45.43	$53.37	$56.44	$64.39
Price Per Bend	$0.40	$0.40	$0.60	$0.60

Stainless Steel & Copper				
Size / Gauge / Thickness	SS 24 Ga	SS 26 Ga	Copper 16 oz	Copper 20 oz
6"	$13.75	$13.02	$15.39	$16.88
8"	$16.16	$15.17	$18.36	$20.34
10"	$18.59	$17.36	$21.33	$23.79
12"	$21.02	$19.54	$24.29	$27.28
14"	$23.45	$21.72	$27.28	$30.72
16"	$25.87	$23.90	$30.22	$34.17
18"	$27.90	$25.72	$32.72	$37.10
20"	$30.29	$27.86	$35.61	$40.47
22"	$32.66	$30.00	$38.54	$43.89
24"	$34.24	$31.41	$40.47	$46.16
26"	$36.54	$33.49	$43.29	$49.45
28"	$38.89	$35.58	$46.16	$52.75
30"	$41.18	$37.65	$48.98	$56.07
32"	$43.50	$39.71	$51.80	$59.37
34"	$45.80	$41.79	$54.63	$62.67
36"	$47.34	$43.18	$56.50	$64.85
38"	$49.61	$45.20	$59.27	$68.08
40"	$51.86	$47.24	$62.06	$71.33
42"	$54.15	$49.29	$64.85	$74.57
44"	$56.40	$51.31	$67.63	$77.81
46"	$58.44	$53.11	$70.09	$80.69
48"	$60.42	$54.92	$72.53	$83.53
Price Per Bend	$0.60	$0.40	$0.40	$0.60

EXHIBIT A

Kynar Coated Steel				
Size / Gauge	16 Ga	20 Ga	22 Ga	24 Ga
6"	$15.70	$15.20	$14.81	$14.52
8"	$17.34	$16.64	$16.15	$15.74
10"	$18.97	$18.13	$17.47	$16.98
12"	$20.60	$19.60	$18.81	$18.23
14"	$22.21	$21.05	$20.13	$19.45
16"	$23.86	$22.52	$21.49	$20.69
18"	$25.21	$23.73	$22.59	$21.72
20"	$26.83	$25.18	$23.93	$22.96
22"	$28.44	$26.62	$25.21	$24.16
24"	$29.49	$27.57	$26.10	$24.95
26"	$31.04	$28.96	$27.38	$26.14
28"	$32.62	$30.38	$28.64	$27.33
30"	$34.17	$31.76	$29.91	$28.50
32"	$35.73	$33.15	$31.20	$29.69
34"	$37.27	$34.56	$32.47	$30.88
36"	$38.32	$35.48	$33.30	$31.64
38"	$39.83	$36.85	$34.56	$32.79
40"	$41.36	$38.22	$35.82	$33.97
42"	$42.90	$39.58	$37.07	$35.12
44"	$44.43	$40.94	$38.32	$36.27
46"	$45.78	$42.19	$39.41	$37.31
48"	$47.13	$43.38	$40.51	$38.32
Price Per Bend	$0.60	$0.60	$0.40	$0.40

Galvanized Steel				
Size / Gauge	16 Ga	20 Ga	22 Ga	24 Ga
6"	$14.36	$13.95	$13.59	$13.30
8"	$15.54	$15.00	$14.52	$14.13
10"	$16.73	$16.05	$15.43	$14.95
12"	$17.92	$17.09	$16.38	$15.78
14"	$19.12	$18.14	$17.31	$16.63
16"	$20.29	$19.19	$18.24	$17.46
18"	$21.28	$20.06	$19.03	$18.14
20"	$22.46	$21.11	$19.93	$18.97
22"	$23.63	$22.13	$20.85	$19.77
24"	$24.40	$22.83	$21.47	$20.32
26"	$25.55	$23.81	$22.34	$21.12
28"	$26.67	$24.82	$23.22	$21.91
30"	$27.80	$25.82	$24.11	$22.69
32"	$28.92	$26.81	$24.99	$23.48
34"	$30.07	$27.80	$25.88	$24.29
36"	$30.80	$28.48	$26.46	$24.82
38"	$31.93	$29.44	$27.33	$25.57
40"	$33.04	$30.43	$28.22	$26.36
42"	$34.14	$31.41	$29.08	$27.13
44"	$35.25	$32.41	$29.97	$27.92
46"	$36.24	$33.26	$30.72	$28.60
48"	$37.21	$34.13	$31.51	$29.28
Price Per Bend	$0.60	$0.60	$0.40	$0.40

Caulking Chart pricing per Linear Foot Installed

2 Component Epoxied Urethane Compound

Joint Size	1/8"	3/16"	1/4"	5/16"	3/18"	7/16"	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"
1/8"	$2.89	$3.03	$3.16	$3.26	$3.39	$3.62	$3.86	$4.12	$4.22	$4.48	$4.71	$5.31	$5.56
3/16"	$3.03	$3.16	$3.26	$3.39	$3.52	$3.62	$3.86	$4.22	$4.35	$4.48	$4.82	$5.44	$5.64
1/4"	$3.16	$3.26	$3.26	$3.52	$3.62	$3.62	$4.12	$4.22	$4.35	$4.48	$4.96	$5.56	$5.78
5/16"	$3.26	$3.39	$3.39	$3.62	$3.75	$3.86	$4.22	$4.35	$4.35	$4.48	$5.08	$5.64	$5.91
3/18"	$3.39	$3.52	$3.52	$3.75	$3.86	$4.12	$4.35	$4.48	$4.35	$4.58	$5.31	$5.78	$6.04
7/16"	$3.62	$3.62	$3.62	$3.86	$4.12	$4.22	$4.48	$4.58	$4.58	$4.71	$5.44	$5.91	$6.14
1/2"	$3.86	$3.86	$3.86	$4.12	$4.22	$4.35	$4.58	$4.71	$4.82	$4.82	$5.56	$6.04	$6.27
5/8"	$4.12	$4.22	$4.22	$4.22	$4.35	$4.48	$4.71	$4.82	$4.96	$4.96	$5.64	$6.14	$6.37
3/4"	$4.22	$4.35	$4.35	$4.35	$4.48	$4.58	$4.82	$4.96	$5.08	$5.08	$5.78	$6.27	$6.52
7/8"	$4.48	$4.48	$4.48	$4.71	$4.58	$4.71	$4.96	$5.08	$5.31	$5.31	$5.91	$6.37	$6.75
1"	$4.71	$4.82	$4.82	$4.96	$4.96	$5.08	$5.08	$5.31	$5.44	$5.56	$6.04	$6.52	$6.87
1-1/8"	$5.31	$5.44	$5.44	$5.56	$5.64	$5.64	$5.78	$5.91	$5.91	$6.04	$6.14	$6.75	$7.00
1-1/4"	$5.56	$5.64	$5.78	$5.91	$5.91	$5.91	$6.04	$6.14	$6.14	$6.27	$6.27	$6.87	$7.10

Caulking Chart pricing per Linear Foot Installed

1 Component Polyurethane

Joint Size	1/8"	3/16"	1/4"	5/16"	3/18"	7/16"	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"
1/8"	$4.35	$4.58	$4.82	$4.96	$5.16	$5.56	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31
3/16"	$4.58	$4.82	$4.96	$5.16	$5.56	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54
1/4"	$4.82	$4.96	$5.16	$5.56	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79
5/16"	$4.96	$5.16	$5.56	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02
3/18"	$5.16	$5.56	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02
7/16"	$5.56	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02
1/2"	$5.91	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15
5/8"	$6.14	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15	$9.40
3/4"	$6.37	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15	$9.40	$9.40
7/8"	$6.75	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15	$9.40	$9.40	$9.64
1"	$7.23	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15	$9.40	$9.40	$9.64	$9.64
1-1/8"	$7.97	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15	$9.40	$9.40	$9.64	$9.64	$10.36
1-1/4"	$8.31	$8.54	$8.79	$9.02	$9.02	$9.02	$9.15	$9.40	$9.40	$9.64	$9.64	$10.36	$10.72

Caulking Chart pricing per Linear Foot Installed

1 Component Silicone Rubber

Joint Size	1/8"	3/16"	1/4"	5/16"	3/18"	7/16"	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"
1/8"	$4.48	$4.71	$4.96	$5.08	$5.31	$5.64	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44
3/16"	$4.71	$4.96	$5.08	$5.31	$5.64	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67
1/4"	$4.96	$5.08	$5.31	$5.64	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93
5/16"	$5.08	$5.31	$5.64	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15
3/18"	$5.31	$5.64	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15
7/16"	$5.64	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15
1/2"	$6.04	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28
5/8"	$6.27	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28	$9.51
3/4"	$6.52	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28	$9.51	$9.51
7/8"	$6.87	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28	$9.51	$9.51	$9.75
1"	$7.33	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28	$9.51	$9.51	$9.75	$9.75
1-1/8"	$8.06	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28	$9.51	$9.51	$9.75	$9.75	$10.47
1-1/4"	$8.44	$8.67	$8.93	$9.15	$9.15	$9.15	$9.28	$9.51	$9.51	$9.75	$9.75	$10.47	$10.85

Line Item Multiplier to Adjust Labor Costs Based Upon the Prevailing Wage Rate.
Prevailing wage found at http://www.wdol.gov/dba.aspx#0

Journeyman Prevailing Wage Rate	Multiplier for Prevailing Wage Rates		
	Roofer	Mason	Sheet Metal
$10.00	0.8260	0.7320	0.7050
$12.50	0.8260	0.7320	0.7050
$15.00	0.8340	0.7320	0.7050
$17.50	0.8430	0.7320	0.7050
$20.00	0.8530	0.7470	0.7230
$22.50	0.8640	0.7620	0.7410
$25.00	0.8750	0.7770	0.7590
$27.50	0.8870	0.7950	0.7770
$30.00	0.8990	0.8130	0.7950
$32.50	0.9110	0.8310	0.8130
$35.00	0.9230	0.8490	0.8310
$37.50	0.9350	0.8670	0.8510
$40.00	0.9480	0.8860	0.8710
$42.50	0.9610	0.9050	0.8910
$45.00	0.9740	0.9240	0.9110
$47.50	0.9870	0.9430	0.9310
$50.00	1.0000	0.9620	0.9540
$52.50	1.0130	0.9810	0.9770
$55.00	1.0260	1.0000	1.0000
$57.50	1.0390	1.0300	1.0300
$60.00	1.0520	1.0600	1.0600
$62.50	1.0650	1.0900	1.0900
$65.00	1.0780	1.1200	1.1200
$67.50	1.0910	1.1500	1.1500
$70.00	1.1040	1.1750	1.1780
$72.50	1.1170	1.2000	1.2060
$75.00	1.1300	1.2250	1.2340
$77.50	1.1420	1.2500	1.2620
$80.00	1.1540	1.2750	1.2900
$82.50	1.1660	1.3000	1.3180
$85.00	1.1780	1.3250	1.3430
$87.50	1.1900	1.3500	1.3680
$90.00	1.2020	1.3750	1.3930
$92.50	1.2140	1.4000	1.4180
$95.00	1.2260	1.4250	1.4430
$97.50	1.2380	1.4530	1.4710
$100.00	1.2500	1.4810	1.4990
$102.50	1.2610	1.5090	1.5270
$105.00	1.2720	1.5370	1.5550
$107.50	1.2830	1.5650	1.5830
$110.00	1.2940	1.5930	1.6130
$112.50	1.3050	1.6210	1.6430
$115.00	1.3150	1.6490	1.6730
$117.50	1.3240	1.6770	1.7030
$120.00	1.3320	1.7050	1.7330

Line Item			Unit	$ per Unit
24.00	**High Performance Value-Added Alternates Specific to Garland/DBS's Product Line**			
24.01	**ROOF CONFIGURATION** **1 Ply Modified Base Sheet Adhered as Specified Below**			
24.01.01	**BASE PLY OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 550 lbf/in tensile; Adhered in Hot ASTM D 312 Type III or IV Asphalt	**SF**	6.15
24.01.02	**BASE PLY OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 550 lbf/in tensile; Adhered in Cold Process Modified Asphalt	**SF**	8.71
24.01.03	**BASE PLY OPTION:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 550 lbf/in tensile; Adhered in Cold Process Solvent-Free Membrane Ashesive	**SF**	11.60
24.02	**ROOF CONFIGURATION** **1 Ply High Performance Cap Sheet with 1000 Lbf/in Tensile, Adhered and with Finished Surfacing as Specified Below**			
24.02.01	**ROOFING MEMBRANE:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Mineral-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Adhered in Hot ASTM D 312 Type III or IV Asphalt	**SF**	13.69

24.02.02	**ROOFING MEMBRANE:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Mineral-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Adhered in Cold Process Modified Asphalt	**SF**	15.90
24.02.03	**ROOFING MEMBRANE:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Mineral-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Adhered in Cold Process Solvent-Free Membrane Ashesive	**SF**	18.67
24.02.04	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Smooth-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Flood Coat and Aggregate Adhered in Hot ASTM D 312 Type III OR IV Asphalt	**SF**	12.34
24.02.05	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Smooth-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Set in Hot ASTM D 312 Type III or IV Asphalt, Flood Coat & Aggregate in Hot Modified Coal Tar Pitch	**SF**	17.10
24.02.06	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Smooth-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Flood Coat and Aggregate Adhered in Cold Process Modified Asphalt	**SF**	16.12

24.02.07	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Smooth-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Flood Coat and Aggregate Adhered in Cold Process Solvent-Free Membrane Adhesive	**SF**	24.47
24.02.08	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6162 SBS KEVLAR Fiber-Enhanced Dual Fiberglass and Polyester Smooth-Surfaced Modified Bituminous Sheet Material Type III - 1000 lbf/in tensile; Set in Cold Process Asphalt, Flood Coat & Aggregate in Cold-Applied Modified Coal Tar Pitch	**SF**	17.65
24.02.09	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.12 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
24.02.10	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.02.11	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
24.02.13	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
24.03	**ROOF CONFIGURATION** **1 Ply High Performance Cap Sheet <u>Polyurethane Resin Modified</u>, Adhered and with Finished Surfacing as Specified Below**			

24.03.01	**ROOFING MEMBRANE:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Mineral-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Adhered in Hot ASTM D 312 Type III or IV Asphalt	**SF**	14.82
24.03.02	**ROOFING MEMBRANE:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Mineral-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Adhered in Cold Process Modified Asphalt	**SF**	17.03
24.03.03	**ROOFING MEMBRANE:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Mineral-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Adhered in Cold Process Solvent-Free Membrane Ashesive	**SF**	19.81
24.03.04	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Smooth-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Flood Coat and Aggregate Adhered in Hot ASTM D 312 Type III OR IV Asphalt	**SF**	13.52
24.03.05	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Smooth-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Set in Hot ASTM D 312 Type III or IV Asphalt, Flood Coat & Aggregate in Hot Modified Coal Tar Pitch	**SF**	18.28

24.03.06	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Smooth-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Flood Coat and Aggregate Adhered in Cold Process Modified Asphalt	**SF**	17.28
24.03.07	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Smooth-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Flood Coat and Aggregate Adhered in Cold Process Solvent-Free Membrane Adhesive	**SF**	25.64
24.03.08	**ROOFING MEMBRANE & COATING OPTION:**	ASTM D 6163 Fiberglass Reinforced Asphalt-Based Membrane Modified with a Specially-Designed Polyurethane Resin Smooth-Surfaced Modified Bituminous Sheet Material Type III - 215 lbf/in tensile; Set in Cold Process Asphalt, Flood Coat & Aggregate in Cold-Applied Modified Coal Tar Pitch	**SF**	18.83
24.03.09	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.12 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
24.03.10	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.03.11	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP

24.03.12	**WARRANTY UPCHARGE:**	Add to provide coverage for a 40 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.03.13	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
24.04	**ROOF CONFIGURATION** **1 Ply of Glasbase, 2 Plies of Coal Tar Felt or 2 Plies of Coal Tar Modified Base Sheets in Coal Tar Adhesive as Specified, [Insulation & Glass Base] Asphalt Adhesive as Specified**			
24.04.01	**BASE ROOF CONFIGURATION OPTION:**	Hot Mop 2 Plies of ASTM D 4990 Type I Coal Tar Saturated Felts in Modified Coal Tar Pitch; Modified CTP with 2000% Elongation	**SF**	12.17
24.04.02	**BASE ROOF CONFIGURATION OPTION:**	Hot Mop 2 Plies of ASTM D 4990 Type I Coal Tar Saturated Felts in Standard Coal Tar Pitch	**SF**	9.55
24.04.03	**BASE ROOF CONFIGURATION OPTION:**	2 Plies ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile; Adhered in Cold Process Modified Coal Tar-Based Membrane Ashesive	**SF**	17.16
24.04.03	**BASE ROOF CONFIGURATION OPTION:**	2 Plies ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile; Adhered in Cold Process Solvent-Free Membrane Ashesive	**SF**	21.20
24.04.04	**BASE ROOF CONFIGURATION OPTION:**	1 Ply ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile; Adhered in Cold Process Modified Coal Tar-Based Membrane Ashesive	**SF**	10.03

24.04.05	**BASE ROOF CONFIGURATION OPTION:**	1 Ply ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile; Adhered in Cold Process Solvent-Free Membrane Ashesive	**SF**	12.04
24.05	**ROOF CONFIGURATION** **1 Ply SBS Coal Tar-Based Mineral-Surfaced Cap Sheet Adhered in as Specified**			
24.05.01	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Modified Coal Tar-Based Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Adhered in Hot Modified Coal Tar Pitch; Modified CTP with 2000% Elongation	**SF**	13.86
24.05.02	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Adhered in Hot Standard Coal Tar Pitch	**SF**	12.78
24.05.03	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Adhered in Cold Process Modified Coal Tar-Based Membrane Ashesive	**SF**	13.50
24.05.04	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Adhered in Cold Process Solvent-Free Membrane Ashesive	**SF**	14.80

24.05.05	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.12 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
24.05.06	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.05.07	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
24.05.08	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
24.06	**ROOF CONFIGURATION** **1 Ply SBS Coal Tar-Based Smooth-Surfaced Cap Sheet Adhered with Flood Coat & Aggregate as Specified**			
24.06.01	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Modified Coal Tar-Based Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Hot Modified Coal Tar Pitch; Modified CTP with 2000% Elongation	**SF**	18.58
24.06.02	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Hot Standard Coal Tar Pitch	**SF**	15.04
24.06.03	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Cold Process Modified Coal Tar-Based Membrane Ashesive	**SF**	17.02

24.06.04	**ROOFING MEMBRANE:**	ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile; Cold Process Solvent-Free Membrane Ashesive	**SF**	21.15
24.06.05	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 12.12 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
24.06.06	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.06.07	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP-1
24.06.08	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP-2
24.07	**ROOF CONFIGURATION** **Architectural or Structural Standing Seam Roof System; Symetrical Seam Height Over 2" with Sealant Separated from Clip**			
24.07.01	**THICKNESS OPTION:**	Bare Aluminum Panel Price - 0.032" Aluminum, 18" - 19" Wide Panels	**SF**	9.90
24.07.02	**THICKNESS OPTION:**	Add for Bare Aluminum 0.040" Aluminum , 18" - 19" Wide Panels	**SF**	11.33
24.07.03	**PANEL WIDTH OPTION:**	Add for 12" - 13" Panel Width - Aluminum	**SF**	2.24
24.07.04	**PANEL WIDTH OPTION:**	Add for 16" - 17" Panel Width - Aluminum	**SF**	0.82
24.07.05	**PANEL WIDTH OPTION:**	Add for 24" - 25" Panel Width - Aluminum	**SF**	-0.53
24.07.06	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga, 18" - 19" Wide Panels	**SF**	8.12

24.07.07	**THICKNESS OPTION:**	Bare Galvalume Coated Steel or Equal Panel Price - 22 Ga, 18" - 19" Wide Panels	**SF**	8.93
24.07.08	**PANEL WIDTH OPTION:**	Add for 12" - 13" Panel Width - Galvalume Coated Steel or Equal	**SF**	2.17
24.07.09	**PANEL WIDTH OPTION:**	Add for 16" - 17" Panel Width - Galvalume Coated Steel or Equal	**SF**	0.82
24.07.10	**PANEL WIDTH OPTION:**	Add for 24" - 25" Panel Width - Galvalume Coated Steel or Equal	**SF**	-0.80
24.07.11	**COLOR OPTION:**	Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.49
24.07.12	**COLOR OPTION:**	Add for Designer Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	1.79
24.07.13	**COLOR OPTION:**	Add for Premium or Custom Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	**SF**	2.17
24.07.14	**WARRANTY CHARGE:**	Cost to Provide 20 Year - Labor & Material Warranty with No Dollar Limitations as a Standard Warranty for All Applications in this Section 13.00 Must includes coverage for roof uplift pressures up to 90 MPH	**SF**	NSP
24.07.15	**WARRANTY UPCHARGE:**	Add to provide coverage for a 25 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.07.16	**WARRANTY UPCHARGE:**	Add to provide coverage for a 30 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.07.17	**WARRANTY UPCHARGE:**	Add to provide coverage for a 40 Year Labor & Material Warranty with No Dollar Limitations	**SF**	NSP
24.07.18	**WARRANTY UPCHARGE:**	Add to provide coverage for roof uplift pressures up to 120 MPH	**SF**	NSP

Proposed Pricing Coefficient (s)

Please provide Coefficients for products and services not listed in the provided line items for states that you are proposing to do work in.

- **COEFFICIENTS NORMAL WORKING HOURS**; the priced coefficients for each region that you are willing to work in shall be listed for both regular hours (7A.M. to 6 P.M.)
- **COEFFICENT NON-NORMAL WORKING HOURS**; the priced coefficient for weekends, holidays and hours outside of regular hours. The coefficient must be rounded to the nearest second decimal place, e.g. .793 would be rounded to .79.

Coefficients:

State	Coefficient Normal Working Hours	Coefficient Non-Normal Working Hours	State	Coefficient Normal Working Hours	Coefficient Non-Normal Working Hours
[redacted]					
Florida	1.10	1.27	[redacted]		
[redacted]					

Note: Provide coefficients for the state(s) that you would like to be awarded. Region 4 ESC is looking for proposers that can provide service in multiple states.

Provide markup percentage on non-prepriced items 15%**.**

** Coefficients for products and services not listed will be established using current RS means and will be adjusted via the city cost indexes.

GENERAL TERMS AND CONDITIONS OF PURCHASE ORDERS

THE FOLLOWING TERMS AND CONDITIONS APPLY TO ALL PURCHASE ORDERS FOR THE CITY OF BRADENTON. THE VENDOR, IN ACCEPTING THIS PURCHASE ORDER, AGREES TO AND SHALL BE BOUND BY ALL OF THE FOLLOWING TERMS AND CONDITIONS, UNLESS OTHERWISE AGREED TO IN WRITING BY THE CITY OF BRADENTON:

1. The term "Vendor" shall mean the party furnishing the goods, materials, equipment and/or services. The term "City" shall mean the City of Bradenton.
2. This Purchase Order contains the complete and final agreement between the Vendor and the City to buy the materials/services at the prices stated. No amendments will be made without specific written authorization (change order) issued by the City's Purchasing Manager.
3. This order is not to be filled at a higher price than last charged or quoted unless so authorized in writing by the City of Bradenton's Purchasing Division.
4. Materials/services are subject to City inspection and approval. The City may return materials not meeting specifications at the Vendor's expense and risk.
5. Time is of the essence for Vendors performance of its obligations under this Purchase Order. No delays in shipment of material or rendition of services will be permitted except as authorized by the City in writing. The City reserves the right to reject receipt of shipment and cancel this Purchase Order if Vendor is unable to provide delivery as required. In the event Vendor fails to make delivery as required, City shall have the right to purchase the goods or services elsewhere and, unless the delay is caused by unforeseeable circumstances beyond the Vendor's control, Vendor shall reimburse City for any additional charges incurred as a result of Vendor's failure to provide delivery as required.
6. Vendor is responsible for full compliance with all applicable local, state, and federal laws, ordinances and regulations. City may require proof of such compliance. Vendor shall not assign, or otherwise dispose of its responsibilities under this Purchase Order without prior written approval of the City which may be withheld in the City's sole discretion.
7. All materials must be shipped F.O.B. Destination unless otherwise specified. City will not pay freight or express charges, except by previous agreement.
8. Purchase Order number must appear on all invoices, packages, bills of lading, correspondence and any other documents pertaining to the order.
9. Vendor guarantees that all material, supplies, services, and equipment as listed on the Purchase Order meet the requirements, specifications, and standards as provided for under the Occupational Safety and Health Act of 1970, as amended from time to time and in force on the date hereof.
10. If applicable, Vendor shall provide the City with all safety data sheets (SDSs) upon delivery of materials.
11. This Purchase Order and the rights and obligations of the City and Vendor shall be governed by the laws of the State of Florida, without regard to its conflict of law principles. The exclusive venue for any legal or judicial proceedings in connection with the enforcement or interpretation of this Purchase Order shall be in the Twelfth Judicial Circuit in Manatee County, Florida. City and Vendor hereby waive any right to trial by jury for disputes arising out of this Purchase Order.
12. This Purchase Order is subject to the availability of lawfully budgeted and appropriated funds by the City.
13. Indemnification (General). Vendor hereby agrees to indemnify and save and hold harmless the City (including all its employees, officers, directors and agents), from and against any and all claims, causes of action, demands, charges, judgments, losses, damages, or costs (including reasonable attorneys' fees) and other obligations and liabilities whatsoever which may arise, directly or indirectly, as a result of, or in connection with (i) Vendor's performance, non-performance, or material breach of any provision of this Purchase Order or of Vendor's duties or obligations under this Purchase Order; or (ii) Vendor's negligence, gross negligence or willful misconduct in performing its duties and obligations under this Purchase Order. By way of inclusion and not limitation, this indemnity shall apply to claims, fines, penalties, actions, proceedings or orders of state or federal agencies, or contingent liabilities related to services performed by or payments received for services provided by Vendor.
14. Indemnification (Intellectual Property). Whenever the Vendor is required or desires to use any design, device, material or process covered by letters of patent or copyright, the Vendor shall indemnify, defend, and save harmless, the City, its officers, elected and appointed officials, agents and employees from any and all claims for infringement by reason of the use of such patented design, tool, material, equipment, or process, to be performed hereunder, and shall indemnify the City, its officers, agents, and employees for any costs (including court costs and attorneys' fees), expenses and damages which may

GENERAL TERMS AND CONDITIONS OF PURCHASE ORDERS

be incurred by reason of any infringement at any time during the prosecution or after the completion of the work. The duty to defend is independent and separate from the duty to indemnify, and the duty to defend exists regardless of any ultimate liability of the Vendor, the City, and any indemnified party. The provisions herein shall survive acceptance of any goods and/or services and payment therefore by the City; and shall continue in full force and effect so long as the possibility of any liability, claim, or loss exists, unless otherwise prohibited by law.

15. The City shall pay Vendor in accordance with Section 218.70 *et seq*., Florida Statutes, Local Government Prompt Payment Act, upon receipt of Vendor's properly submitted invoice. Invoices containing deviations or omissions will be returned to the Vendor for correction and resubmission.

16. Vendor shall be required to confirm the employment eligibility of all employees through participation in E-Verify or an employment eligibility program approved by the Social Security Administration and will require its subcontractors to confirm employment eligibility. Beginning January 1, 2021, Vendors are required to comply with §448.095, F.S., and register and use the E-Verify system for all new hires.

17. In accordance with §448.095, F.S., the City shall terminate a Purchase Order with any Vendor where the City has a good faith belief that the Vendor has knowingly violated §448.09(1), F.S. In that event, the City shall not contract with the Vendor for at least one year after such termination.

18. The City of Bradenton is exempt from paying state and local tax when payment is made directly by the City (Section 212.08(6), Florida Statutes). Department of Revenue Certification No. 85-8012621545C-7.

19. No right, obligation, or interest in this Purchase Order shall be assigned or delegated by the Vendor without the prior written consent of the City. Any such unauthorized assignment or delegation by Vendor shall be void and may render this Purchase Order void, at the sole option of the City, without prejudice to the City's other rights and remedies.

20. Unless otherwise stated in this Purchase Order, in addition to any warranty implied by law or fact, and any other express warranties, the Vendor expressly warrants all items to be free from defects (whether patent or latent) in title, design, workmanship and materials, to conform strictly to applicable specifications, drawings, approved samples, if any; and to be fit and sufficient for the purpose intended and to be merchantable. Such warranties, together with all other services warranties of the Vendor, shall run to the City. All warranties shall survive inspection, testing, acceptance of, and payment by the City.

21. The Vendor may not unilaterally modify the terms of this Purchase Order by affixing additional terms to the product upon delivery (e.g., attachment or inclusion of standard preprinted forms, product literature, "shrink wrap" terms accompanying or affixed to a product, whether written or electronic) or by incorporating such terms onto the Vendor's order or fiscal forms or other documents forwarded by Vendor for payment. The City's acceptance of product or processing of documentation on forms furnished by the Vendor for approval or payment shall not constitute acceptance of the proposed modification to the terms and conditions of this Purchase Order.

22. The City may terminate this Purchase Order at any time upon written notice to the Vendor. The City shall pay to the Vendor and the Vendor shall accept as full payment for its performance under this Purchase Order, a sum of money equal to the work completed or the products provided under this Purchase Order.

23. §287.135, F.S., prohibits agencies from contracting with companies for goods or services that are on the Scrutinized Companies that Boycott Israel List, or with companies that are engaged in a boycott of Israel, and from contracting with companies for goods or services of $1,000,000 or more that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or are engaged in business operations in Cuba or Syria. The lists are created pursuant to §215.473 and §215.4725, F.S. Vendor certifies that the organization is not listed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, and is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria, and understands that pursuant to §287.135, F.S., the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs. In accordance with §287.135,

    F.S., the City may terminate this Purchase Order if a false certification has been made, or the Vendor is subsequently placed on any of these lists or engages in a boycott of Israel or is engaged in business operations in Cuba or Syria.

24. Pursuant to §287.133(2)(a), F.S., a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as

GENERAL TERMS AND CONDITIONS OF PURCHASE ORDERS

a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in §287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

25. Public Records

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

City Clerk
101 Old Main Street West
Bradenton, FL 34205
Phone: 941-923-9400
Email: Cityclerk@cityofbradenton.com

25. Any other conditions not contained above will be specified within the Purchase Order.

AGENDA ITEM NO. 6.o

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Marcus Kerber, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Second Contract Extension of Agreement IFB-21-01MK with J&M Materials of Riverview, Inc.

SUGGESTED ACTION: Approve the Agreement for Mayor's signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City and Contractor entered into IFB #21-01MK, whereby Contractor was to provide the City with all dewatered iron humate sludge removal and hauling services at the City's Water Treatment Plant facility to include all labor, equipment, and personnel needed to load supplied vehicles, transport, and proper disposal of the sludge.

FINANCIAL IMPACT:
To be utilized and funded through the operating budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the Second Contract Extension of Agreement PB-21-01MK with J&M Materials of Riverview, Inc.

ATTACHMENTS:
Second Contract Extension with J&M Materials of Riverview, Inc.

Second Contract Extension of Agreement IFB #21-01MK between
J & M Materials of Riverview, Inc. and the City of Bradenton

This SECOND EXTENSION of Agreement IFB #21-01MK (the "Extension"), is made this 14th day of May 2025, between the CITY OF BRADENTON (hereafter referred to as "City"), a municipal corporation of the State of Florida located at 101 Old Main Street, Bradenton, Florida 34205 and J & M MATERIALS OF RIVERVIEW, INC., a Florida profit corporation (hereafter referred to as "Contractor), with a principal office located at 6321 Muck Pond Road, Seffner, Florida 33584.

WITNESSETH:

WHEREAS, the City and Contractor entered into IFB #21-01MK (the "Agreement") on May 12, 2021, whereby Contractor was to provide the City with all dewatered iron humate sludge removal and hauling services at the City's Water Treatment Plant facility to include all labor, equipment, and personnel needed to load supplied vehicles, transport, and proper disposal of the sludge;

WHEREAS, the Agreement with the City provided for a three-year term, through May 11, 2024;

WHEREAS, the Agreement allows the option to renew for two (2) additional one-year periods;

WHEREAS, the Parties previously extended the Agreement for one (1) additional year through May 11, 2025;

WHEREAS, the Parties desire to extend the term of the Agreement for an additional one-year period to May 11, 2026;

WHEREAS, the City and the Contractor desire that except as amended by the terms of this Extension, all other terms, covenants and conditions of the Agreement, and the rights and obligations of the City and the Contractor, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREFORE, the City and the Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals.** The recitals in the WHEREAS clauses are incorporated by reference and made a part of this Extension.
2. **Amendment to the Agreement.** The Agreement is hereby amended as follows, and such amendment shall prevail over conflicting provisions of the Agreement:
   a. Term. The Agreement is hereby extended an additional one-year term, and the Agreement shall now expire on May 11, 2026.

3. **Affirmation.** Except as amended by the terms of this Extension, all other terms, covenants and conditions of the Agreement, and the rights and obligations of the City and the Contractor thereunder, shall remain in full force and effect and are hereby ratified and affirmed.
4. **Counterparts.** This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on the Extension hereto may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties hereto accepted, made, and executed this Extension, upon the terms and conditions above stated, this 14th day of May, 2025.

Tina Jernigan, as President — 04/14/2025
J & M Materials of Riverview, Inc. — Date

Gene Brown — Date
Mayor, City of Bradenton

Erin Jones — 4/28/2025
Erin Jones, NIGP-CPP, CPPB — Date
Purchasing Manager, City of Bradenton

AGENDA ITEM NO. 7.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** Resolution 25-40 - PUBLIC HEARING

SUGGESTED ACTION: Motion toe either approve or deny Resolution 25-40, Case PLN-SUP-25-0004. If the action is to approve, the following are recommended stipulations for approval:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
c. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
d. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
e. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant has submitted a Special Use Permit application requesting permission to allow a sidewalk cafe with alcoholic beverages at 1166 3rd Avenue West.

While a sidewalk cafe has been in place at the subject property, the subject Special Use Permit will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion approve Resolution 25-40 with the stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-40
Staff Report
Application
Presentation

RESOLUTION 25-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-25-0004 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 1166 3RD AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID NO 3294300003), IN THE T6 URBAN CORE TRANSECT ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Bradenton (the "Property Owner" or "Applicant") owns the property located at 1166 3rd Avenue West, Bradenton, Florida (Parcel ID No 3294300003), more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Core (URBCORE); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (T6) Urban Core – Transect Zoning District; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies uses in the T6 transect zoning district; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies Café/Sidewalk Café with less than 20 seats as a permitted use in the T6 transect zoning district; but stipulates that City Council approval may be required per the Land Use Regulations; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 4.3.11.4, states that alcoholic beverage sales served as part of any sidewalk café on public property shall require City Council approval; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit a sidewalk café with alcohol sales; and

WHEREAS, the Planning Commission held a noticed public hearing on April 16, 2025, at which the Commission received testimony and evidence from the Applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on May 14, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
b. The Property Owner is requesting approval of a Special Use Permit to operate a sidewalk café with alcoholic sales, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
d. The City's professional staff recommended stipulations to consider for an approval.
e. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
f. The Planning Commission recommended approval with stipulations.
g. The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

    1. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape, and the nature of surrounding development. See 3.3.2.1.
    2. Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible. See 3.3.2.2.
    3. All buildings are located an adequate distance from property lines and streets. See 3.3.2.3.
    4. Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use. See 3.3.2.4.
    5. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access. See 3.3.2.5.
    6. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties is adequate for the proposed use. See 3.3.2.5.

7. Location and design of refuse and service areas are sufficient in regard to availability, adequacy and effect upon surrounding properties. See 3.3.2.5.
8. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided. See 3.3.2.5.
9. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use. See 3.3.2.5.
10. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties. See 3.3.2.5.
11. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value. See 3.3.2.5.
12. The land and/or building which are to be used are adequate for the proposed use. See 3.3.2.5.
13. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation. See 3.3.2.5.
14. The proposed use will not affect the environmental quality of the district. See 3.3.2.5.
15. The proposed use is consistent with the City's comprehensive plan. See 3.3.2.5.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a sidewalk café with alcoholic sales for a maximum of 4-tables and 12-chairs, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
c. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
d. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
e. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Applicant fails to obtain

requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The Applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 14th DAY OF MAY 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Josh Cramer
VICE MAYOR

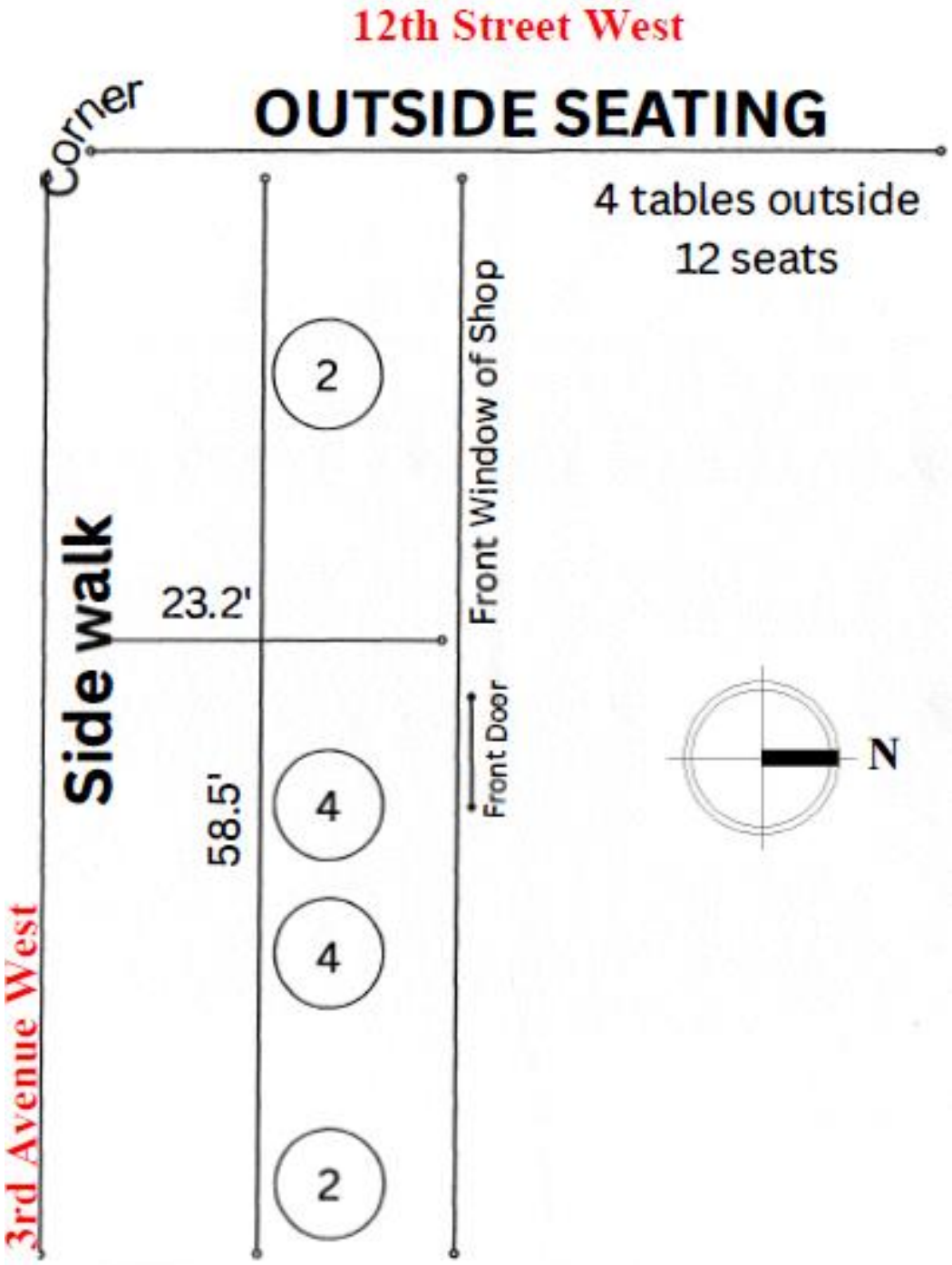
APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

Parcel 3294300003:
LOTS 1 & 2 GRAHAMS RESUB OF LOTS 1 THRU 6 OF TURNER PLAT & THE DREDGED LAND & BUILT LAND N OF SAID LOTS 1 & 2 GRAHAM RESUB, BEING LOC & SITUATED BET THE UPLAND OF SAID LOTS 1 & 2 & SEA WALL, TOGETHER WITH ALL RIP RTS- ALSO LOTS 3,4,5,6,7, 8,9,10,11 SUB OF LOTS 1 THRU 6, ALSO ALL MADE LAND BET THE FOREGOING LOTS & MANATEE RIVER (PIER) TURNER PLAT PI#32943.0000/3

EXHIBIT "B"


12th Street West
Corner
OUTSIDE SEATING
4 tables outside
12 seats
Front Window of Shop
2
Side walk
23.2'
Front Door
58.5'
4
4
2
3rd Avenue West
N

City of Bradenton
Planning and Community Development Department
City Council Public Hearing
May 14, 2025

Staff Report

Case Number: PLN-SUP-25-0004
Res. Number: 25-40
Applicant: Melissa Lilly (agent)
Owner: City of Bradenton
Address: 1166 3rd Avenue West
Parcel ID No: 3294300003
Current Zoning: T6 (Urban Core – Transect District)
Future Land Use: URBCORE (Urban Core)
Flood Zone: AE, X

Surrounding Property Zoning:

Current Zoning: North: T6 (Urban Core – Transect District)
South: T5 (Urban Center – Transect District)
East: T6 (Urban Core – Transect District)
West: T5 (Urban Center – Transect District)

Future Land Use: North: URBCORE (Urban Core)
South: URBCORE (Urban Core)
East: URBCORE (Urban Core)
West: URBCORE (Urban Core)

Melissa Lilly of Orange Blossom Coffee (agent), for the City of Bradenton, submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 1166 3rd Avenue West.

While a sidewalk café has been in place at the subject property, the Special Use process will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

According to the submitted application materials, the proposed café area will be located on the sidewalk along 12th Street West. Following is a summary of the request:

- Area size: 58.5' x 23.2' (unit width and sidewalk depth).
- Number of Tables: 4-tables.
- Number of Seats: 12-chairs.

- Bussing and Hostess Stations: No.
- Table Umbrellas: No.

Based on the submitted site plan, a minimum of 5' of traversable space for pedestrians to pass by the café area will be provided. There are no Fire Department Connections (FDC) within the proposed café area.

The City of Bradenton Development Review Committee (DRC) reviewed the request at their March 18, 2025, meeting and had no concerns with the proposed request.

The subject property is in the T6 Urban Core Transect Zoning District. According to Table 4.7 of the Form Based Code (FBC), Café/Sidewalk Café's with less than 20 seats are a permitted use. City Council approval may be required if there is the sale of Alcoholic beverages, per footnote #1 and Section 4.3.11.4 of the Land Use Regulations (LUR).

Table 4.7: Specific Function & Use.

	T3	T4-R	T4-S / T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

FORM BASED CODE REGULATIONS:

12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

COMPREHENSIVE PLAN:

Design Element:

> *Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space, and the Public Realm*

The City shall consider inclusion of additional requirements for enhancements in the Land Development Regulations. Standards for enhancements to be considered include the following:

Public Streets

Public Streets should provide the primary vehicle and pedestrian circulation infrastructure for the City. Public and private development should use the existing street grid as a framework and should expand the public street network as necessary to provide connectivity between new and older development. Development of new and extended streets should generally be kept in scale with the existing street network found along Bradenton's waterfront including the Downtown and Old Manatee Village areas.

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity.

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

LAND USE REGULATIONS:

2.2.10 *Alcoholic beverage sale approval*. Administrative approval is allowable for all complete alcoholic beverage state license applications, except events proposed to be held on public property or requiring public services. The PCD director may require city council approval of certain alcoholic beverage license applications to protect the public interest. Certain uses associated with alcoholic beverage licensing may require discretionary review pursuant to schedule 3.2.1.2. and shall comply with subsection 2.2.9.

2.2.10.1 Application. The application (paper or electronic media in a PDF format) must indicate the type of state license the business is to operate under, and be accompanied by a site plan showing all churches, day care facilities and schools within a 1,000-foot radius of the subject property boundary, as well as other information that may be required by the PCD director to sufficiently review the application per subsection 4.3.1. The application fee is set forth in appendix A.

2.2.10.2 Public notice. When required, public notice shall be given as per subsection 2.3.1.

2.2.10.3 Review and approval. The application shall be reviewed using the criteria in subsection 4.3 pursuant to schedule 2.3. Upon the granting of approval by city council, or if administrative approval is authorized, the PCD director shall sign the state alcoholic beverage vending license application.

3.3 Special Use Permits.

Land uses requiring special use permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if in the specific instance the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The special use permit makes the stipulations of approval mandatory. The special use permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise. Schedules 3.2.1.1 (residential), and 3.2.1.2 (non-residential) indicate what uses require special use permits in various zones. See section 2.2.4 for the application procedure.

4.3.1 *Alcoholic beverage sale approval.* The following are the criteria for review and approval of an application for alcoholic beverage sales (see section 2.2.9 for application requirements).

4.3.1.1 Approval shall not be granted for a site in a residential land use atlas district.

4.3.1.2 Approval shall not be granted on any site within 300 feet of any place of worship, day care center, or public or private elementary, middle, or high school. In accordance with F.S. § 562.45(2a) establishments licensed after July 1, 1999, or restaurants not meeting the 51 percent rule shall not be located within 500 feet of any such school. Such distance shall be measured from the main entrance of the applicant establishment, along the shortest route of pedestrian travel, to the main entrance of the principal building of the place of worship or day care center, or to the nearest point on the school grounds.

4.3.1.3 Approval shall not be granted if the sale of alcoholic beverages is found to be incompatible with surrounding land uses.

4.3.1.4 Reasonable stipulations may be attached to an approval for the purpose of rendering the use compatible with surrounding land use. Stipulations may include, but are not limited to, restrictions on the hours of operation and the addition of buffer strips.

4.3.11 Sidewalk *café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

4.3.11.2 *Maintenance.* Public sidewalk approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

Compliance Overview with Land Use Regulations

Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a sidewalk café is suitable for the subject locations.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: It appears that access points will not be negatively impacted by the proposed use.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: Requirement cannot be met due to the existing built environment.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request. The applicant is also proposing a minimum of 5′ of traversable space on the public sidewalk.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties.

   Staff Response: It appears that the subject request will not have any negative impacts on adjacent properties as far as smoke, glare, dust, vibrations, fumes, and pollution.

c. Location and design of refuse and service areas in regard to availability, adequacy, and effect upon surrounding properties.

   Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Staff Response: No screening, buffering or separation are being proposed as the area is a built environment.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Staff Response: No new lighting or signage is being proposed as part of the subject requests. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

Staff Response: It appears that the area is adequate in size for the subject request. The subject request is to ensure compliance to the Form Based Code and Land Use Regulations.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

Staff Response: It appears that the proposed request is appropriate for the subject property and district.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

Staff Response: It appears that the proposed sidewalk café is consistent with the Comprehensive Plan as the Comprehensive Plan encourages walkability and non-auto-oriented uses.

STAFF COMMENTS:

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.

2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 5-0) of Resolution 25-40, Case PLN-SUP-25-0004 with the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
c. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
d. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
e. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Respectfully submitted,

Gregory J. DeLong
Assistant Director of Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "A"
Location Map

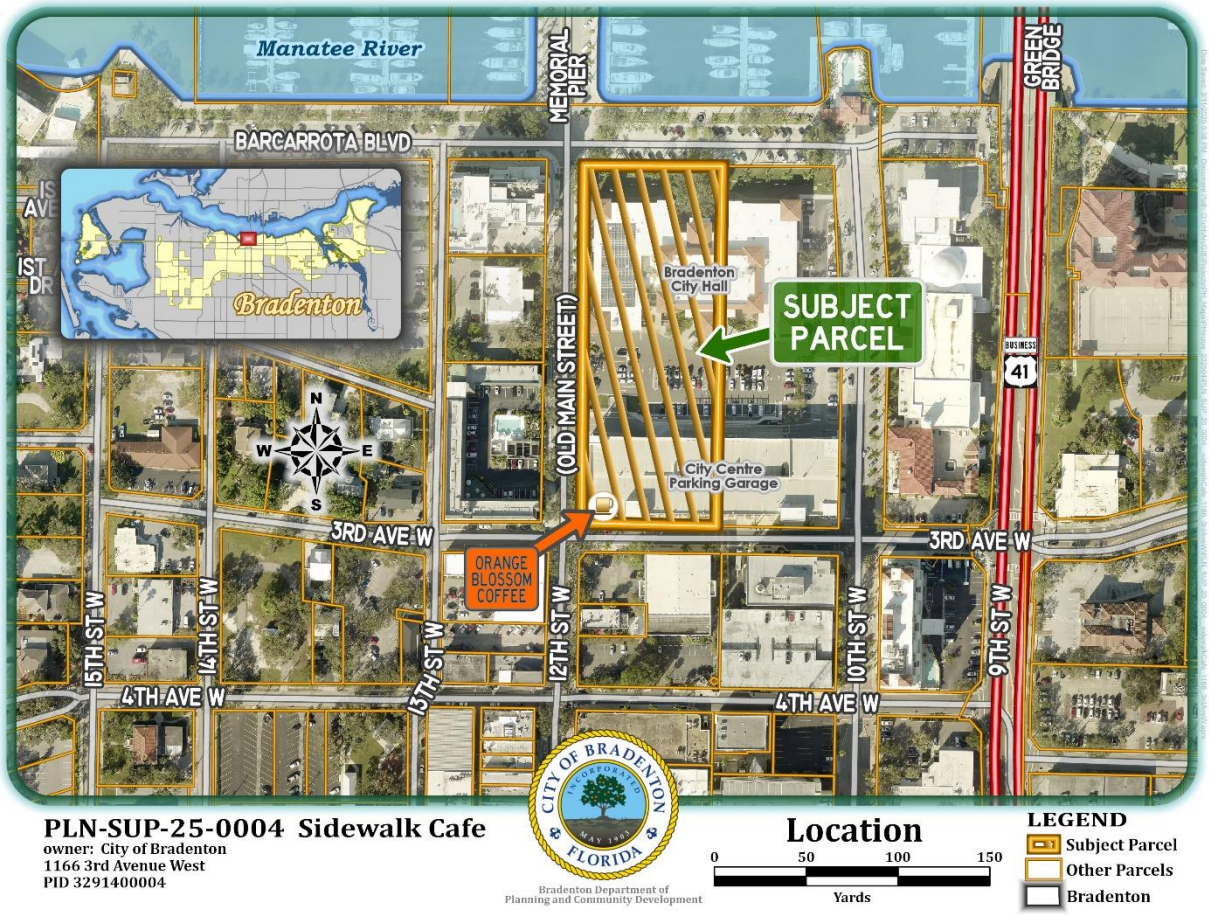
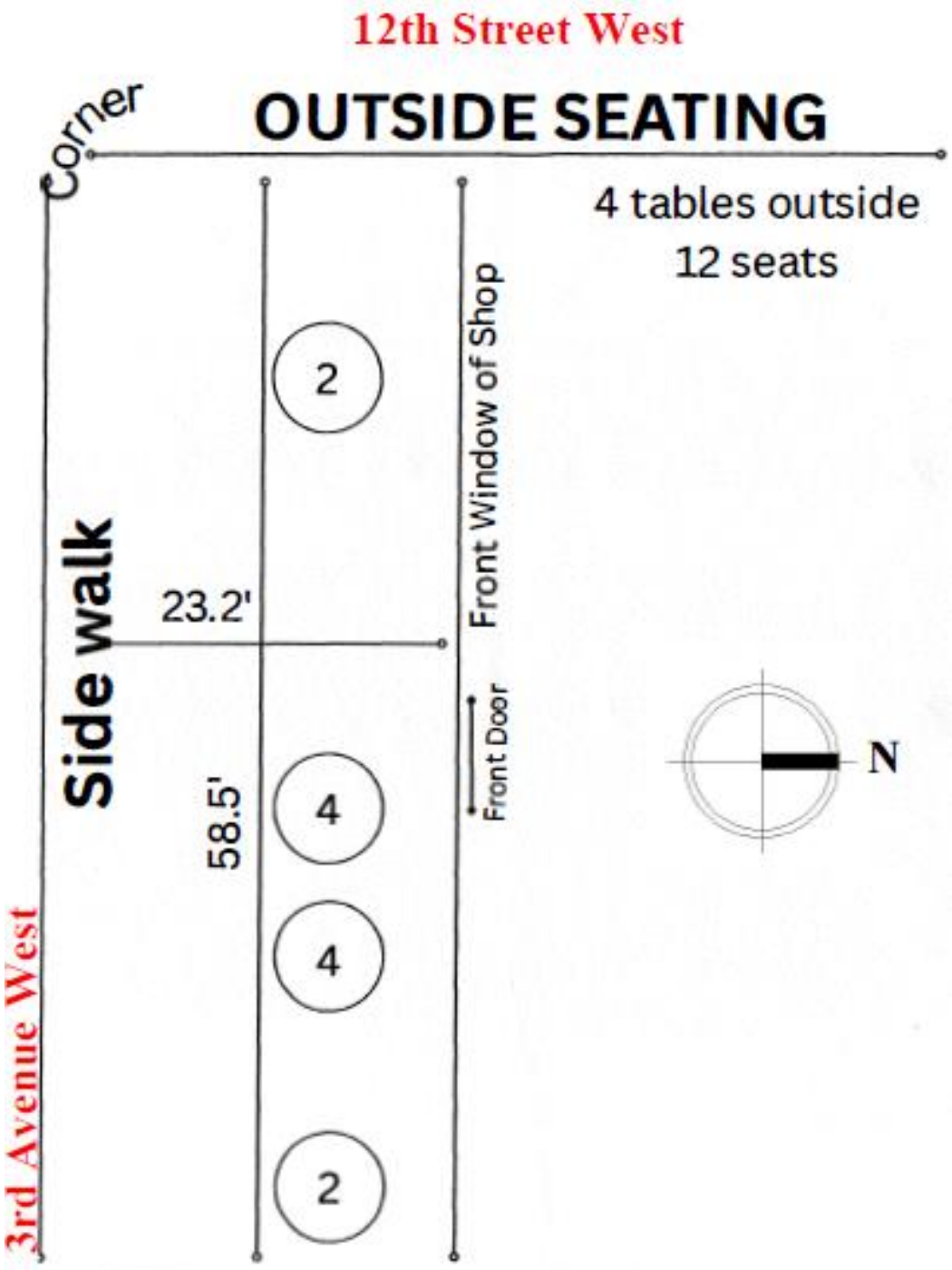


EXHIBIT "B"
Future Land Use Map

EXHIBIT "C"
Zoning Map

EXHIBIT "D"
Proposed Project Site Layout



PLN-SUP-25-0004

Menu Reports Help

File Date: 02/27/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Coffee Shop/Cafe

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date

Show all

Address: 1166 3RD Ave W, BRADENTON, FL 34205

Owner Name: BRADENTON CITY OF

Owner Address: CALLER SERVICE 25015, BRADENTON, FL 34206

Parcel No: 3294300003

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Melissa J Lilly	Orange Blossom ...	Applicant	Active
Kaitlyn Lilly	Orange Blossom ...	Authorized Agent	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: SPECIAL USE

Type	Other
Restaurant >20 Seats	

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Greg DeLong	Ready for Pr...	03/05/2025	Greg DeLong
Case Manager		Ready for Re...	03/05/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Greg DeLong	Pass	03/05/2025	Greg DeLong
Review Consolidation	Greg DeLong	Scheduled fo...	03/05/2025	Greg DeLong
DRC				
Planning Commission	Greg DeLong			
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 1166 3RD Ave W BRADENTON 34205

I, MELISSA J LILLY, the registered property owner(s) of the above noted property, do hereby authorize

MELISSA J. LILLY — Print Name of Agent
ORANGE BLOSSOM COFFEE SHOP INC — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

AGENT AUTHORIZATION — REQUIRED

Melissa Lilley — Signature of Owner(s)
1221 30TH ST W, BRADENTON FL 34205 — Owner(s) Address (if different than property above)

SAME — Signature of Agent
Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 4TH day of MARCH 2025, produced FL D.L. L463-615-97-000-0 respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Corey Fortin
Signature

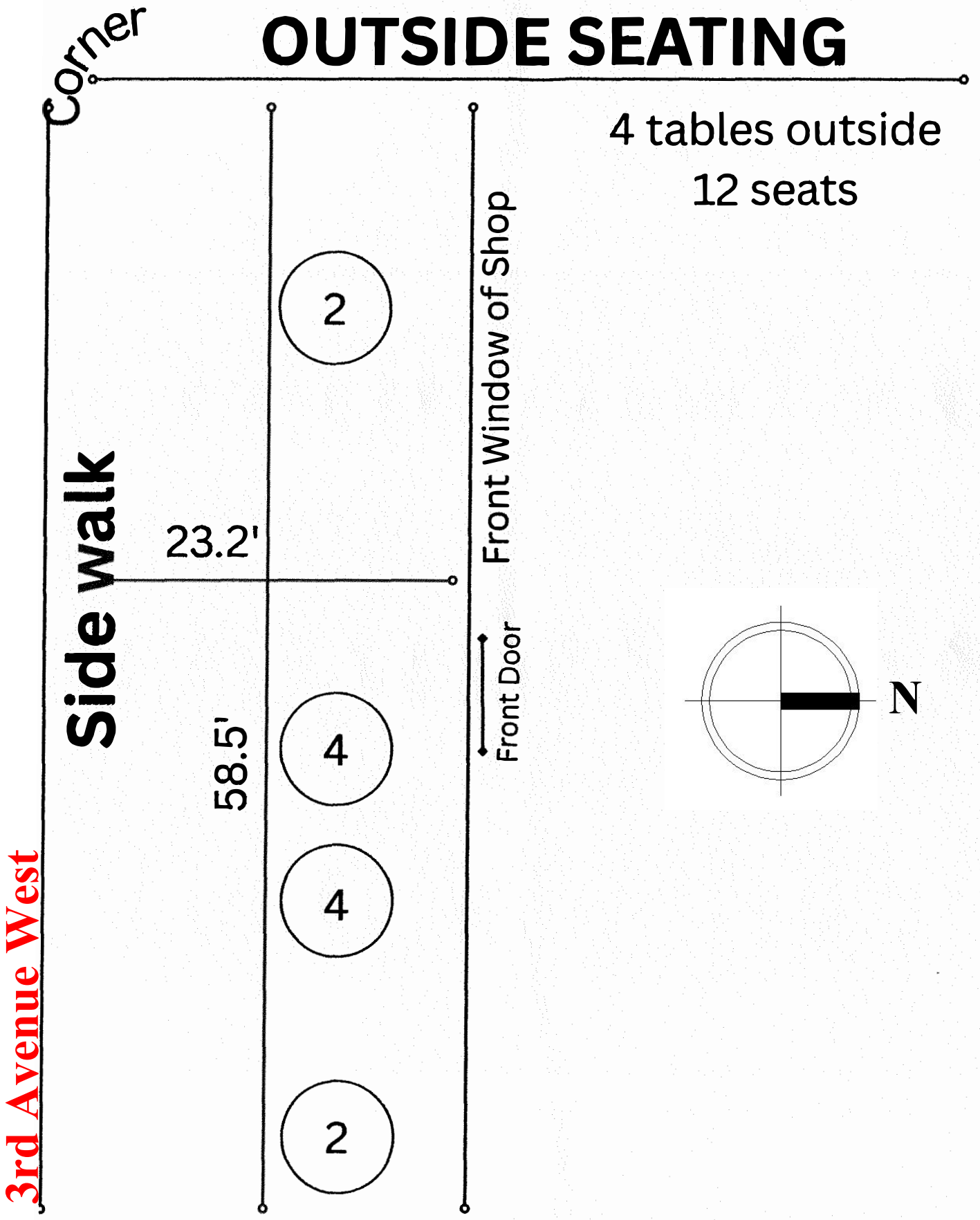
Corey J. Fortin, Notary Public
Print Name

Notary Public State of Florida
Corey J. Fortin
My Commission HH 594015
Expires 12/5/2028

State of Florida
My Commission Expires: 12/5/28

12th Street West

OUTSIDE SEATING



4 tables outside

12 seats

City Council
May 14, 2025

Resolution 25-40| Case PLN-SUP-25-0004

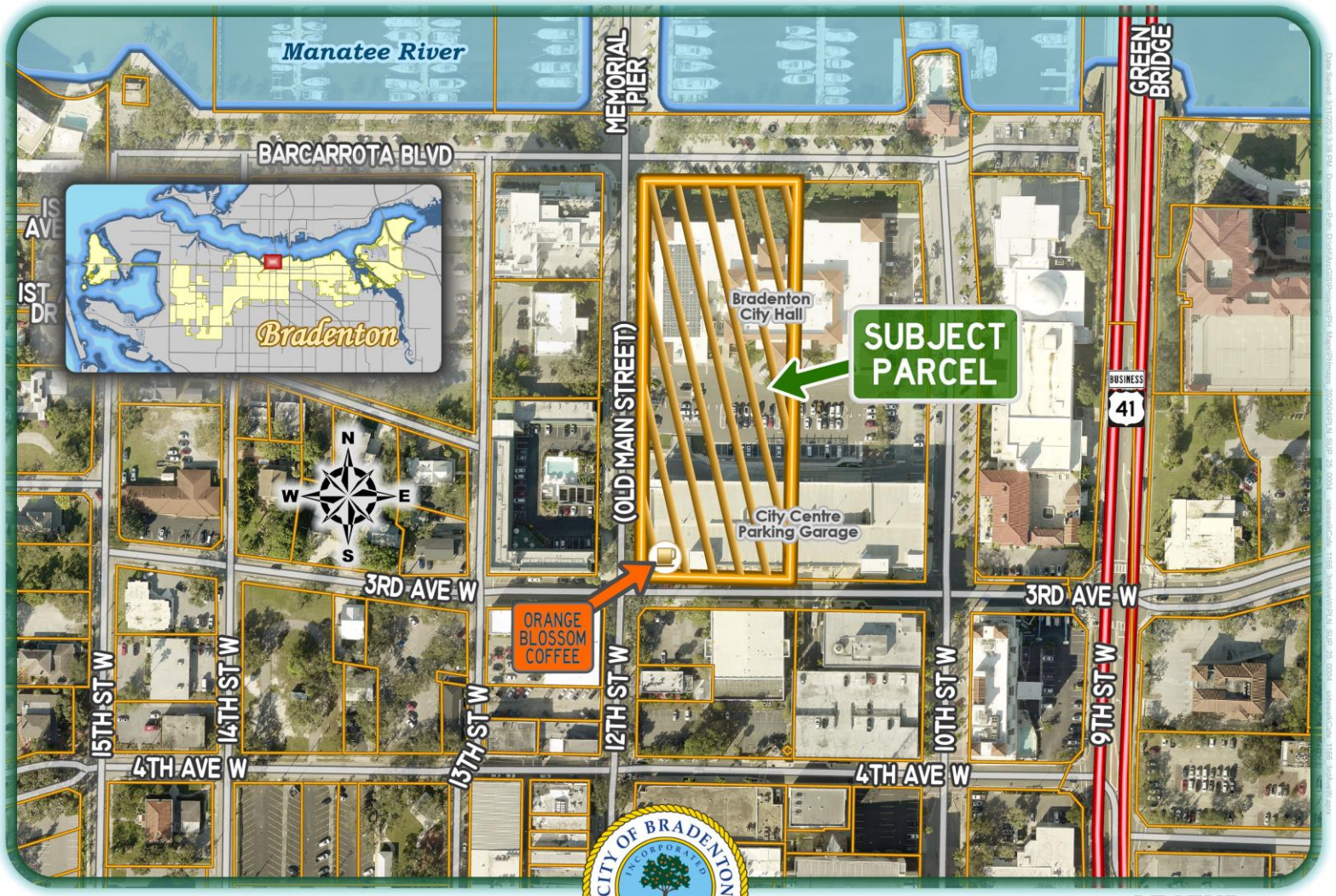
Special Use request to permit a sidewalk café with alcohol beverage sales for property located at 1166 3rd Avenue West

Staff Contact: Greg DeLong; Asst. Director of PCD

Case Information

- Applicant: Melissa Lilly (agent)
- Address: 1166 3rd Avenue West
- Parcel ID No: 3294300003
- Acreage: 2.9545 acres
- Current Zoning: T6 (Urban Core – Transect District)
- FLUM Zoning: URBCORE (Urban Core)
- Flood Zone: AE, X
- Existing Use: Coffee house with alcoholic beverage sales
- Purpose: Special Use approval to allow a sidewalk café with alcoholic beverage sales

Location Map



PLN-SUP-25-0004 Sidewalk Cafe
owner: City of Bradenton
1166 3rd Avenue West
PID 3291400004

Bradenton Department of Planning and Community Development

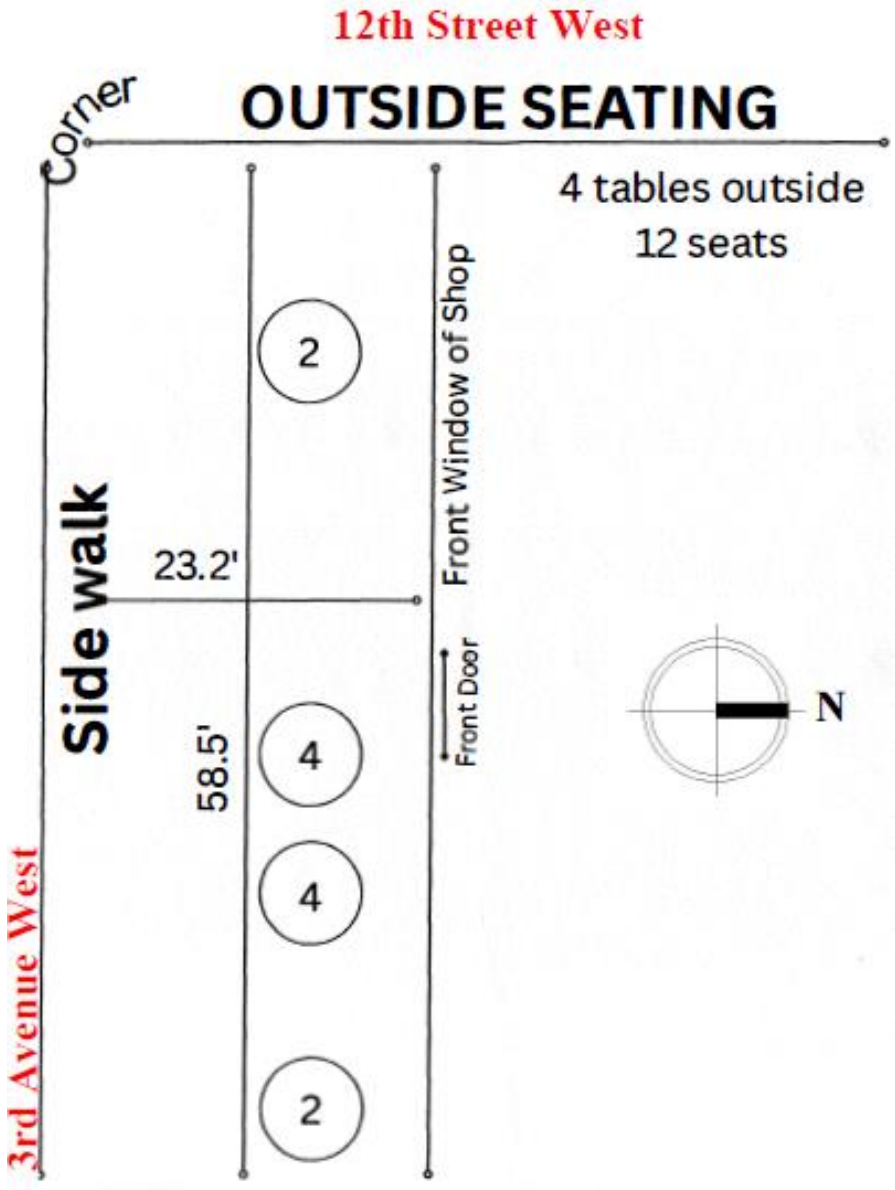
Location

0 50 100 150
Yards

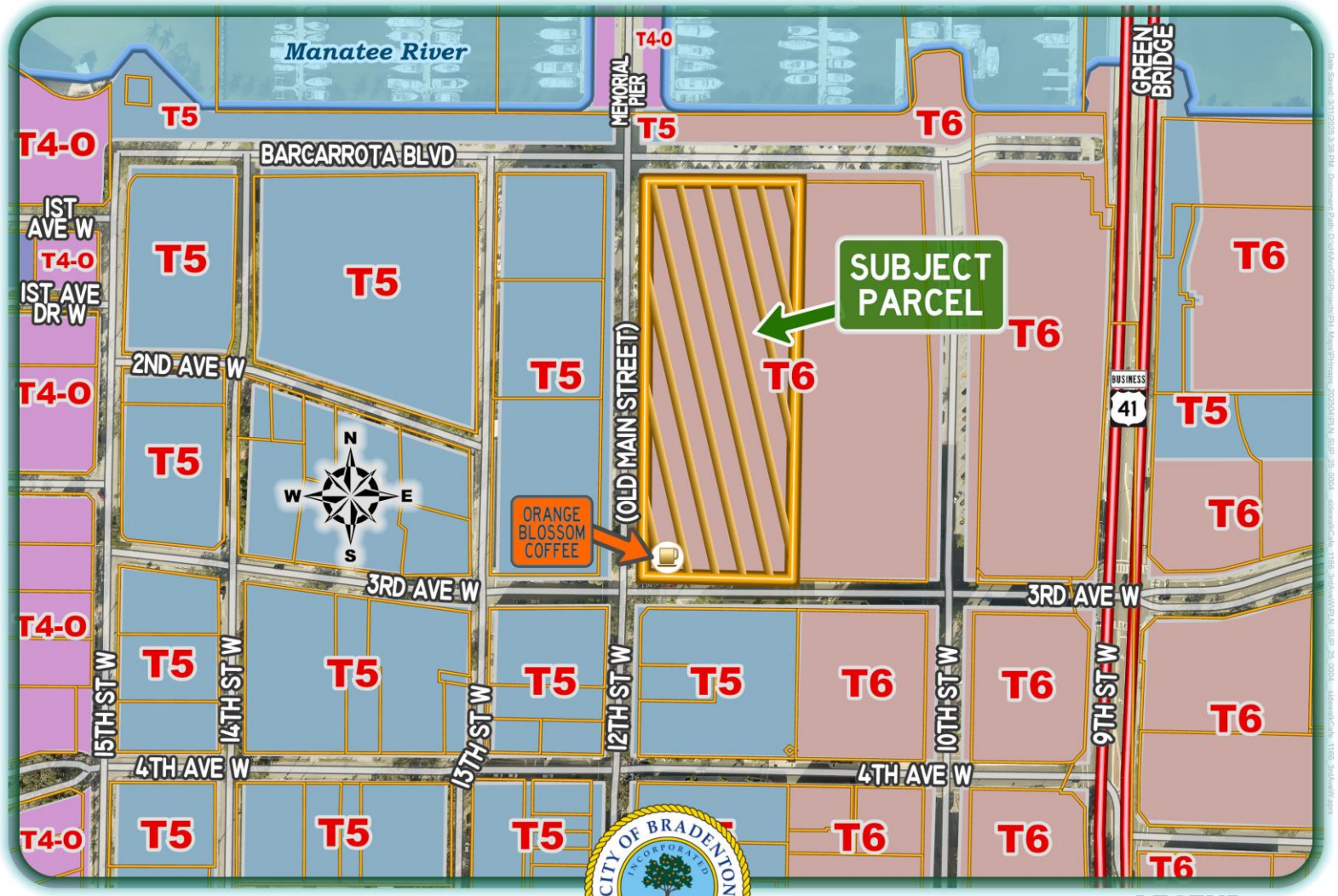
LEGEND
- Subject Parcel
- Other Parcels
- Bradenton

Summary of Proposed Request

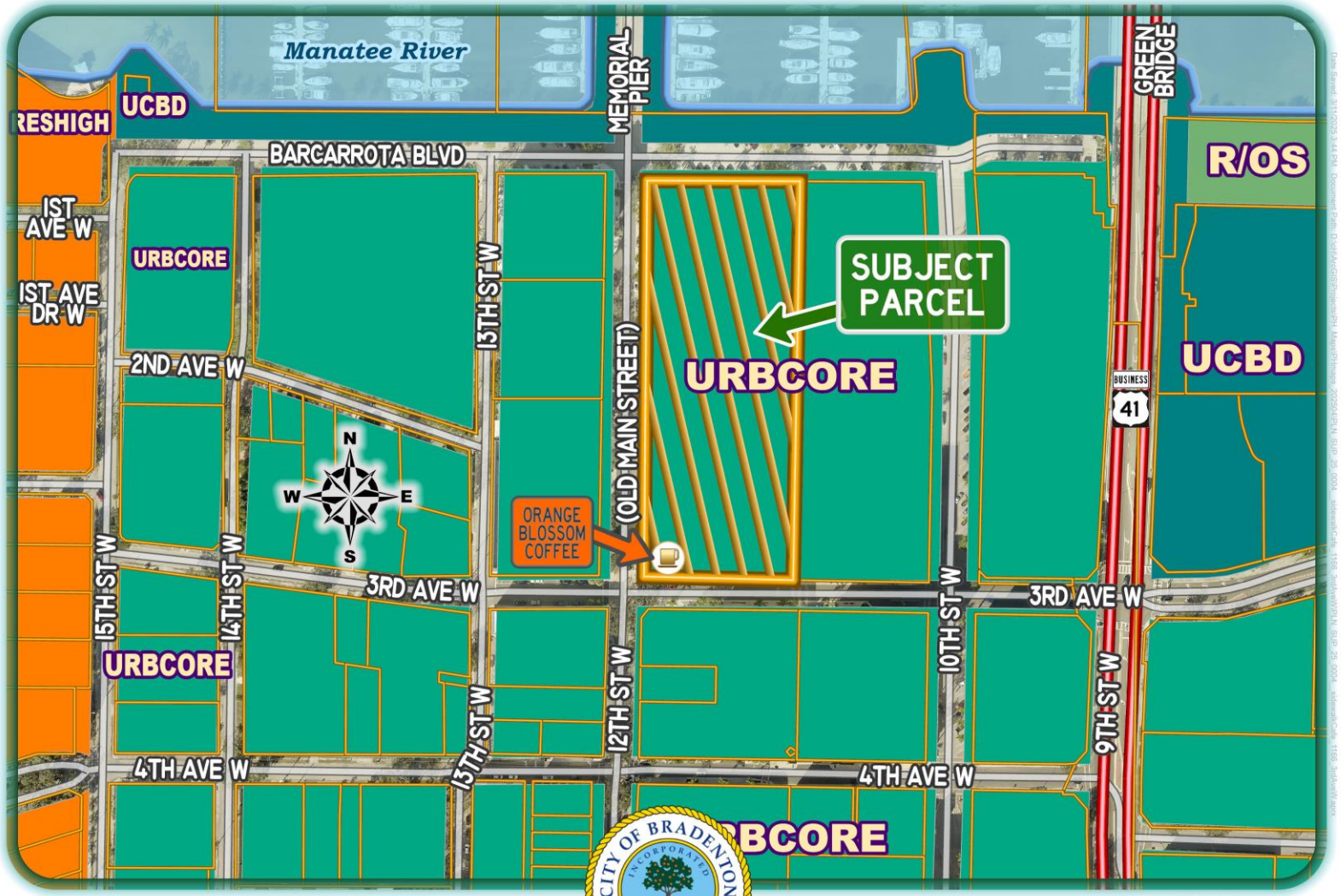
- Orange Blossom Coffee:
  - Area Size: 23.2’ x 58.5’ (unit width)
  - Number of Tables: 4
  - Number of Seats: 12 chairs
  - Bussing/Hostess Stations: No



Zoning Map


Manatee River
T4-O
MEMORIAL PIER
GREEN BRIDGE
BARCARROTA BLVD
1ST AVE W
1ST AVE DR W
2ND AVE W
3RD AVE W
4TH AVE W
(OLD MAIN STREET)
SUBJECT PARCEL
ORANGE BLOSSOM COFFEE
BUSINESS 41
15TH ST W
14TH ST W
13TH ST W
12TH ST W
10TH ST W
9TH ST W
T5
T6
N
S
E
W
PLN-SUP-25-0004 Sidewalk Cafe
owner: City of Bradenton
1166 3rd Avenue West
PID 3291400004
CITY OF BRADENTON
INCORPORATED
MAY 1903
FLORIDA
Bradenton Department of
Planning and Community Development
Zoning
0 50 100 150
Yards
LEGEND
Subject Parcel
Other Parcels
Bradenton

Future Land Use Map



Form Based Code Regulations

- Definitions:
  - 12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

Proposed Request

- Applicant is requesting:
  - A sidewalk café with alcohol beverage sales at:
    - 1166 3rd Avenue West (Orange Blossom Coffee)
- Proposed request, if approved, grants permission from the city to allow for the sale and consumption of alcoholic beverages on the public sidewalk
  - Proper state licenses are also required
- Subject property is located within the city's Form Based Code Area:
  - Sidewalk cafes with less than 20 seats are permitted but if alcohol sales occur on the sidewalk, City Council approval may be required

T4-S

	T3	T4-R	T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

Summary of Proposed Request

- Orange Blossom Coffee (business closed):

Summary of Proposed Request

- Orange Blossom Coffee (business open):

Comprehensive Plan (Design Element)

Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space and the Public Realm

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide

LURs (Alcohol & Sidewalk Cafes)

4.3.11 *Sidewalk café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

LURs (Alcohol & Sidewalk Cafes)

4.3.11.2 *Maintenance.* Public sidewalks approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

LURs (Alcohol & Sidewalk Cafes)

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

General Special Use Standards

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

- 3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.
- 3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.
- 3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

Review Criteria (LURs)

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

- 3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
- 3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.
- 3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.
- 3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Review Criteria (LURs)

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application (responses to the following criteria can be found in the submitted staff report):

A. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
B. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
C. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.
D. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.
E. Screening, buffering or separation of any nuisance or hazardous feature of the use.
F. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Review Criteria (LURs) - Continued

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

G. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.
H. Adequacy of land and/or building which are to be used.
I. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
J. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.
K. Consistency with the city's comprehensive plan.

City Council Consideration

Resolution 25-40 | Case PLN-SUP-25-0004

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission Meeting Summary

Resolution 25-40 | Case PLN-SUP-25-0004

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 5-0) of Resolution 25-40, Case PLN-SUP-25-0004 with the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
c. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
d. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
e. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Questions?

AGENDA ITEM NO. 7.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** Resolution 25-41 - PUBLIC HEARING

SUGGESTED ACTION: Motion to either approve or deny Resolution 25-41; Case PLN-SUP-24-0008. If the action is to approve, the following are recommended stipulations for approval:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 3-tables may remain on the sidewalk when the business is closed. The tables shall be placed adjacent to the building unit and locked with a cable lock.
d. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
g. Any future increase in seating for the sidewalk

café area shall be approved by City Council.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted a Special Use Permit application requesting permission to allow a sidewalk cafe with alcoholic beverages at 450 12th Street West.

While a sidewalk cafe has been in place at the subject property, the subject Special Use Permit will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve Resolution 25-41 with the stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-41
Staff Report
Application
Presentation

RESOLUTION 25-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-24-0008 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 450 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO 3318700006), IN THE T5 URBAN CENTER TRANSECT ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Whiskey Business, LLC (the "Property Owner" or "Applicant") owns the property located at 450 12th Street West, Bradenton, Florida (Parcel ID No 3318700006), more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Core (URBCORE); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (T5) Urban Center – Transect Zoning District; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies uses in the T5 transect zoning district; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies Café/Sidewalk Café with less than 20 seats as a permitted use in the T5 transect zoning district; but stipulates that City Council approval may be required per the Land Use Regulations; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 4.3.11.4, states that alcoholic beverage sales served as part of any sidewalk café on public property shall require City Council approval; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit a sidewalk café with alcoholic sales; and

WHEREAS, the Planning Commission held a noticed public hearing on April 16, 2025, at which the Commission received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on May 14, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
b. The Property Owner is requesting approval of a Special Use Permit to operate a sidewalk café with alcoholic sales, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
d. The City's professional staff recommended stipulations to consider for an approval.
e. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
f. The Planning Commission recommended approval with stipulations.
g. The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

    1. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape, and the nature of surrounding development. See 3.3.2.1.
    2. Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible. See 3.3.2.2.
    3. All buildings are located an adequate distance from property lines and streets. See 3.3.2.2.
    4. Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use. See 3.3.2.4.
    5. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access. See 3.3.2.5.
    6. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties is adequate for the proposed use. See 3.3.2.5.

7. Location and design of refuse and service areas are sufficient in regard to availability, adequacy and effect upon surrounding properties. See 3.3.2.5.
8. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided. See 3.3.2.5.
9. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use. See 3.3.2.5.
10. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties. See 3.3.2.5.
11. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value. See 3.3.2.5.
12. The land and/or building which are to be used are adequate for the proposed use. See 3.3.2.5.
13. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation. See 3.3.2.5.
14. The proposed use will not affect the environmental quality of the district. See 3.3.2.5.
15. The proposed use is consistent with the city's comprehensive plan. See 3.3.2.5.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a sidewalk café with alcoholic sales for a maximum of 3 tables and 18 chairs, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 3 tables may remain on the sidewalk when the business is closed. The tables shall be placed adjacent to the building unit and locked with a cable lock.
d. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.

g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 14th DAY OF MAY 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Josh Cramer
VICE MAYOR

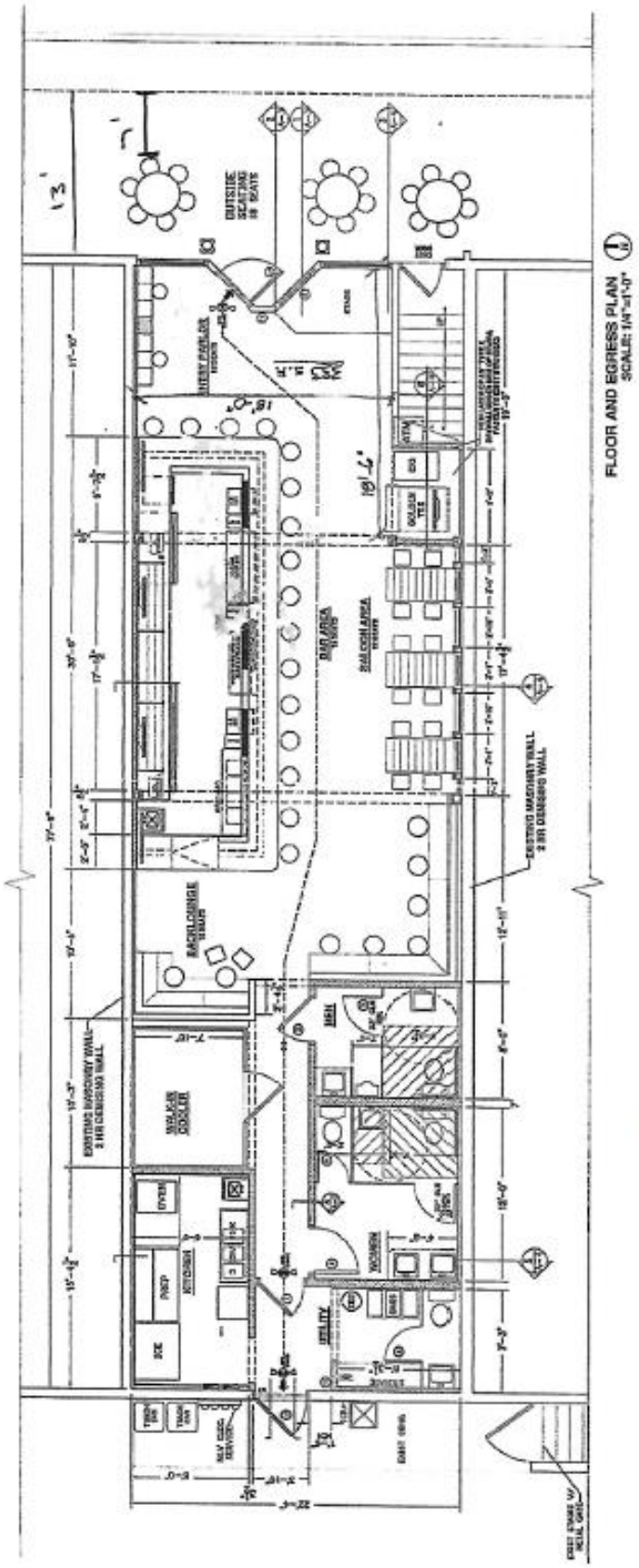
APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

Parcel 3318700006:
N 20.67 FT OF LOT 4 & S 3 FT OF LOT 5 FULLER BLOCK PI#33187.0000/6

EXHIBIT "B"


FLOOR AND EGRESS PLAN
SCALE: 1/4"=1'-0"
OUTSIDE SEATING 18 SEATS
BAR AREA
BAR LOUNGE
EXISTING MASONRY WALL 2 HR DEMISING WALL
EXISTING MASONRY WALL 2 HR DEMISING WALL
BEER COOLER
PREP
WASH
ATTENDANT
MEN
WOMEN
UNISEX

City of Bradenton
Planning and Community Development Department
City Council Public Hearing
May 14, 2025

Staff Report

Case Number: PLN-SUP-24-0008
Res. Number: 25-41
Applicant: Paul Kotlarczyk (owner)
Owner: Whiskey Business, LLC
Address: 450 12th Street West
Parcel ID No: 3318700006
Current Zoning: T5 (Urban Center – Transect District)
Future Land Use: URBCORE (Urban Core)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T5 (Urban Center – Transect District)
South: T5 (Urban Center – Transect District)
East: T6 (Urban Core – Transect District)
West: T5 (Urban Center – Transect District)

Future Land Use: North: URBCORE (Urban Core)
South: URBCORE (Urban Core)
East: URBCORE (Urban Core)
West: URBCORE (Urban Core)

Paul Kotlarczyk (owner) of The Loaded Barrel Tavern submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 450 12th Street West.

While a sidewalk café has been in place at the subject property, the Special Use process will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

According to the submitted application materials, the proposed café area will be located on the sidewalk along 12th Street West. Following is a summary of the request:

- Area size: 22'-4" x 13' (unit width and sidewalk depth).
- Number of Tables: 3-tables.
- Number of Seats: 18-chairs.

- Bussing and Hostess Stations: No.
- Table Umbrellas: No.
- Requesting permission to allow for the 3-tables to remain on the sidewalk after business hours. The tables will be moved against the building and locked with a cable lock.

Based on the submitted site plan, a minimum of 5' of traversable space for pedestrians to pass by the café area will be provided. There are no Fire Department Connections (FDC) within the proposed café area.

The City of Bradenton Development Review Committee (DRC) reviewed the request at their March 18, 2025, meeting and the Committee had no concerns with the proposed request.

The subject property is in the T5 Urban Center Transect Zoning District. According to Table 4.7 of the Form Based Code (FBC), Café/Sidewalk Café's with less than 20 seats are a permitted use. City Council approval may be required if there is the sale of Alcoholic beverages, per footnote #1 and Section 4.3.11.4 of the Land Use Regulations (LUR).

Table 4.7: Specific Function & Use.

	T3	T4-R	T4-S / T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

FORM BASED CODE REGULATIONS:

12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

COMPREHENSIVE PLAN:

Design Element:

Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space, and the Public Realm

The City shall consider inclusion of additional requirements for enhancements in the Land Development Regulations. Standards for enhancements to be considered include the following:

Public Streets

Public Streets should provide the primary vehicle and pedestrian circulation infrastructure for the City. Public and private development should use the existing street grid as a framework and should expand the public street network as necessary to provide connectivity between new and older development. Development of new and extended streets should generally be kept in scale with the existing street network found along Bradenton's waterfront including the Downtown and Old Manatee Village areas.

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity.

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

LAND USE REGULATIONS:

2.2.10 *Alcoholic beverage sale approval*. Administrative approval is allowable for all complete alcoholic beverage state license applications, except events proposed to be held on public property or requiring public services. The PCD director may require city council approval of certain alcoholic beverage license applications to protect the public interest. Certain uses associated with alcoholic beverage licensing may require discretionary review pursuant to schedule 3.2.1.2. and shall comply with subsection 2.2.9.

2.2.10.1 Application. The application (paper or electronic media in a PDF format) must indicate the type of state license the business is to operate under, and be accompanied by a site plan showing all churches, day care facilities and schools within a 1,000-foot radius of the subject property boundary, as well as other information that may be required by the PCD director to sufficiently review the application per subsection 4.3.1. The application fee is set forth in appendix A.

2.2.10.2 Public notice. When required, public notice shall be given as per subsection 2.3.1.

2.2.10.3 Review and approval. The application shall be reviewed using the criteria in subsection 4.3 pursuant to schedule 2.3. Upon the granting of approval by city council, or if administrative approval is authorized, the PCD director shall sign the state alcoholic beverage vending license application.

3.3 Special Use Permits.
Land uses requiring special use permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if in the specific instance the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The special use permit makes the stipulations of approval mandatory. The special use permit is valid for the property on which it is issued for as long as the conditions are

met, unless the approval stipulates otherwise. Schedules 3.2.1.1 (residential), and 3.2.1.2 (non-residential) indicate what uses require special use permits in various zones. See section 2.2.4 for the application procedure.

4.3.1 *Alcoholic beverage sale approval.* The following are the criteria for review and approval of an application for alcoholic beverage sales (see section 2.2.9 for application requirements).

4.3.1.1 Approval shall not be granted for a site in a residential land use atlas district.

4.3.1.2 Approval shall not be granted on any site within 300 feet of any place of worship, day care center, or public or private elementary, middle, or high school. In accordance with F.S. § 562.45(2a) establishments licensed after July 1, 1999, or restaurants not meeting the 51 percent rule shall not be located within 500 feet of any such school. Such distance shall be measured from the main entrance of the applicant establishment, along the shortest route of pedestrian travel, to the main entrance of the principal building of the place of worship or day care center, or to the nearest point on the school grounds.

4.3.1.3 Approval shall not be granted if the sale of alcoholic beverages is found to be incompatible with surrounding land uses.

4.3.1.4 Reasonable stipulations may be attached to an approval for the purpose of rendering the use compatible with surrounding land use. Stipulations may include, but are not limited to, restrictions on the hours of operation and the addition of buffer strips.

4.3.11 Sidewalk *café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or

create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

4.3.11.2 *Maintenance.* Public sidewalk approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

Compliance Overview with Land Use Regulations

Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a sidewalk café is suitable for the subject locations.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: It appears that access points will not be negatively impacted by the proposed use.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties

from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: Requirement cannot be met due to the existing built environment.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request. The applicant is also proposing a minimum of 5' of traversable space on the public sidewalk.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties.

   Staff Response: It appears that the subject request will not have any negative impacts on adjacent properties as far as smoke, glare, dust, vibrations, fumes, and pollution.

c. Location and design of refuse and service areas in regard to availability, adequacy, and effect upon surrounding properties.

   Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

Staff Response: No screening, buffering or separation are being proposed as the area is a built environment.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   Staff Response: No new lighting or signage is being proposed as part of the subject requests. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

   Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

   Staff Response: It appears that the area is adequate in size for the subject request. The subject request is to ensure compliance to the Form Based Code and Land Use Regulations.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

   Staff Response: It appears that the proposed request is appropriate for the subject property and district.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

   Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

   Staff Response: It appears that the proposed sidewalk café is consistent with the Comprehensive Plan as the Comprehensive Plan encourages walkability and non-auto-oriented uses.

STAFF COMMENTS:

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 5-0) of Resolution 25-41, Case PLN-SUP-24-0008 with the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 3-tables may remain on the sidewalk when the business is closed. The tables shall be placed adjacent to the building unit and locked with a cable lock.
d. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Respectfully submitted,

Gregory J. DeLong
Assistant Director of Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "A"
Location Map

EXHIBIT "B"
Future Land Use Map

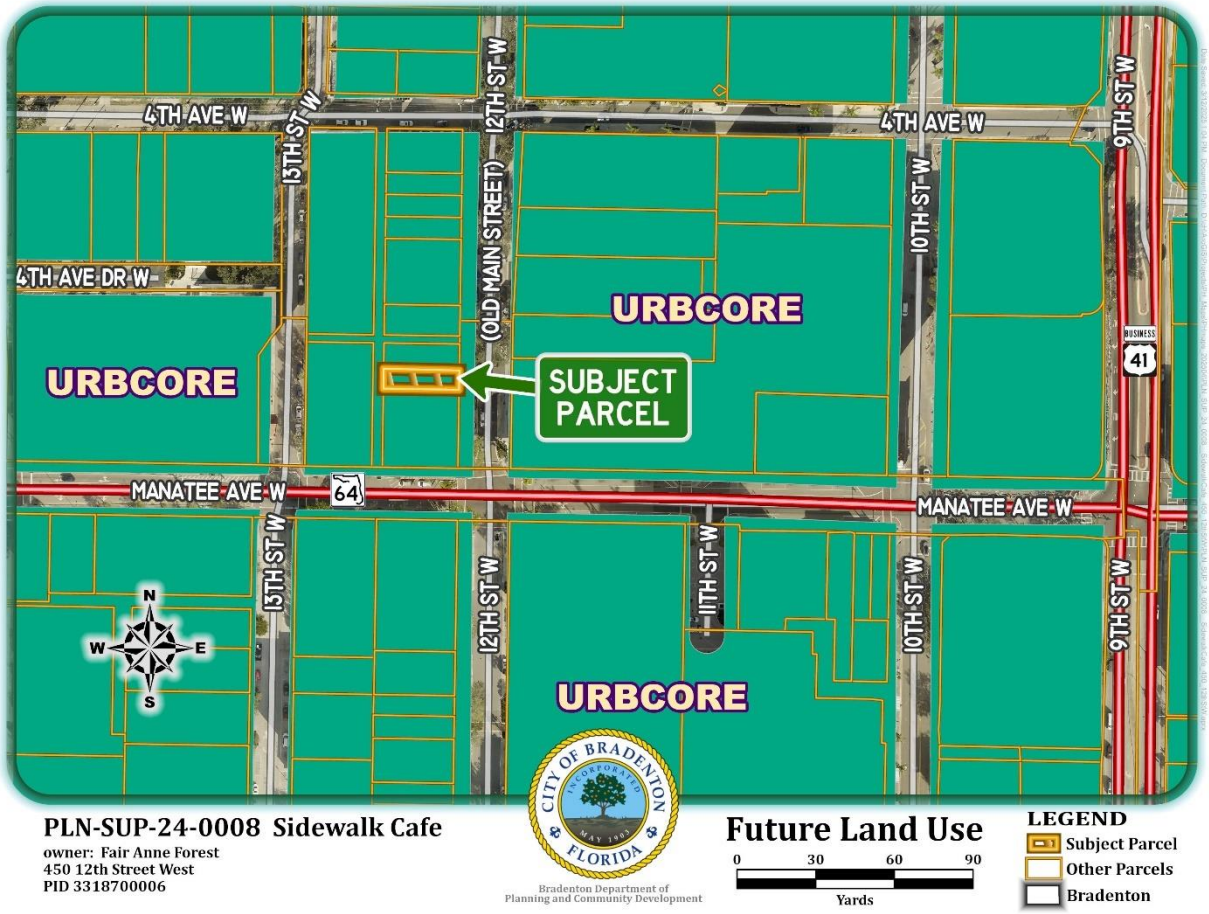


EXHIBIT "C"
Zoning Map

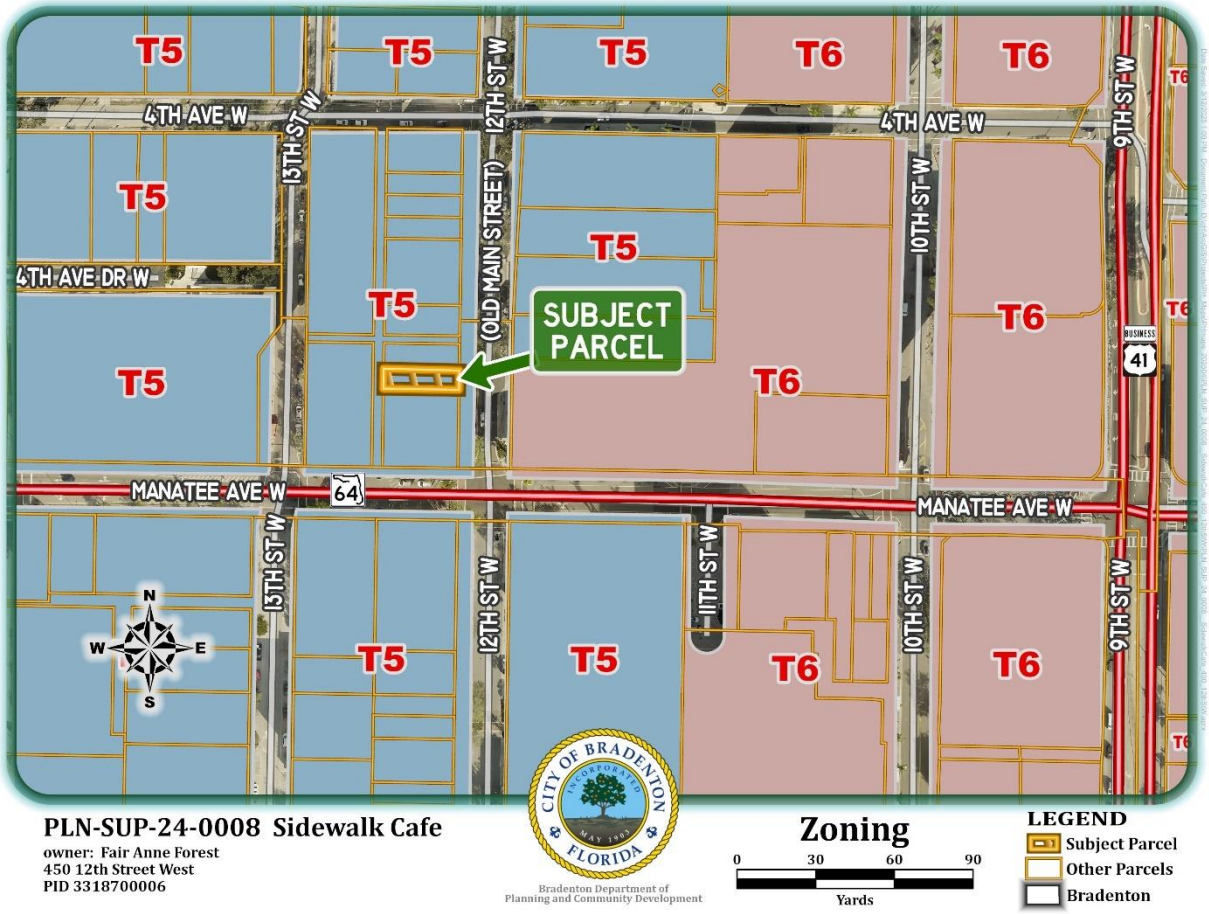
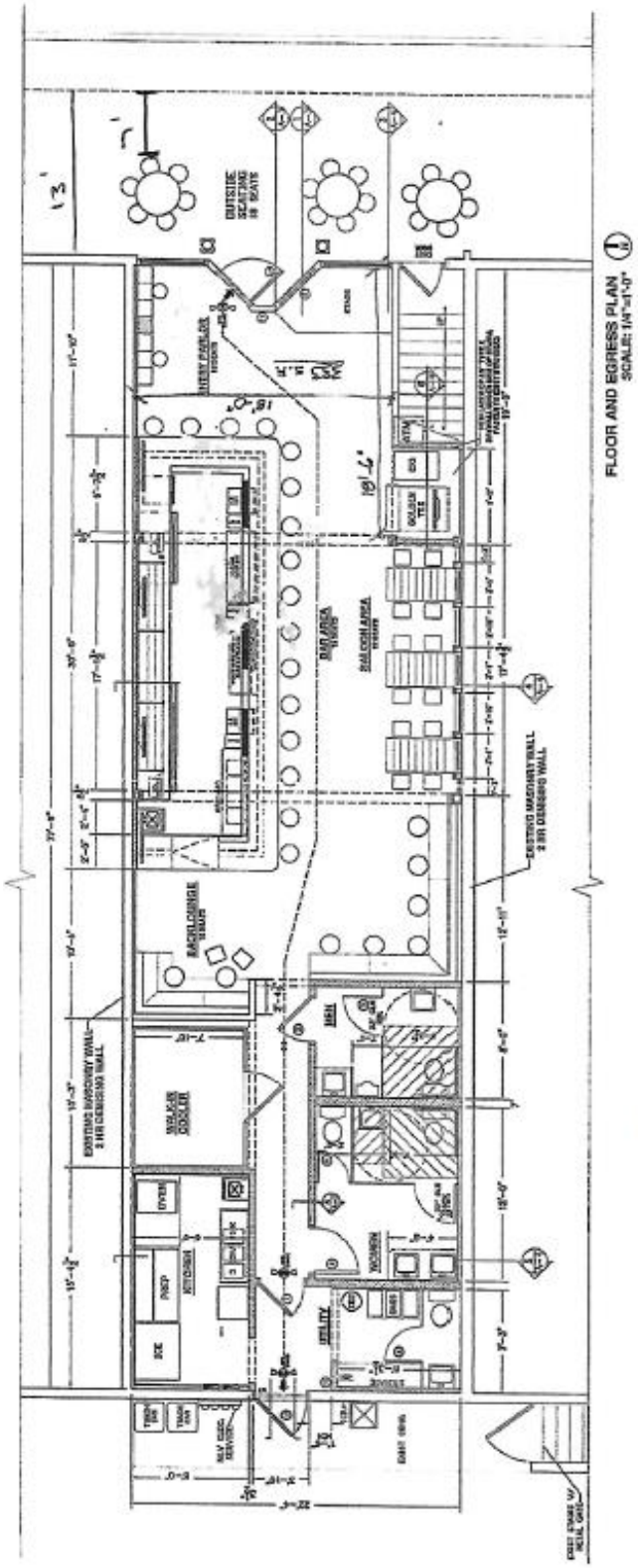


EXHIBIT "D"
Proposed Project Site Layout



PLN-SUP-24-0008

Menu Reports Help

File Date: 12/30/2024

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Sidewalk Cafe Permit

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Loaded Barrel Site Pla...	PLNG_SPUSE	Site Plan	Site plan for The L...	application/pdf	Uploaded	12/30/2024
Loaded Barrel Site Pla...	PLANNING	Other	Updated site plan f...	application/pdf	Uploaded	03/04/2025

Show all

Address: 450 12TH St W, BRADENTON, FL 34205

Owner Name: FAIR ANNE FOREST

Owner Address: 537 HILLCREST DRIVE, BRADENTON, FL 34209 184

Parcel No: 3318700006

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Paul Kotlarczyk	The Loaded Barr...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

SPECIAL USE

Type	Other

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf	Additional I...	01/02/2025	Jamie Schindewolf
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

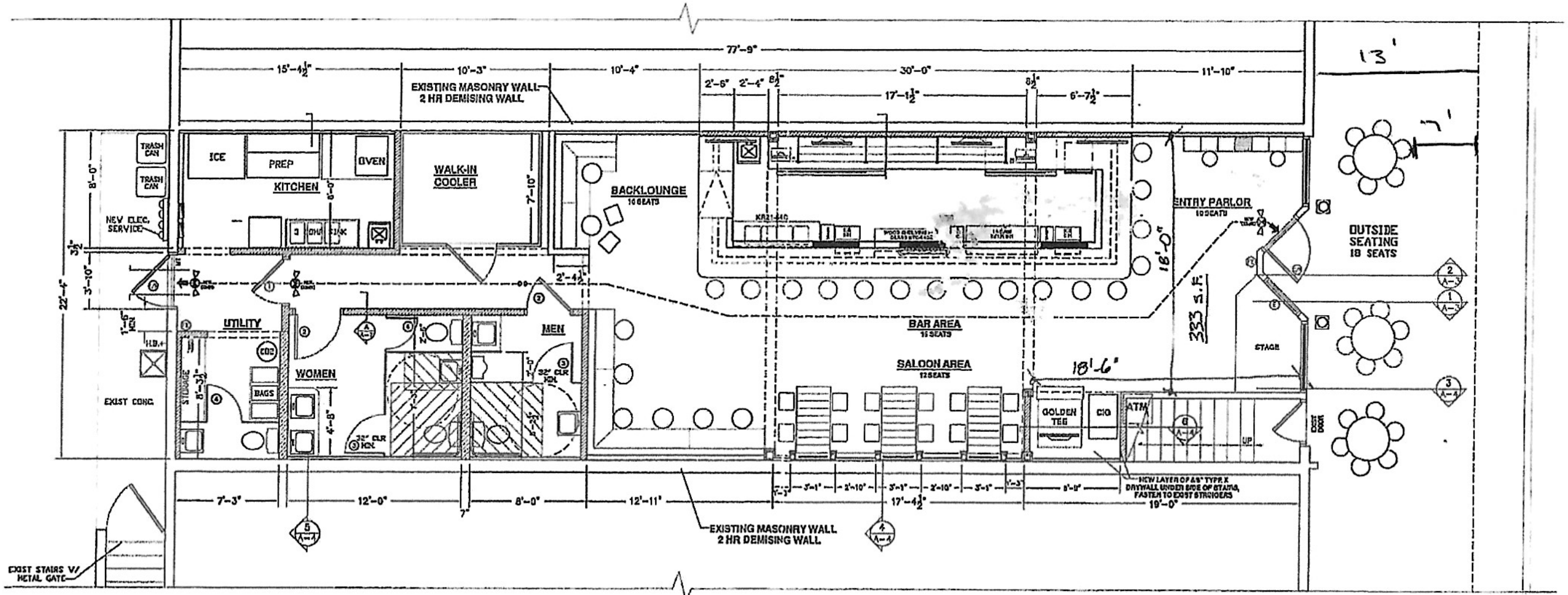
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Addendum to Special Use Permit PLN-SUP-24-0008 Sidewalk Cafe Permit

It is the intention of The Loaded Barrel Tavern to leave the permitted sidewalk tables outside after business hours. The tables will be moved against the building and locked with a cable lock. The sidewalk chairs will be moved inside to allow city maintenance to service the sidewalks early morning.



FLOOR AND EGRESS PLAN
SCALE: 1/4"=1'-0"

City Council
May 14, 2025

Resolution 25-41| Case PLN-SUP-24-0008

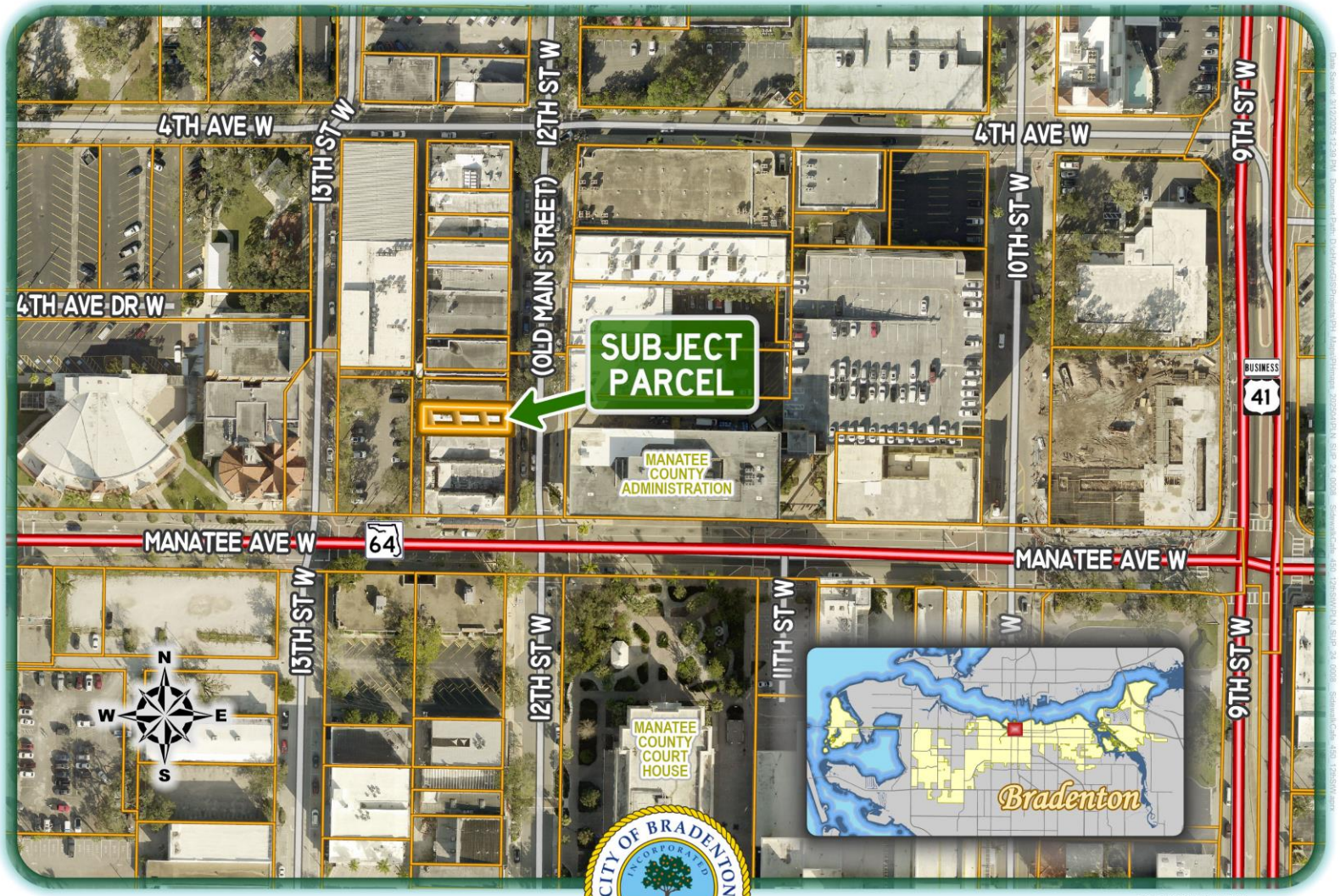
Special Use request to permit a sidewalk café with alcohol beverage sales for property located at 450 12th Street West

Staff Contact: Greg DeLong; Asst. Director of PCD

Case Information

- Applicant: Paul Kotlarczyk (owner)
- Address: 450 12th Street West
- Parcel ID No: 3318700006
- Acreage: .0474 acres
- Current Zoning: T5 (Urban Center – Transect District)
- FLUM Zoning: URBCORE (Urban Core)
- Flood Zone: X
- Existing Use: Bar with alcoholic beverage sales
- Purpose: Special Use approval to allow a sidewalk café with alcoholic beverage sales

Location Map



PLN-SUP-24-0008 Sidewalk Cafe

owner: Fair Anne Forest
450 12th Street West
PID 3318700006

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA

Bradenton Department of Planning and Community Development

Location

0 30 60 90
Yards

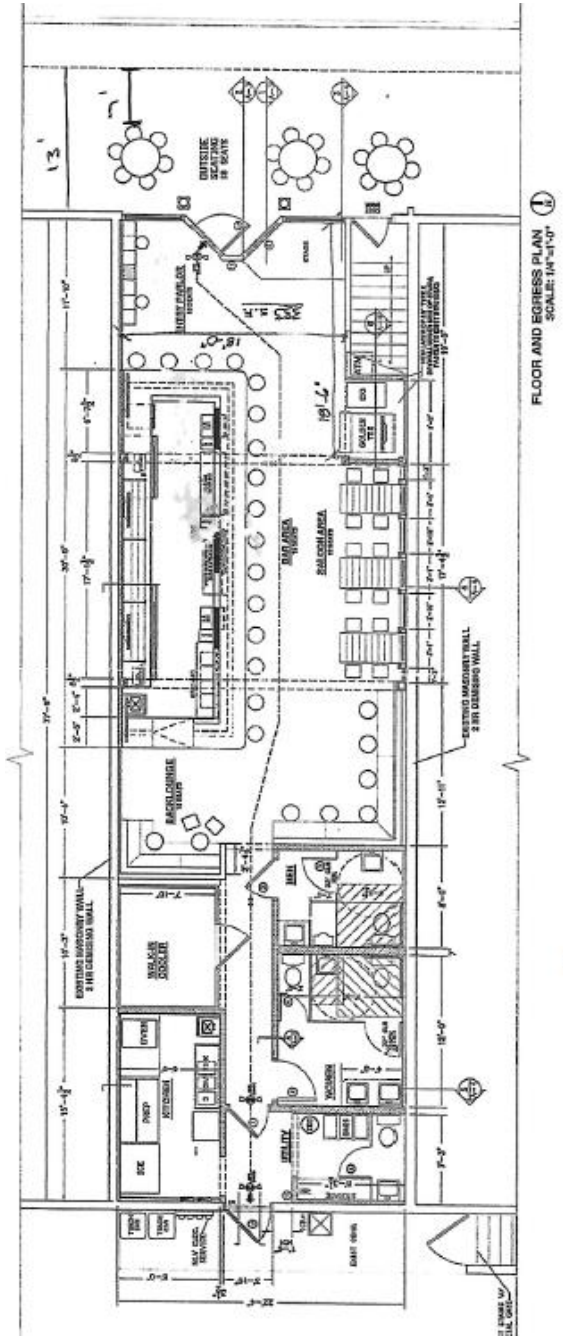
LEGEND

- Subject Parcel
- Other Parcels
- Bradenton

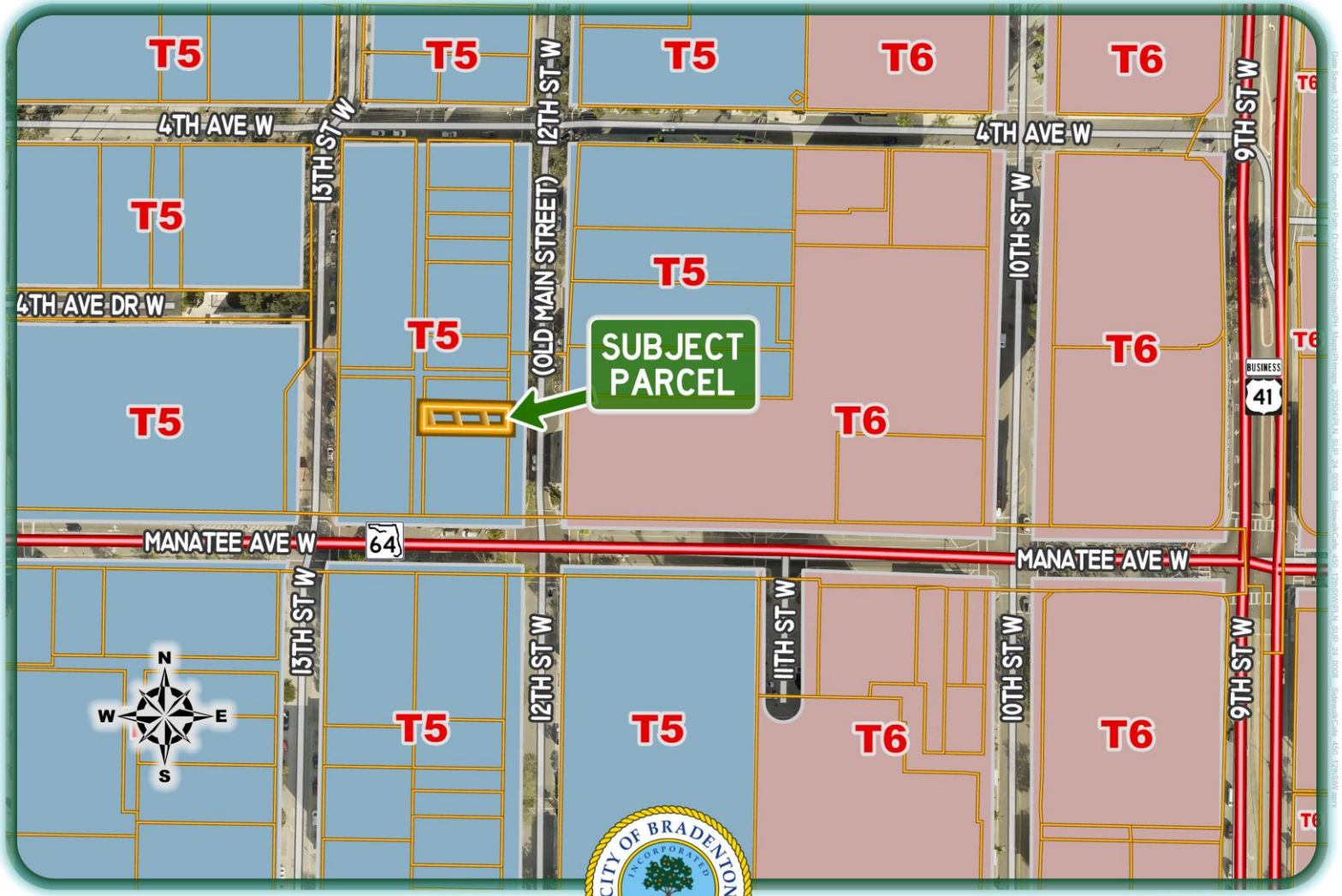
Summary of Proposed Request

- The Loaded Barrel Tavern:
  - Area Size: 13’ x 22’-4” (unit width)
  - Number of Tables: 3
  - Number of Seats: 18 chairs
  - Bussing/Hostess Stations: No
  - Requesting to allow for the 3-tables to remain on the sidewalk while the business is closed (located adjacent to building and locked together)

12th Street West (Old Main Street)



Zoning Map



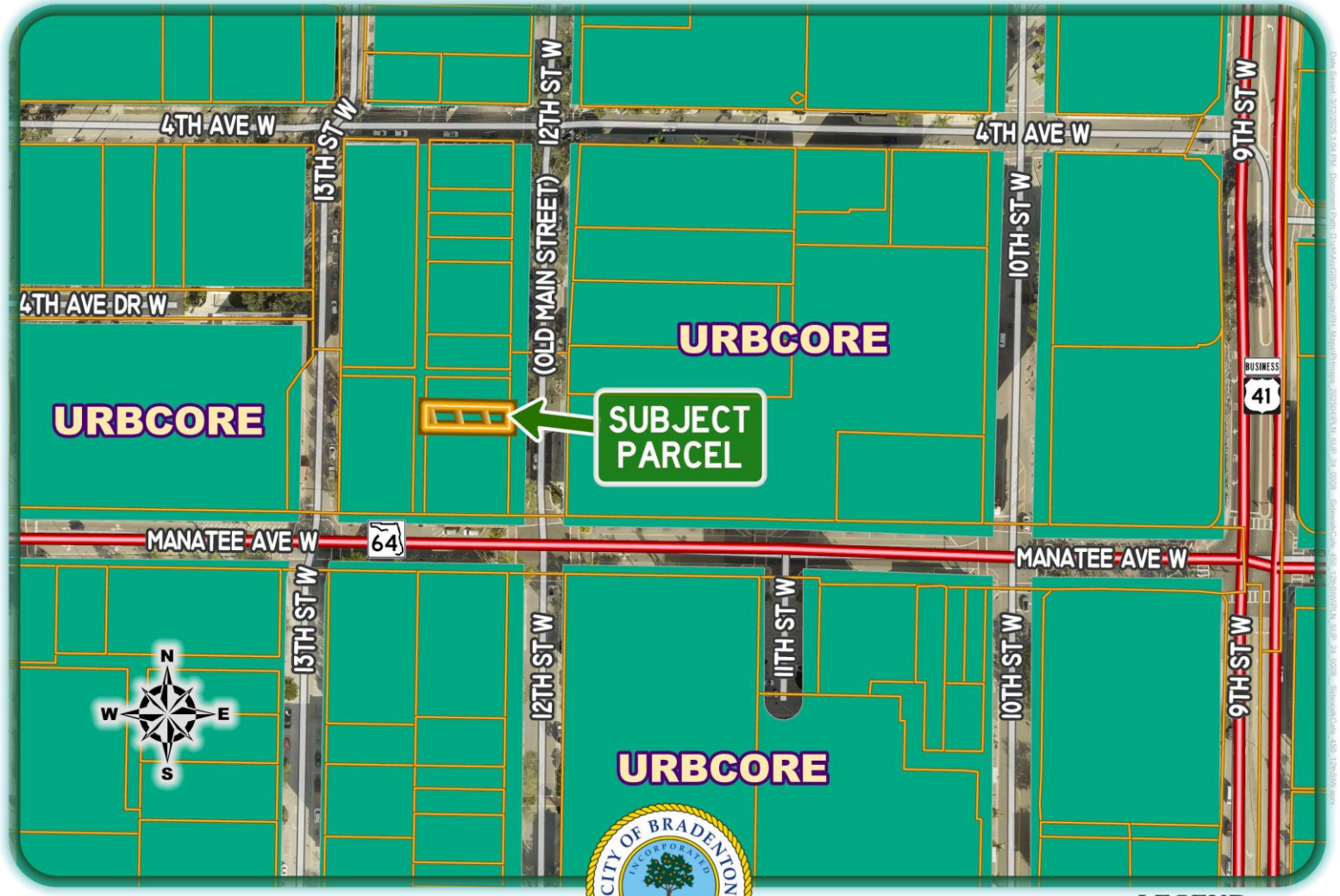
PLN-SUP-24-0008 Sidewalk Cafe
owner: Fair Anne Forest
450 12th Street West
PID 3318700006

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA
Bradenton Department of Planning and Community Development

Zoning
0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
Bradenton

Future Land Use Map



Form Based Code Regulations

- Definitions:
  - 12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

Proposed Request

- Applicant is requesting to continue the use of:
  - A sidewalk café with alcohol beverage sales at:
    - 450 12th Street West (The Loaded Barrel Tavern)
- Proposed request, if approved, grants permission from the city to allow for the sale and consumption of alcoholic beverages on the public sidewalk
  - Proper state licenses are also required
- Subject property is located within the city's Form Based Code Area:
  - Sidewalk cafes with less than 20 seats are permitted but if alcohol sales occur on the sidewalk, City Council approval may be required

T4-S

	T3	T4-R	T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

Summary of Proposed Request

- The Loaded Barrel Tavern (business open):

Summary of Proposed Request

- The Loaded Barrel Tavern (business closed):

Comprehensive Plan (Design Element)

Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space and the Public Realm

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide

LURs (Alcohol & Sidewalk Cafes)

4.3.11 *Sidewalk café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

LURs (Alcohol & Sidewalk Cafes)

4.3.11.2 *Maintenance.* Public sidewalks approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

LURs (Alcohol & Sidewalk Cafes)

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

General Special Use Standards

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

- 3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.
- 3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.
- 3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

Review Criteria (LURs)

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

- 3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
- 3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.
- 3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.
- 3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Review Criteria (LURs)

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application (responses to the following criteria can be found in the submitted staff report):

A. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
B. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
C. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.
D. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.
E. Screening, buffering or separation of any nuisance or hazardous feature of the use.
F. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Review Criteria (LURs) - Continued

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

G. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.
H. Adequacy of land and/or building which are to be used.
I. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
J. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.
K. Consistency with the city's comprehensive plan.

City Council Consideration

Resolution 25-41 | Case PLN-SUP-24-0008

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission Meeting Summary

Resolution 25-41 | Case PLN-SUP-24-0008

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 5-0) of Resolution 25-41, Case PLN-SUP-24-0008 with the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 3-tables may remain on the sidewalk when the business is closed. The tables shall be placed adjacent to the building unit and locked with a cable lock.
d. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.

Planning Commission Meeting Summary

Resolution 25-41 | Case PLN-SUP-24-0008

Continued list of conditions:

e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works Department.
g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Questions?

AGENDA ITEM NO. 7.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** Resolution 25-38 - PUBLIC HEARING

SUGGESTED ACTION: Motion to either approve or deny Resolution 25-38, Case PLN-SUP-25-0007. If the action is to approve, the following are recommended stipulations for approval:

a. All events related to the Club/Event Center shall occur between the hours of 8am and 10pm on Sunday through Thursday and between 8am and 11pm on Friday and Saturday.
b. All ADA designated parking spaces shall meet Florida Building Code Section 502 (Parking Spaces).
c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.
d. The Club/Event Center use shall be limited to a maximum of 42 guests unless the Applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of the same. Additional attendees shall be limited to three for every off-site parking space provided, up to a

maximum of 97 attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.

e. Obtain Site Improvement Permit (SIP) prior to obtaining any Building permits.
f. Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings.
g. Any food service areas must comply with Building, Fire and Health Codes.
h. A fence or hedge must be installed along the south, east and west property lines to define property lines and onsite parking areas.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted a Special Use Permit application requesting permission to a Club (Event Center) for property located at 1710 Manatee Avenue East.

In review of the Form Based Code (FBC), the uses proposed at the subject property most closely match those of a Club and according to Table 4.7 of the Form Based Code, Clubs are listed as a Special Use in the T4-O zoning district.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion approve Resolution 25-38 with the stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-38
Staff Report
Application
Presentation

RESOLUTION 25-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-25-0007 TO PERMIT A CLUB (EVENT CENTER) FOR PROPERTY LOCATED AT 1710 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID NO 1270500000), IN THE T4-O GENERAL URBAN OPEN TRANSECT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MRT SOLUTIONS, LLLC (the "Property Owner" or "Applicant") owns the property located at 1710 Manatee Avenue East, Bradenton, Florida (Parcel ID No 1270500000), more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Commercial Corridor (UCC); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (T4-O) General Urban Open Transect Zoning District; and

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 3.2.1.2, identifies uses in the UV zoning district; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7 identifies Clubs as a Special Use; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit a club (event center); and

WHEREAS, the Planning Commission held a noticed public hearing on April 16, 2025, at which the Commission received testimony and evidence from the Applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on May 14, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
b. The Property Owner is requesting approval of a Special Use Permit to operate a club within the existing building on the Property, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations, with suggested stipulations.
d. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
e. The Planning Commission recommended approval with stipulations.

The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

3.3.2.1 The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

3.3.2.2 Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

3.3.2.3 All buildings are located an adequate distance from property lines and streets.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

i. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
ii. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties is adequate for the proposed use.

iii. Location and design of refuse and service areas are sufficient in regard to availability, adequacy, and effect upon surrounding properties.
iv. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided.
v. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use.
vi. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties.
vii. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value.
viii. The land and/or building which are to be used are adequate for the proposed use.
ix. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
x. The proposed use will not affect the environmental quality of the district.
xi. The proposed use is consistent with the City's comprehensive plan.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a club, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. All events related to the Club/Event Center shall occur between the hours of 8am and 10pm on Sunday through Thursday and between 8am and 11pm on Friday and Saturday.
b. All ADA designated parking spaces shall meet Florida Building Code Section 502 (Parking Spaces).
c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.
d. The Club/Event Center use shall be limited to a maximum of 42 guests unless the Applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of the same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 97 attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
e. Obtain Site Improvement Permit (SIP) prior to obtaining any Building permits.

f. Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings.
g. Any food service areas must comply with Building, Fire and Health Codes.
h. A fence or hedge must be installed along the south, east, and west property lines to define property boundaries and onsite parking areas.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The Applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 14th DAY OF MAY 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Josh Cramer
VICE MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

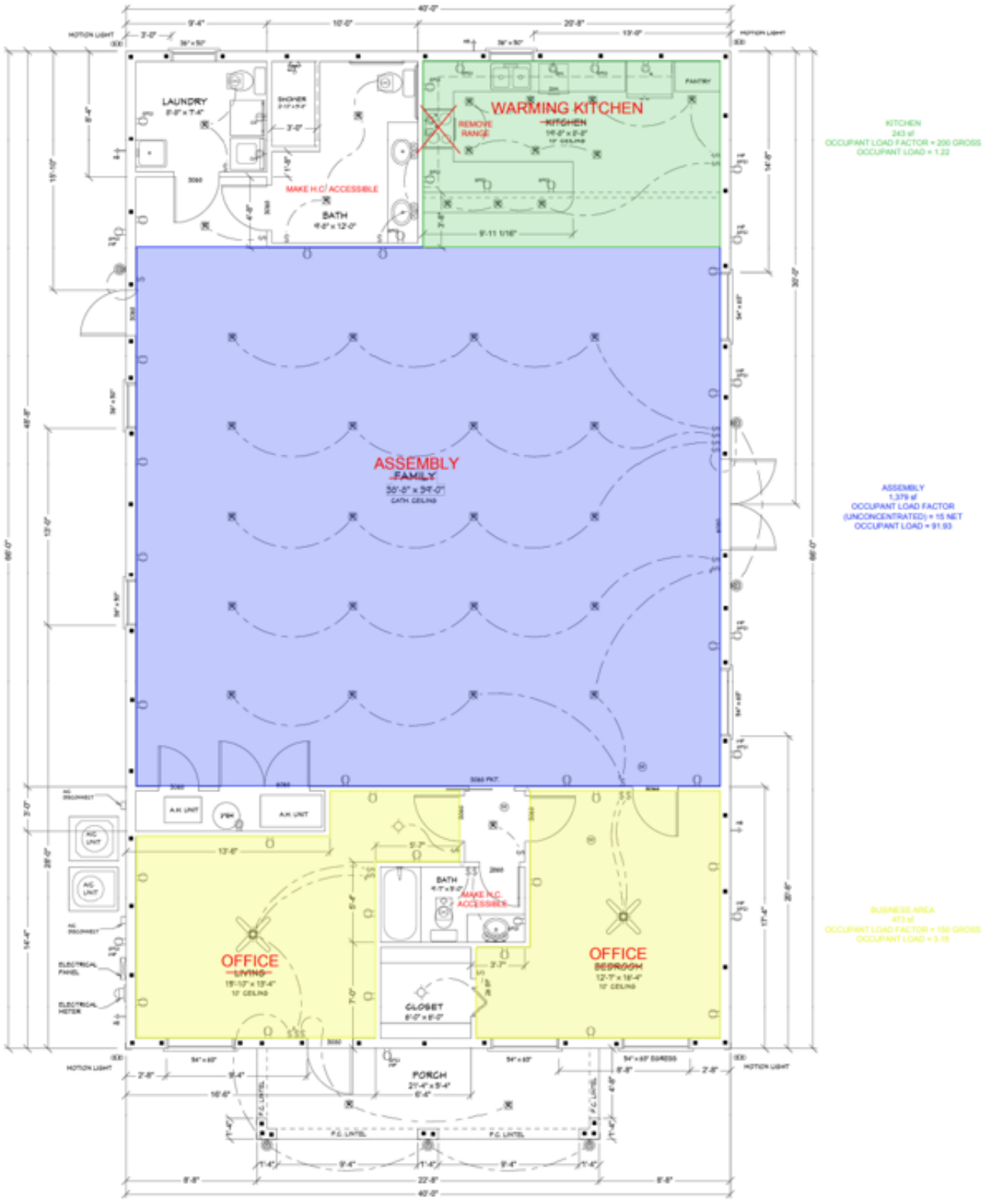
EXHIBIT A

Parcel 1270500000:
BEG 109.5 FT E & 25 FT S OF THE INT LINE OF ACADEMY & GRIFFIN STREETS; TH E 95.2 FT TO A FENCE; TH SWLY ALG SD FENCE 210 FT; TH W 167.8 FT TO THE E PROPERTY LINE OF GRIFFIN ST; TH N ALG THE PROPERTY LINE OF GRIFFIN ST 74 FT; TH E 84.5 FT; TH N 136 FT TO THE POB; LESS: W ONE-HALF (1/2)OF LOT IN THE CITY OF MANATEE FACING ON 17TH ST (FORMERLY GRIFFEN ST) HAVING A FRONTAGE OF 74 FT & RUNNING E 84.5 FT. LOCATED ON THE LOT IS A CONCRETE BLOCK HOUSE BUILT BY PROF.KENDALL AS AN INDUSTRIAL INSTITUTE, MORE PARTICULARLY DESC AS FOLLOWS: BEG 25 FT E & 161 FT S OF THE INT LINE OF ACADEMY & GRIFFEN STREETS, TH E 84.5 FT, TH S 74 FT, TH W 84.5 FT, TH N 74 FT TO POB (OR 1381 P 602) PI#12705.0000/0

EXHIBIT B

MANATEE AVENUE EAST
N 88°11'33" E 95.30' (M)
POINT OF BEGINNING
5/8" I.R.F.
NO ID #
1" I.P.F.
NO ID #
EXISTING
1 STORY
BLOCK
RESIDENCE
F.F.E.=14.99'
N 01°53'58" W 209.35' (M)
S 01°31'13" W 209.10' (M)
POINT OF BEGINNING
(LESS OUT PORTION)
5/8" I.R.S.
LB # 6667
3/4" I.P.F.
NO ID #
S 88°39'14" W 83.4' (M)

EXHIBIT B



FLOOR PLAN

SCALE 1/4" = 1'-0"

City of Bradenton
Planning and Community Development Department
City Council Public Hearing
May 14, 2025

Staff Report

Case Number: PLN-SUP-25-0007
Res. Number: 25-38
Applicant: Niketa Jackson (applicant and owner)
Owner: MRT SOLUTIONS, LLC
Address: 1710 Manatee Avenue East
Parcel ID No: 1270500000
Current Zoning: T4-O (General Urban Open – Transect District)
Future Land Use: UCC (Urban Commercial Corridor)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T4-O (General Urban Open Transect District)
South: T4-O (General Urban Open – Transect District)
East: T4-O (General Urban Open Transect District) &
T4-R (General Urban Restricted – Transect District)
West: T4-O (General Urban Open – Transect District)

Future Land Use: North: UCC (Urban Commercial Corridor)
South: RESMED (Medium Density Residential)
East: UCC (Urban Commercial Corridor) &
RESMED (Medium Density Residential)
West: PS (Public/Private Schools)

Niketa Jackson (applicant and owner) of property located at 1710 Manatee Avenue East submitted a Special Use Permit application to allow for a Club (Event Center) to be located at the subject property.

It should be noted that the use (Club/Event Center) has been operating at the subject location without proper reviews or approvals from the city.

City of Bradenton Code Enforcement has an open code violation on the property for an Event Center operating without permits. On January 7, 2025, the Special Magistrate found the property in violation with 180 days to bring the property into compliance.

Following is a history of the property from 2019 to present. Information related to the said history is found in Exhibits "F" thru "Q":

- September 5, 2019: Pre-Application Meeting Request filed for an office building.
- May 12, 2020: Form Based Code Administrative Review Application filed for a new single-family residence.
- May 15, 2020: Form Based Code Adjustment filed for building setback.
- July 22, 2020: Building permit filed for new single-family residence.
- August 26, 2020: Building permit issued for new single-family residence.
- May 10, 2021: Final Survey submitted to the city showing a single-family residence.
- May 14, 2021: City issues a Certificate of Occupancy for a single-family residence.
- June 2021: Property owner begins to inquire about using the property as a commercial use.
- February 20, 2024: City Code Enforcement receives a complaint that the property is being used as an Event Center.
- January 7, 2025: Special Magistrate related to open violation.
- February 4, 2025: Pre-application meeting for event space.
- February 24, 2025: City Code Enforcement receives a complaint about the parking area and that events are still occurring.

In review of the Land Use Regulations (LUR), the regulations do not list any uses that are like an Event Center, Banquet Hall, Reception Center, etc.; therefore, staff determined that the subject use most closely meets the definition of a "Club" due to the services being provided (place of assembly, parties, receptions, etc.).

Following is a summary of property information and information about the proposed use:

- Property is .2617 acres in size and contains a single-story, 2,640 sq. ft. structure that was permitted as a single-family residence.
- Application materials state that the structure has a total occupancy load of 96.3.
    - Warming Kitchen: 1.22 occupancy load
    - Assembly: 91.93 occupancy load
    - Offices: 3.15 occupancy load
- Property currently contains a driveway that provides a single point of ingress/egress onto Manatee Avenue East.
- The applicant is proposing to widen the existing driveway and install a total of 14-parking spaces, which includes one handicap space.

- Required parking:
    - Assembly and Warming Kitchen: 1 per 3 visitors based on maximum capacity at assembly. 93.15 / 3 = 31 spaces.
    - Offices: 1 per 500 sq. ft. 416.64 sq. ft. / 500 = 0.83 spaces.
    - Total amount of parking required is 32 spaces.
        - With 14 parking spaces provided, that limits the proposed use to 42 guests.
    - If the applicant wishes to maximize the use at 96.3 guests, they will need an additional 18 spaces for a total of 32 off-street parking spaces, including required ADA spaces.
        - The applicant may obtain an off-site parking agreement if the number of vehicles exceeds the maximum parking capacity onsite.
- Applicant is proposing to remove the existing range in the kitchen and use the kitchen as a warming kitchen, therefore the kitchen would not need to be brought up to commercial standards.
- Applicant is proposing to make the building ADA compliant including the restroom facilities.

Per LUR Schedule 4.1.4.1. of the LUR, parking for the proposed use is 1 per 3 visitors based on maximum capacity of assembly. As stated, the applicant is proposing 14 onsite spaces.

LUR Section 4.1.4.2.a. states that parking for a particular land use must be provided on the premises of that land use, or, if approved by the PCD Director, within 400 ft. of the premises.

On February 4, 2025, the Development Review Committee (DRC) reviewed the proposed request and there were concerns brought up by various DRC team members. The concerns include the following:

Building Department:

- Change of Occupancy permit will be required. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code chapter 10, sections 1001 – 1012.

Fire Department:

- Occupancy of the building is currently business, will now need to be assembly (can be addressed through Change of Occupancy Permit).
- Kitchen must be brought up to commercial cooking standards or removal the cooking appliances.
- Provide a Life/Safety Plan that includes a seating layout.

Public Works:

- Obtain Site Improvement Permit prior to obtaining any Building permits. Include any SWFWMD, FDOT documentation as part of your submittal paperwork.
- Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings. Tree replacement or payment into tree fund will be required at time of groundbreaking, according to LUR's Section 2.2.3.2.f. and Schedule 2.2.3.2 TREE REPLACEMENT REQUIREMENTS.
- A Pre-construction meeting is required prior to the commencement of any site construction. The owner, engineer and contractor must all be present.
- Four (4) sets of plans are required to be submitted (two for the original submittal), including pdf's of the plans on a CD.
- Allow time at the end of the project for the full inspection process, to include Building, Electrical, Engineering/Public Works and finally Zoning. Zoning will require all Landscaping to be complete and according to approved plans prior to issuance of CO.
- Construction schedules are per Code, and dictated by the City's noise ordinance, as follows:
    - Monday – Friday 7AM to 6PM
    - Saturday - 9AM to 6PM
    - No work on Sundays or Federal Holidays.
- Peak stormwater discharge must not go to street. Discharge must flow directly into storm water pipes. There is to be no overland flow to roads.

Planning & Zoning:

- Hours of operation.
- Business needs to ensure that they have filed for a Local Business Tax Receipt with the City.

FORM BASED CODE (FBC):

Table 4.7: Specific Function and Use

	T4-S					
	T-3	T4-R	T4-O	T5	T6	SD
e. Civic						
Club		SU	SU			SU

Table 4.8 Parking Regulations

	T3	T4-R, T4-S	T4-O, T5, T6
Office	1.0 space for each 350 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area

Article 12. Definitions of Terms

12.1 Intent

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the CRC shall determine the correct definition. Items in italics refer to Articles, Sections, or Tables in the Code.

e. Civic Uses: any of the following uses, as defined in the use matrix, which are found to provide focal points for community interaction, recreation, cultural resource opportunities, and needed support services that foster citizen participation in civic activities.

xvii. Club: a facility used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

LAND USE REGULATIONS (LUR):

Section 4.1.4 *On-site parking and vehicular access.*

On-site parking shall be provided for each business, residence, institution, or other land use in compliance with this subsection. See subsections 2.2.2 and 2.2.3 for permit requirements and procedures. The number of required on-site parking spaces for each type of land use and for handicapped persons is set forth in schedule 4.1.4.1. The PCD director may waive certain parking requirements in the PDP, UV, UC, and UCBD Land Use Atlas districts and planned redevelopment projects, and shall establish policies for equitably granting such waivers. Granting of a parking requirement waiver may require additional landscaping to be provided by the applicant pursuant to schedule 4.1.4.4.

Schedule 4.1.4.1 Automobile On-Site Parking Space Requirements

AMUSEMENT ESTABLISHMENTS	
Indoor or Non-Spectator	1 per 3 visitors based on maximum capacity of assembly

Section 4.1.4.2 *Location*.

a. The spaces required for a particular land use must be provided on the premises of that land use, or, if approved by the PCD director, within 400 feet of the premises. The required parking areas may be consolidated into a large parking area serving other businesses and uses. Such off-premises parking area shall be maintained, regulated, and enforced as if it were on the premises served. The PCD director may require a deed, lease, or other reasonable proof necessary to show that the required off-premises parking area is controlled by and available to the applicant.
b. Parking areas serving non-residential uses shall not be located within a residential zone.

COMPREHENSIVE PLAN:

Future Land use Element

Policy 1.2.1 – Urban Commercial Corridor

Moderate density residential, offices, light commercial, retail, hotel, motels, restaurants, drive thru restaurants, personal and professional services, educational, social services, civic uses such as libraries and government offices, institutional uses such as churches, hospitals, and schools. Prohibited uses include open storage, auto sales, auto repair, gas stations, car washes. Outdoor storage is prohibited.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Compliance Overview with Land Use Regulations
Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a club/event center at the subject property may not be suitable due to the lack of off-street parking on premise and the uncertainty of the building meeting building and fire codes for places of assembly.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: Due to the uncertainty of the volume of vehicles exiting the property during and after events, it appears that the access point may be negatively impacted as vehicles exit onto busy Manatee Avenue East.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: The applicant should consider screening the property to mitigate any possible issues with noise and glare onto neighboring properties.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

Please see submitted application materials for the applicant's responses.

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request. Due to the volume of

traffic on Manatee Avenue East, safety of those leaving the property may be an issue depending on the size and scale of the events being held on the property.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

   Staff Response: It does not appear that noise and glare may be an issue on adjacent properties since events are proposed to be within the existing structure.

c. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas. City Public Works did not state any concerns with refuse volume or pick-up during the Development Review Committee (DRC) review process.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Staff Response: No screening, buffering or separation are being proposed as the area is a built environment, although the applicant should consider means to screen the parking area.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   Staff Response: No new lighting or signage is being proposed as part of the subject request. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

Staff Response: It appears that the land is adequate for the proposed use with stipulations applied on maximum occupancy, but there remain concerns about the building as it is unclear at this time if the building meets Building and Fire Codes for places of assembly.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

Staff Response: It appears that the proposed request is compatible with adjacent properties as this area contains mainly commercial uses.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

Staff Response: It appears that the proposed use is consistent with the City's Comprehensive Plan. The Urban Commercial Corridor Future Land Use designation states: Moderate density residential, offices, light commercial, retail, hotel, motels, restaurants, drive thru restaurants, personal and professional services, educational, social services, civic uses such as libraries and government offices, institutional uses such as churches, hospitals, and schools. Prohibited uses include open storage, auto sales, auto repair, gas stations, car washes. Outdoor storage is prohibited.

STAFF COMMENTS:

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 5-0) of Resolution 25-38, Case PLN-SUP-25-0007 with the following stipulations:

a. All events related to the Club/Event Center shall occur between the hours of 8am and 10pm on Sunday through Thursday and between 8am and 11pm on Friday and Saturday.
b. All ADA designated parking spaces shall meet Florida Building Code Section 502 (Parking Spaces).
c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.
d. The Club/Event Center use shall be limited to a maximum of 42 guests unless the Applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of the same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 97 attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
e. Obtain Site Improvement Permit (SIP) prior to obtaining any Building permits.
f. Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings.
g. Any food service areas must comply with Building, Fire and Health Codes.
h. A fence or hedge must be installed along the south, east and west property lines to define property lines and onsite parking areas.

Respectfully submitted,

Gregory J. DeLong
Assistant Director of Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "E": Proposed Building Layout

EXHIBIT "F": Pre-Application Meeting Request filed for an office building.

EXHIBIT "G": Form Based Code Administrative Review Application.

EXHIBIT "H": Form Based Code Adjustment Application.

EXHIBIT "I": Building permit single-family residence.

EXHIBIT "J": Building permit issued for new single-family residence.

EXHIBIT "K": Final Survey submitted for single-family residence.

EXHIBIT "L": Certificate of Occupancy for a single-family residence.

EXHIBIT "M": Property owner/city staff emails about other use types.

EXHIBIT "N": Code Enforcement violation of use as an Event Center.

EXHIBIT "O": Special Magistrate.

EXHIBIT "P": Pre-application meeting for Club/Event Center.

EXHIBIT "Q": City Code Enforcement complaint about parking lot and use.

EXHIBIT "A"
Location Map

PLN-SUP-25-0007 Reception Center
owner: MTR Solutions, LLC
1710 Manatee Avenue East
PID 1270500000

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA
Bradenton Department of Planning and Community Development

Location
0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
Bradenton

EXHIBIT "B"
Future Land Use Map

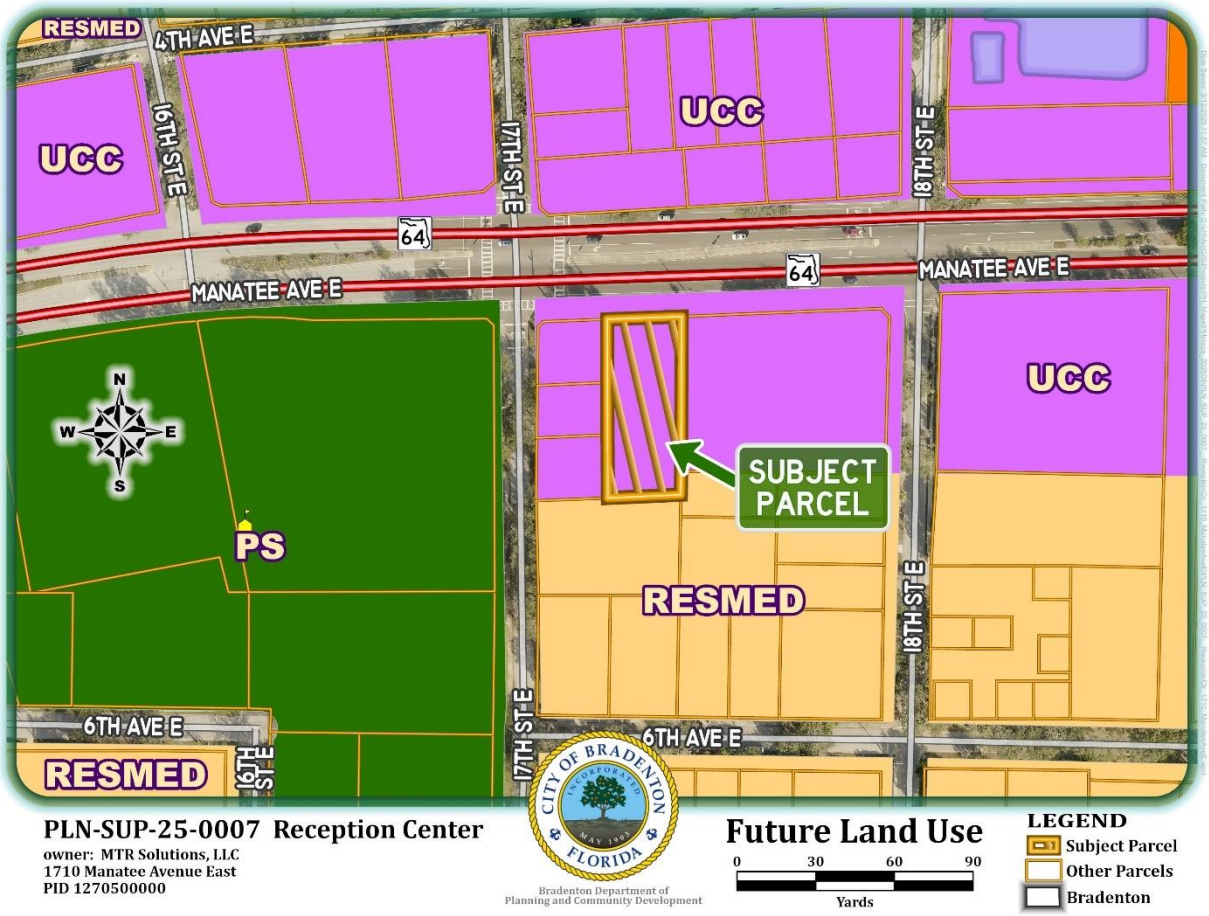


EXHIBIT "C"
Zoning Map

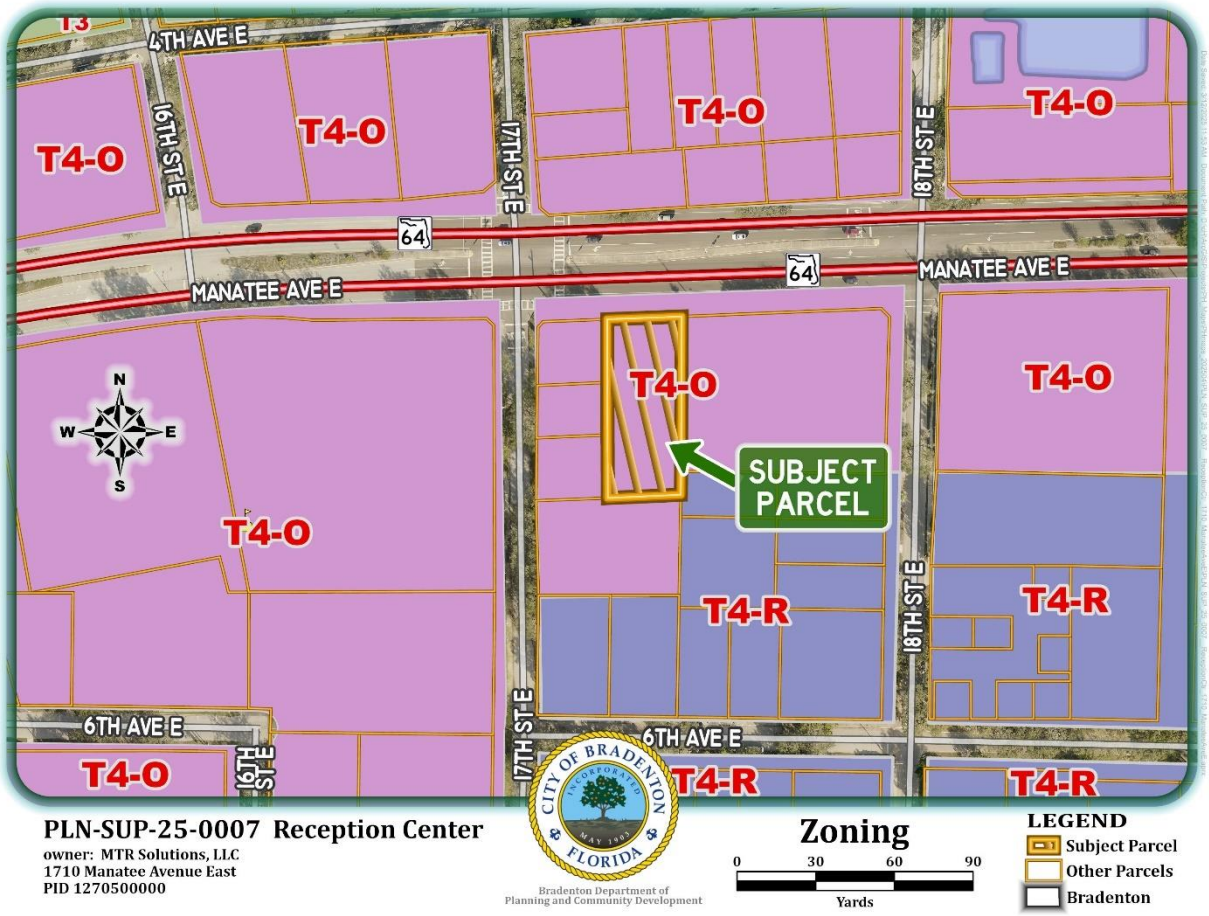
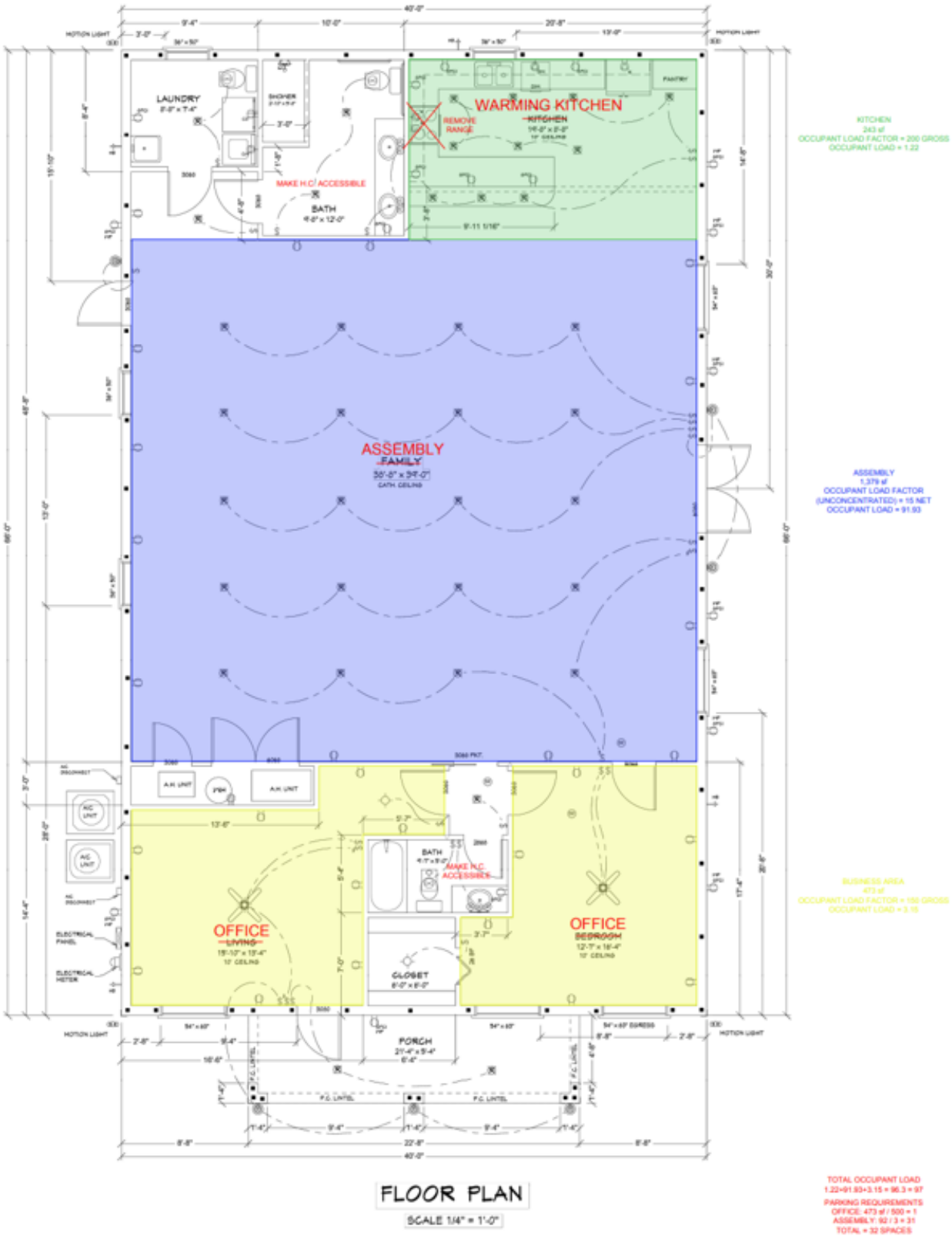


EXHIBIT "D"
Proposed Project Site Layout

EXHIBIT "E"
Proposed Building Layout



FLOOR PLAN

SCALE 1/4" = 1'-0"

Resolution 25-38; Case PLN-SUP-25-0007

EXHIBIT "F"
Pre-Application Meeting Request File for an Office Building

bradenton
The Friendly City

Pre-Application Meeting Request Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9407
www.cityofbradenton.com

CONTACT INFORMATION — REQUIRED

Name of Property Owner: Elizabeth Hunt, Robin Van Driver, John Van Driver, Donna Von Driver, Alice Louise White, Michael Bell
Owner Address: N/A Telephone:
Name of Agent: Pending purchase
Agent Address: N/A Telephone: HJAXON557@MSN.com
Owner/Agent Email: Horace Jackson 941-737-6143 email: hsjaxon@msn.com.

PROPERTY INFORMATION — REQUIRED

Property Address: 1710 Manatee Ave E. Bradenton, FL 34208
Parcel ID: 1370500000 Acreage: Flood Zone:
Zoning District: *click to view Zoning map
Future Land Use: *click to view FLU map
Ward #: *click to view Ward map
Neighborhood #: *click to view Neighborhoods map

RECEIVED
SEP - 5 2019
CITY OF BRADENTON PLANNING DEPT.

DESCRIPTION — REQUIRED

Provide a brief description of the propose land use activity: to be used for an office building

MATERIALS FOR REVIEW — REQUIRED

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

- ▶ Pre-Application Meeting Request form
- ▶ Proof of Ownership (deed) and Agent Authorization Form
- ▶ Application Fee: $100
- ▶ Two (2) copies of Site/Plot Plan, Floor Plan, Elevations (see page 2 for details)
- ▶ Additional information may be required for review, as needed
- ▶ One (1) electronic copy in pdf format of Application and all required support materials

SIGNATURE — REQUIRED

The owner of this property and/or the undersigned understand and agree that completion of a Pre-Application Meeting does not vest a permit, application, or other type of development approval or any rights with regard to the development of this subject property. The information discussed and comments made by Staff during this meeting do not constitute or substitute for the formal review of your project and do not preclude future comments during project review. Staff provides only information known to them at the time and cannot anticipate a potential outcome of any development permit or application, even if so indicated at the meeting.

Nikita Jackson — Signature of Owner/Applicant
9/5/19 — Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$100**
FEE COLLECTED: $ 100.00
RECEIPT #: 013839-0002

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐
APPLICATION #: 19354

PRE-APPLICATION MEETING DATE/TIME: 9/24/2019 — REVIEW DATES – TO BE COMPLETED BY CITY STAFF

City of Bradenton, Florida
Department of Planning and Community Development

Pre-Application Meeting Staff Notes PM.19.3541

Applicant:	Horace Jackson							
Property Address:	1710 Manatee Avenue East							
Meeting Date:	9/24/2019	**Time:**	2:30pm	**Staff:**	MM, MRS			
Project:	Construct office building for transportation business							
Ward:	5				**Acreage:**	.26		
Parcel ID:	1270500000			**Flood Zone:**	X			
Request:	Review and provide comment and direction			**Permitted Use?**	Office, yes – open storage is prohibited			
Zoning:	T4-O		**FLUM:**	UCC				
Minimum Lot Size:	n/a		**Minimum Lot Width:**		16'			
Setbacks:	**Front:**	4<x<12	**Side:**	0	**Rear:**	3		
Maximum Dwelling Units:	10 du/acre							
Maximum F.A.R.:	0.7 FAR							
Maximum Height:	3 stories							
Max Building Coverage (%):	70%							
Max Impervious Surface (%):	70%							
Parking:	1 / 500 sf floor area							
Overlay? (Y/N)	No							

Notes:
Office uses are permissible in the T4-O district; however, open storage is prohibited within the UCC land use. Office use in support of a transportation business is permissible, but if vehicles are to be stored at the site, they must be in a roofed structure. Can use a carport type structure to cover vehicles provided it is located in 2nd or 3rd layer -

Planning:
- Site plan and/or elevations?
- Architectural style and exterior materials?
- Minimum transparency requirement of 50% on first floor, 15% above
- Parking to 3rd layer (rear of site, behind building)

Access is from FDOT road and may require their approval.

Fire / Building:
- If vehicles are stored and/or serviced in the building, 2 hour separation between vehicle storage and office spaces if the building is not sprinklered
-

City of Bradenton, Florida
Department of Planning and Community Development

Want to build a metal building (40x60) to house offices for transportation business. (Medical transport business)
Currently have 5 vehicles – (Medi-Redi is the business)
Vehicles will have to be housed inside a building –
Building and Fire will have to address separation of vehicle storage and office spaces – configuration of uses needs to be worked out. Think about future needs when planning the building to minimize construction costs later.

Conceptual site plan submitted at meeting. Initial comments on that plan:

- Parking must be in 2nd or 3rd layer – move to rear of site behind building
- No shell surface for parking area. If not paved, needs to be larger aggregate stone (like 57 stone)
- Parking must be provided for office use at a rate of 1 space / 500 square feet of floor area
- ADA parking space among those provided
- Metal building is not permitted in Form Based Code area – will have to demonstrate an architectural style with appropriate exterior materials. (can be a steel structure, but requires non-metal siding)

Public Works;

- Normally, require a dumpster for commercial service – would have to request 'can' service if feel that is adequate. Provide some basis for this request (for example, current usage at Parrish location)
- Storm water permitting through the Water Management District – whether exempted or not, water from the site will have to enter a storm water system which serves the area. Site engineer will be able to determine connection location.
- FDOT will permit the driveway application
- Site Improvement Permit is required – specifications and checklist available from Public Works.

Next Steps:

1. **Form-based Code Approval/Adjustment applications**
2. **Site Improvement Permit**
3. **Building Permits**

EXHIBIT "G"
Form Based Code Administrative Review Application

RECEIVED
By COB at 10:36 am, May 12, 2020

bradenton
The Friendly City

Form-Based Code Administrative Approval Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph. (941) 932-9400
www.cityofbradenton.com

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: MRT Solutions, LLC
Owner Address: 11811 Erie Rd. Telephone: 941-737-6136
Name of Agent: Niketa Jackson
Agent Address: 11811 Erie Road Telephone: 941-737-6136
Owner/Agent Email: NSjaxon@msn.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 1710 Manatee Ave E., Bradenton
Parcel ID: 1270500000 Acreage: 0.2617
Zoning District: T4-O *click to view Zoning map
Future Land Use: . . *click to view FLU map
Ward #: *click to view Ward map
Neighborhood #: 7355 *click to view Neighborhoods map

DESCRIPTION (REQUIRED)

Indicate Type of Administrative Approval Request: ☐ Commercial ☒ Residential

☐ New Development ☐ Expansion ☐ Exterior Remodel

Provide a brief description of the Approval Request: _____

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

- Application Fee: **$125.00** (Single-family and Two-family Residential).
  $300.00 (All Other)
- Notarized Agent Authorization Form
- The Preliminary Site Plan showing infor
- Letter of Request
- Four (4) copies of Site Plan to scale (se
- One (1)electronic copy in pdf format
- Current Property Survey signed & sealed within the last 3 years
- A physical and/or digital massing model of a proposed project may be required by the PCD Director to evaluate the effect of a proposed project on the surrounding area and better understand the project's characteristics.
- Additional information may be required for review, as needed

APPROVED
By Myra Schwarz at 10:09 am, May 18, 2020

APPLICATION #: FB.201754

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

PC REVIEW*: _____
ARB REVIEW*: _____
DRC: _____
Approved: _____

bradenton
The Friendly City

Form-Based Code Administrative Approval Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph. (941) 932-9400
www.cityofbradenton.com

SIGNATURE REQUIRED

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner/Applicant — Date: 5/8/2020

CITY STAFF ONLY

Application Fees Required :
$125.00 (Single-family and Duplex Residential)
$300.00 (All Others)

FEE COLLECTED: $ 125.00
RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐

APPLICATION #: 201754

CITY STAFF ONLY

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: 1710 Manatee Ave E. Bradenton

I, Niketa Jackson, the registered property owner(s) of the above noted property, do hereby authorize

Niketa Jackson — Print Name of Agent
MRT Solutions DBA: Medi Rrdi Transport — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

Signature of Owner(s)
11811 Erie Rd. Parrish, 34219 — Owner(s) Address (if different than property above)

Signature of Agent
11811 Erie Rd. Parrish 34219 941-737 6136 — Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

NOTARY — REQUIRED

The Foregoing instrument was acknowledged before me this 8 day of MAY,

produced FLDL J250637739240 respectively, as

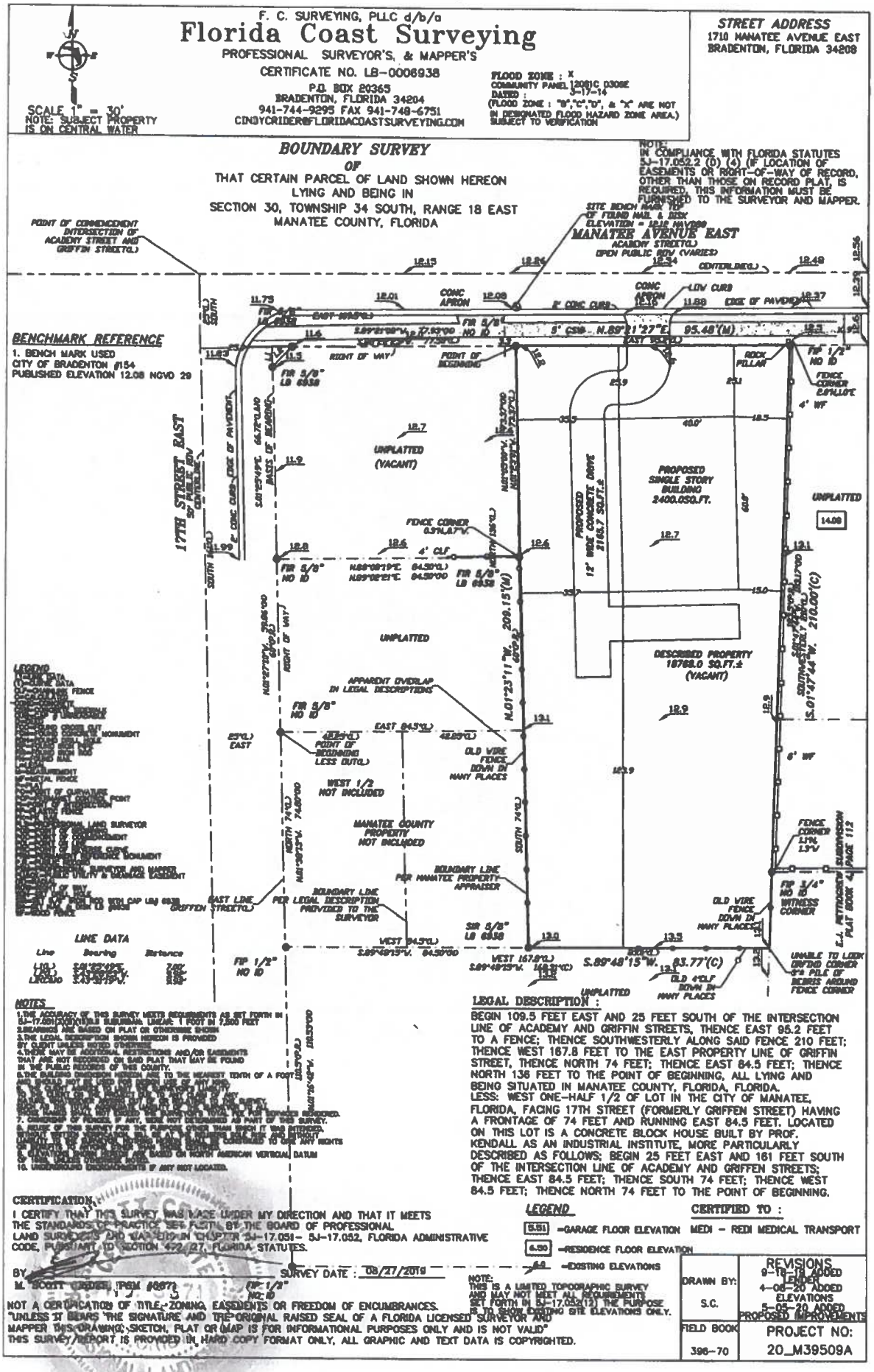
as identification and who did (did not) take an oath:

Signature

Jennifer JAffal, Notary Public
Print Name

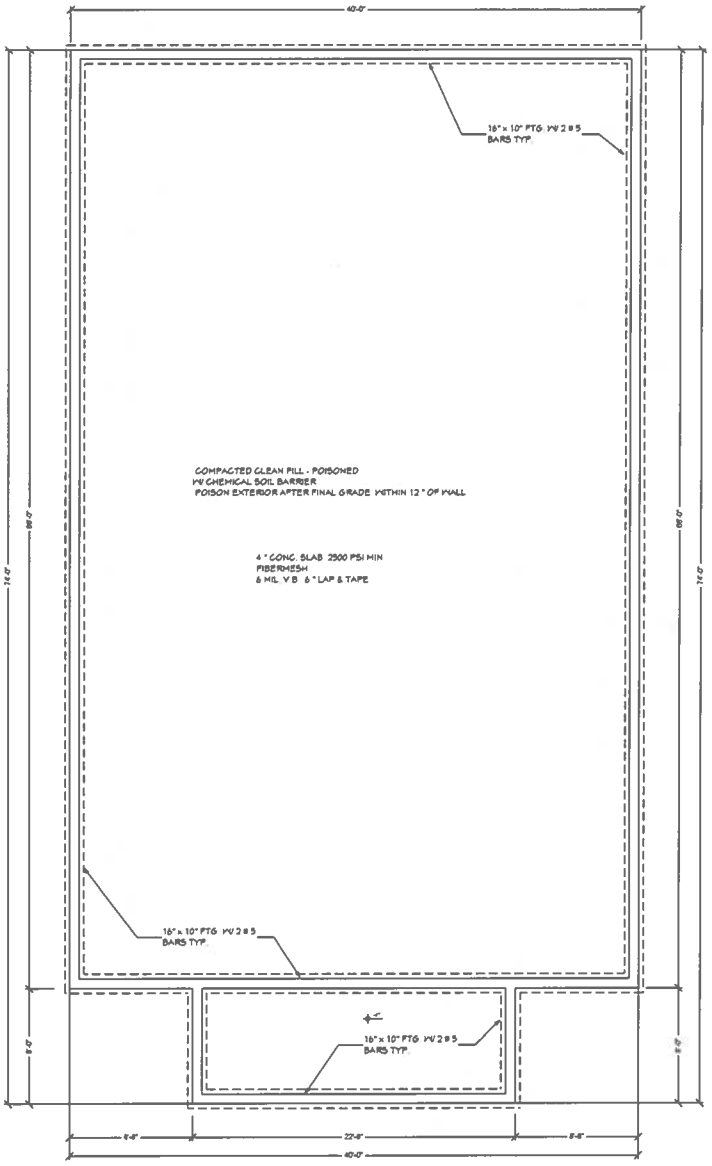
JENNIFER JAFFAL
Notary Public – State of Florida
Commission # GG 145517
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

State of Florida
My Commission Expires: Oct 10, 2021

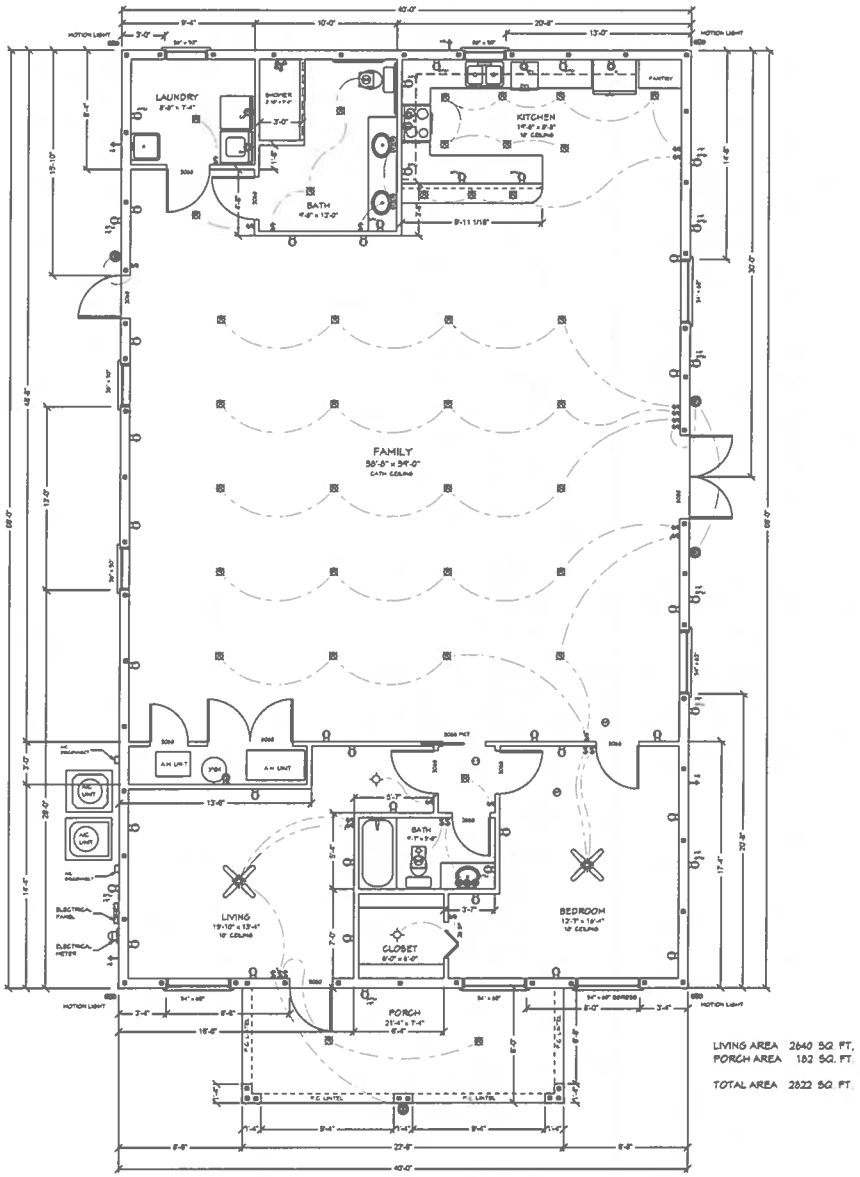


Driveway may be modified as long as parking and driveway meet FBC requirements. FDOT permit may be required. MRS

FOUNDATION DESIGN BASED ON MINIMUM OF 3000 PSF BEARING CAPACITY
GENERAL CONTRACTOR SHALL HAVE GEOTECHNICAL FIRM VERIFY PRIOR TO POURING FOOTINGS



FOUNDATION PLAN SCALE 1/4" = 1'-0"



LIVING AREA 2640 SQ. FT.
PORCH AREA 182 SQ. FT.

TOTAL AREA 2822 SQ. FT.

FLOOR PLAN SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS
CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS ON
THE START OF CONSTRUCTION
COPYRIGHT 2019

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2302 4th ST W. BRADENTON, FLA.
PH 941-746-5221

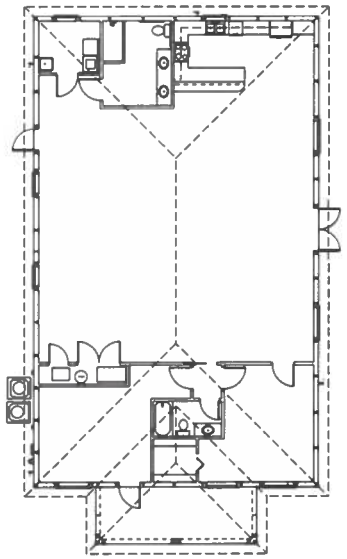
BUILDING PLANS FOR:
1710 MANATEE AVENUE EAST
BRADENTON, FL

SEAL

SEPT. 2019

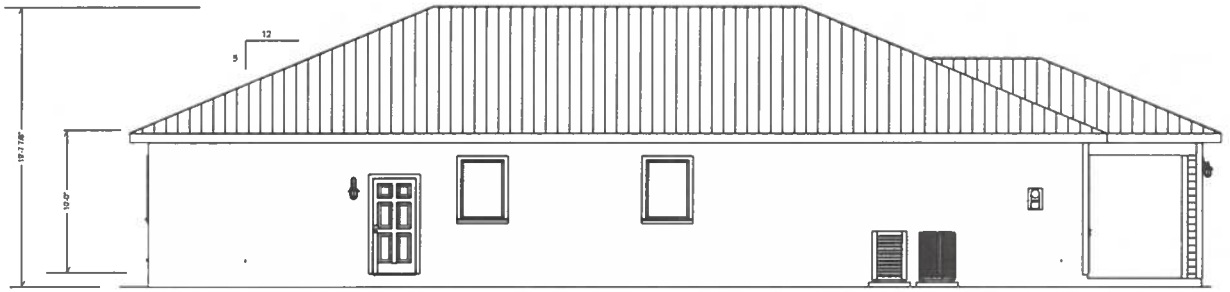
1
3

THE ARCHITECT OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.

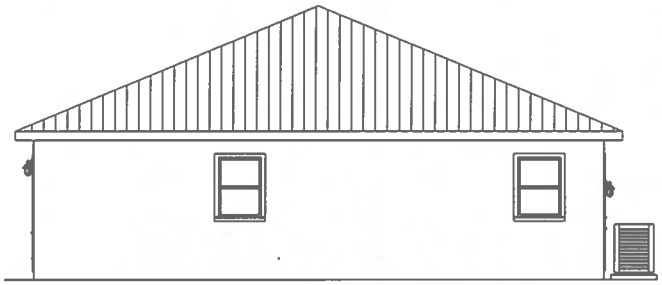


ROOF PLAN

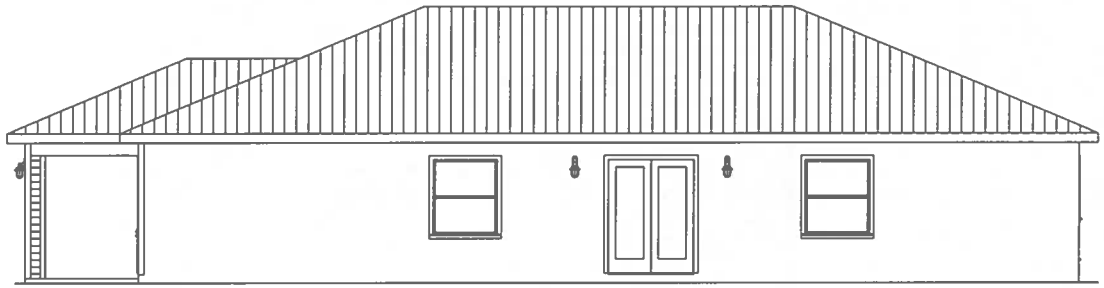
SCALE 1/8" = 1'-0"



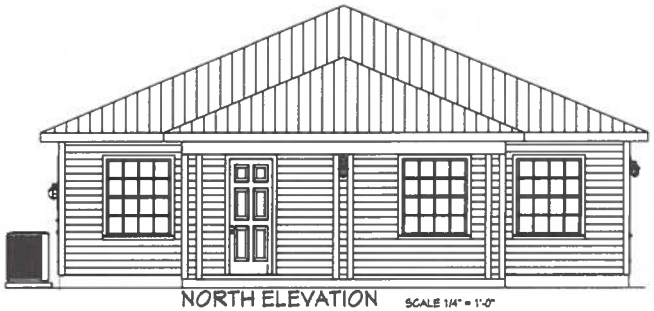
WEST ELEVATION SCALE 1/4" = 1'-0"



SOUTH ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/4" = 1'-0"



NORTH ELEVATION SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION
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COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2302 43rd ST. W. BRADENTON, FLA.
PH. 941-746-5221

BUILDING PLANS FOR:
1110 MANATEE AVENUE EAST
BRADENTON, FL.

SEAL

SEPT. 2019

2
3

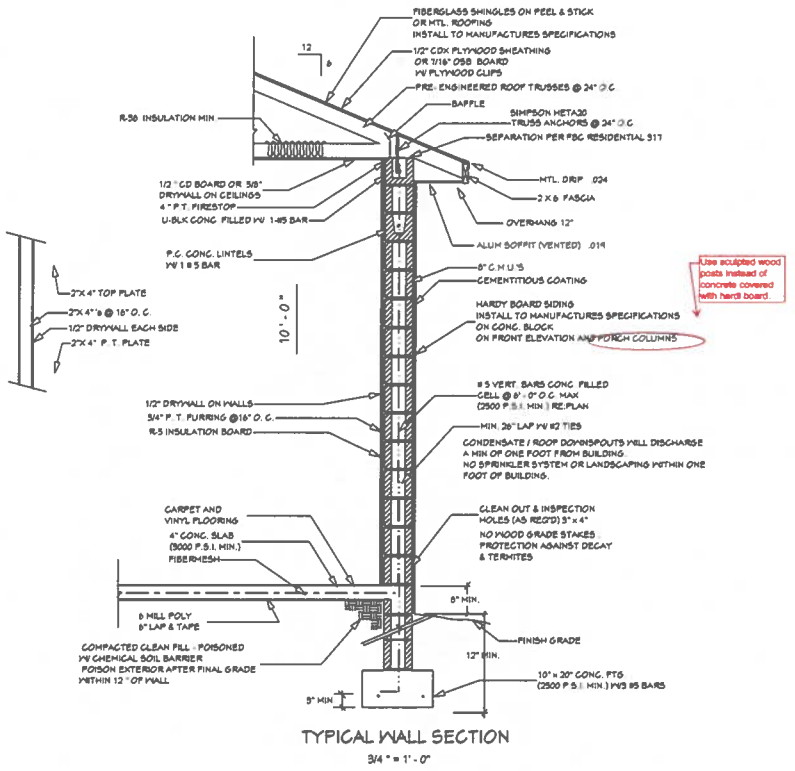
WOOD FRAMING NOTES:

1. WOOD CONSTRUCTION, CONNECTIONS AND NAILING REQUIREMENTS SHALL CONFORM TO THE "FLORIDA BUILDING CODE"
2. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT
3. ALL LOAD BEARING WALL FRAMING SHALL BE NO. 2 GRADE SPF OR HEM-FIR
4. ALL JOIST AND RAFTER FRAMING SHALL BE NO. 2 GRADE, SOUTHERN PINE OR HEM-FIR
5. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS
6. BOLT HEADS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS
7. PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL AS MANUFACTURED BY "TRUS JOIST MacMILLIAN CORP." BOISE, IDAHO OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.
8. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE COMPANY" OR EQUAL. (MS)" ALL ALL ACCESSORIES AS PER THE MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).

ATTENTION: ALL SIMPSON CONNECTORS IN CONTACT WITH ACQ, CBA, CA-B AND NON-DOT TREATED LUMBER MUST HAVE THE FOLLOWING

SIMPSON STRONG TIE PRODUCT FINISH	FASTENERS
SHEAR BRACKETS	HOT DIPPED GALVANIZED
POST HOT DIPPED GALVANIZED SHOES	HOT DIPPED GALVANIZED
GUSSET PLATES STAINLESS STEEL	STAINLESS STEEL

NOTE: "ACQ" TREATED LUMBER MUST HAVE ALL STAINLESS TIES AND FASTENERS
NOTE: SOME DOT BORON SOLUTE TREATED LUMBER CAN HAVE EITHER THE ABOVE FINISHES OR STAINLESS STEEL



TYPICAL WALL SECTION

3/4" = 1' - 0"

BARE LOAD TABLE FOR CAST-CONCRETE HIGH-STRENGTH PRECAST & PRESTRESSED J LINTELS

LENGTH	SAFE LOAD - POUNDS PER LINEAR FOOT	
	UNFILLED	FILLED *
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

NOTES
1. FILLED = ALL CELLS AND COMPONENTS SOLID FOR 4" ONLY AS SHOWN IN THE LINTEL, AND AS SHOWN ON SHEET SERIES
2. ALLOW PRECAST INSTALLER AS ABOVE UP TO 6 COURSES OF BLOCK MAY BE ADDED BETWEEN THE AND PRECAST AS NEEDED

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2302 4th ST W. BRADENTON FLA
PH 941-746-5221

DO NOT SCALE PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION
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BUILDING PLANS FOR:
1710 MANATEE AVENUE EAST
BRADENTON, FL

SEAL:

SEPT. 2019

3
3

EXHIBIT "H"
Form Based Code Adjustment Application

RECEIVED
By COB at 1:20 pm, May 15, 2020

Form-Based Code Adjustment Application

bradenton
The Friendly City

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: MRT Solutions LLC, Niketa Jackson
Owner Address: 11811 Eric Road Telephone: 941-737-6136
Name of Agent: Niketa Jackson
Agent Address: 11811 Eric Road Telephone: 941-737-6136
Owner/Agent Email: NSjaxon@msn.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 1710 manatee ave East
Parcel ID: 1270500000 Acreage: 0.2617
Zoning District: T4-O *click to view Zoning map
Future Land Use: Residence *click to view FLU map
Ward #: *click to view Ward map
Neighborhood #: 7355 *click to view Neighborhoods map

DESCRIPTION (REQUIRED)

Provide a brief description of the Adjustment request: I am requesting to set the residence back more than the maximum 12ft. due to safety concerns being off manatee ave.

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

- ▶ Form-Based Code Adjustment Application
- ▶ Application Fee: $200 (Admin Approval). $460 (ARB or Planning Commission Approval, if necessary). $160 (Public Notice/Hearing Signs, if necessary). After the Fact Application and Review Fee: $350
- ▶ Agent Authorization Form, if applicable
- ▶ Letter of Request
- ▶ ▶ Four (4) copies of Site Plan / Plot Plan to scale
- ▶ ▶ Property Survey (signed & sealed within the last three years)
- ▶ One (1) electronic copy of Adjustment Application and all materials for review in PDF format
- ▶ Additional information may be required for review, as needed

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner/Applicant 5/12/2020 Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$200** (Administrative Approval)
$460 (ARB or PC Approval, if necessary)
$160 (Public Notice/Hearing Signs, if necessary)
$350 (If After the Fact)
FEE COLLECTED: $
RECEIPT #:

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐

APPLICATION #: 201814

APPROVED
By Myra Schwarz at 10:12 am, May 18, 2020

CITY STAFF ONLY

DRC: ARB REVIEW*: PC REVIEW*:
REVIEW DATES – TO BE COMPLETED BY CITY STAFF

Form-Based Code Adjustment Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: 1710 Manatee Ave. East, Bradenton 34208

I, Nikeia Jackson, the registered property owner(s) of the above noted property, do hereby authorize

Nikeia Jackson — Print Name of Agent
MRT Solutions DBA: Medi Redi Transport — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

Signature of Owner(s)
Owner(s) Address (if different than property above)

Signature of Agent
11811 Erie Road Parrish 941-737-1136
Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 8 day of MAY,

produced FLDL J250637739240 respectively, as

as identification and who did (did not) take an oath:

Signature

Jennifer JAFFAL, Notary Public
Print Name

JENNIFER JAFFAL
Notary Public – State of Florida
Commission # GG 145517
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

State of Florida
My Commission Expires: Oct 10, 2021

EXHIBIT "I"
Building Permit for a Single-Family Residence

RECEIVED
By r_mokren at 10:02 am, Jul 22, 2020

OFFICE USE ONLY
NOTIFIED: _____ FEES DUE: $_____ AMOUNT PAID: $_____ BALANCE DUE: $_____

101 Old Main St.
Bradenton, FL 34205
Ph: 941-932-9414

CITY OF BRADENTON
Development Permit Application

permitting@cityofbradenton.com
Inspections #: 941-932-9423

Permit No: 202869	DEPARTMENT BUILDING ___ ZONING ___ FIRE ___ FLOOD ___
Related Permit #	Site Improvement Plan # / SWQ: Yes ___ No ___

- ☐ Accessory Structure Shed/Carport/Etc.
- ☐ Aluminum
- ☐ Antenna
- ☐ Commercial (Add. / Alt.)
- ☐ Commercial (New)
- ☐ Concrete
- ☐ Damage Assessment
- ☐ Demolition
- ☐ Electric and/or Low Voltage
- ☐ Mechanical and/or Gas
- ☐ Plumbing
- ☐ Exterior Door & Window
- ☐ Fence
- ☐ Mobile Home or Modular
- ☒ Residential (New)
- ☐ Residential (Add. / Alt.)
- ☐ Dumpster
- ☐ Roof
- ☐ Sign
- ☐ Shell
- ☐ Swimming (Pool – Spa) Tent
- ☐ and/or Temp Use Waterfront
- ☐ (Dock/Seawall/Etc.) Siding/
- ☐ Soffit/Fascia ☐ Other_____

COST OF CONSTRUCTION $ 175,000 PARCEL I.D. # 1270500000
JOB ADDRESS: 1710 MANATEE AVE E BRADENTON,FL 34208
PROPERTY OWNER: MRT SOLUTIONS, LLC PHONE: _____ EMAIL: _____
BUSINESS / SUBDIVISION / MH PARK: M&B LOT _____ BLOCK: _____
DESCRIPTION OF WORK: CONSTRUCT NEW SFR.

WAS THIS BUILDING DAMAGED BY FIRE, FLOOD, OR OTHER ☐YES ☐NO /DAMAGE ASSESSMENT PERMIT# _____

BUILDING: Flood Zone X New (sq.ft.) 2822 Adding (sq.ft.) _____ Renovating (sq.ft.) _____
FBC Occupancy Type: R3 FBC Construction Type: _____ Number of Stories: 1 Building Height: 19'-7 7/8"
Area per Story: 2822 Area under A/C 2640 # of Bedrooms: 1 # of Units: 1 # of Bathrooms: 2
Existing Sprinkler: ☐Yes ☐No Existing Alarm: ☐Yes ☐No FBC Threshold Building: ☐Yes ☐No
•**Subcontractor Verification Form Required** (TBD – waiting on forms)
•**Additional Work Required:** ☒Electrical ☒Mechanical ☒Plumbing ☐Gas ☐Masonry ☐Concrete ☒Roofing

ZONING: District _____ Existing Use: VACANT Proposed Use: _____ Lot Frontage: _____ Lot Area 18768
Lot Width: _____ Lot Coverage: Building% _____ Other% _____
Setbacks: Front _____ Left: _____ Right: ____ Rear: _____ Parking Spaces: _____ Accessible: ____ Site Plan: ☐Yes ☐No
Sign: Type: ____ Height ____ Width _____ Length _____ Construction _____ #of Faces _____ Area (sq.ft) _____
Number of Existing Signs _____ Illuminated: ☐Yes ☐No
PRIVATE PROVIDER: (NAME) N/A 220690
➢ **Required = First Floor Proposed Elev. Based on Ordinance 4.1.1.6 and/or Appendix "A" Floodplain Mgmt.:** _____
CONTRACTOR: RICHARD CHEAVES SR STATE CERT. /REG. # CRC1326621
AGENT/CONTACT PERSON: DEENA MARTINEAU 941-756-5388
Name Phone
PAPERCHASEPERMIT@AOL.COM
Email
DATE: 07/06/2020 Signature Sheila E West Print Name SHEILA E WEST

OFFICIAL USE ONLY:
REVIEW: BLDG _____ MECH _____ ELEC _____ PLMG _____ FIRE _____ ZONING MRS 7/23/2020 FLOOD _____ PW _____
ADDITIONAL NOTES: 202869

REV.03-16 R.MOK

PLEASE SIGN BELOW

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installations have commenced prior to the issuance of a permit and that all work will be performed in accordance with the standards of all laws and ordinances regulating construction in The City of Bradenton, Florida, whether specified herein or not. I understand that a separate permit may be required to perform electrical, plumbing, sign, well, pool, furnace, boiler, heater, air conditioning, storage tank, demolition or any other types of work as specified by The City of Bradenton. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that Impact Fees shall be determined with the application for a building permit and shall be due before Final Inspection. Permit Fees shall be payable at issuance of a building permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner's Signature: _____ Print Name: _____

Contractor Signature: _____ Print Name: _____

Authorized Agent: Deena Martineau Print Name: Deena Martineau

Date: 07/05/2020

STATE OF FLORIDA
CITY OF BRADENTON

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 5 day of JULY, 2020, by DEENA MARTINEAU, who is ☑ personally known to me or ☐ who has produced as identification N/A

Expiration Date: _____ and who did/did not take an oath.

Notary Public Signature Sheila E. West **Notary Public Stamp Here**

Notary Public State of Florida
Sheila E West
My Commission GG 908249
Expires 10/14/2023

REV. 03-16 R.MOK

202869

IMPACT FEES APPLICATION

City of Bradenton
101 12th Street West
Bradenton, FL 34205
941-932-9423

PERMIT #_____ DATE: 7-6-2020

OWNER: Niketa Jackson CONTRACTOR: Richard Cheaves Sr.

ADDRESS OF JOB: 1710 Manatee Avenue East

UNIT VALUE	FIXTURE TYPE	APPLICATION # Fixtures	APPLICATION Total	FIELD VERIFICATION # Fixtures	FIELD VERIFICATION Total
6	1 Bathroom Group (tank operated w.c. lav tub or shower	2	12		
3	Water closet, flushometer tank, public or private				
4	Water closet, private installation				
6	Water closet, public installation				
2	Bidet				
3	Combination sink and tray				
4	Combination sink & tray with food disposal unit				
1	Dental unit or cuspidor				
1	Dental Lavatory				
1/2	Drinking Fountain				
2	Dishwashing machine domestic	1	2		
1	Floor Drains (multiply by sewer charge only)				
2	Kitchen Sink domestic				
3	Kitchen Sink, domestic with food waste grinder	1	3		
1	Lavatory (1 & 1/4" Drain)				
2	Lavatory (1 & 1/2" Drain)				
2	Lavatory - barber, beauty parlor, bar sink, hand sink				
2	Lavatory - surgeon's, exam sink				
2	Laundry tray (1 or 2 compartments)				
2	Shower stall, domestic				
3	Showers (group) per head				
3	Sinks - surgeon's				
8	Flushing rim (with valve)				
3	Service (trap standard) (Indirect Waste)				
2	Service (P trap) self contained or remote to indirect				
4	Pot, scullery, etc.				
8	Urinal, pedestal, syphon jet, blowout				
4	Urinal, wall lip				
4	Urinal stall, washout				
2	Bathtub				
3	Washing Machine (residedntial)	1	3		
2	Wash sink (circular or multiple) each set of faucets	1	2		
5	Commercial washing machine				
	TOTALS:	6	22		

WATER TOTAL UNITS 22 X $62.24 = $ 1,369.28

SEWER TOTAL UNITS 22 X $81.34 = $ 1,789.48

TOTAL FEE = $ 3,158.76

SIGNATURE OF APPLICANT: _____ DATE: 7/15/2020

APPROVED BY: _____ DATE: _____

VERIFIED BY: _____ DATE: _____

202869

WHETSTONE ENGINEERING & TESTING, INC.

2000 PSF DESIGN CAPACITY FIELD REPORT

Depth	Soil Classification	Soil Density Characteristics	Soil Coloration
0' to 1'	SP	Compact (Satisfactory)	Grey
1' to 2'	SP	Compact (Satisfactory)	Brown
2' to 3'	SP	Compact (Satisfactory)	Light Brown
3' to 4'	SP	Compact (Satisfactory)	Light Brown

SP=sandy soil, poorly graded, fairly clean
SW=sandy soil, well-graded, fairly clean
SM=sandy soil, coarse materials with fines
SC=sandy soil, well-graded, with excellent binder

Were any organic soils encountered?	No	Were any soil anomalies encountered?	No
Was any buried debris encountered?	No	Were any other concerns encountered?	No

Based on the visible soil conditions investigated at this location, it is the professional opinion of Whetstone Engineering and Testing, Inc. that the soils uncovered and reviewed at this specific sample location are consistent with those listed in the current version of the FBC, under the presumptive load-bearing categories capable of achieving 2,000 psf when properly prepared at the time of construction. Contractor/Owner are advised that this limited investigation may not uncover unsuitable soil conditions that exist at other locations in the structure or at the testing location to allow engineering to evaluate the general soil suitability and draw a general conclusion based on presumptive capacities provided by the current version of the FBC. No other warranty is expressed or implied. Due to Florida's sandy soil profile, differential settlements up to 1/2" per 20' in length could be expected upon completion of a fully loaded structure. These settlements will invariably occur on all structures on this type of soil.

Cheaves Masonry

1710 Manatee Avenue East

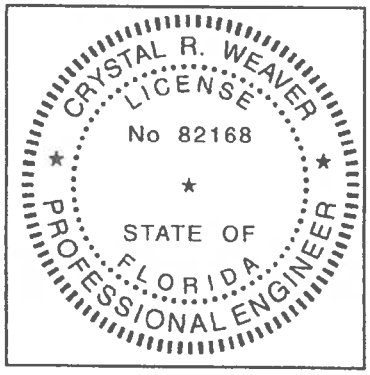
Field Technician

06/24/2020

WHETSTONE ENGINEERING & TESTING, INC.
2004 53rd Avenue East
Bradenton, FL 34203
Certificate of Authorization #9298

EW

Digitally signed by Crystal R. Weaver
DN: c=US, st=Florida, l=Bradenton, o=Whetstone Engineering & Testing, Inc., cn=Crystal R. Weaver, email=Crystal@WhetstoneEng.com
Reason: I am approving this document
Date: 2020.06.24 10:40:09 -04'00'



2004 53rd Ave. E., Bradenton, FL 34203
Office Phone : (941) 727-1138
Certificate of Authorization #9298

202869

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FORM R405-2017

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	1710 Manatee Ave E	Builder Name:	Cheaves
Street:	1710 Manatee Ave E	Permit Office:	Bradenton
City, State, Zip:	Bradenton , FL , 34205	Permit Number:	
Owner:		Jurisdiction:	511200
Design Location:	FL, Sarasota	County:	Manatee (Florida Climate Zone 2)

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Single-family
3. Number of units, if multiple family	1
4. Number of Bedrooms	1
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft²)	2640
Conditioned floor area below grade (ft²)	0

7. Windows(192.1 sqft.)	Description	Area
a. U-Factor:	Sgl, U=0.32	192.13 ft²
SHGC:	SHGC=0.21	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
d. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		0.000 ft.
Area Weighted Average SHGC:		0.210

8. Floor Types (2640.0 sqft.)	Insulation	Area
a. Slab-On-Grade Edge Insulation	R=0.0	2640.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

9. Wall Types (2480.0 sqft.)	Insulation	Area
a. Concrete Block - Int Insul, Exterior	R=4.1	2080.00 ft²
b. Interior Frame - Wood, Interior	R=0.0	400.00 ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

10. Ceiling Types (2640.0 sqft.)	Insulation	Area
a. Under Attic (Vented)	R=38.0	2640.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

11. Ducts	R	ft²
a. Sup: Attic, Ret: Main, AH: Bedroom	6	264
b. Sup: Attic, Ret: Attic, AH: Bedroom	6	264

12. Cooling systems	kBtu/hr	Efficiency
a. Central Unit	30.0	SEER:16.00
b. Central Unit	24.0	SEER:16.00

13. Heating systems	kBtu/hr	Efficiency
a. Electric Heat Pump	30.0	HSPF:8.20
b. Electric Heat Pump	24.0	HSPF:8.20

14. Hot water systems	
a. Electric	Cap: 40 gallons EF: 0.950
b. Conservation features	
None	
15. Credits	CF, Pstat

Glass/Floor Area: 0.073

Total Proposed Modified Loads: 71.91

Total Baseline Loads: 74.05

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: _____

DATE: 6/25/2020

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: Deena Martineau

DATE: 07/02/20

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL: _____

DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.

- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires an envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).

202869

FORM R405-2017

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	1710 Manatee Ave E	Bedrooms:	1	Address Type:	Street Address
Building Type:	User	Conditioned Area:	2640	Lot #	
Owner Name:		Total Stories:	1	Block/Subdivision:	
# of Units:	1	Worst Case:	No	PlatBook:	
Builder Name:	Cheaves	Rotate Angle:	0	Street:	1710 Manatee Ave E
Permit Office:	Bradenton	Cross Ventilation:		County:	Manatee
Jurisdiction:	511200	Whole House Fan:		City, State, Zip:	Bradenton , FL , 34205
Family Type:	Single-family				
New/Existing:	New (From Plans)				
Comment:					

CLIMATE

√	Design Location	TMY Site	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
_____	FL, Sarasota	FL_SARASOTA_BRADE	39	90	70	75	604	52	Medium

BLOCKS

Number	Name	Area	Volume
1	Block1	1947	19470
2	Block2	693	6930

SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	Main	1947	19470	Yes	40		1	Yes	Yes	Yes
2	Bedroom	693	6930	No	6	1	1	Yes	Yes	Yes

FLOORS

√	#	Floor Type	Space	Perimeter	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet
_____	1	Slab-On-Grade Edge Insulatio	Main	137 ft	0	1947 ft²	----	0	0	1
_____	2	Slab-On-Grade Edge Insulatio	Bedroom	74 ft	0	693 ft²	----	0	0	1

ROOF

√	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
_____	1	Hip	Metal	2860 ft²	0 ft²	Unfinishe	N	0.7	No	0.7	No	0	22.6

ATTIC

√	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
_____	1	Partial cathedral cei	Vented	300	2640 ft²	N	N

202869

FORM R405-2017

INPUT SUMMARY CHECKLIST REPORT

CEILING

√	#	Ceiling Type	Space	R-Value	Ins Type	Area	Framing Frac	Truss Type
	1	Under Attic (Vented)	Bedroom	38	Blown	693 ft²	0.11	Wood
	2	Under Attic (Vented)	Main	38	Blown	1947 ft²	0.11	Wood

WALLS

√	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
	1	N	Exterior	Concrete Block - Int Insul	Bedroom	4.0999	40	0	10	0	400.0 ft²		0	0.55	0
	2	E	Exterior	Concrete Block - Int Insul	Bedroom	4.0999	17	4	10	0	173.3 ft²		0	0.55	0
	3	E	Exterior	Concrete Block - Int Insul	Main	4.0999	44	8	10	0	446.7 ft²		0	0.55	0
	4	S	Exterior	Concrete Block - Int Insul	Main	4.0999	40	0	10	0	400.0 ft²		0	0.55	0
	5	W	Exterior	Concrete Block - Int Insul	Main	4.0999	48	8	10	0	486.7 ft²		0	0.55	0
	6	W	Exterior	Concrete Block - Int Insul	Bedroom	4.0999	17	4	10	0	173.3 ft²		0	0.55	0
	7	N	Main	Interior Frame - Wood	Bedroom	0	40	0	10	0	400.0 ft²		0	0.75	0

DOORS

√	#	Ornt	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
	1	N	Wood	Bedroom	None	.46	3		8		24 ft²
	2	E	Wood	Main	None	.46	3		8		24 ft²
	3	W	Wood	Main	None	.46	3		8		24 ft²

WINDOWS

Orientation shown is the entered, Proposed orientation.

√	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Area	Overhang Depth	Overhang Separation	Int Shade	Screening
	1	N	1	Vinyl	Low-E Single	Yes	0.32	0.21	N	70.9 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
	2	E	3	Vinyl	Low-E Single	Yes	0.32	0.21	N	25.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
	3	S	4	Vinyl	Low-E Single	Yes	0.32	0.21	N	25.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
	4	W	5	Vinyl	Low-E Single	Yes	0.32	0.21	N	47.3 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
	5	W	5	Vinyl	Low-E Single	Yes	0.32	0.21	N	24.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None

INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Proposed ACH(50)	.000445	3080	169.09	317.99	.183	7

HEATING SYSTEM

√	#	System Type	Subtype	Speed	Efficiency	Capacity	Block	Ducts
	1	Electric Heat Pump/	None	Singl	HSPF:8.2	30 kBtu/hr	1	sys#1
	2	Electric Heat Pump/	None	Singl	HSPF:8.2	24 kBtu/hr	2	sys#2

202869

FORM R405-2017

INPUT SUMMARY CHECKLIST REPORT

COOLING SYSTEM

√	#	System Type	Subtype	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
_____	1	Central Unit/	None	Singl	SEER: 16	30 kBtu/hr	900 cfm	0.75	1	sys#1
_____	2	Central Unit/	None	Singl	SEER: 16	24 kBtu/hr	720 cfm	0.75	2	sys#2

HOT WATER SYSTEM

√	#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Conservation
_____	1	Electric	None	Bedroom	0.95	40 gal	40 gal	120 deg	None

SOLAR HOT WATER SYSTEM

√	FSEC Cert #	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
_____	None	None			ft²		

DUCTS

√	#	---- Supply ---- Location	R-Value	Area	---- Return ---- Location	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC # Heat	Cool
_____	1	Attic	6	264 ft²	Main	66 ft²	Default Leakage	Bedroom	(Default)	(Default)			1	1
_____	2	Attic	6	264 ft²	Attic	66 ft²	Default Leakage	Bedroom	(Default)	(Default)			2	2

TEMPERATURES

Programable Thermostat: Y

Ceiling Fans:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[X]	[X]	[ ]	[ ]	[ ]
Heating	[X]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]
Venting	[ ]	[ ]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[ ]

Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

MASS

Mass Type	Area	Thickness	Furniture Fraction	Space
Default(8 lbs/sq.ft.	0 ft²	0 ft	0.3	Main
Default(8 lbs/sq.ft.	0 ft²	0 ft	0.3	Bedroom

202869

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 97

The lower the Energy Performance Index, the more efficient the home.

1. New home or, addition	1. New (From Plans)
2. Single-family or multiple-family	2. Single-family
3. No. of units (if multiple-family)	3. 1
4. Number of bedrooms	4. 1
5. Is this a worst case? (yes/no)	5. No
6. Conditioned floor area (sq. ft.)	6. 2640
7. Windows, type and area	
a) U-factor:(weighted average)	7a. 0.320
b) Solar Heat Gain Coefficient (SHGC)	7b. 0.210
c) Area	7c. 192.1
8. Skylights	
a) U-factor:(weighted average)	8a. NA
b) Solar Heat Gain Coefficient (SHGC)	8b. NA
9. Floor type, insulation level:	
a) Slab-on-grade (R-value)	9a. 0.0
b) Wood, raised (R-value)	9b.
c) Concrete, raised (R-value)	9c.
10. Wall type and insulation:	
A. Exterior:	
1. Wood frame (Insulation R-value)	10A1.
2. Masonry (Insulation R-value)	10A2. 4.1
B. Adjacent:	
1. Wood frame (Insulation R-value)	10B1.
2. Masonry (Insulation R-value)	10B2.
11. Ceiling type and insulation level	
a) Under attic	11a. 38.0
b) Single assembly	11b.
c) Knee walls/skylight walls	11c.
d) Radiant barrier installed	11d. No

12. Ducts, location & insulation level	
a) Supply ducts	R 6.0
b) Return ducts	R 6.0
c) AHU location	Bedroom
13. Cooling system:	Capacity 54.0
a) Split system	SEER
b) Single package	SEER
c) Ground/water source	SEER/COP
d) Room unit/PTAC	EER
e) Other	16.0
14. Heating system:	Capacity 54.0
a) Split system heat pump	HSPF
b) Single package heat pump	HSPF
c) Electric resistance	COP
d) Gas furnace, natural gas	AFUE
e) Gas furnace, LPG	AFUE
f) Other	8.20
15. Water heating system	
a) Electric resistance	EF 0.95
b) Gas fired, natural gas	EF
c) Gas fired, LPG	EF
d) Solar system with tank	EF
e) Dedicated heat pump with tank	EF
f) Heat recovery unit	HeatRec%
g) Other	
16. HVAC credits claimed (Performance Method)	
a) Ceiling fans	Yes
b) Cross ventilation	No
c) Whole house fan	No
d) Multizone cooling credit	
e) Multizone heating credit	
f) Programmable thermostat	Yes

*Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

I certify that this home has complied with the Florida Building Code, Energy Conservation, through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL display card will be completed based on installed code compliant features.

Builder Signature: DEENA MARTINEAU Date: 07/02/20

Address of New Home: 1710 Manatee Ave E City/FL Zip: Bradenton, FL 34205

202869

Residential System Sizing Calculation

Summary

1710 Manatee Ave E
Bradenton, FL

Project Title:
1710 Manatee Ave E

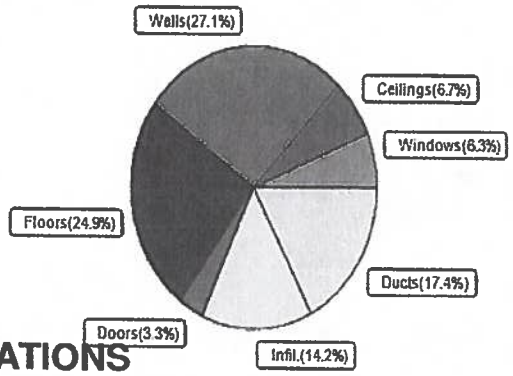
6/25/2020

Location for weather data: Sarasota, FL - Defaults: Latitude(27.38) Altitude(26 ft.) Temp Range(M)					
Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(52gr.)					
Winter design temperature(TMY3 99%)	37	F	Summer design temperature(TMY3 99%)	91	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	33	F	Summer temperature difference	16	F
Total heating load calculation	**32954**	**Btuh**	**Total cooling load calculation**	**49562**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Heat Pump)	163.9	54000	Sensible (SHR = 0.75)	118.4	40500
Heat Pump + Auxiliary(0.0kW)	163.9	54000	Latent	87.9	13500
			Total (Electric Heat Pump)	109.0	54000

WINTER CALCULATIONS

Winter Heating Load (for 2640 sqft)

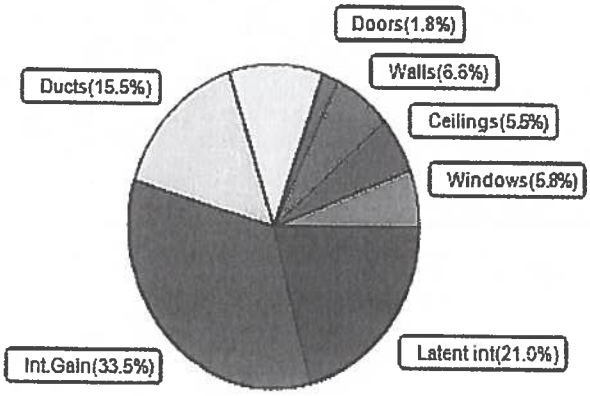
Load component			Load	
Window total	192	sqft	2092	Btuh
Wall total	2216	sqft	8943	Btuh
Door total	72	sqft	1093	Btuh
Ceiling total	2640	sqft	2211	Btuh
Floor total	See detail report		8216	Btuh
Infiltration	129	cfm	4672	Btuh
Duct loss			5726	Btuh
Subtotal			**32954**	**Btuh**
Ventilation	0	cfm	0	Btuh
TOTAL HEAT LOSS			**32954**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 2640 sqft)

Load component			Load	
Window total	192	sqft	2871	Btuh
Wall total	2216	sqft	3252	Btuh
Door total	72	sqft	894	Btuh
Ceiling total	2640	sqft	2747	Btuh
Floor total			0	Btuh
Infiltration	97	cfm	1699	Btuh
Internal gain			16580	Btuh
Duct gain			6157	Btuh
Sens. Ventilation	0	cfm	0	Btuh
Blower Load			0	Btuh
Total sensible gain			**34200**	**Btuh**
Latent gain(ducts)			1549	Btuh
Latent gain(infiltration)			3413	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			10400	Btuh
Total latent gain			**15362**	**Btuh**
TOTAL HEAT GAIN			**49562**	**Btuh**



8th Edition

EnergyGauge® System Sizing
PREPARED BY:
DATE: 6/25/2020

202869

System Sizing Calculations - Summer

Residential Load - Whole House Component Details

1710 Manatee Ave E
Bradenton, FL

Project Title:
1710 Manatee Ave E

6/25/2020

Reference City: Sarasota, FL Temperature Difference: 16.0F(TMY3 99%) Humidity difference: 52gr.

Component Loads for Whole House

Window	Type* Panes	SHGC	U	InSh	IS	Ornt	Overhang Len	Hgt	Window Area(sqft) Gross	Shaded	Unshaded	HTM Shaded	Unshaded	Load
1	1 NFRC	0.21, 0.33	B-L	No	N		1.3ft	1.0ft	70.9	0.0	70.9	7	7	519 Btuh
2	1 NFRC	0.21, 0.33	B-L	No	E		1.3ft	1.0ft	25.0	0.6	24.4	7	18	448 Btuh
3	1 NFRC	0.21, 0.33	B-L	No	S		1.3ft	1.0ft	25.0	25.0	0.0	7	8	183 Btuh
4	1 NFRC	0.21, 0.33	B-L	No	W		1.3ft	1.0ft	47.3	1.0	46.3	7	18	849 Btuh
5	1 NFRC	0.21, 0.33	B-L	No	W		1.3ft	1.0ft	24.0	0.3	23.7	7	18	433 Btuh
	Excursion													439 Btuh
	Window Total								192 (sqft)					2871 Btuh

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
1	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	305.1	1.8	546 Btuh
2	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	173.3	1.8	310 Btuh
3	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	397.7	1.8	712 Btuh
4	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	375.0	1.8	672 Btuh
5	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	391.4	1.8	701 Btuh
6	Concrete Blk,Hollow - Ext	0.15	4.1/0.0	173.3	1.8	310 Btuh
7	Frame - Wood - Int	0.24	0.0/0.0	400.0	0.0	0 Btuh
	Wall Total			2216 (sqft)		3252 Btuh

Doors	Type	Area (sqft)	HTM	Load
1	Wood - Exterior	24.0	12.4	298 Btuh
2	Wood - Exterior	24.0	12.4	298 Btuh
3	Wood - Exterior	24.0	12.4	298 Btuh
	Door Total	72 (sqft)		894 Btuh

Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
1	Vented Attic/Light/Metal	0.025	38.0/0.0	693.0	1.04	721 Btuh
2	Vented Attic/Light/Metal	0.025	38.0/0.0	1947.0	1.04	2026 Btuh
	Ceiling Total			2640 (sqft)		2747 Btuh

Floors	Type	R-Value	Size	HTM	Load
1	Slab On Grade	0.0	1947 (ft-perimeter)	0.0	0 Btuh
2	Slab On Grade	0.0	693 (ft-perimeter)	0.0	0 Btuh
	Floor Total		2640.0 (sqft)		0 Btuh
			Envelope Subtotal:		9764 Btuh

Infiltration	Type	Average ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.22	26400	1	96.6	1699 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		46	X 230	+	6000	16580 Btuh
				Sensible Envelope Load:		28043 Btuh
Duct load			(DGMs vary for Mixed ducts)			6157 Btuh
				Sensible Load All Zones		**34200 Btuh**

202869

Manual J Summer Calculations

Residential Load - Component Details (continued)

1710 Manatee Ave E
Bradenton, FL

Project Title: 1710 Manatee Ave E

Climate:FL_SARASOTA_BRADENTON

6/25/2020

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	**Sensible Envelope Load All Zones**	**28043 Btuh**
	Sensible Duct Load	6157 Btuh
	Total Sensible Zone Loads	**34200 Btuh**
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	**34200 Btuh**
	Latent infiltration gain (for 52 gr. humidity difference)	3413 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	1549 Btuh
	Latent occupant gain (46.0 people @ 200 Btuh per person)	9200 Btuh
	Latent other gain	1200 Btuh
	Latent total gain	**15362 Btuh**
	TOTAL GAIN	**49562 Btuh**

EQUIPMENT

1. Central Unit	#	30000 Btuh
2. Central Unit	#	24000 Btuh

*Key: Window types (Panes - Number and type of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value)
(U - Window U-Factor)
(InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))
- For Blinds: Assume medium color, half closed
For Draperies: Assume medium weave, half closed
For Roller shades: Assume translucent, half closed
(IS - Insect screen: none(N), Full(F) or Half(½))
(Ornt - compass orientation)

Version 8

202869

System Sizing Calculations - Winter

Residential Load - Whole House Component Details

1710 Manatee Ave E
Bradenton, FL

Project Title:
1710 Manatee Ave E
Building Type: User

6/25/2020

Reference City: Sarasota, FL (Defaults) Winter Temperature Difference: 33.0 F (TMY3 99%)

Component Loads for Whole House

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
1	1, NFRC 0.21	Vinyl	0.33	N	70.9	10.9	772 Btuh
2	1, NFRC 0.21	Vinyl	0.33	E	25.0	10.9	272 Btuh
3	1, NFRC 0.21	Vinyl	0.33	S	25.0	10.9	272 Btuh
4	1, NFRC 0.21	Vinyl	0.33	W	47.3	10.9	515 Btuh
5	1, NFRC 0.21	Vinyl	0.33	W	24.0	10.9	261 Btuh
	Window Total				192.1(sqft)		2092 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
1	Conc Blk,Hollow	- Ext	(0.149)	4.1/0.0	305	4.92	1503 Btuh
2	Conc Blk,Hollow	- Ext	(0.149)	4.1/0.0	173	4.92	854 Btuh
3	Conc Blk,Hollow	- Ext	(0.149)	4.1/0.0	398	4.92	1958 Btuh
4	Conc Blk,Hollow	- Ext	(0.149)	4.1/0.0	375	4.92	1847 Btuh
5	Conc Blk,Hollow	- Ext	(0.149)	4.1/0.0	391	4.92	1928 Btuh
6	Conc Blk,Hollow	- Ext	(0.149)	4.1/0.0	173	4.92	854 Btuh
7	Frame - Wood	- Int	(0.240)	0.0/0.0	400	0.00	0 Btuh
	Wall Total				2216(sqft)		8943 Btuh
Doors	Type	Storm	Ueff.		Area X	HTM=	Load
1	Wood - Exterior,	n	(0.460)		24	15.2	364 Btuh
2	Wood - Exterior,	n	(0.460)		24	15.2	364 Btuh
3	Wood - Exterior,	n	(0.460)		24	15.2	364 Btuh
	Door Total				72(sqft)		1093Btuh
Ceilings	Type/Color/Surface		Ueff.	R-Value	Area X	HTM=	Load
1	Vented Attic/L/Metal		(0.025)	38.0/0.0	693	0.8	580 Btuh
2	Vented Attic/L/Metal		(0.025)	38.0/0.0	1947	0.8	1631 Btuh
	Ceiling Total				2640(sqft)		2211Btuh
Floors	Type		Ueff.	R-Value	Size X	HTM=	Load
1	Slab On Grade		(1.180)	0.0	137.0 ft(perim.)	38.9	5335 Btuh
2	Slab On Grade		(1.180)	0.0	74.0 ft(perim.)	38.9	2882 Btuh
	Floor Total				2640 sqft		8216 Btuh
					Envelope Subtotal:		22555 Btuh
Infiltration	Type	Wholehouse	ACH	Volume(cuft)	Wall Ratio	CFM=	
	Natural		0.29	26400	1.00	128.8	4672 Btuh
Duct load					(DLM of Mixed ducts)		5726 Btuh
All Zones					**Sensible Subtotal All Zones**		**32954 Btuh**

202869

Manual J Winter Calculations

Residential Load - Component Details (continued)

1710 Manatee Ave E
Bradenton, FL

Project Title:
1710 Manatee Ave E
Building Type: User

6/25/2020

WHOLE HOUSE TOTALS

Totals for Heating	Subtotal Sensible Heat Loss	32954 Btuh
	Ventilation Sensible Heat Loss	0 Btuh
	Total Heat Loss	32954 Btuh

EQUIPMENT

1. Electric Heat Pump	#	30000 Btuh
2. Electric Heat Pump	#	24000 Btuh

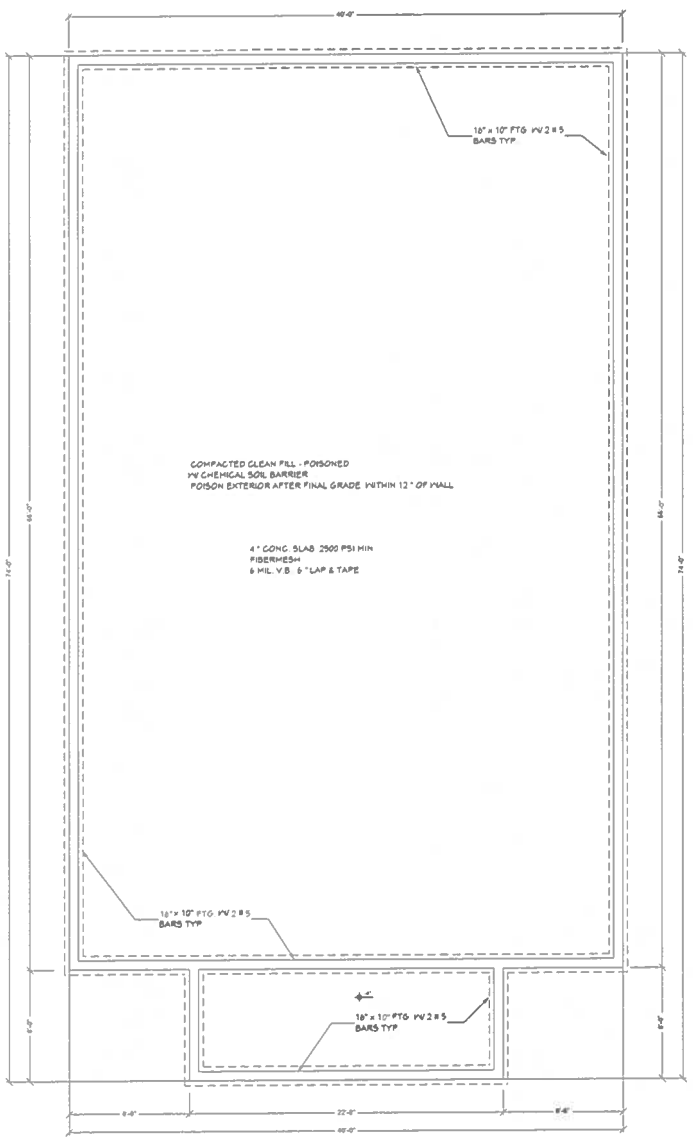
Key: Window types - NFRC (Requires U-Factor and Shading coefficient(SHGC) of glass as numerical values)
or - Glass as 'Clear' or 'Tint' (Uses U-Factor and SHGC defaults)
U - (Window U-Factor)
HTM - (ManualJ Heat Transfer Multiplier)

Prepared by ACCA MANUAL J

Version 8

202869

FOUNDATION DESIGN BASED ON MINIMUM OF 2000 PSF BEARING CAPACITY
GENERAL CONTRACTOR SHALL HAVE GEOTECHNICAL FIELD VERIFY PRIOR TO POURING FOOTINGS

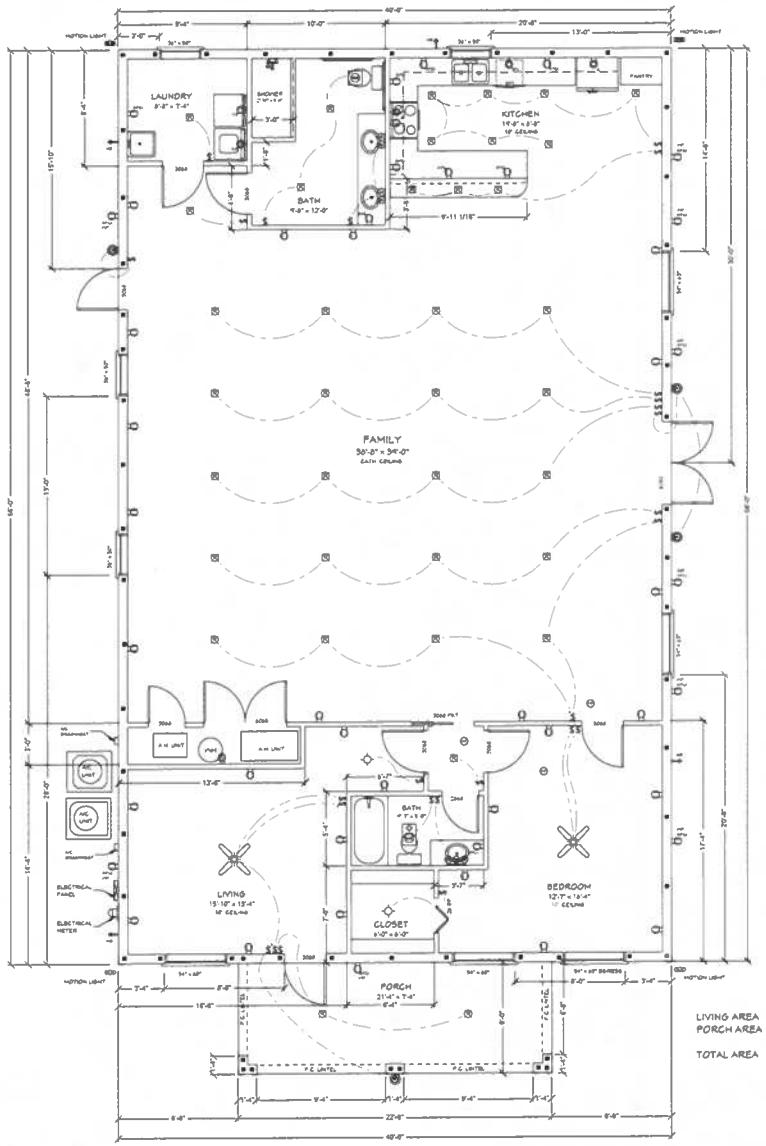


FOUNDATION PLAN SCALE 1/4" = 1'-0"

ATTIC ACCESS INSULATION PER FBC ENERGY CODE SECTION R 402.2.4
LIGHTING PER FBC ENERGY CODE SECTION R 404.1
PROVIDE CLEARANCE FOR SERVICING PER FBC RESIDENTIAL SECTION M 1305.1.2

DESIGN CRITERIA
STRUCTURAL DESIGN PER FBC 2017 6TH EDITION
2017 FBC RESIDENTIAL NEC 2014
130 MPH WIND LOADS 3 SECOND GUST
EXPOSURE "B" ENCLOSED
ROOF LIVE LOADS 20 PSF
WALL WIND LOADS +17.6 -19.6
ROOF WIND LOADS +8.5 -38.6
WALL COMPONENT & CLADDING +24.2 -82.4
ROOF COMPONENT & CLADDING +29.8 -39.1
ROOF OVERHANGS - 9" &
RISK CATEGORY II
TYPE VB CONSTRUCTION UNPROTECTED

WINDOW PROTECTION REQUIRED
(SHUTTERS IMPACT GLASS OR PLYWOOD)
WINDOWS & DOORS + 24.2PSF, - 34.2 PSF



LIVING AREA 2640 SQ. FT.
PORCH AREA 182 SQ. FT.
TOTAL AREA 2822 SQ. FT.

ELECTRICAL NOTES:
1 ALL EXTERIOR OUTLETS SHALL BE WP-GFCI
2 ALL KITCHEN COUNTER AND BATHROOM VANITY OUTLETS TO BE GFCI
3 ALL OUTLETS TO BE ARC-FAULT INTERUPTOR PROTECTED
4 SMOKE/CO2 DETECTORS TO BE HARD WIRED INSIDE ALL BEDROOMS AND ONE WITHIN 6' OUTSIDE OF BEDROOM

FLOOR PLAN SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS
CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION
SEPTEMBER 2017

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2602 4th ST W BRADENTON FLA.
PH: 941-748-5221

SEAL:

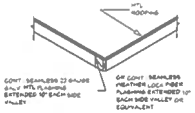
BUILDING PLANS FOR:
1710 MANATEE AVENUE EAST
BRADENTON, FL.

JUNE 1 2020

1
3

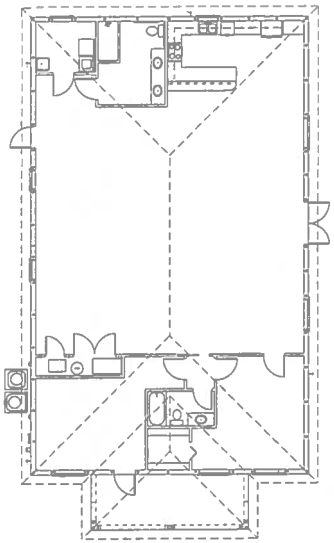
Digitally signed by Milan Slovak
DN: c=US, o=Unaffiliated, ou=A01410C00000170F9323C8A00012CB8, cn=Milan Slovak
Date: 2020.07.24 13:23:52 -04'00'

202869



VALLEY DETAIL
N.T.S

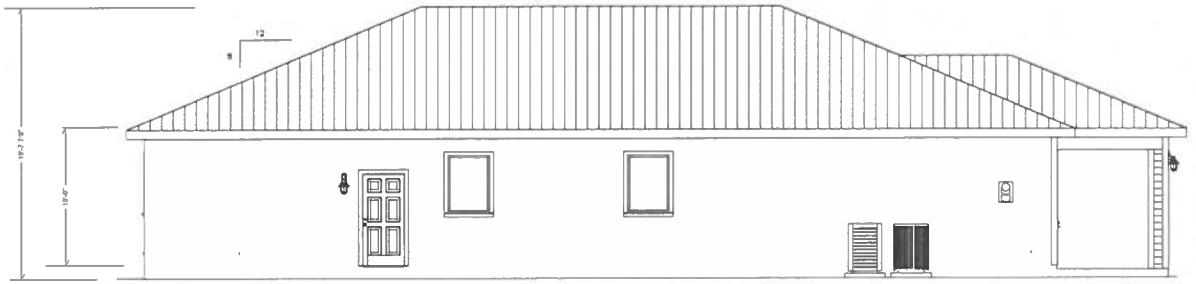
THE ENGINEER OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.



ROOF PITCH 5/12
PRE-ENGINEERED ROOF TRUSS @ 16" O.C.
ROOF OVERHANG 24"

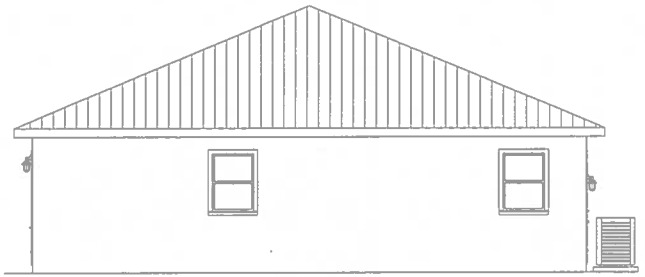
ROOF PLAN

SCALE 1/8" = 1'-0"

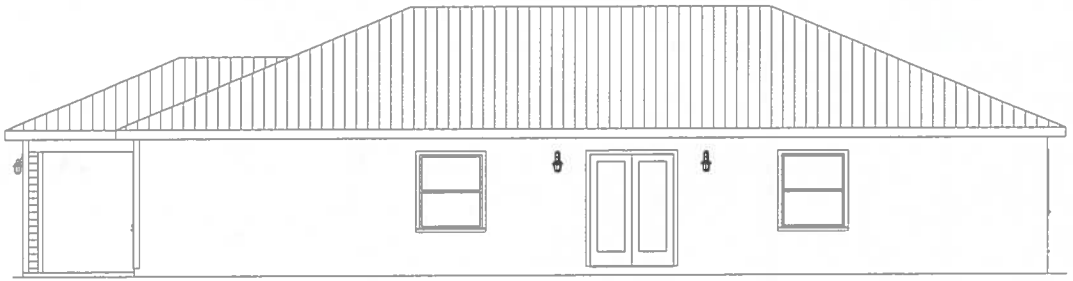


WEST ELEVATION SCALE 1/4" = 1'-0"

ROOF VENTS - 2822 / 2 = 1411 / 750 = 1.89 = 2 VENTS



SOUTH ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/4" = 1'-0"

NORTH ELEVATION SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS. CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION. COPYRIGHT 2020

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2502 9th ST. W. BRADENTON, FLA
PH. 941-746-5221

BUILDING PLANS FOR:
1710 MANATEE AVENUE EAST
BRADENTON, FL.

SEAL:

JUNE 1 2020

2
3

202869

PLYWOOD/GYPBOARD SHEATHING NOTES:

1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS
2. ALL ROOF PANEL SHEATHING SHALL BE 15/32" (1/2" NOM.) EXPOSURE 1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. SEE NAILING SCHEDULE IF NOT SPECIFIED, CONNECT ROOF SHEATHING WITH 8d RING SHANK NAILS AT 4" O.C. AT SUPPORTED PANEL EDGES AND 4" O.C. AT RIDGES AND HIPS OVER 5/8" NOMINAL PLYWOOD. USE 10d NAILS INTERMEDIATE SUPPORTS. NOTE 4" O.C. NAILING PATTERN WITHIN 48" OF ALL ROOF EDGES
3. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH THE PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
4. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES ARE PROHIBITED

WOOD FRAMING NOTES:

1. WOOD CONSTRUCTION, CONNECTIONS AND NAILING REQUIREMENTS SHALL CONFORM TO THE "FLORIDA BUILDING CODE".
2. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT
3. ALL LOAD BEARING WALL FRAMING SHALL BE NO. 2 GRADE SPF OR HEM-FIR
4. ALL JOIST AND RAFTER FRAMING SHALL BE NO. 2 GRADE, SOUTHERN PINE OR HEM-FIR
5. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS
6. BOLT HEADS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS
7. PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL AS MANUFACTURED BY "TRUSS JOIST MacMILLIAN CORP." BOISE, IDAHO OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.
8. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE COMPANY", OR EQUAL. INSTALL ALL ACCESSORIES AS PER THE MANUFACTURE'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446 GRADE A) AND BE GALVANIZED (COATING G60)

ATTENTION: ALL SIMPSON CONNECTORS IN CONTACT WITH ACQ, CBA, CA-B, AND NON-DOT TREATED LUMBER MUST HAVE THE FOLLOWING

SIMPSON STRONG TIE PRODUCT FINISH	FASTENERS
ZMAX (G185)	HOT DIPPED GALVANIZED
POST HOT DIPPED GALVANIZED (HDG)	HOT DIPPED GALVANIZED
SST300 (STAINLESS STEEL)	STAINLESS STEEL

NOTE: ACZA TREATED LUMBER MUST HAVE ALL STAINLESS TIES AND FASTENERS
NOTE: SBX (DOT SODIUM BORATE) TREATED LUMBER CAN HAVE EITHER THE ABOVE FINISHES OR STANDARD (G90)

SHEATHING AND NAILING SCHEDULE

AREA	SHEATHING	NAIL SIZE	SPACING
ROOF	15/32 (1/2") EXP.1 5 PLY MINIMUM	8d RING SHANK	4" O.C. EDGES 6" O.C. FIELD ** 4" O.C.
WALL	15/32 (1/2") EXP.1	8d COMMON	6" O.C. EDGES 8" O.C. FIELD

NOTES
** NAIL ROOF 4" O.C. WITHIN 48" OF ALL ROOF EDGES, RIDGES AND HIPS

SAFE LOAD TABLE FOR CAST-CONCRETE HIGH-STRENGTH PRECAST & PRESTRESSED U LINTELS			
	LENGTH	SAFE LOAD - POUNDS PER LINEAR FOOT: UNFILLED	FILLED *
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]
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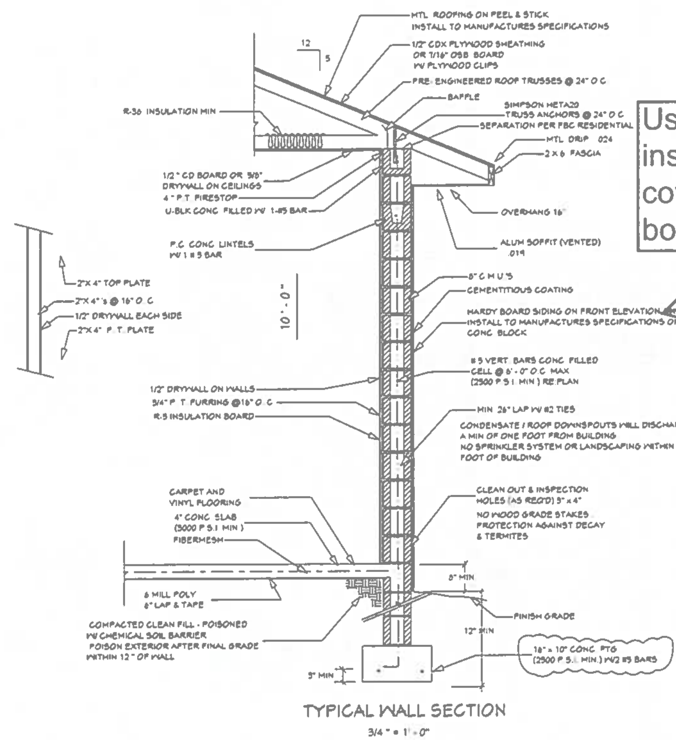
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

NOTES
[illegible]

NOA's

ITEM	MFG'R	MODEL #	NOA #	EXPIRATION
DOORS	[illegible]	[illegible]	[illegible]	[illegible]
FRENCH	[illegible]	[illegible]	[illegible]	[illegible]
GARAGE / OVERHEAD	[illegible]	[illegible]	[illegible]	[illegible]
ROOFING	[illegible]	[illegible]	[illegible]	[illegible]
TILE	[illegible]	[illegible]	[illegible]	[illegible]
METAL	[illegible]	[illegible]	[illegible]	[illegible]
SOFFIT	[illegible]	[illegible]	[illegible]	[illegible]
ROOF VENTS	[illegible]	[illegible]	[illegible]	[illegible]
WINDOWS	[illegible]	[illegible]	[illegible]	[illegible]
IMPACT WINDOWS	[illegible]	[illegible]	[illegible]	[illegible]
GLASS BLOCK	PITTSBURG CORNING	GLASS BLOCK	[illegible]	[illegible]
CONCRETE LINTEL	[illegible]	LINTELS	[illegible]	[illegible]
FASCIAS	[illegible]	[illegible]	[illegible]	[illegible]
SIDING	JAMES HARDIE	[illegible]	[illegible]	[illegible]
ANCHORS / CONNECTORS	SIMPSON	FLORIDA PRODUCT APPROVAL #	[illegible]	[illegible]

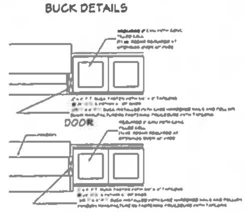
THIS IS A PARTIAL LISTING OF COMPONENTS & MANUFACTURERS. CONTRACTOR IS RESPONSIBLE FOR ENSURING INSTALLED COMPONENTS CARRY A PRODUCT APPROVAL.



TYPICAL WALL SECTION
3/4" = 1'-0"

Use sculpted Posts instead of concrete covered with hard-board. MRS

BUCK DETAILS



PLANS FOR:
...ATEE AVENUE EAST
...ON, FL.

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2502 4th ST. W. BRADENTON, FLA
PH. 941-746-5221

DO NOT SCALE PLANS. CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION.
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JUNE 1 2020

3
3

202869

SCALE 1" = 30'
NOTE: SUBJECT PROPERTY IS ON CENTRAL WATER

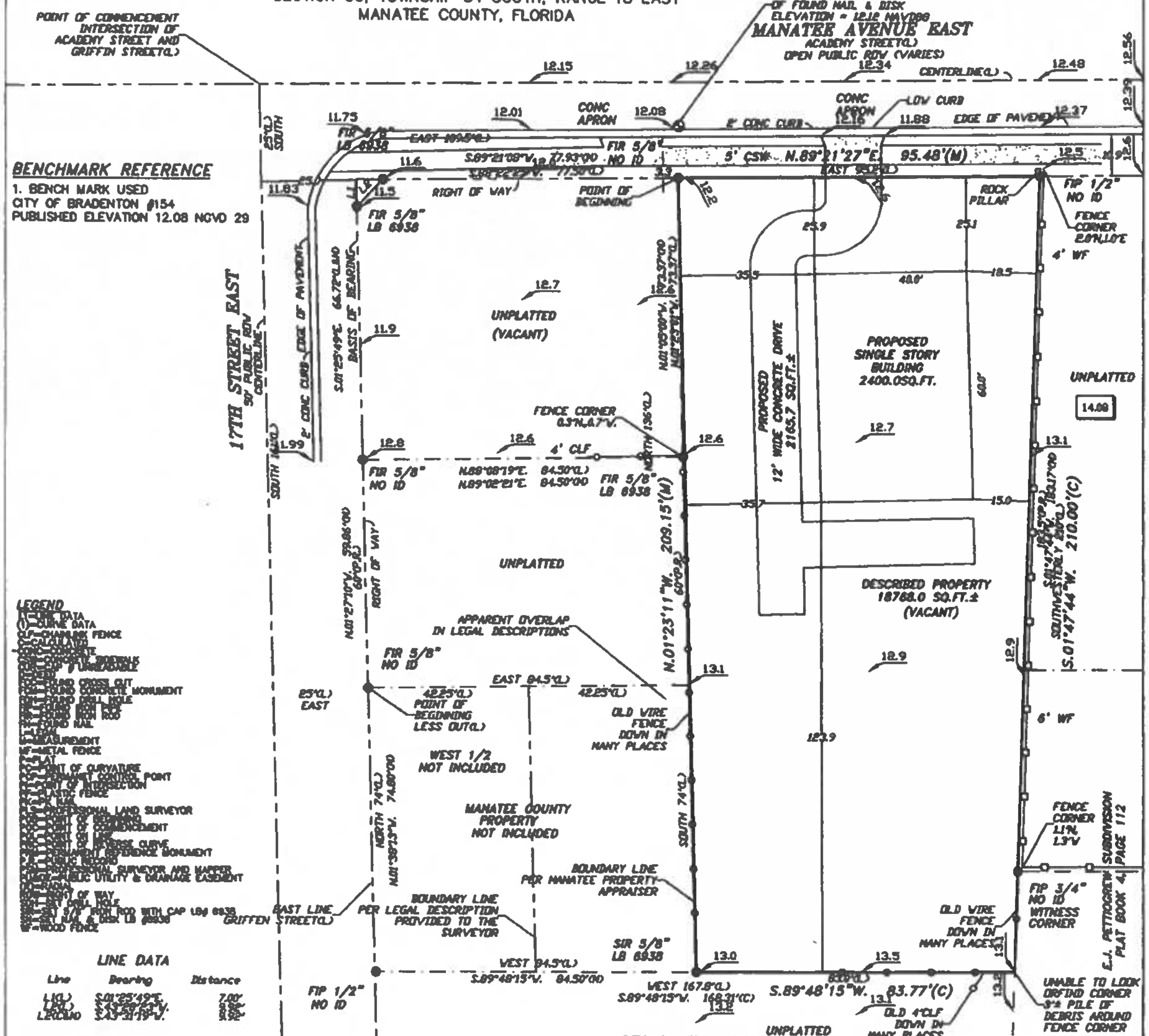
F. C. SURVEYING, PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P.O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

FLOOD ZONE : X
COMMUNITY PANEL 12081C 0306E
DATED : 3-17-14
(FLOOD ZONE : "B","C","D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

STREET ADDRESS
1710 MANATEE AVENUE EAST
BRADENTON, FLORIDA 34208

BOUNDARY SURVEY
OF
THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES 5J-17.052.2 (D) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.



Driveway may be modified as long as parking and driveway meet FBC requirements. FDOT permit may be required. MRS

NOTES
1. THE ACCURACY OF THIS SURVEY MEETS REQUIREMENTS AS SET FORTH IN 5J-17.051(3)(B)(15)B.II SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET
2. BEARINGS ARE BASED ON PLAT OR OTHERWISE SHOWN
3. THE LEGAL DESCRIPTION SHOWN HEREON IS PROVIDED BY CLIENT UNLESS NOTED OTHERWISE
4. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE BUILDING DIMENSION HEREON ARE TO THE NEAREST TENTH OF A FOOT AND SHOULD NOT BE USED FOR DESIGN USE OF ANY KIND.
6. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT OR THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THE SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.
7. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS PART OF THIS SURVEY.
8. REUSE OF THIS SURVEY FOR THE PURPOSE OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE REUSERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. UNDERGROUND ENCROACHMENTS IF ANY NOT LOCATED.

LEGAL DESCRIPTION :
BEGIN 109.5 FEET EAST AND 25 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 95.2 FEET TO A FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 210 FEET; THENCE WEST 167.8 FEET TO THE EAST PROPERTY LINE OF GRIFFIN STREET, THENCE NORTH 74 FEET; THENCE EAST 84.5 FEET; THENCE NORTH 136 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING SITUATED IN MANATEE COUNTY, FLORIDA, FLORIDA.
LESS: WEST ONE-HALF 1/2 OF LOT IN THE CITY OF MANATEE, FLORIDA, FACING 17TH STREET (FORMERLY GRIFFEN STREET) HAVING A FRONTAGE OF 74 FEET AND RUNNING EAST 84.5 FEET. LOCATED ON THIS LOT IS A CONCRETE BLOCK HOUSE BUILT BY PROF. KENDALL AS AN INDUSTRIAL INSTITUTE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN 25 FEET EAST AND 161 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFEN STREETS; THENCE EAST 84.5 FEET; THENCE SOUTH 74 FEET; THENCE WEST 84.5 FEET; THENCE NORTH 74 FEET TO THE POINT OF BEGINNING.

CERTIFICATION
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY ______________________ SURVEY DATE : 08/27/2019
M. SCOTT CRIDER (PSM #5671)

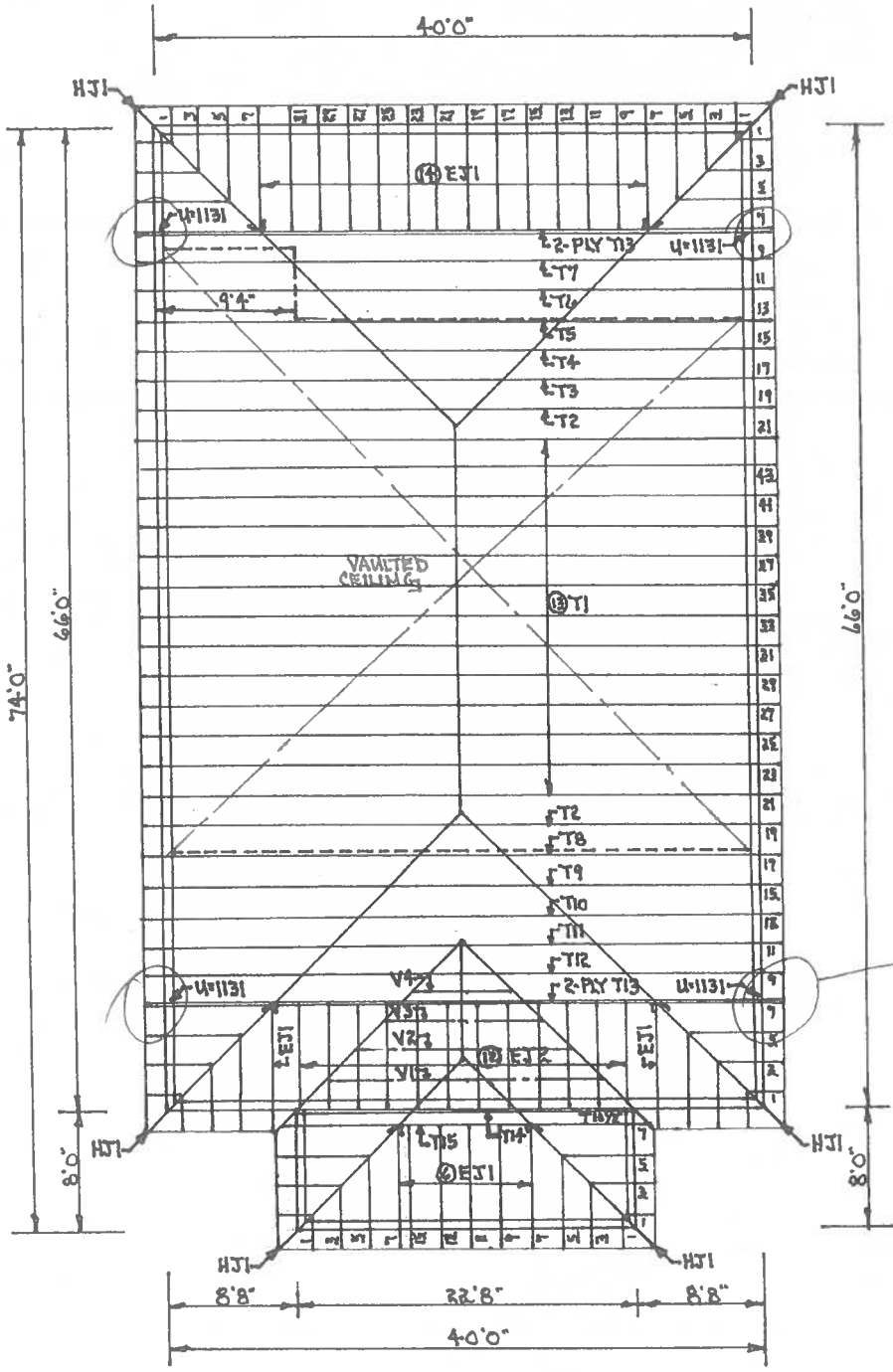
LEGEND
5.51 =GARAGE FLOOR ELEVATION
6.50 =RESIDENCE FLOOR ELEVATION
6.0 =EXISTING ELEVATIONS

CERTIFIED TO :
MEDI – REDI MEDICAL TRANSPORT

NOTE:
THIS IS A LIMITED TOPOGRAPHIC SURVEY AND MAY NOT MEET ALL REQUIREMENTS SET FORTH IN 5J-17.052(12) THE PURPOSE IS TO SHOW EXISTING SITE ELEVATIONS ONLY.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"
THIS SURVEY/REPORT IS PROVIDED IN HARD COPY FORMAT ONLY, ALL GRAPHIC AND TEXT DATA IS COPYRIGHTED.

DRAWN BY:	REVISIONS
S.C.	9-18-19 ADDED LENDER 4-08-20 ADDED ELEVATIONS 5-05-20 ADDED PROPOSED IMPROVEMENTS
FIELD BOOK	PROJECT NO:
396-70	20_M39509A



NOTE: UPLIFTS OVER 1000# ARE INDICATED BY U=.

HANGER SCH
THTA26 USE ON HJ1

RICHARD CHEAVES CONST.
JOB-NIKETA JACKSON
5-12 PITCH
16" OVERHANG, PL. CUT
2x TOP-CHORDS
47PSF LOADING-
150MPH WIND LOADING,
EXPOSURE B, ENCLOSED

DRAWN 6-2-20 (RJC)
SARASOTA TRUSS CO.
JOB# 85-20

R & S Professional Engineering Services
Luis A. Rosario, P.E. #61828
Milan S. Slovak, P.E. #67628
COA 29251
920 Palm Ave - Ellenton, FL 34222
Off. (941) 417-2034 (941) 755-7087 E-mail: ped@pedfl.com

6/30/20

202869

R & S Professional Engineering

920 Palm Ave Ellenton, FL 34222
Phone: 941-755-7087 Fax: 941-755-7327

June 30, 2020

Building Department

Re: Truss Review – Jackson

Truss Manufacturer: Sarasota Truss
Job No. Crawford

Truss Engineering: MiTek
Sealed by: Julius Lee, P.E. # 34869
Date: 6/29/20

Dear Sirs;

We have reviewed the new truss package for the above. (2) HETA 20's will be required at all Girder locations.

The layout design and numbers shown are consistent with the intended design of the structure.

Our review was conducted following the guidelines of the Florida Building Code 2017, 5th Edition. Trusses built for 150 mph wind loads, Partially Enclosed, Exposure "B".

Very truly yours,

6/30/20

Milan S. Slovak, P.E.
Fla. Reg. # 67628

202869

Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.

RE: 85-20 - CHEAVES CONST.

MiTek USA, Inc.
6904 Parke East Blvd.
Tampa, FL 33610-4115

Site Information:
Customer Info: RICHARD CHEAVES CONST. Project Name: NIKETA JACKSON Model:
Lot/Block: Subdivision:
Address: 1710 MANATEE AVENUE EAST
City: BRADNTON State: FLA.

Name Address and License # of Structural Engineer of Record, If there is one, for the building.
Name: R & S PROFESSIONAL ENG. SERVICES, LLC License #: COA#29251
Address: 920 PALM AVE.
City: ELLENTON State: FLA. 34222

General Truss Engineering Criteria & Design Loads (Individual Truss Design Drawings Show Special Loading Conditions):
Design Code: FBC2017/TPI2014 Design Program: MiTek 20/20 8.1
Wind Code: ASCE 7-10 Wind Speed: 150 mph
Roof Load: 47.0 psf Floor Load: N/A psf

This package includes 25 individual, Truss Design Drawings and 0 Additional Drawings.
With my seal affixed to this sheet, I hereby certify that I am the Truss Design Engineer and this index sheet conforms to 61G15-31.003, section 5 of the Florida Board of Professional Engineers Rules.

No.	Seal#	Truss Name	Date	No.	Seal#	Truss Name	Date
1	T20589015	EJ1	6/29/20	23	T20589037	V2	6/29/20
2	T20589016	EJ2	6/29/20	24	T20589038	V3	6/29/20
3	T20589017	HJ1	6/29/20	25	T20589039	V4	6/29/20
4	T20589018	J1	6/29/20				
5	T20589019	J2	6/29/20				
6	T20589020	J3	6/29/20				
7	T20589021	T1	6/29/20				
8	T20589022	T2	6/29/20				
9	T20589023	T3	6/29/20				
10	T20589024	T4	6/29/20				
11	T20589025	T5	6/29/20				
12	T20589026	T6	6/29/20				
13	T20589027	T7	6/29/20				
14	T20589028	T8	6/29/20				
15	T20589029	T9	6/29/20				
16	T20589030	T10	6/29/20				
17	T20589031	T11	6/29/20				
18	T20589032	T12	6/29/20				
19	T20589033	T13	6/29/20				
20	T20589034	T14	6/29/20				
21	T20589035	T15	6/29/20				
22	T20589036	V1	6/29/20				

The truss drawing(s) referenced above have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Manatee County Lumber.
Truss Design Engineer's Name: Lee, Julius
My license renewal date for the state of Florida is February 28, 2021.

Julius Lee PE No 34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

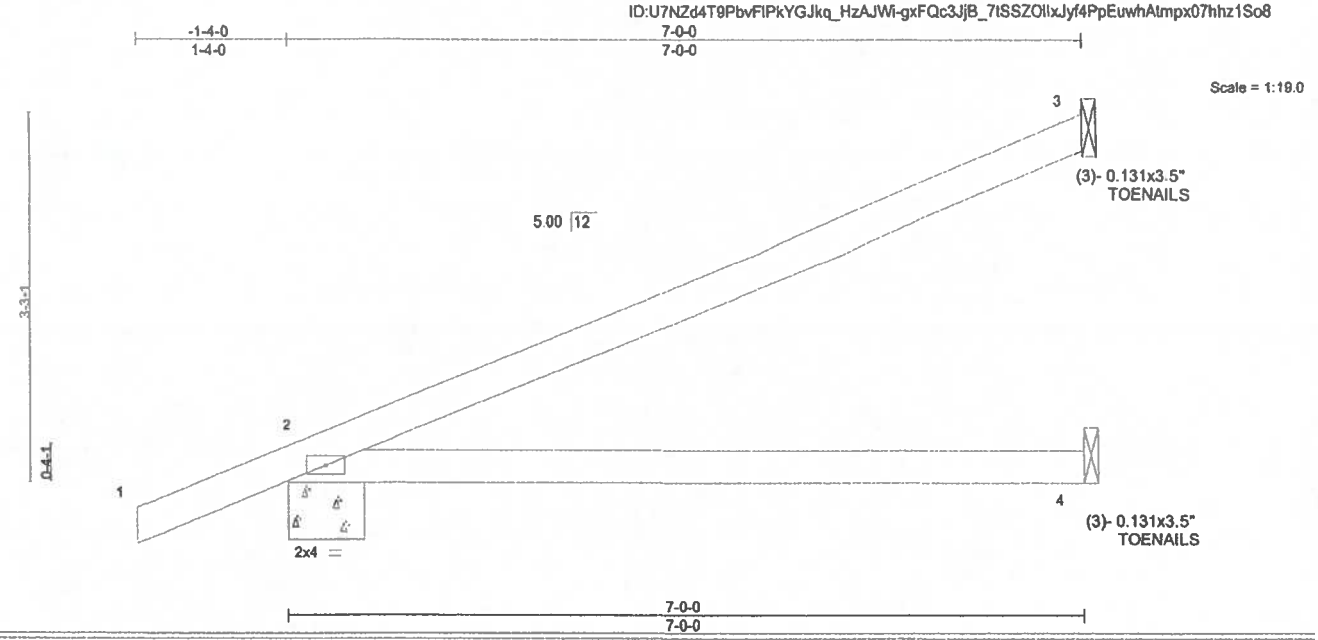
IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

202869

400

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589015
85-20	EJ1	JACK	22	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:25 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-gxFQc3JjB_7tSSZOIlxJyf4PpEuwhAtmpx07hhz1So8



LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.90	Vert(LL)	-0.11	2-4	>695	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.57	Vert(CT)	-0.23	2-4	>347	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.00	Horz(CT)	-0.00	3	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-P							Weight: 24 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 3=229/Mechanical, 2=449/0-8-0, 4=66/Mechanical
Max Horz 2=119(LC 10)
Max Uplift 3=-102(LC 10), 2=-143(LC 10)
Max Grav 3=229(LC 1), 2=449(LC 1), 4=132(LC 3)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
3) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
4) Refer to girder(s) for truss to truss connections.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 102 lb uplift at joint 3 and 143 lb uplift at joint 2.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 36610

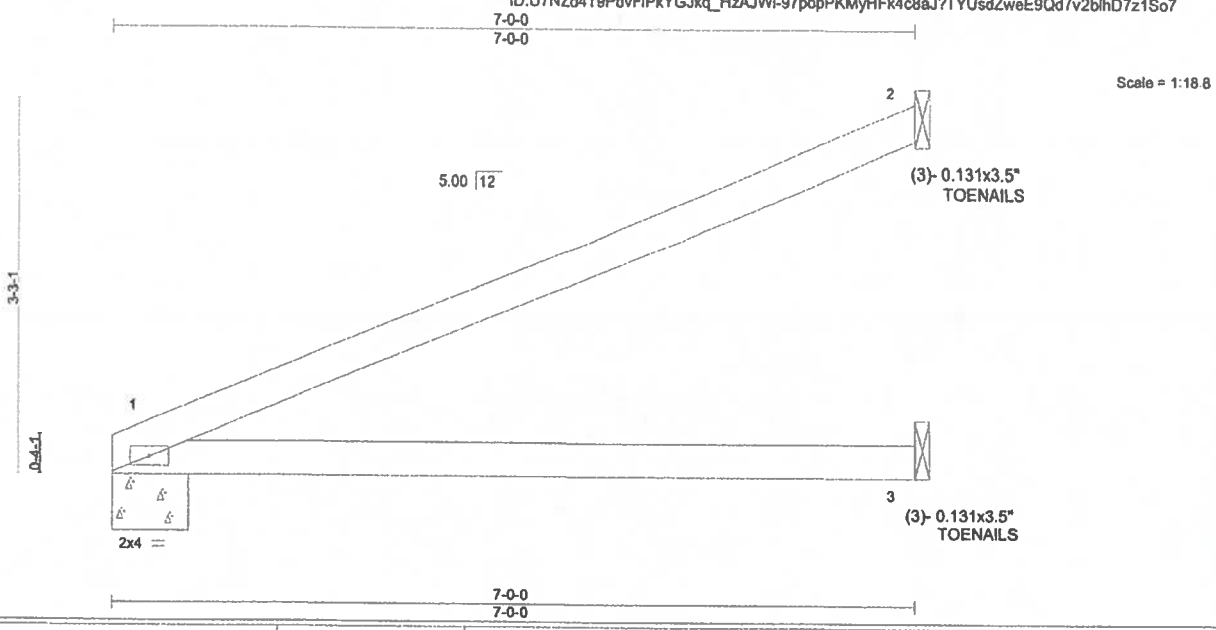
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.
85-20	EJ2	JACK	12	1	T20589016

Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:26 2020 Page 1

ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-97popPKMyHFk4c8aJ?TYUsdZweE9Qd7v2blhD7z1So7



LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.94	Vert(LL)	-0.11	1-3	>695	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.57	Vert(CT)	-0.23	1-3	>347	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.00	Horz(CT)	-0.00	2	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-P							Weight: 22 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2D
BOT CHORD 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 1=310/0-8-0, 2=244/Mechanical, 3=66/Mechanical
Max Horz 1=93(LC 10)
Max Uplift 1=-58(LC 10), 2=-113(LC 10)
Max Grav 1=310(LC 1), 2=244(LC 1), 3=132(LC 3)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
3) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
4) Refer to girder(s) for truss to truss connections.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 58 lb uplift at joint 1 and 113 lb uplift at joint 2.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

June 29,2020

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see *ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information* available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

MiTek
6904 Parke East Blvd.
Tampa, FL 33610

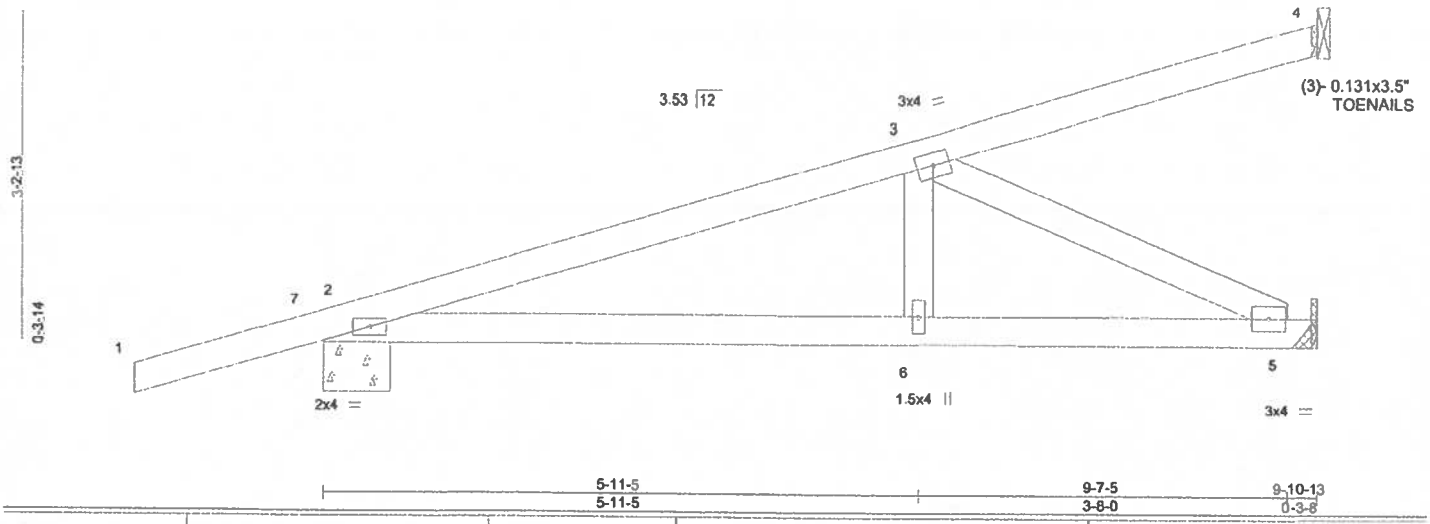
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589017
85-20	HJ1	JACK	6	1	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:27 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-dJNA1lK_jbObimjmtj_n149rQ1du9?C3HFVElZz1So6

-1-10-10 / 1-10-10 | 5-11-5 / 5-11-5 | 9-10-13 / 3-11-8

Scale = 1:21.5



5-11-5 / 5-11-5 | 9-7-5 / 3-8-0 | 9-10-13 / 0-3-8

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.50	Vert(LL)	-0.03	2-6	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.35	Vert(CT)	-0.05	2-6	>999	180		
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.33	Horz(CT)	0.01	5	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 41 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 5-10-12 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 4=259/Mechanical, 2=543/0-8-0, 5=476/Mechanical
Max Horz 2=142(LC 8)
Max Uplift 4=-115(LC 8), 2=-173(LC 8), 5=-101(LC 8)
Max Grav 4=262(LC 13), 2=543(LC 1), 5=476(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-907/130
BOT CHORD 2-6=-226/836, 5-6=-226/836
WEBS 3-5=-929/251

NOTES-
1) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional); Lumber DOL=1.60 plate grip DOL=1.60
2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
3) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
4) Refer to girder(s) for truss to truss connections.
5) Refer to girder(s) for truss to truss connections.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 115 lb uplift at joint 4, 173 lb uplift at joint 2 and 101 lb uplift at joint 5.
7) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (plf)
Vert: 1-7=-74
Trapezoidal Loads (plf)
Vert: 7=0(F=37, B=37)-to-4=-183(F=-55, B=-55), 2=-2(F=9, B=9)-to-5=-49(F=-15, B=-15)

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MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

June 29,2020

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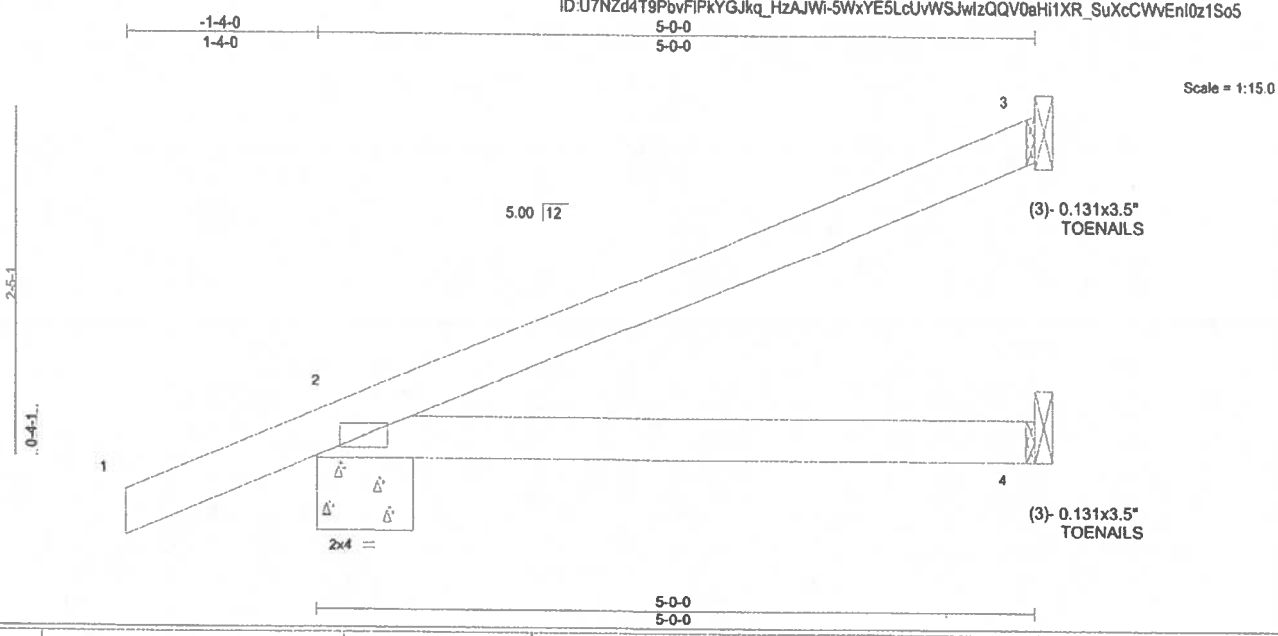
Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.
85-20	J1	JACK	12	1	T20589018
					Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:28 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-5WxYE5LcUvWSJwIzQQV0aHi1XR_SuXcCWvEnl0z1So5



LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.35	Vert(LL)	-0.03	2-4	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.26	Vert(CT)	-0.05	2-4	>999	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.00	Horz(CT)	-0.00	3	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-P							Weight: 18 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 5-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 3=148/Mechanical, 2=362/0-8-0, 4=46/Mechanical
Max Horz 2=92(LC 10)
Max Uplift 3=-64(LC 10), 2=-130(LC 10)
Max Grav 3=148(LC 1), 2=362(LC 1), 4=92(LC 3)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
3) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
4) Refer to girder(s) for truss to truss connections.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 64 lb uplift at joint 3 and 130 lb uplift at joint 2.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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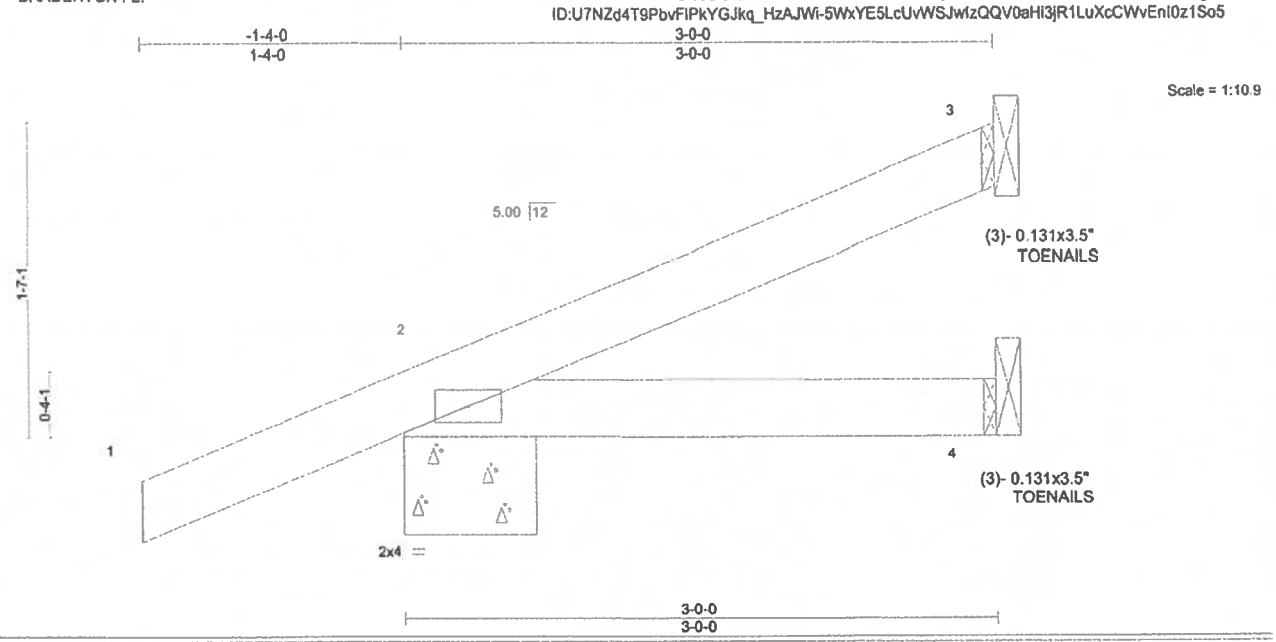
Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589019
85-20	J2	JACK	12	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:28 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-5WxYE5LcUvWSJwIzQQV0aHl3jR1LuXcCWvEnl0z1So5



LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.21	Vert(LL)	-0.00	2-4	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.08	Vert(CT)	-0.01	2-4	>999	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.00	Horz(CT)	-0.00	3	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-P							Weight: 12 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 3-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 3=57/Mechanical, 2=285/0-8-0, 4=26/Mechanical
Max Horz 2=66(LC 10)
Max Uplift 3=-24(LC 7), 2=-123(LC 10)
Max Grav 3=58(LC 15), 2=285(LC 1), 4=52(LC 3)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
3) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
4) Refer to girder(s) for truss to truss connections.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 24 lb uplift at joint 3 and 123 lb uplift at joint 2.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589020
85-20	J3	JACK	12	1	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:29 2020 Page 1
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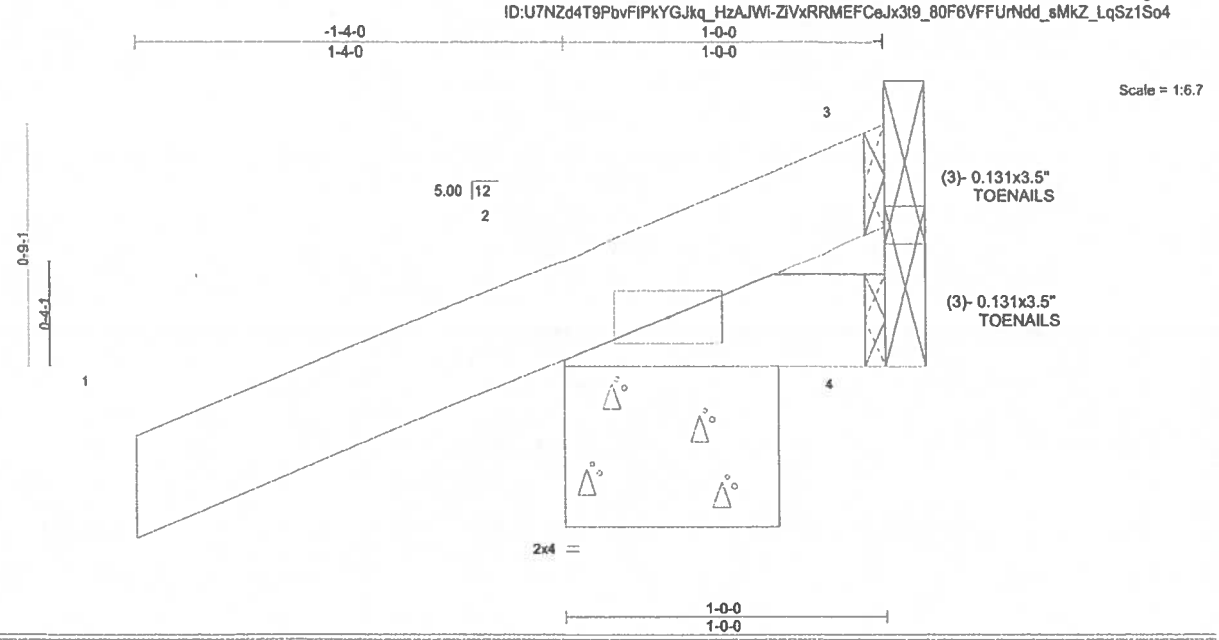

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.15	Vert(LL)	-0.00	2	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.01	Vert(CT)	-0.00	2	>999	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.00	Horz(CT)	-0.00	3	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-P							Weight: 5 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 1-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 3=-45/Mechanical, 2=226/0-8-0, 4=9/Mechanical
Max Horz 2=40(LC 10)
Max Uplift 3=-45(LC 1), 2=-125(LC 10)
Max Grav 3=39(LC 10), 2=226(LC 1), 4=18(LC 3)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
3) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
4) Refer to girder(s) for truss to truss connections.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 45 lb uplift at joint 3 and 125 lb uplift at joint 2.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
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Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589021
85-20	T1	SCISSORS	13	1	Job Reference (optional)

Manatee lumber, BRADENTON FL 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:31 2020 Page 1
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1-4-0	7-5-6	13-6-8	20-0-0	26-5-8	32-6-10	40-0-0	41-4-0
1-4-0	7-5-6	6-1-2	6-5-8	6-5-8	6-1-2	7-5-6	1-4-0

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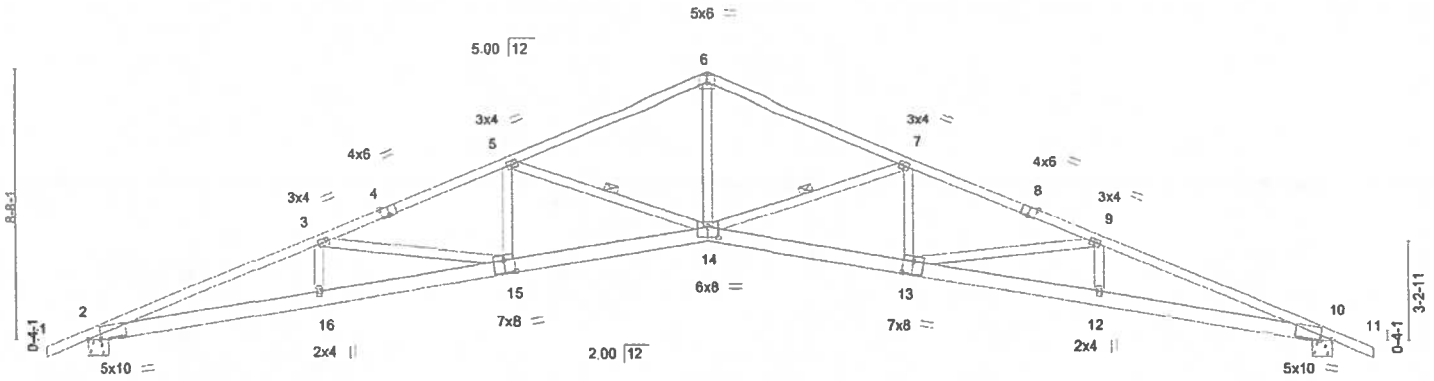

7-5-6	13-6-8	20-0-0	26-5-8	32-6-10	40-0-0
7-5-6	6-1-2	6-5-8	6-5-8	6-1-2	7-5-6

Plate Offsets (X,Y)-- [2:0-4-15,0-0-14], [4:0-3-0,Edge], [8:0-3-0,Edge], [10:0-4-15,0-0-14], [13:0-4-0,0-5-0], [14:0-4-0,0-4-0], [15:0-4-0,0-5-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.92	Vert(LL)	-0.46	14	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.83	Vert(CT)	-1.08	13-14	>436	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.96	Horz(CT)	0.57	10	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 222 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-4,8-11: 2x4 SP M 30
BOT CHORD 2x6 SP No.2 *Except*
2-15,10-13: 2x6 SP No.1
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 4-8-13 oc bracing.
WEBS 1 Row at midpt 5-14, 7-14

REACTIONS. (lb/size) 2=1972/0-8-0, 10=1972/0-8-0
Max Horz 2=-202(LC 8)
Max Uplift 2=-545(LC 10), 10=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-6189/3049, 3-5=-5228/2610, 5-6=-4025/2010, 6-7=-4025/2010, 7-9=-5228/2610, 9-10=-6189/3049
BOT CHORD 2-16=-2686/5659, 15-16=-2690/5664, 14-15=-2136/4823, 13-14=-2136/4823, 12-13=-2690/5664, 10-12=-2686/5659
WEBS 6-14=-1189/2531, 5-15=-164/478, 7-13=-164/478, 3-15=-875/549, 5-14=-1218/745, 7-14=-1218/745, 9-13=-875/549

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
5) Bearing at joint(s) 2, 10 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 10.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.
85-20	T2	SCISSORS	2	1	T20589022
					Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:40 2020 Page 1
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-kqf5lBU8fb0llmCG7xjq3pCygHvFim0zGn8QiJz1Snv

1-4-0	7-5-6	13-6-8	19-0-0	21-0-0	26-5-8	32-6-10	40-0-0	41-4-0
1-4-0	7-5-6	6-1-2	5-5-8	2-0-0	5-5-8	6-1-2	7-5-6	1-4-0

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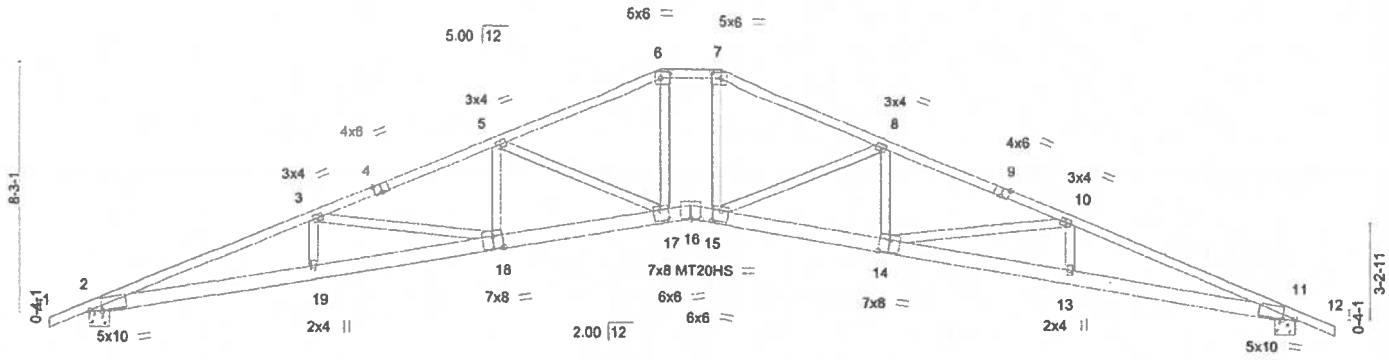

7-5-6	13-6-8	19-0-0	20-0-0	21-0-0	26-5-8	32-6-10	40-0-0
7-5-6	6-1-2	5-5-8	1-0-0	1-0-0	5-5-8	6-1-2	7-5-6

Plate Offsets (X,Y)– [2:0-4-15,0-0-14], [4:0-3-0,Edge], [6:0-3-12,0-2-8], [7:0-3-12,0-2-8], [9:0-3-0,Edge], [11:0-4-15,0-0-14], [14:0-4-0,0-5-0], [15:0-3-0,0-4-8], [16:0-4-0,0-0-0], [17:0-3-0,0-4-8], [18:0-4-0,0-5-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.92	Vert(LL)	-0.45	16	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.96	Vert(CT)	-1.07	16	>441	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.81	Horz(CT)	0.56	11	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 226 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except* 1-4,9-12: 2x4 SP M 30
BOT CHORD 2x6 SP No.2 *Except* 2-18,11-14: 2x6 SP No.1
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 11=1972/0-8-0
Max Horz 2=-193(LC 8)
Max Uplift 2=-545(LC 10), 11=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-6194/3035, 3-5=-5217/2588, 5-6=-4166/2074, 7-8=-4166/2074, 8-10=-5217/2588, 10-11=-6194/3035, 6-7=-3807/1989
BOT CHORD 2-19=-2674/5664, 18-19=-2677/5668, 17-18=-2116/4812, 16-17=-1469/3756, 15-16=-1469/3755, 14-15=-2116/4812, 13-14=-2677/5668, 11-13=-2674/5664
WEBS 5-18=-159/455, 8-14=-159/455, 3-18=-875/558, 10-14=-878/558, 6-17=-617/1313, 7-15=-617/1313, 5-17=-1129/672, 8-15=-1129/672

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Bearing at joint(s) 2, 11 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 11.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

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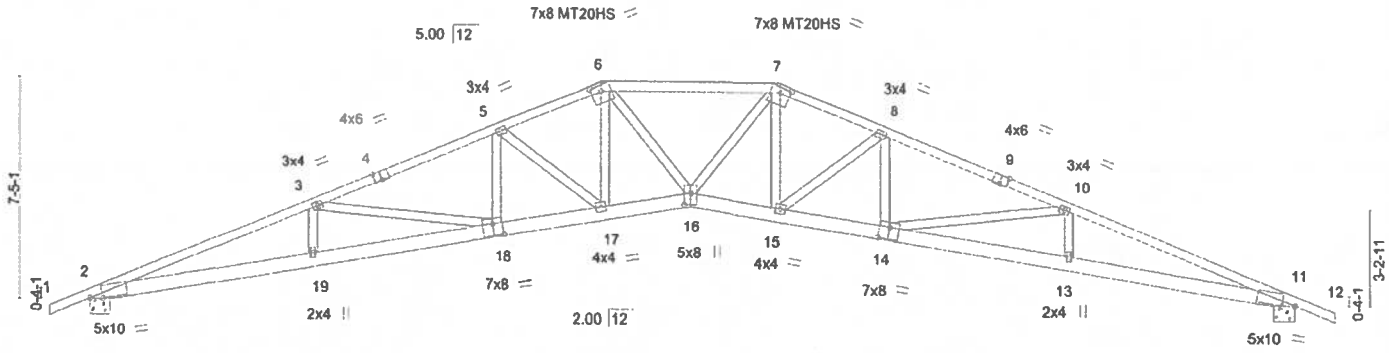
MiTek
6904 Parke East Blvd.
Tampa, FL 36610

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.
85-20	T3	SCISSORS	1	1	T20589023
					Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:41 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-C0DTzXVmQu8cNvnThfE3b1k6ehlfRFQ7VRuzEmz1Snu

1-4-0	7-5-6	13-6-8	17-0-0	23-0-0	26-5-8	32-6-10	40-0-0	41-4-0
1-4-0	7-5-6	6-1-2	3-5-8	6-0-0	3-5-8	6-1-2	7-5-6	1-4-0

Scale = 1:71.8



7-5-6	13-6-8	17-0-0	20-0-0	23-0-0	26-5-8	32-6-10	40-0-0
7-5-6	6-1-2	3-5-8	3-0-0	3-0-0	3-5-8	6-1-2	7-5-6

Plate Offsets (X,Y)-- [2:0-4-15,0-0-14], [4:0-3-0,Edge], [6:0-4-0,0-2-2], [7:0-4-0,0-2-2], [9:0-3-0,Edge], [11:0-4-15,0-0-14], [14:0-4-0,0-5-0], [16:0-4-12,0-2-8], [18:0-4-0,0-5-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.97	Vert(LL)	-0.47	16	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.83	Vert(CT)	-1.10	16	>431	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.67	Horz(CT)	0.57	11	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 232 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-4,9-12: 2x4 SP M 30
BOT CHORD 2x6 SP No.2 *Except*
2-18,11-14: 2x6 SP No.1
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 4-9-3 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 11=1972/0-8-0
Max Horz 2=-174(LC 8)
Max Uplift 2=-545(LC 10), 11=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-6201/3007, 3-5=-5204/2545, 5-6=-4500/2244, 7-8=-4500/2244, 8-10=-5204/2545, 10-11=-6201/3007, 6-7=-4663/2322
BOT CHORD 2-19=-2649/5671, 18-19=-2653/5676, 17-18=-2070/4787, 16-17=-1689/4187, 15-16=-1689/4187, 14-15=-2070/4787, 13-14=-2653/5676, 11-13=-2649/5671
WEBS 5-18=-177/436, 8-14=-177/436, 3-18=-911/577, 10-14=-912/577, 6-17=-374/691, 7-15=-374/690, 5-17=-790/491, 8-15=-791/491, 6-16=-325/887, 7-16=-325/887

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Bearing at joint(s) 2, 11 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 11.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

June 29,2020

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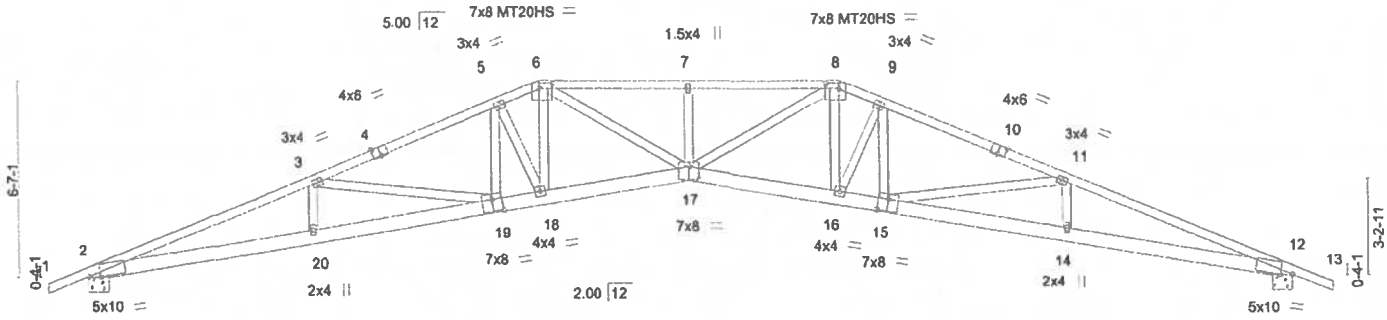
Tampa, FL 36610

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589024
85-20	T4	SCISSORS	1	1	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:43 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-9OLDNDX0yWPKcDxrp4GXhSqThUxlv9uQyIN4Jez1Sns

-1-4-0	7-5-6	13-6-8	15-0-0	20-0-0	25-0-0	26-5-8	32-6-10	40-0-0	41-4-0
1-4-0	7-5-6	6-1-2	1-5-8	5-0-0	5-0-0	1-5-8	6-1-2	7-5-6	1-4-0

Scale = 1:71.8



7-5-6	13-6-8	15-0-0	20-0-0	25-0-0	26-5-8	32-6-10	40-0-0
7-5-6	6-1-2	1-5-8	5-0-0	5-0-0	1-5-8	6-1-2	7-5-6

Plate Offsets (X,Y)— [2:0-4-11,0-0-14], [4:0-3-0,Edge], [6:0-5-4,0-2-4], [8:0-5-4,0-2-4], [10:0-3-0,Edge], [12:0-4-11,0-0-14], [15:0-4-0,0-5-0], [17:0-4-0,0-5-4], [19:0-4-0,0-5-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.93	Vert(LL)	-0.55	17	>866	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.91	Vert(CT)	-1.28	17	>368	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.67	Horz(CT)	0.63	12	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 233 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-4,10-13: 2x4 SP M 30
BOT CHORD 2x6 SP No.2 *Except*
2-19,12-15: 2x6 SP No.1
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 12=1972/0-8-0
Max Horz 2=155(LC 9)
Max Uplift 2=-545(LC 10), 12=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-6200/2975, 3-5=-5204/2512, 5-6=-4876/2433, 8-9=-4876/2433, 9-11=-5204/2512, 11-12=-6200/2975, 6-7=-6008/2905, 7-8=-6008/2905
BOT CHORD 2-20=-2619/5671, 19-20=-2622/5675, 18-19=-2046/4799, 17-18=-1880/4560, 16-17=-1880/4560, 15-16=-2046/4799, 14-15=-2622/5675, 12-14=-2619/5671
WEBS 3-20=0/250, 5-19=-140/333, 9-15=-140/333, 11-14=0/250, 3-19=-904/578, 11-15=-911/578, 6-18=-426/746, 8-16=-426/745, 5-18=-568/372, 9-16=-570/372, 7-17=-348/238, 6-17=-746/1755, 8-17=-746/1755

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Bearing at joint(s) 2, 12 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 12.

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

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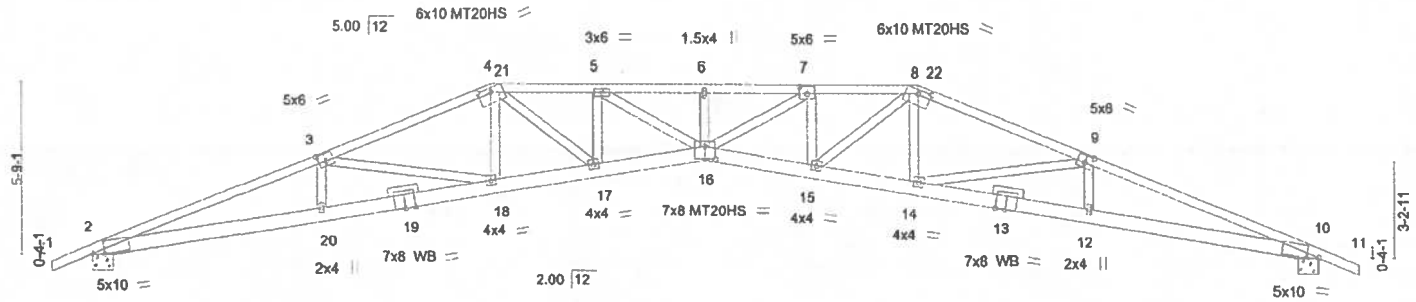
6904 Parke East Blvd.
Tampa, FL 36610

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589025
85-20	T5	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:45 2020 Page 1
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-5nT_ovYGU7f2sX5EwVI?mtvn9IcpN1XiQ3sBNXz1Snq

1-4-0	7-5-6	13-0-0	16-6-0	20-0-0	23-6-0	27-0-0	32-6-10	40-0-0	41-4-0
1-4-0	7-5-6	5-6-10	3-6-0	3-6-0	3-6-0	3-6-0	5-6-10	7-5-6	1-4-0

Scale = 1:70.6



7-5-6	13-0-0	16-6-0	20-0-0	23-6-0	27-0-0	32-6-10	40-0-0
7-5-6	5-6-10	3-6-0	3-6-0	3-6-0	3-6-0	5-6-10	7-5-6

Plate Offsets (X,Y)-- [2:0-4-11,0-0-14], [3:0-3-0,0-3-0], [4:0-5-0,0-1-11], [7:0-3-0,0-3-0], [8:0-5-0,0-1-11], [9:0-3-0,0-3-0], [10:0-4-11,0-0-14], [16:0-4-0,0-5-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	1.00	Vert(LL)	-0.70	16	>674	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	1.00	Vert(CT)	-1.65	16	>286	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.79	Horz(CT)	0.76	10	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 227 lb	FT = 0%

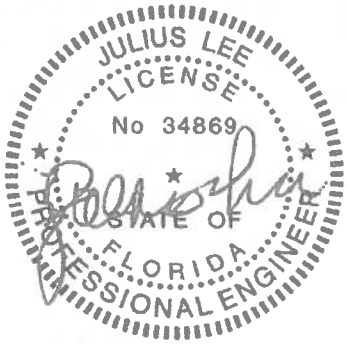
LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-3,9-11: 2x4 SP M 30
BOT CHORD 2x6 SP No.1
WEBS 2x4 SP No.3
OTHERS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 1-4-12 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 10=1972/0-8-0
Max Horz 2=136(LC 9)
Max Uplift 2=-545(LC 10), 10=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-6174/2925, 3-4=-5281/2523, 4-5=-6403/3084, 5-6=-8162/3842, 6-7=-8162/3842, 7-8=-6395/3080, 8-9=-5282/2524, 9-10=-6174/2924
BOT CHORD 2-20=-2569/5643, 18-20=-2576/5646, 17-18=-2061/4883, 16-17=-2755/6475, 15-16=-2783/8539, 14-15=-2062/4883, 12-14=-2576/5646, 10-12=-2569/5643
WEBS 3-18=-801/518, 4-18=-188/431, 4-17=-879/2014, 5-17=-1322/614, 5-16=-890/2066, 7-16=-867/2016, 7-15=-1331/618, 8-15=-872/2002, 8-14=-189/433, 9-14=-806/517

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Bearing at joint(s) 2, 10 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 10.



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

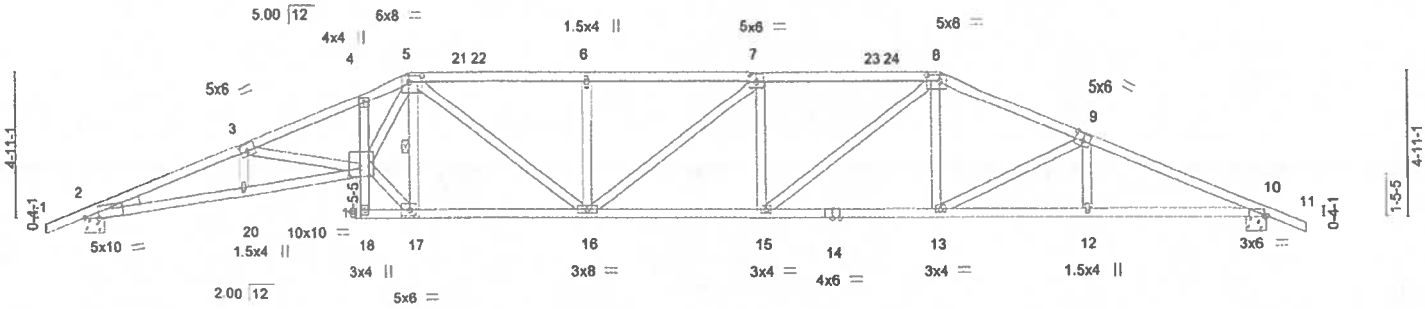
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589026
85-20	T6	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:46 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-Zz1M0FZuFRnuUhgQUCpEI4SzuiyJ6TGsejbkvzz1Snp

1-4-0	5-4-13	9-4-0	11-0-0	17-0-9	22-11-7	29-0-0	33-11-7	40-0-0	41-4-0
1-4-0	5-4-13	3-11-3	1-8-0	6-0-9	5-10-13	6-0-9	4-11-7	6-0-9	1-4-0

Scale = 1:73.2



5-4-13	9-4-0	11-0-0	17-0-9	22-11-7	29-0-0	33-11-7	40-0-0
5-4-13	3-11-3	1-8-0	6-0-9	5-10-13	6-0-9	4-11-7	6-0-9

Plate Offsets (X,Y)-- [2:0-5-12,Edge], [3:0-3-0,0-3-0], [5:0-5-4,0-2-4], [7:0-3-0,0-3-0], [8:0-5-4,0-2-4], [9:0-3-0,0-3-0], [10:0-0-10,Edge], [17:0-2-8,0-2-8], [19:0-4-8,0-3-8]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.94	Vert(LL)	-0.40	16	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.99	Vert(CT)	-0.94	15-16	>500	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.88	Horz(CT)	0.40	10	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 218 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-3: 2x4 SP No.2D
BOT CHORD 2x4 SP No.2 *Except*
2-19: 2x4 SP M 30, 4-18: 2x4 SP No.3
WEBS 2x4 SP No.3 *Except*
17-19,5-19: 2x4 SP No.2
WEDGE
Left: 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 5-17

REACTIONS. (lb/size) 2=1972/0-8-0, 10=1972/0-8-0
Max Horz 2=-117(LC 8)
Max Uplift 2=-545(LC 10), 10=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-6009/2832, 3-4=-5529/2649, 4-5=-5230/2580, 5-6=-3864/2000, 6-7=-3864/2000, 7-8=-3865/1999, 8-9=-3457/1734, 9-10=-3978/1910
BOT CHORD 2-20=-2485/5458, 19-20=-2486/5446, 17-18=-133/268, 16-17=-1351/3151, 15-16=-1698/3878, 13-15=-1349/3140, 12-13=-1617/3549, 10-12=-1616/3553
WEBS 3-19=-365/245, 17-19=-1660/3919, 5-19=-1732/3850, 5-17=-2505/1128, 5-16=-426/994, 6-16=-426/283, 7-15=-497/284, 8-15=-428/1015, 8-13=-124/399, 9-13=-495/306

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
6) Bearing at joint(s) 2 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 10.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

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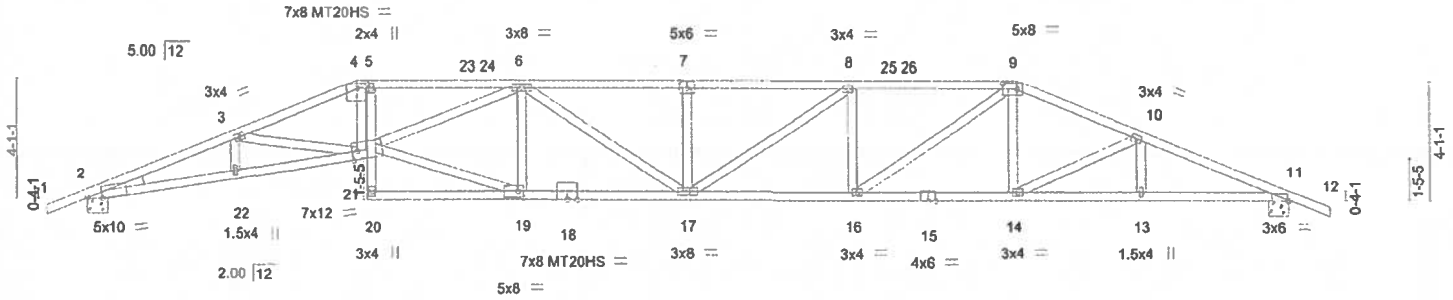
6904 Parke East Blvd.
Tampa, FL 33610

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589027
85-20	T7	HIP	1	1	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:47 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-1AakDaaX0kvl5qFc2wLTrl_9Z5J7ru2?tNLISPz1Sno

-1-4-0	4-11-3	9-0-0	9-4-0	14-6-0	20-0-0	25-6-0	31-0-0	35-0-13	40-0-0	41-4-0
1-4-0	4-11-3	4-0-13	0-4-0	5-2-0	5-6-0	5-6-0	5-6-0	4-0-13	4-11-3	1-4-0

Scale = 1:71.9



4-11-3	9-0-0	9-4-0	14-6-0	20-0-0	25-6-0	31-0-0	35-0-13	40-0-0
4-11-3	4-0-13	0-4-0	5-2-0	5-6-0	5-6-0	5-6-0	4-0-13	4-11-3

Plate Offsets (X,Y)-- [2:0-5-12,Edge], [4:0-4-0,0-1-13], [7:0-3-0,0-3-0], [9:0-5-12,0-2-8], [11:0-0-10,Edge], [19:0-2-4,0-2-12], [21:0-2-0,Edge]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.88	Vert(LL)	-0.46	17-19	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.95	Vert(CT)	-1.08	17-19	>437	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.98	Horz(CT)	0.38	11	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 217 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2D *Except*
2-21: 2x4 SP M 30, 5-20: 2x4 SP No.3
WEBS 2x4 SP No.3 *Except*
19-21: 2x4 SP No.2
WEDGE
Left: 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 1-8-5 oc purlins.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1969/0-8-0, 11=1971/0-8-0
Max Horz 2=-99(LC 8)
Max Uplift 2=-545(LC 10), 11=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-5933/2776, 3-4=-5629/2673, 4-5=-5385/2613, 5-6=-5316/2591, 6-7=-4805/2413, 7-8=-4805/2413, 8-9=-4436/2237, 9-10=-3639/1795, 10-11=-3981/1893
BOT CHORD 2-22=-2431/5379, 21-22=-2435/5381, 19-20=-106/265, 17-19=-1975/4434, 16-17=-1974/4436, 14-16=-1446/3322, 13-14=-1608/3557, 11-13=-1608/3557
WEBS 4-21=-721/1652, 19-21=-1941/4328, 6-21=-387/968, 6-19=-1083/556, 6-17=-213/516, 7-17=-398/263, 8-17=-214/511, 8-16=-706/390, 9-16=-641/1429, 9-14=-76/309, 10-14=-302/184

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Bearing at joint(s) 2 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 11.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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6904 Parke East Blvd.
Tampa, FL 36610

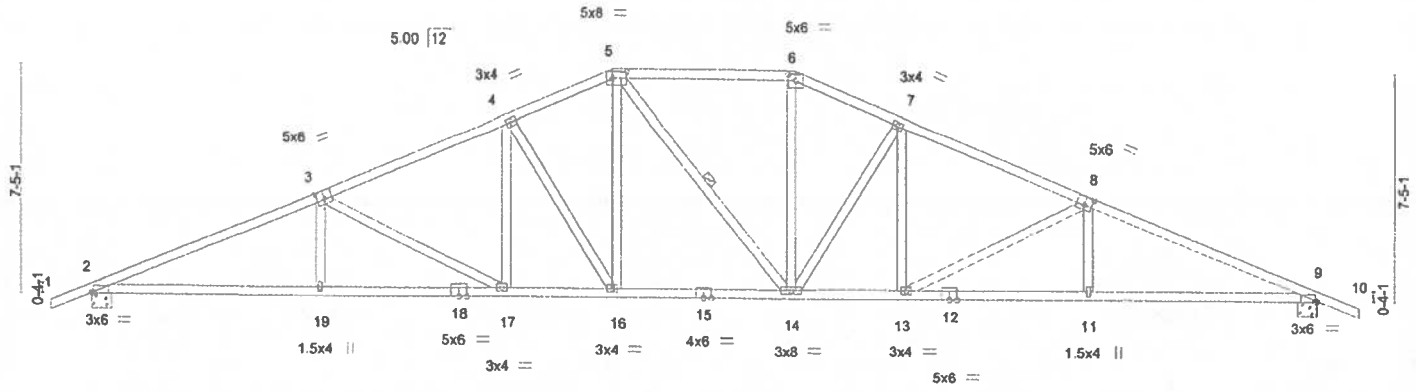
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.
85-20	T8	HIP	1	1	T20589028
					Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:48 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-VM86Rwb9m21cj_qpbdslOVXNkVd?aQA9614r_sz1Snn

1-4-0	7-5-6	13-8-8	17-0-0	23-0-0	26-5-8	32-6-10	40-0-0	41-4-0
1-4-0	7-5-6	6-1-2	3-5-8	6-0-0	3-5-8	6-1-2	7-5-6	1-4-0

Scale = 1:70.6



7-5-6	13-8-8	17-0-0	23-0-0	26-5-8	32-6-10	40-0-0
7-5-6	6-1-2	3-5-8	6-0-0	3-5-8	6-1-2	7-5-6

Plate Offsets (X,Y)— [2:0-0-10,Edge], [3:0-3-0,0-3-4], [5:0-5-12,0-2-8], [6:0-3-0,0-2-4], [8:0-3-0,0-3-4], [9:0-0-10,Edge]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.66	Vert(LL)	-0.21	16	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.97	Vert(CT)	-0.51	14-16	>931	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.67	Horz(CT)	0.19	9	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 224 lb	FT = 0%

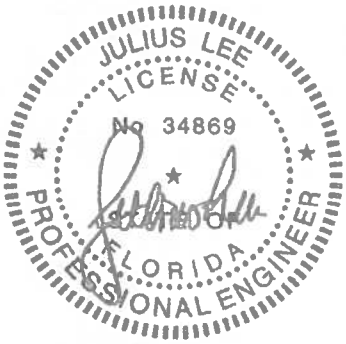
LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-3,8-10: 2x4 SP M 30
BOT CHORD 2x4 SP No.2 *Except*
2-18,9-12: 2x4 SP No.2D
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-8-5 oc purlins.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 1 Row at midpt 5-14

REACTIONS. (lb/size) 2=1972/0-8-0, 9=1972/0-8-0
Max Horz 2=-174(LC 8)
Max Uplift 2=-545(LC 10), 9=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-3944/1952, 3-4=-3199/1679, 4-5=-2748/1536, 5-6=-2511/1464, 6-7=-2749/1536, 7-8=-3198/1679, 8-9=-3944/1952
BOT CHORD 2-19=-1645/3517, 17-19=-1645/3513, 16-17=-1239/2863, 14-16=-1012/2509, 13-14=-1239/2862, 11-13=-1646/3513, 9-11=-1645/3518
WEBS 3-19=0/300, 3-17=-747/460, 4-17=-194/443, 4-16=-688/438, 5-16=-352/754, 6-14=-352/675, 7-14=-686/436, 7-13=-194/441, 8-13=-747/460, 8-11=0/301

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 9.



Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

June 29,2020

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6904 Parke East Blvd.
Tampa, FL 33610

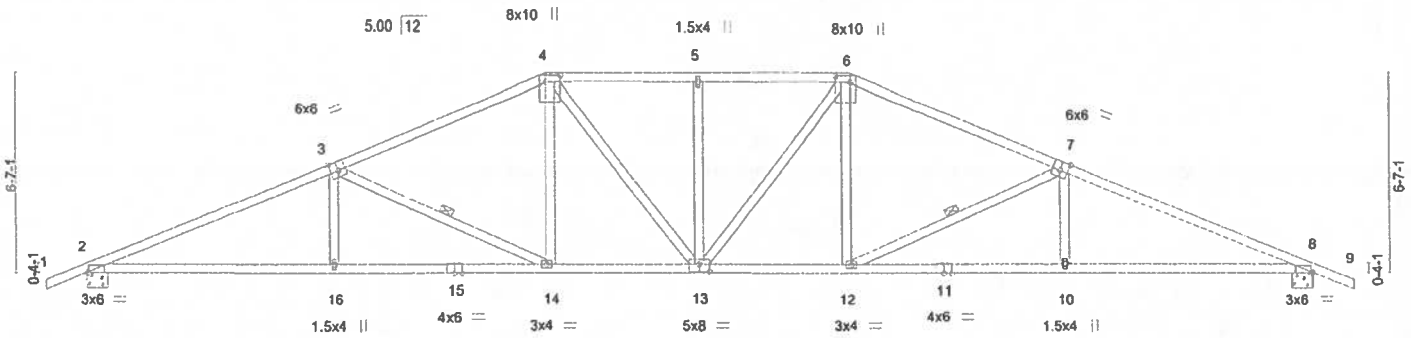
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589029
85-20	T9	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:50 2020 Page 1
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-SIGtrccPIfHKylzBj2uATwcibJMv2QSSZKZy2kz1Snl

1-4-0	8-0-9	15-0-0	20-0-0	25-0-0	31-11-7	40-0-0	41-4-0
1-4-0	8-0-9	6-11-7	5-0-0	5-0-0	6-11-7	8-0-9	1-4-0

Scale = 1:70.6



8-0-9	15-1-12	20-0-0	24-10-4	31-11-7	40-0-0
8-0-9	7-1-3	4-10-4	4-10-4	7-1-3	8-0-9

Plate Offsets (X,Y)-- [2:0-0-10,Edge], [3:0-3-0,Edge], [4:0-2-8,0-5-12], [6:0-2-8,0-5-12], [7:0-3-0,Edge], [8:0-0-10,Edge], [13:0-4-0,0-3-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.76	Vert(LL)	-0.21	13	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.82	Vert(CT)	-0.49	12-13	>955	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.30	Horz(CT)	0.19	8	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 208 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-3,7-9: 2x4 SP M 30
BOT CHORD 2x4 SP No.2 *Except*
2-15,8-11: 2x4 SP M 30
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-4-15 oc purlins.
BOT CHORD Rigid ceiling directly applied or 4-8-7 oc bracing.
WEBS 1 Row at midpt 3-14, 7-12

REACTIONS. (lb/size) 2=1972/0-8-0, 8=1972/0-8-0
Max Horz 2=-155(LC 8)
Max Uplift 2=-545(LC 10), 8=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-3916/1917, 3-4=-3054/1586, 4-5=-2892/1608, 5-6=-2892/1608, 6-7=-3054/1586, 7-8=-3916/1917
BOT CHORD 2-16=-1608/3487, 14-16=-1608/3482, 13-14=-1134/2732, 12-13=-1134/2732, 10-12=-1608/3482, 8-10=-1608/3487
WEBS 4-14=-207/535, 6-12=-207/535, 3-16=0/333, 5-13=-344/190, 7-10=0/333, 3-14=-863/533, 4-13=-111/421, 6-13=-111/421, 7-12=-864/533

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 8.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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MiTek
6904 Parke East Blvd.
Tampa, FL 38610

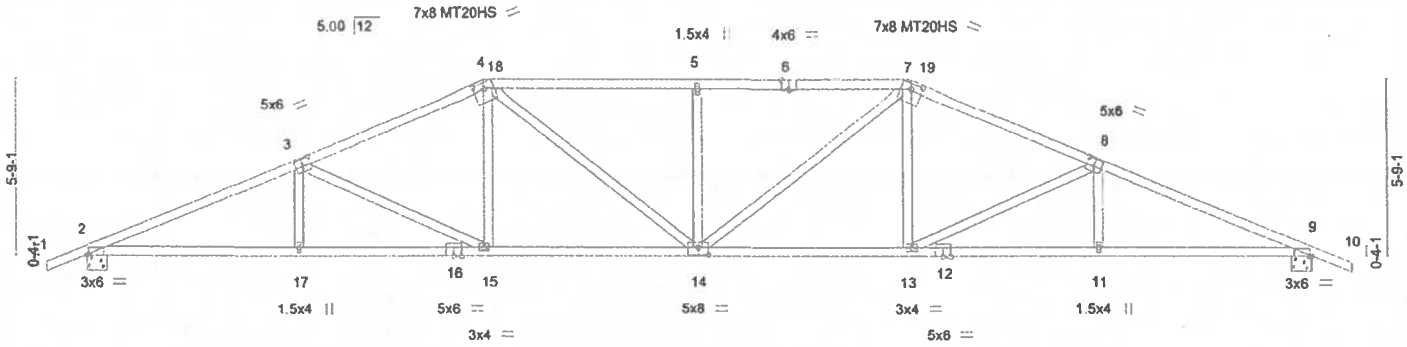
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589030
85-20	T10	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:32 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-zHA34SO6Y70uoXbkfGZyk7sZr2BnqCHoQXC7Rnz1So1

1-4-0	6-11-2	13-0-0	20-0-0	27-0-0	33-0-14	40-0-0	41-4-0
1-4-0	6-11-2	6-0-14	7-0-0	7-0-0	6-0-14	6-11-2	1-4-0

Scale = 1:70.6



6-11-2	13-1-12	20-0-0	26-10-4	33-0-14	40-0-0
6-11-2	6-2-10	6-10-4	6-10-4	6-2-10	6-11-2

Plate Offsets (X,Y)-- [2:0-0-10,Edge], [3:0-3-0,0-3-0], [4:0-4-0,0-2-2], [6:0-3-0,Edge], [7:0-4-0,0-2-2], [8:0-3-0,0-3-0], [9:0-0-10,Edge], [14:0-4-0,0-3-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.97	Vert(LL)	-0.24	14	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.94	Vert(CT)	-0.58	14-15	>818	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.60	Horz(CT)	0.20	9	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 202 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
1-3,8-10: 2x4 SP No.2D
BOT CHORD 2x4 SP No.2 *Except*
2-16,9-12: 2x4 SP No.2D
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 9=1972/0-8-0
Max Horz 2=-136(LC 8)
Max Uplift 2=-545(LC 10), 9=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-3958/1920, 3-4=-3270/1665, 4-5=-3378/1804, 5-7=-3378/1804, 7-8=-3270/1664, 8-9=-3959/1921
BOT CHORD 2-17=-1620/3532, 15-17=-1621/3528, 14-15=-1249/2952, 13-14=-1249/2951, 11-13=-1621/3528, 9-11=-1620/3532
WEBS 4-15=-158/486, 7-13=-158/487, 3-17=0/271, 5-14=-540/339, 8-11=0/271, 3-15=-673/417, 4-14=-251/687, 7-14=-251/688, 8-13=-675/418

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 9.

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June 29,2020

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

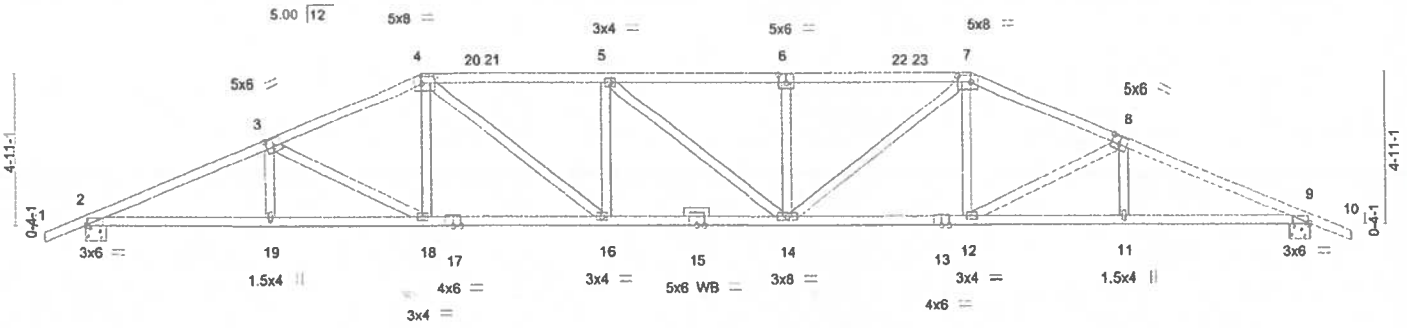
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589031
85-20	T11	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:33 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWl-RTkRHoPlJR8lQhAwDz5BHLPn6SWeZhlxfByYzDz1So0

-1-4-0	6-0-9	11-0-0	17-0-9	22-11-7	29-0-0	33-11-7	40-0-0	41-4-0
1-4-0	6-0-9	4-11-7	6-0-9	5-10-13	6-0-9	4-11-7	6-0-9	1-4-0

Scale = 1:70.6



6-0-9	11-1-12	17-0-9	22-11-7	28-10-4	33-11-7	40-0-0
6-0-9	5-1-3	5-10-13	5-10-13	5-10-13	5-1-3	6-0-9

Plate Offsets (X,Y)-- [2:0-0-10,Edge], [3:0-3-0,0-3-0], [4:0-5-4,0-2-4], [6:0-3-0,0-3-0], [7:0-5-4,0-2-4], [8:0-3-0,0-3-0], [9:0-0-10,Edge]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.81	Vert(LL)	-0.29	14-16	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.96	Vert(CT)	-0.70	14-16	>670	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.46	Horz(CT)	0.22	9	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 208 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.3
OTHERS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 9=1972/0-8-0
Max Horz 2=-117(LC 8)
Max Uplift 2=-545(LC 10), 9=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-3981/1911, 3-4=-3457/1734, 4-5=-3872/2004, 5-6=-3871/2003, 6-7=-3871/2003, 7-8=-3458/1734, 8-9=-3981/1911
BOT CHORD 2-19=-1618/3556, 18-19=-1619/3552, 16-18=-1348/3140, 14-16=-1694/3872, 12-14=-1349/3140, 11-12=-1619/3552, 9-11=-1618/3555
WEBS 4-18=-125/400, 7-12=-126/400, 5-16=-505/289, 6-14=-450/289, 3-18=-498/309, 4-16=-435/1025, 7-14=-434/1024, 8-12=-498/308

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 9.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:
June 29,2020

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MiTek
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Tampa, FL 36610

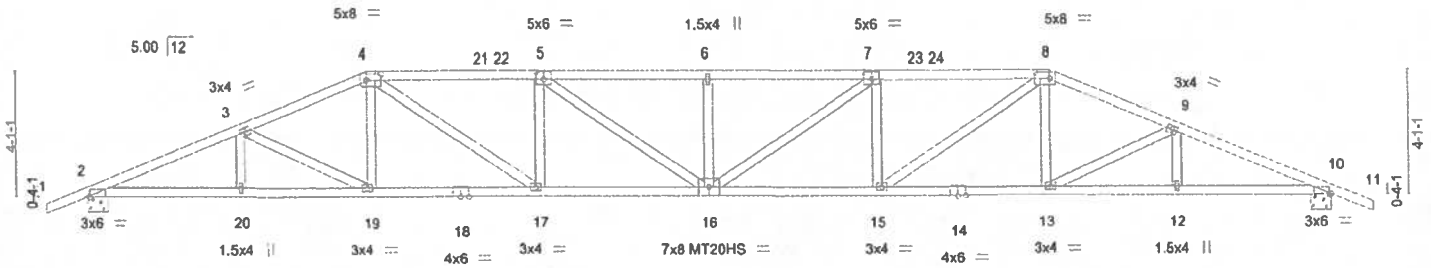
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589032
85-20	T12	HIP	1	1	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:35 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-OssCiUR?q2OSf_KJLO7fMmUATGCV1ZIE7VRf16z1So_

1-4-0	4-11-4	9-0-0	14-6-14	20-0-0	25-5-2	31-0-0	35-0-12	40-0-0	41-4-0
1-4-0	4-11-4	4-0-12	5-6-14	5-5-2	5-5-2	5-6-14	4-0-12	4-11-4	1-4-0

Scale = 1:69.5



4-11-4	9-1-12	14-6-14	20-0-0	25-5-2	30-10-4	35-0-12	40-0-0
4-11-4	4-2-8	5-5-2	5-5-2	5-5-2	5-5-2	4-2-8	4-11-4

Plate Offsets (X,Y)-- [2:0-0-10,Edge], [4:0-5-12,0-2-8], [5:0-3-0,0-3-0], [7:0-3-0,0-3-0], [8:0-5-12,0-2-8], [10:0-0-10,Edge]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.63	Vert(LL)	-0.37	16	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.94	Vert(CT)	-0.86	16	>548	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.54	Horz(CT)	0.23	10	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 207 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2 *Except*
16-18,14-16: 2x4 SP No.2D
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-2-13 oc purlins.
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1972/0-8-0, 10=1972/0-8-0
Max Horz 2=-98(LC 8)
Max Uplift 2=-545(LC 10), 10=-545(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-3983/1893, 3-4=-3645/1797, 4-5=-4444/2237, 5-6=-4805/2410, 6-7=-4805/2410, 7-8=-4444/2237, 8-9=-3645/1797, 9-10=-3983/1893
BOT CHORD 2-20=-1608/3558, 19-20=-1608/3558, 17-19=-1448/3328, 16-17=-1989/4469, 15-16=-1989/4469, 13-15=-1448/3328, 12-13=-1608/3558, 10-12=-1608/3558
WEBS 4-19=-74/309, 6-16=-376/248, 8-13=-74/309, 3-19=-296/181, 9-13=-296/181, 4-17=-636/1424, 5-17=-696/384, 5-16=-195/475, 7-16=-195/475, 7-15=-696/384, 8-15=-636/1424

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 545 lb uplift at joint 2 and 545 lb uplift at joint 10.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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Tampa, FL 33610

202869

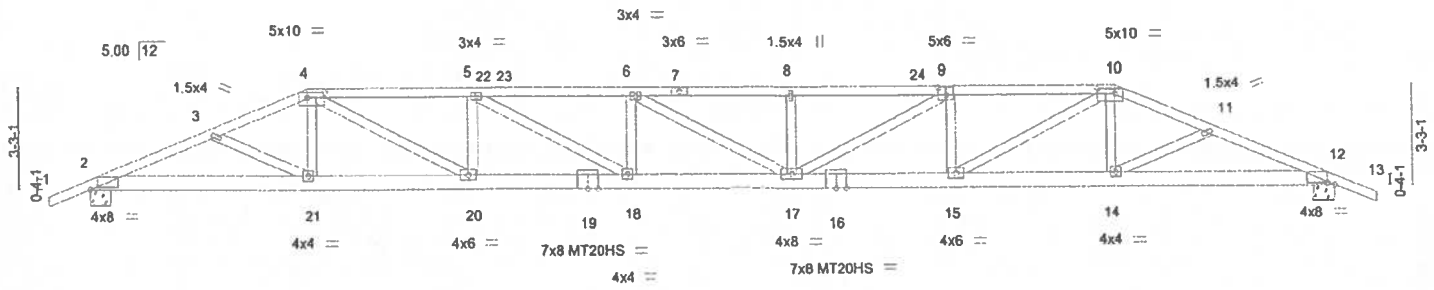
Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589033
85-20	T13	HIP	2	2	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:36 2020 Page 1

ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-s2QavqRdbMWJH8vVu6euuz1FPgYOmy_OL9ADZYz1Snz

1-4-0	4-0-13	7-0-0	12-3-7	17-5-2	22-6-14	27-8-9	33-0-0	35-11-3	40-0-0	41-4-0
1-4-0	4-0-13	2-11-3	5-3-7	5-1-11	5-1-11	5-1-11	5-3-7	2-11-3	4-0-13	1-4-0

Scale = 1:69.5



7-0-0	12-3-7	17-5-2	22-6-14	27-8-9	33-0-0	40-0-0
7-0-0	5-3-7	5-1-11	5-1-11	5-1-11	5-3-7	7-0-0

Plate Offsets (X,Y)– [2:0-2-12,0-0-12], [4:0-6-12,0-2-0], [9:0-3-0,0-3-0], [10:0-6-12,0-2-0], [12:0-2-12,0-0-12]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	1.00	Vert(LL)	-0.49	17-18	>969	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.90	Vert(CT)	-1.15	17-18	>412	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.81	Horz(CT)	0.17	12	n/a	n/a		
BCDL	10.0	Code	FBC2017/TPI2014	Matrix-R							Weight: 464 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2 *Except*
4-7,9-10: 2x4 SP No.2D, 7-9: 2x4 SP M 30
BOT CHORD 2x6 SP No.1
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied.
BOT CHORD Rigid ceiling directly applied or 8-10-8 oc bracing.

REACTIONS. (lb/size) 2=3896/0-8-0, 12=3896/0-8-0
Max Horz 2=79(LC 7)
Max Uplift 2=-1131(LC 8), 12=-1131(LC 8)
Max Grav 2=3966(LC 13), 12=3966(LC 14)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-8904/2436, 3-4=-8945/2459, 4-5=-11954/3372, 5-6=-13704/3878, 6-8=-13665/3864, 8-9=-13665/3864, 9-10=-11940/3365, 10-11=-8948/2460, 11-12=-8901/2434
BOT CHORD 2-21=-2158/8119, 20-21=-2188/8342, 18-20=-3250/11985, 17-18=-3756/13736, 15-17=-3275/12005, 14-15=-2190/8287, 12-14=-2157/8056
WEBS 3-21=-97/351, 4-21=-124/819, 4-20=-1208/4242, 5-20=-1823/620, 5-18=-580/2086, 6-18=-795/323, 8-17=-759/316, 9-17=-540/1967, 9-15=-1796/610, 10-15=-1199/4221, 10-14=-122/813, 11-14=-101/360

NOTES-
1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x4 - 1 row at 0-7-0 oc.
Bottom chords connected as follows: 2x6 - 2 rows staggered at 0-9-0 oc.
Webs connected as follows: 2x4 - 1 row at 0-9-0 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Unbalanced roof live loads have been considered for this design.
4) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional); Lumber DOL=1.60 plate grip DOL=1.60
5) Provide adequate drainage to prevent water ponding.
6) All plates are MT20 plates unless otherwise indicated.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1131 lb uplift at joint 2 and 1131 lb uplift at joint 12.
10) Girder carries hip end with 7-0-0 end setback.
11) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 719 lb down and 171 lb up at 33-0-0, and 719 lb down and 171 lb up at 7-0-0 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.

Continued on page 2

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date: June 29,2020

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Tampa, FL 33610

202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.
85-20	T13	HIP	2	2	T20589033

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:36 2020 Page 2
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-s2QavqRdbMWJH8vVu6euuz1FPgYOmy_OL9ADZYz1Snz

Job Reference (optional)

LOAD CASE(S) Standard

1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
   Uniform Loads (plf)
   Vert: 1-4=-74, 4-10=-154(F=-80), 10-13=-74, 2-21=-20, 14-21=-42(F=-22), 12-14=-20
   Concentrated Loads (lb)
   Vert: 21=-603(F) 14=-603(F)

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Tampa, FL 36610

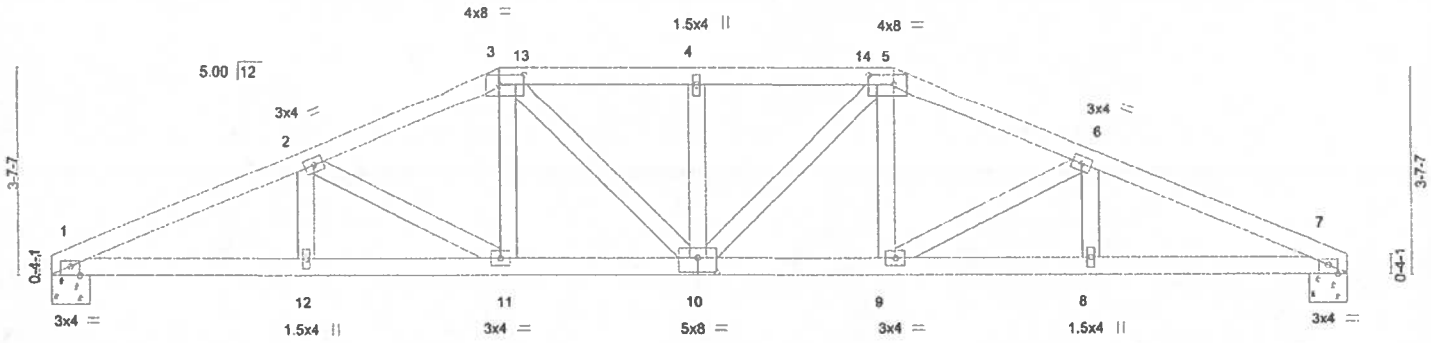
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589034
85-20	T14	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:37 2020 Page 1
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-KF_y7ASFMgeAuIUhSp97RBab03_CVazXapwm5_z1Sny

4-5-8	7-10-8	11-4-0	14-9-8	18-2-8	22-8-0
4-5-8	3-5-1	3-5-8	3-5-8	3-5-0	4-5-8

Scale = 1:37.9



4-5-8	8-0-4	11-4-0	14-7-12	18-2-8	22-8-0
4-5-8	3-6-13	3-3-12	3-3-12	3-6-12	4-5-8

Plate Offsets (X,Y)-- [1:0-2-0,Edge], [3:0-5-4,0-2-0], [5:0-5-4,0-2-0], [7:0-2-0,Edge], [10:0-4-0,0-3-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.30	Vert(LL)	-0.07	10	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.54	Vert(CT)	-0.17	10	>999	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.12	Horz(CT)	0.06	7	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 112 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 3-8-11 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-1-11 oc bracing.

REACTIONS. (lb/size) 1=1034/0-8-0, 7=1034/0-8-0
Max Horz 1=-76(LC 8)
Max Uplift 1=-263(LC 10), 7=-263(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-2121/1049, 2-3=-1741/907, 3-4=-1729/950, 4-5=-1729/950, 5-6=-1741/907, 6-7=-2121/1049
BOT CHORD 1-12=-898/1872, 11-12=-898/1872, 10-11=-688/1571, 9-10=-688/1571, 8-9=-898/1872, 7-8=-898/1872
WEBS 3-11=-103/272, 5-9=-103/272, 4-10=-252/156, 2-11=-367/243, 3-10=-101/302, 5-10=-101/302, 6-9=-368/243

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 263 lb uplift at joint 1 and 263 lb uplift at joint 7.

Julius Lee PE No.34869
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Date:

June 29,2020

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MiTek
6904 Parke East Blvd.
Tampa, FL 36610

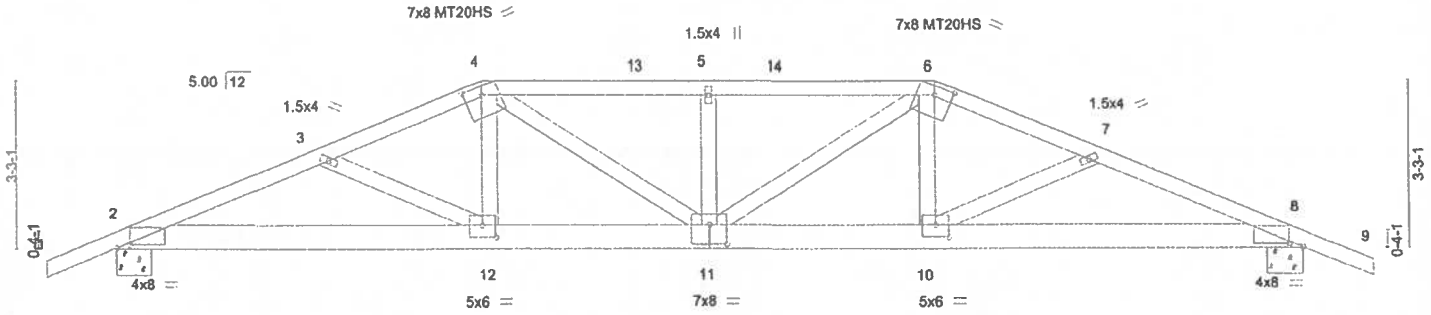
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589035
85-20	T15	HIP	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:38 2020 Page 1
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWi-oRYKKVTt7zm1WS3u0XgM_O6flTFnE_7hpTfJdRz1Snx

-1-4-0	4-0-13	7-0-0	11-4-0	15-8-0	18-7-3	22-8-0	24-0-0
1-4-0	4-0-13	2-11-3	4-4-0	4-4-0	2-11-3	4-0-13	1-4-0

Scale = 1:41.3



7-1-12	11-4-0	15-6-4	22-8-0
7-1-12	4-2-4	4-2-4	7-1-12

Plate Offsets (X,Y)— [2:0-3-0,0-0-12], [4:0-4-0,0-2-2], [6:0-4-0,0-2-2], [8:0-3-0,0-0-12], [10:0-3-0,0-2-12], [11:0-4-0,0-4-8], [12:0-3-0,0-2-12]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.75	Vert(LL)	-0.16	11	>999	240	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.84	Vert(CT)	-0.38	11	>692	180	MT20HS	187/143
BCLL	0.0 *	Rep Stress Incr	NO	WB	0.32	Horz(CT)	0.09	8	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 128 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x6 SP No.2
WEBS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-1-4 oc purlins.
BOT CHORD Rigid ceiling directly applied or 7-1-1 oc bracing.

REACTIONS. (lb/size) 2=2199/0-8-0, 8=2199/0-8-0
Max Horz 2=79(LC 7)
Max Uplift 2=-648(LC 8), 8=-648(LC 8)
Max Grav 2=2271(LC 13), 8=2271(LC 14)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-4794/1265, 3-4=-4669/1239, 4-5=-4964/1375, 5-6=-4964/1375, 6-7=-4669/1239, 7-8=-4795/1265
BOT CHORD 2-12=-1092/4376, 11-12=-1057/4386, 10-11=-1057/4330, 8-10=-1092/4317
WEBS 4-12=-148/894, 6-10=-148/894, 5-11=-687/287, 4-11=-235/835, 6-11=-235/835

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=5ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional); Lumber DOL=1.60 plate grip DOL=1.60
3) Provide adequate drainage to prevent water ponding.
4) All plates are MT20 plates unless otherwise indicated.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 648 lb uplift at joint 2 and 648 lb uplift at joint 8.
8) Girder carries hip end with 7-0-0 end setback.
9) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 719 lb down and 171 lb up at 15-8-0, and 719 lb down and 171 lb up at 7-0-0 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.
10) In the LOAD CASE(S) section, loads applied to the face of the truss are noted as front (F) or back (B).

LOAD CASE(S) Standard
1) Dead + Roof Live (balanced): Lumber Increase=1.25, Plate Increase=1.25
Uniform Loads (plf)
Vert: 1-4=-74, 4-6=-154(F=-80), 6-9=-74, 2-12=-20, 10-12=-42(F=-22), 8-10=-20
Concentrated Loads (lb)
Vert: 12=-603(F) 10=-603(F)

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
Date:

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Tampa, FL 36610

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST.	T20589036
85-20	V1	GABLE	1	1	Job Reference (optional)	

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:51 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-wxqF3yd13zPBaSYOHlPP?89_0js1nw4bo_JVbAz1Snk

8-0-0 | 10-11-0 | 18-11-0
8-0-0 | 2-11-0 | 8-0-0

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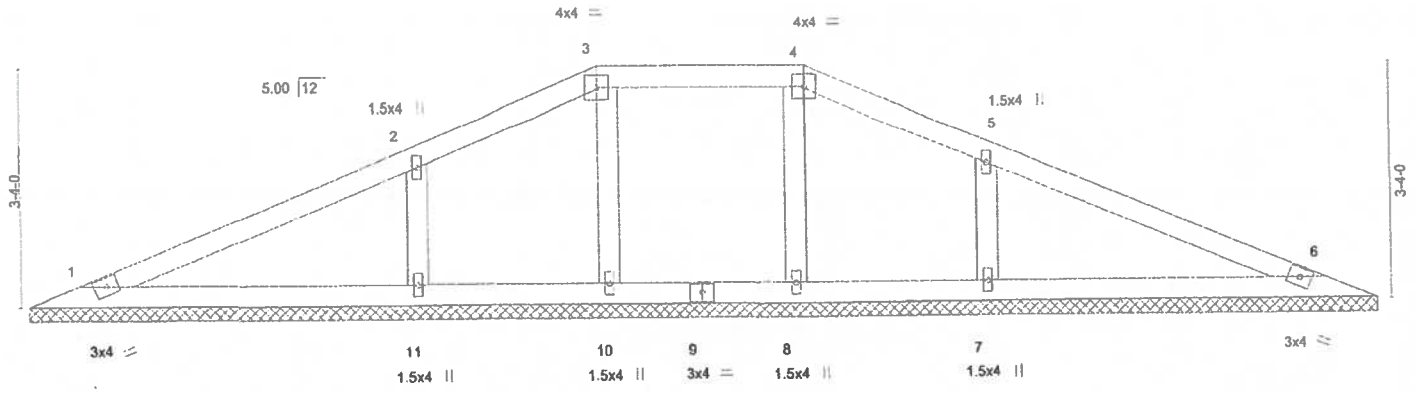

8-0-0 | 10-11-0 | 18-11-0
8-0-0 | 2-11-0 | 8-0-0

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.27	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.18	Vert(CT)	n/a	-	n/a	999		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.08	Horz(CT)	0.00	6	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 69 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2
OTHERS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. All bearings 18-11-0.
(lb) - Max Horz 1=69(LC 9)
Max Uplift All uplift 100 lb or less at joint(s) 1, 6, 10, 8 except 11=-139(LC 10), 7=-139(LC 10)
Max Grav All reactions 250 lb or less at joint(s) 1, 6, 10, 8 except 11=448(LC 15), 7=448(LC 16)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-11=-325/266, 5-7=-325/266

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=2ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Provide adequate drainage to prevent water ponding.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 4-0-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 6, 10, 8 except (jt=lb) 11=139, 7=139.

Julius Lee PE No.34869
MiTek USA, Inc. FL Cert 6634
6904 Parke East Blvd. Tampa FL 33610
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6904 Parke East Blvd.
Tampa, FL 36610

202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589037
85-20	V2	GABLE	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:52 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-O7OdGlefqHX2Cc7aqTweYLhAq6DJWNTk1e237dz1Snj

7-5-8 / 7-5-8 | 14-11-0 / 7-5-8

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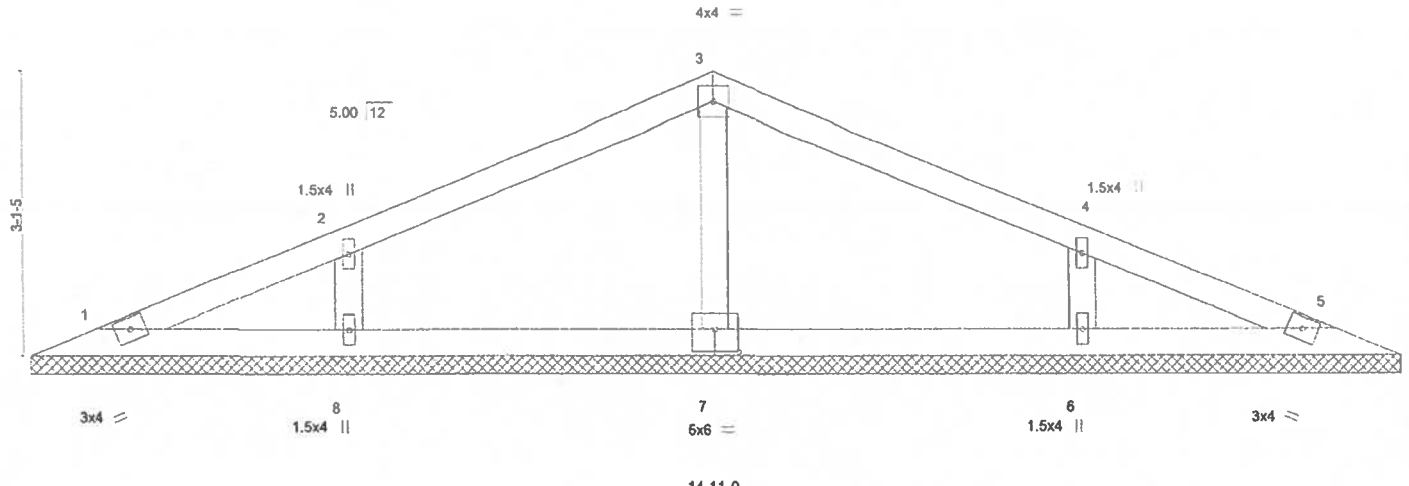

14-11-0 / 14-11-0

Plate Offsets (X,Y)-- [7:0-3-0,0-3-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.20	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.12	Vert(CT)	n/a	-	n/a	999		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.07	Horz(CT)	0.00	5	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 50 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.3

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. All bearings 14-11-0.
(lb) - Max Horz 1=-64(LC 8)
Max Uplift All uplift 100 lb or less at joint(s) 1, 5, 7 except 8=-109(LC 10), 6=-109(LC 10)
Max Grav All reactions 250 lb or less at joint(s) 1, 5 except 7=367(LC 1), 8=361(LC 19), 6=361(LC 20)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 3-7=-286/162, 2-8=-282/236, 4-6=-282/236

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=2ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Gable requires continuous bottom chord bearing.
5) Gable studs spaced at 4-0-0 oc.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5, 7 except (jt=lb) 8=109, 6=109.

Julius Lee PE No.34869
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Tampa, FL 33610

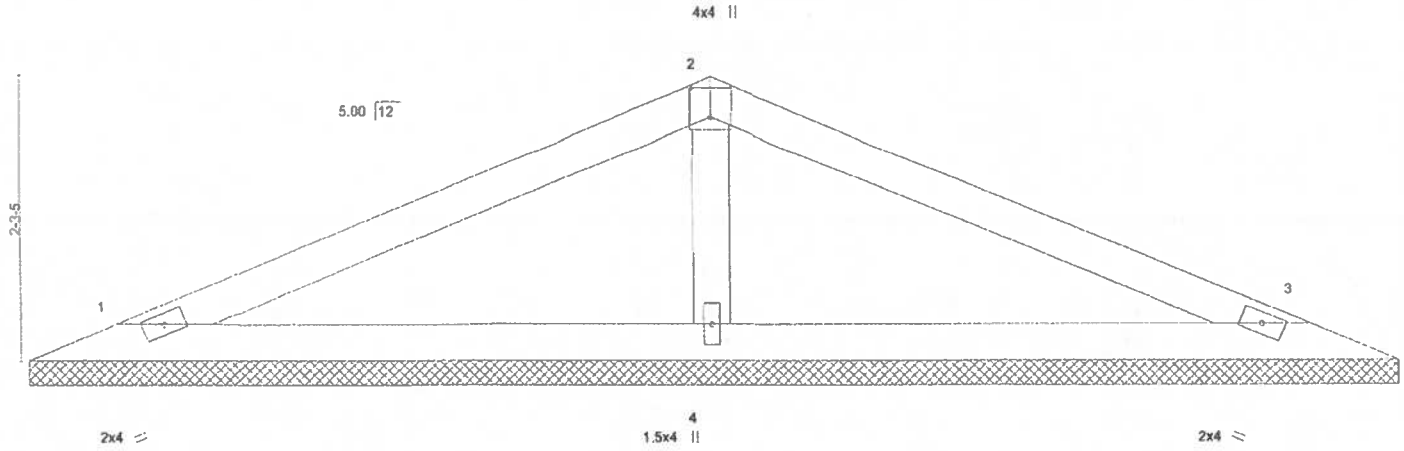
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589038
85-20	V3	GABLE	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL. 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:53 2020 Page 1
ID:U7NZd4T9PbvFlPkYGJkq_HzAJWi-O7OdGlefqHX2Cc7aqTweYLh8f6BdWOok1e237cz1Snj

5-5-8 / 5-5-8 — 10-11-0 / 5-5-8

Scale = 1:17.2



10-11-0 / 10-11-0

Plate Offsets (X,Y)-- [2:0-2-12,0-2-0]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.34	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.22	Vert(CT)	n/a	-	n/a	999		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.05	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-R							Weight: 34 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 1=181/10-11-0, 3=181/10-11-0, 4=527/10-11-0
Max Horz 1=45(LC 9)
Max Uplift 1=-50(LC 10), 3=-50(LC 10), 4=-127(LC 10)
Max Grav 1=189(LC 19), 3=189(LC 20), 4=527(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-4=-374/282

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=2ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Gable requires continuous bottom chord bearing.
5) Gable studs spaced at 4-0-0 oc.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3 except (jt=lb) 4=127.

JULIUS LEE LICENSE No 34869 STATE OF FLORIDA PROFESSIONAL ENGINEER

Julius Lee PE No.34869
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Tampa, FL 33610

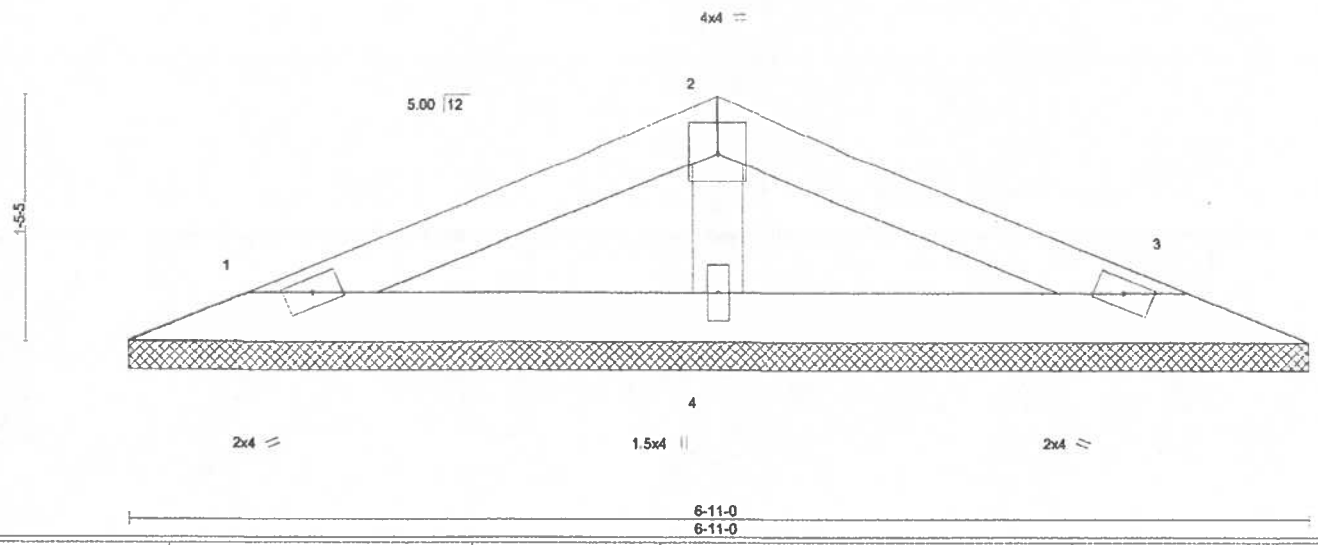
202869

Job	Truss	Truss Type	Qty	Ply	CHEAVES CONST. T20589039
85-20	V4	GABLE	1	1	Job Reference (optional)

Manatee lumber, BRADENTON FL 8.130 s Mar 11 2018 MiTek Industries, Inc. Mon Jun 29 09:49:53 2020 Page 1
ID:U7NZd4T9PbvFIPkYGJkq_HzAJWI-sKy?UefHbafvplimOASt5ZEMOWZBFqMuFIocf3z1Sni

3-5-8 | 6-11-0
3-5-8 | 3-5-8

Scale = 1:12.7



6-11-0
6-11-0

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.15	Vert(LL)	n/a	-	n/a	999	MT20	244/190
TCDL	17.0	Lumber DOL	1.25	BC	0.08	Vert(CT)	n/a	-	n/a	999		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.03	Horz(CT)	0.00	3	n/a	n/a		
BCDL	10.0	Code FBC2017/TPI2014		Matrix-P							Weight: 20 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 1=127/6-11-0, 3=127/6-11-0, 4=258/6-11-0
Max Horz 1=26(LC 9)
Max Uplift 1=-39(LC 10), 3=-39(LC 10), 4=-52(LC 10)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=150mph (3-second gust) Vasd=116mph; TCDL=2.0psf; BCDL=2.0psf; h=14ft; B=45ft; L=40ft; eave=2ft; Cat. II; Exp B; Encl., GCpi=0.18; MWFRS (directional) and C-C Exterior(2) zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) Gable requires continuous bottom chord bearing.
5) Gable studs spaced at 2-0-0 oc.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3, 4.

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Tampa, FL 33610

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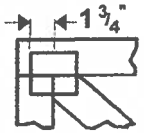
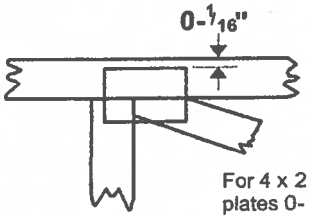
Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

*** Plate location details available in MiTek 20/20 software or upon request.**

PLATE SIZE

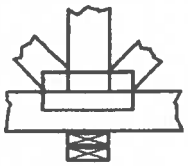
4 x 4

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION

Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

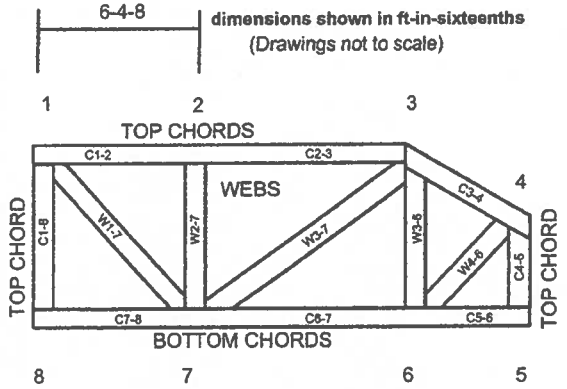


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

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MiTek®

MiTek Engineering Reference Sheet: MII-7473 rev. 5/19/2020

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative T or I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.
21. The design does not take into account any dynamic or other loads other than those expressly stated.

202869

EXHIBIT "J"
Building Permit Issued for a Single-Family Residence

BUILDING PERMIT

CITY OF BRADENTON BUILDING DIVISION

PERMIT #: 202869 DATE: 08/26/2020

Permit Type: NEW 1&2 FAMILY & TOWNHOUSE
Site Address: 1710 MANATEE AVE EAST BRADENTON FL
Owner: MRT SOLUTIONS LLC
Lot:

Flood Zone:X
BFE: BEG 109.5 FT E & 25 FT S OF THE INT LINE OF ACADEMY & GRIFFI
Permit Issued By: RM

Contractor: CHEAVES MASONRY & CONST
License No:
Telephone: 941-737-3784
Subcontractors: CHEAVES MASONRY & CONST

Mechanical: OCEAN-AIRE CONDITIONING
Plumbing: LOGAN PLBG INC
Roofing: OTIS JOINER ROOFING CONTRACTING INC

Electrical: TRACE ELECTRIC INC

CONST. OF NEW SINGLE FAMILY RESIDENCE - (1) BED (2) BATHS 2822SQFT

****NOTES AND CONDITIONS****

BUILDING:	HURRICANE STRAPPING	**ELECTRICAL:**	**GAS:**
	ANCHOR BOLTS		
FOUNDATION	DOWEL ROD	ENCASED GROUND	ROUGH-IN
FLOOR	WINDOW BUCK	TUG	FINAL
COLUMN	FIRE SEP. WALL	ROUGH-IN	**MECHANICAL:**
LINTEL	MH TIE DOWN	TEMPORARY	
ROOF SHEATHING	LATHE NAILING	FINAL	ROUGH-IN
WALL SHEATHING	POOL DECK PDB	**PLUMBING:**	FINAL
LATHE NAILING	FINAL		**DRIVEWAY:**
ROOF DRY-IN	ZONING	ROUGH-IN	
ROOF IN PROG.		TUB SET	PRE POUR
FRAMING	**FIRE:** #1:	FINAL	CULVERT
WALL/CEILING INSULATION	#2:		FINAL

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

THIS PERMIT SHALL BECOME VOID IF WORK HAS NOT STARTED WITHIN SIX MONTHS OF THE ISSUE DATE OF PERMIT OR IF WORK HAS BEEN SUSPENDED LONGER THAN SIX MONTHS.

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA

NOTICE: Your construction project will require at the minimum the inspection types that are required by code. There may be additional inspections required by the Inspector.

CALL (941) 932-9423 For Building and Zoning Inspections
CALL (941) 708-6300 For Public Works Inspections
CALL (941) 932-9600 For Fire Inspections

INSPECTIONS CODE:

CALL (941) 932-9600 For Fire Inspections

(1) BUILDING INSPECTIONS:

101*	BFT	BUILDING FOOTING
102*	BMN	MONO
103*	BFL	FLOOR
104*	BCL	COLUMN
105*	BLI	LINTEL
106	BRS	ROOF SHEATHING NAILING
107	BWS	WALL SHEATHING NAILING
108	BFR	FRAME
109	BHS	HURRICANE STRAPPING
110	BWI	WALL INSULATION
111	BRB	RADIANT BARRIER
112	BIS	INSULATION COMPLETE
113	BCI	CEILING INSULATION
114	BFJ	FLOOR JOIST
115	BTD	TIE DOWN (MOBILE HOME)
116	BRC	ROOF COVERING
117	BFI	FINAL
119	BFD	FIRE DAMAGE
122*	BSC	SEAWALL CAP
124*	BBE	BUILDING BEAM
125	BCJ	CEILING JOIST
126*	BCP	COLUMN PAD
127*	BIF	INTERIOR FOOTING
130*	BPC	PILE CAP
132*	BRP	ROOF IN PROGRESS
134	BSD	SIDING NAILING
135	BST	STAIRS
137	BDR	DOWEL ROD
138	BAB	ANCHOR BOLTS
139*	BDFP	COMBINED DRY-IN/FLASHING& IN PROGRESS
140*	BRDF	ROOF DRY-IN FLASHING
141	BWB	WINDOW BUCKS
142	BFSW	FIRE SEPARATION WALL ATTACHMENT
143*	BFPW	FORMED AND POURED WALLS
144*	BPI	PILE
145*	BRI	ROOF INSULATION
146	BLN	BUILDING LATH NAILING
152	BTA	U TRACK ATTACHMENT
155	BWDF	WALL DRY IN FLASHING

DRIVEWAY INSPECTIONS RESIDENTIAL ONLY

148	BDF	BUILDING DRIVE FINAL
150	BDPP	BUILDING DRIVE PRE-POUR

* MAY REQUEST AM OR PM INSPECTIONS

(2) ELECTRICAL INSPECTIONS:

201	ETP	TEMP POLE
202	ETG	TEMP UNDERGROUND
203	ESL	SLAB
204	ERI	ROUGH IN
205	EFI	ELECTRICAL FINAL
206	EWL	WALL
207	ECL	CEILING
208	ESC	SERVICE CHANGE
209	EFD	FIRE DAMAGE
212	ESI	SERVICE INTERRUPTION
219*	ECEG	CONCRETE ENCASED GROUND
218	EUGD	UNDERGROUND

(3) MECHANICAL INSPECTIONS:

301	MRI	ROUGH IN
302	MFI	FINAL
303	MGRI	GAS ROUGH IN
304	MGFI	GAS FINAL
305	MFD	FIRE DAMAGE
306	MUG	UNDERGROUND

(4) PLUMBING INSPECTIONS:

401	PR1	PLUMBING UNDERGROUND
402	PR2	PLUMBING ROUGH
403	PSE	SEWER
404	PWS	WATER SERVICE
405	PFI	FINAL
406	PGT	GREASE TRAP
407	PFD	FIRE DAMAGE

(5) SWIMMING POOL INSPECTIONS:

120*	BPS	POOL STEEL
121*	BPD	POOL DECK
117	BFI	BUILDING FINAL/CHILD SAFETY
216*	EPSB	POOL STEEL BONDING
217*	EPDB	POOL DECK BONDING
410	PPUG	POOL UNDERGROUND PIPE
411	PPM	POOL MAIN DRAIN

(6) OTHER INSPECTIONS:

500	ALL PUBLIC WORKS
919	ALL ZONING INSPECTIONS

EXHIBIT "K"
Final Survey Submitted for a Single-Family Residence

RECORDS

RECEIVED
MAY 10 2021
CITY OF BRADENTON
PLANNING DEPT.

Building Department
101 Old Main St. Bradenton, FL 34205
Email: Permitting@cityofbradenton.com
Ph: 941-932-9400

DATE: 5/10/21

Please check box that applies:

- ☐ **Plan Amendment to Issued Permit**
- ☐ **Plan Amendment to Non-Issued Permit**
- ☐ **Requested Information for Plans Review**

To: Zelda.

Contact Person: Richard Cheaves

Phone #: 941) 737-3784

Email Address: cheaves masonry @ yahoo.com

Permit #: # 202869

Project Address: 1210 Manatee Ave. E Bradenton, FL 34208

Submittal Sequence #:

Submittal Description:

Final Survey

OFFICIAL USE ONLY:

RECEIVED BY: Cassandra Taylor

REVIEW: BLDG 3b **MECH**_____ **ELEC**_____ **PLMG**_____ **FIRE**_____ **ZONING**_____ **FLOOD**_____ **PW**_____

5/10/2021
RECVD

REV. 08 20 R MOK

PERMIT # 202869

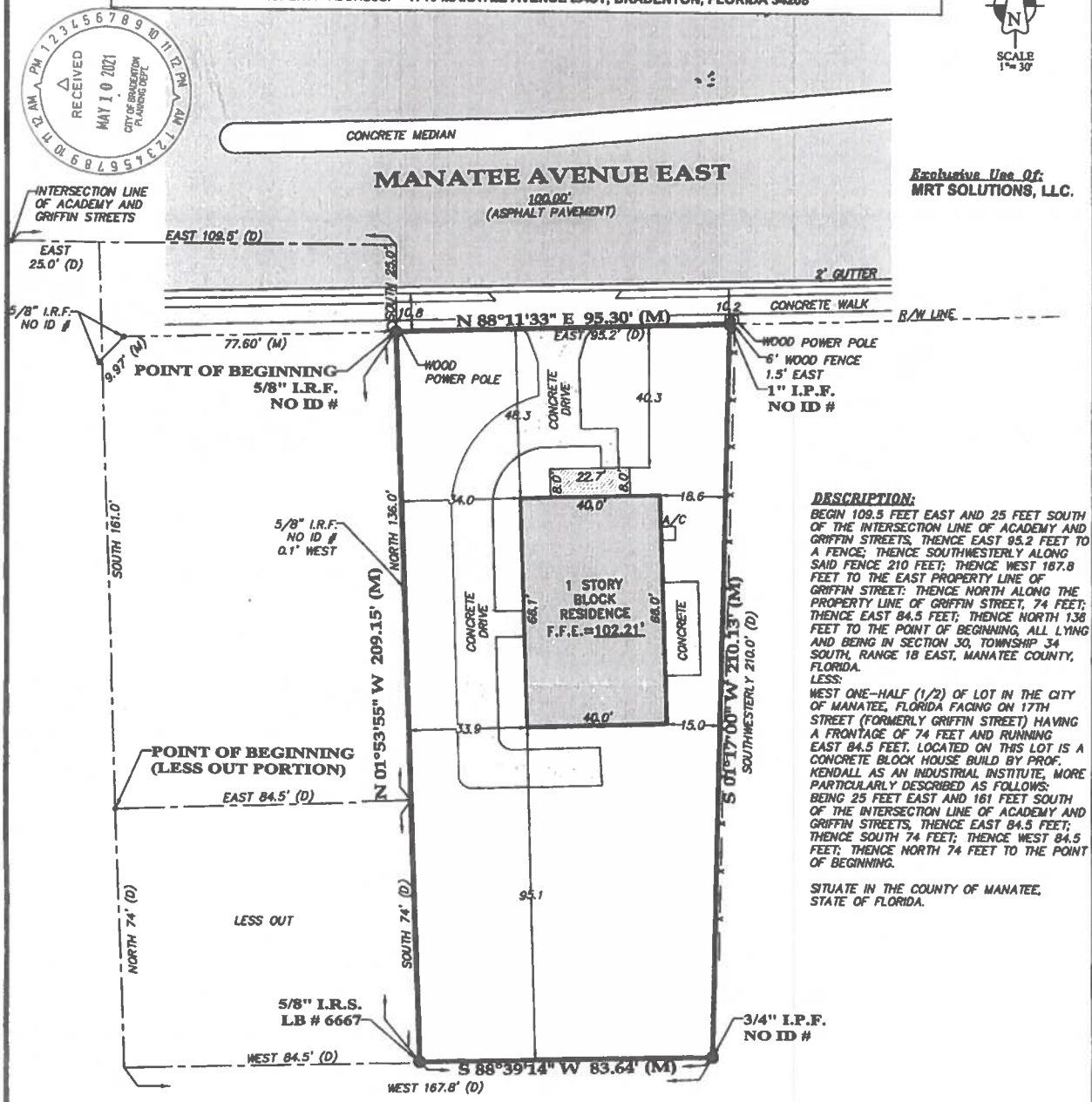
CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690 Fax: 729-7580

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers

BOUNDARY SURVEY OF LOT - BLOCK - SUBDIVISION SEE DESCRIPTION
SECTION 30 TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS RECORDED IN PLAT BOOK - PAGES -
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 1270500000 CURRENT ZONING N/A
PROPERTY ADDRESS: 1710 MANATEE AVENUE EAST, BRADENTON, FLORIDA 34208

RECEIVED MAY 10 2021 CITY OF BRADENTON PLANNING DEPT.

SCALE 1"= 30'



Exclusive Use Of:
MRT SOLUTIONS, LLC.

DESCRIPTION:

BEGIN 109.5 FEET EAST AND 25 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 95.2 FEET TO A FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 210 FEET; THENCE WEST 167.8 FEET TO THE EAST PROPERTY LINE OF GRIFFIN STREET; THENCE NORTH ALONG THE PROPERTY LINE OF GRIFFIN STREET, 74 FEET; THENCE EAST 84.5 FEET; THENCE NORTH 138 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS:

WEST ONE-HALF (1/2) OF LOT IN THE CITY OF MANATEE, FLORIDA FACING ON 17TH STREET (FORMERLY GRIFFIN STREET) HAVING A FRONTAGE OF 74 FEET AND RUNNING EAST 84.5 FEET. LOCATED ON THIS LOT IS A CONCRETE BLOCK HOUSE BUILD BY PROF. KENDALL AS AN INDUSTRIAL INSTITUTE; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING 25 FEET EAST AND 161 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 84.5 FEET; THENCE SOUTH 74 FEET; THENCE WEST 84.5 FEET; THENCE NORTH 74 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF MANATEE, STATE OF FLORIDA.

NOTES:

BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF MANATEE AVENUE EAST, BEING N88°11'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

ELEVATIONS SHOWN ARE BASED ON THE CENTERLINE OF MANATEE AVENUE EAST, BEING ASSUMED AT 100.00'.

PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0306E, DATED 03-17-14, (SUBJECT TO VERIFICATION).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

UTILITIES SHOWN HEREON ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY, NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

JAMES L. CLEMENTS LICENSE NUMBER No. 4091 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Job No. 2020-386
Boundary 11-12-20 FB 273 PG 21 Other:
Foundation 12-03-20 FB 274 PG 15 Other:
Final 04-26-21 FB LL PG Revision:
Update FB PG Revision:
Drawn By JJ/JC

CERTIFICATION OF SURVEYOR
BY: James L. Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 5-4-21

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

(M)=Measured (P)=Plat (D)=Deed (R) = Radial
○=Iron Rod Set(IRS)#6667 ●=Iron Pipe Found (IPF)
TBM=Temporary Bench Mark POB=Point Of Beginning
CMS=Concrete Monument Set #6667 R/W=Right Of Way
P.T.=Point of Tangent
PCC=Point of Compound Curve
CMF=Concrete Monument Found
PRM=Permenent Reference Monument
P.C.=Point Of Curve
~~=Water Flow
N&D=Nail and Disc
○ =Proposed Elevation
⊖=Iron Rod Found(IRF)
PRC=Point of Reverse Curve
POC=Point Of Commencement
0.00' =Existing Elevation

EXHIBIT "L"
Certificate of Occupancy for a Single-Family Residence

CERTIFICATE OF OCCUPANCY
CITY OF BRADENTON

BUILDING AND CONSTRUCTION DIVISION
101 12th Street West, Bradenton, FL 34205
941-932-9400

PERMIT NUMBER:	202869	OCCUPANCY/USE:	R-3
ADDRESS:	1710 MANATEE AVE EAST BRADENTON FL	CONSTRUCTION:	TYPE VB
OWNER NAME:	MRT SOLUTIONS LLC	DESIGN OCCUPANT LOAD:	N/A
OWNER ADDRESS:	11811 ERIE RD	SPRINKLER REQUIRED:	N/A
	PARRISH, FL 34219	SPRINKLER PROVIDED:	N/A
DESCRIPTION:	CONST. OF NEW SINGLE FAMILY RESIDENCE - (1) BED (2) BATHS 2822SQFT		
FLOOD ZONE:	X OTHER FLOOD AREA	DATE ISSUED:	05/14/2021

STIPULATIONS:

DOCUMENTATION OF THE AS-BUILT LOWEST FLOOR ELEVATION HAS BEEN PROVIDED AND IS RETAINED IN THE RECORDS OF THE AUTHORITY HAVING JURISDICTION.

THE STRUCTURE OR PORTION OF STRUCTURE NAMED HEREIN HAS BEEN INSPECTED FOR COMPLIANCE WITH THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE, FOR THE OCCUPANCY OR DIVISION OF OCCUPANCY AND USE CLASSIFICATION PROPOSED.

CITY OF BRADENTON
ISSUED BY
THE BUILDING OFFICIAL
PATRICK L. WENZEL, CBO

EXHIBIT "M"
Property Owner/City Staff Emails about Other Use Types

Date : 6/4/2021 8:18:18 AM
From : Myra.Schwarz@cityofbradenton.com
To : nsjaxon@msn.com
Subject : RE: [EXTERNAL] Land usage
Attachment : Table 4.7 Specific Function & Use.pdf;

You're welcome!
Keep thinking- there are other uses in T4-O that you may find a way to work for you. The use table is attached.

Myra

Myra R. Schwarz, CNU-a
City of Bradenton
Senior Planner
101 Old Main Street
Bradenton, FL 34205
(941)932-9403

-----Original Message-----
From: niketa jackson <nsjaxon@msn.com>
Sent: Friday, June 4, 2021 6:53 AM
To: Myra Schwarz <Myra.Schwarz@cityofbradenton.com>
Subject: Re: [EXTERNAL] Land usage

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Okay. Thank you so much for your help.

Best regards,
Niketa

> On Jun 3, 2021, at 4:07 PM, Myra Schwarz <myra.schwarz@cityofbradenton.com> wrote:
>
> So you mean a commercial venue for personal events? That most closely meets a Conference Center use in the Form-based Code Functions, and isn't a permitted use in T4-O. Private events, like birthday parties, showers, etc, for friends and family are not considered a use, but if it becomes a commercial venue, then it may not be permitted at this location.
>
> Myra
>
> Myra R. Schwarz, CNU-a
> City of Bradenton
> Senior Planner
> 101 Old Main Street
> Bradenton, FL 34205
> (941)932-9403
>
> -----Original Message-----
> From: niketa jackson <nsjaxon@msn.com>
> Sent: Thursday, June 3, 2021 3:47 PM
> To: Myra Schwarz <Myra.Schwarz@cityofbradenton.com>
> Subject: Re: [EXTERNAL] Land usage
>
> [EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

>
> The light commercial would be for a small event space in the open area. It would be available for small birthday parties, baby showers, etc. No alcohol. Is that permitted?
>
> Thank you,
> Niketa
>
>
>> On Jun 3, 2021, at 8:51 AM, Myra Schwarz <myra.schwarz@cityofbradenton.com> wrote:
>>
>> Good morning Niketa,
>> A live-work unit may be permitted in the T4-O zoning that your property is in. The definition of a Live-Work unit is: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry.
>>
>> What is the light commercial use that you intend? Let's make certain that it's permitted in T4-O zoning.
>>
>> The process would start with a pre-application review. Building and Fire will need to advise you as to what, if any, changes must be made to the structure in order to become a Live-work unit. Application is attached.
>>
>> Myra
>>
>> Myra R. Schwarz, CNU-a
>> City of Bradenton
>> Senior Planner
>> 101 Old Main Street
>> Bradenton, FL 34205
>> (941)932-9403
>>
>> -----Original Message-----
>> From: Niketa Jackson <nsjaxon@msn.com>
>> Sent: Wednesday, June 2, 2021 11:21 PM
>> To: Myra Schwarz <Myra.Schwarz@cityofbradenton.com>
>> Subject: [EXTERNAL] Land usage
>>
>> [EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.
>>
>> Hello Myra,
>>
>> Sorry to bother you again, but I have a question about future land use. I am trying to get prepared for the future. I would like to maintain the residential use of the property located at 1710 Manatee Ave. E. Bradenton in addition to light commercial use.
>>
>> Where and how do I get the Land use application and what's the process please?
>>
>> Thank you,
>> Niketa
>>
>> _____
>>
>> Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.
>>
>> The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT

intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.
>> <Pre-Application_Review 02-2021.pdf>

TABLE 4.7: Specific Function & Use. This table delegates specific Functions and uses within Transect Zones.

a. RESIDENTIAL	T3	T4-R	T4-O	T5	T6	SD
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
b. LODGING						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed & Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
c. OFFICE						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
d. RETAIL						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
e. CIVIC						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly[3]	SU	P	P	P	P	P

f. OTHER: URBAN FARMING	T3	T4-R	T4-O	T5	T6	SD
Grain/Food Storage						P
Greenhouse < 200 sq. ft.	P	P	P			P
Veterinary Clinic		P	P	P	SU	P
g. OTHER: AUTOMOTIVE						
Service Station/Repair				SU		SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive -Through Facility				SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty				SU		SU
Shopping Center						SU
Shopping Mall						SU
h. OTHER: CIVIL SUPPORT						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		P	P	P	P	P
Marina		SU	SU	SU	SU	SU
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private[3]	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other- Childcare Center*[2][3]	SU	SU	SU	SU	SU	SU
j. OTHER: INDUSTRIAL						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer and Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage			SU			P

P = PERMITTED SU = SPECIAL USE BLANK = NOT ALLOWED

1. City Council approval may be required. Refer to LUR Sections 2.2.10 and 4.3.1 for alcoholic beverage sales and approval requirements. Establishments with alcoholic beverage sales are exempt from distance separation requirements from Religious Assembly uses.
2. Adult and child day care centers with six or fewer clients and "Family Day Care Home" as defined and licensed by HRS are exempt from zoning requirements.
3. Adult Entertainment Establishments cannot be located within 500 feet of any day care center, school, or religious assembly use.

EXHIBIT "N"
Code Enforcement Violation of Event Center

City of Bradenton

COMPLAINTS/VIOLATIONS PROFILE

GENERAL COMPLAINTS/VIOLATIONS

Reference	32800
Case reference	
Parcel	1270500000
Location	1710 MANATEE AVE EAST
Between	
Location desc	
Municipality	BRADENTON
Area	
Use	1000
Zone	
Subdivision	NOT IN SUBDIVISION
Property Owner	MRT SOLUTIONS LLC
Address	1710 MANATEE AVE E BRADENTON, FL 34208
Phone	941-737-6143
Originating Dept	CODE ENFORCEMENT
Responsible Dept	CODE ENFORCEMENT
Inspector Name	MICHAEL MAGINNESS
Init Inspection	
Source	MANUAL
Complaint source	EMA EMAIL
Comment	
Date reported	02/20/2024
Severity	0
Status	OPEN
Created	02/20/2024 by 5075vrei
Comply by	
Complied	by

COMPLAINTS/VIOLATIONS

Ordinance

Complaint/Violation	Comply By	Days	Complied Dt	Severity
ZONING BUSINESS		0		0

Area:

Operating event center without permit. See emails.

City of Bradenton

COMPLAINTS/VIOLATIONS PROFILE

Reference: 32800 (continued)

CONTACTS

Name/Address	Notice	Resp	Role	Phone
MRT SOLUTIONS LLC 1710 MANATEE AVE E BRADENTON, FL 34208	Y	Y	OWNER	941-737-6143

RESOLUTIONS/ENFORCEMENTS

Step 10
Description INSPECTION
Action type INSPECTION
Status DONE
User status
Correct by
Sched action
Action started
Action complete 02/21/2024 07:17
Action days 1

Comment
Inspection ID 920511 Insp type CODE INSPECTION

Step 11
Description fclet
Action type NOTICE
Status DONE
User status
Correct by
Sched action
Action started
Action complete 02/23/2024

Comment sent F/C letter

Step 12
Description email
Action type NOTICE
Status DONE
User status
Correct by
Sched action
Action started
Action complete 02/23/2024

Comment emailed Niketa Jackson - nsjaxon@gmail.com - asking for copies of emails from Myra about using the property for an event center

Step 13
Description email
Action type NOTICE
Status DONE

COMPLAINTS/VIOLATIONS PROFILE

Reference: 32800 (continued)

User status
Correct by
Sched action
Action started
Action complete 02/27/2024

Comment attached the email from Myra to Niketa stating the use is not permitted

Step 20
Description reins
Action type INSPECTION
Status DONE
User status
Correct by
Sched action
Action started
Action complete 03/04/2024 07:47

Comment letter via Kim
Inspection ID 921496 Insp type CODE RE-INSPECTION

Step 30
Description certl
Action type NOTICE
Status DONE
User status
Correct by
Sched action
Action started
Action complete 03/12/2024

Comment

Step 40
Description rrece
Action type OTHER
Status DONE
User status
Correct by
Sched action
Action started
Action complete 03/22/2024

Comment

Step 50
Description reins
Action type INSPECTION
Status DONE
User status
Correct by
Sched action
Action started
Action complete 04/22/2024 07:44

COMPLAINTS/VIOLATIONS PROFILE

Reference: 32800 (continued)

Comment	violation remains - prep S/M		
Inspection ID	927397	Insp type	CODE RE-INSPECTION

Step	60
Description	nohea
Action type	NOTICE
Status	DONE
User status	
Correct by	
Sched action	
Action started	
Action complete	11/26/2024
Comment	

Step	65
Description	rrece
Action type	OTHER
Status	DONE
User status	
Correct by	
Sched action	
Action started	
Action complete	11/29/2024
Comment	

Step	70
Description	reins
Action type	INSPECTION
Status	DONE
User status	
Correct by	
Sched action	
Action started	
Action complete	12/23/2024 07:40

Comment	Print Letter violations remain		
Inspection ID	961498	Insp type	CODE RE-INSPECTION

Step	80
Description	fof
Action type	OTHER
Status	DONE
User status	
Correct by	
Sched action	
Action started	
Action complete	01/17/2025
Comment	
Step	90

COMPLAINTS/VIOLATIONS PROFILE

Reference: 32800 (continued)

Description rrece
Action type OTHER
Status DONE
User status
Correct by
Sched action
Action started
Action complete 01/24/2025

Comment

Step 100
Description reins
Action type INSPECTION
Status NEW
User status
Correct by
Sched action 07/14/2025
Action started
Action complete

Comment
Inspection ID 961860 Insp type CODE RE-INSPECTION

COMPLAINANTS

Name	Anon	Flup	Cont Date	Cont Time	Response
POWER JR., DONALD	N	N	02/20/24		

INSPECTIONS

Type	Requested	Scheduled	Insptr	Performed	Results	Bal Due
INITIAL IN			MMA	02/21/24	F	.00
sent F/C letter						
RE-INSP			MMA	03/04/24	F	.00
letter via Kim						
RE-INSP			MMA	04/22/24	F	.00
violation remains - prep S/M						
RE-INSP			MMA	12/23/24	F	.00
Print Letter						
violations remain						
RE-INSP		07/14/25	MMA			.00
				TOTAL:		.00

AUDIT HISTORY

Department	Date	Action	Source	Created by
Comments				
CODE ENFORCEMENT	01/02/25	RE-INSP	VIOLATN	5075mmag
12/23/2024 FAIL				
CODE ENFORCEMENT	04/22/24	RE-INSP	VIOLATN	5075mmag
04/22/2024 FAIL				

COMPLAINTS/VIOLATIONS PROFILE

Reference: 32800 (continued)

CODE ENFORCEMENT 03/04/2024 FAIL	03/05/24	RE-INSP	VIOLATN	5075mmag
CODE ENFORCEMENT	03/01/24	EXCEL rep	VIOLATN	5075vrei
CODE ENFORCEMENT 02/21/2024 FAIL	02/23/24	INITIAL IN	VIOLATN	5075mmag
CODE ENFORCEMENT 02/22/2024 FAIL	02/23/24	INITIAL IN	VIOLATN	5075mmag

City of Bradenton

COMPLAINTS/VIOLATIONS PROFILE

GENERAL COMPLAINTS/VIOLATIONS

Reference	6391
Case reference	
Parcel	1270500000
Location	1710 MANATEE AVE EAST
Between	
Location desc	Property mowed.
Municipality	BRADENTON
Area	
Use	1000
Zone	
Subdivision	NOT IN SUBDIVISION
Property Owner	HUNT, ELIZABETH ANN VAN DIVER, DONIA C
Address	215 W GRAND CENTRAL AVE 822 FOREIGN, FL 99999
Phone	
Originating Dept	CODE ENFORCEMENT
Responsible Dept	CODE ENFORCEMENT
Inspector Name	JERMAINE AGURS
Init Inspection	
Source	MANUAL
Complaint source	
Comment	
Date reported	01/26/2017
Severity	0
Status	CLOSED
Created	01/26/2017 by 5075jagu
Comply by	
Complied	02/08/2017 by JERMAINE AGURS

COMPLAINTS/VIOLATIONS

Ordinance

Complaint/Violation	Comply By	Days	Complied Dt	Severity
OVERGROWTH		0	02/08/2017	0

Area:
Vacant lot is overgrown.

COMPLAINTS/VIOLATIONS PROFILE

Reference: 6391 (continued)

CONTACTS

Name/Address	Notice	Resp	Role	Phone
HUNT, ELIZABETH ANN VAN DIVER, DONIA C 215 W GRAND CENTRAL AVE 822 FOREIGN, FL 99999	Y	Y	OWNER	

RESOLUTIONS/ENFORCEMENTS

Step 10
Description INSPECTION
Action type INSPECTION
Status DONE
User status
Correct by
Sched action
Action started
Action complete 01/26/2017
Action days 1

Comment
Inspection ID 378202 Insp type CODE INSPECTION

Step 20
Description fclet
Action type NOTICE
Status DONE
User status
Correct by
Sched action
Action started
Action complete 01/26/2017

Comment

Step 30
Description reins
Action type INSPECTION
Status DONE
User status
Correct by
Sched action
Action started
Action complete 02/08/2017

Comment Property mowed.
Inspection ID 378217 Insp type CODE RE-INSPECTION

INSPECTIONS

Type	Requested	Scheduled	Insptr	Performed	Results	Bal Due
INITIAL IN			JAG	01/26/17	F	.00

COMPLAINTS/VIOLATIONS PROFILE

Reference: 6391 (continued)

Sent overgrowth letter to owner.					
RE-INSP	02/06/17	JAG	02/08/17	P	.00
Property mowed.					
			TOTAL:		.00

AUDIT HISTORY

Department	Date	Action	Source	Created by
Comments				
CODE ENFORCEMENT	02/08/17	RE-INSP	VIOLATN	5075jagu
02/08/2017 PASS				
CODE ENFORCEMENT	02/02/17	EXCEL over	VIOLATN	5075vrei
CODE ENFORCEMENT	01/26/17	INITIAL IN	VIOLATN	5075jagu
01/26/2017 FAIL				

** END OF REPORT - Generated by Greg DeLong **

From: Donald Power
To: Volker Reiss
Subject: [EXTERNAL] People there now
Date: Thursday, February 27, 2025 1:52:08 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Just drove by here is what is going on.
Sent from AOL on Android

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

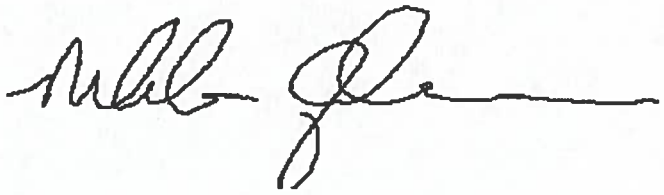
UNITED STATES POSTAL SERVICE

Date Produced: 03/25/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8352 1896 08. Our records indicate that this item was delivered on 03/22/2024 at 04:12 p.m. in PARRISH, FL 34219. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 11811 ERIE RD
PARRISH, FL 34219-6510

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

MRT SOLUTIONS LLC
NIKETA JACKSON R A
11811 ERIE RD
PARRISH FL 34219-6510

Customer Reference Number: C4865040.29224061

USPS MAIL PIECE TRACKING NUMBER: 420342196510921489019403835218960 8
MAILING DATE: 03/12/2024
DELIVERED DATE: 03/22/2024
Reference #: 32800
Property Address: 1710 Manatee Ave. E.
Type of Correspondence: Certified Letter

MAIL PIECE DELIVERY INFORMATION:

MRT SOLUTIONS LLC
NIKETA JACKSON R A
11811 ERIE RD
PARRISH FL 34219-6510

MAIL PIECE TRACKING EVENTS:

03/12/2024 10:38	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BRADENTON,FL 34205
03/13/2024 23:02	ORIGIN ACCEPTANCE	BRADENTON,FL 34205
03/14/2024 00:17	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
03/15/2024 01:50	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
03/15/2024 15:37	NO AUTHORIZED RECIPIENT AVAILABLE	PARRISH,FL 34219
03/20/2024 03:25	REMINDER TO SCHEDULE REDELIVERY	PARRISH,FL 34219
03/22/2024 16:12	DELIVERED INDIVIDUAL PICKED UP AT PO	PARRISH,FL 34219

Community Services & Code Compliance Division
101 Old Main Street
Bradenton, FL 34205-6258

Phone: (941) 932-9400
www.cityofbradenton.com

CITY OF BRADENTON
Department of Planning & Community Development

March 12, 2024

MRT Solutions LLC
11811 Erie Road
Parrish, FL 34219

Certified Mail: 9214 8901 9403 8352 1896 08

Dear Property Owner:

Re: Property located at 1710 Manatee Ave. E., Bradenton, FL 34208
ID No. 1270500000
Complaint Ref No. 32800

Our office conducted an inspection of the referenced property on February 21, 2024. At that time the property contained conditions which constitute violations of the City Code of Ordinances. The violation(s) and requirements are as follows:

1. There is an event center being operated from a residential property which is not permitted in Transect Zone T4-O. Table 4.7, Specific Function and Use, of the Bradenton Form-Based Code states that an event center is not allowed in the Transect Zone T4-O.

Please correct the violation(s) within thirty (30) days of receipt of this notice. If compliance is not achieved our department will refer this matter to the Special Magistrate for final dispensation. The Special Magistrate has the power to levy fines up to $250.00 per day. If you have any questions, please visit our website at www.cityofbradenton.com.

Sincerely,

Mike Maginness
Code Enforcement Officer
941-932-9416

Ki - Events
(941) 920-2135
www.kieventsmanatee com
Tours by appointment
02/21/2024 12:34

From: Donald Power
To: Volker Reiss
Subject: [EXTERNAL] Pics of event at location on Sunday
Date: Tuesday, February 20, 2024 9:57:12 AM

You don't often get email from pwrfml@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Sent from AOL on Android

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

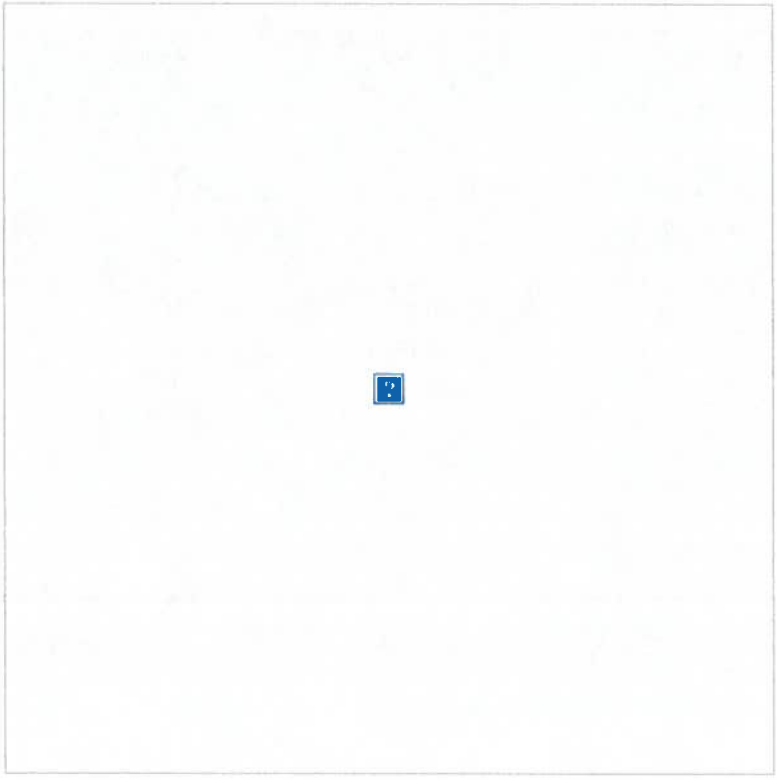
From: Donald Power
To: Volker Reiss
Subject: Fw: [EXTERNAL] Code violation complaint
Date: Tuesday, February 20, 2024 9:53:03 AM

You don't often get email from pwrfml@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Donald Power Jr
1702 Manatee Avenue East
Bradenton Fl 34208

Don & Angie Power
Founders, Marriage & Family Works
(941) 920-9200



----- Forwarded Message -----
From: Volker Reiss <volker.reiss@bradentonfl.gov>
To: pwrfml@aol.com <pwrfml@aol.com>
Sent: Tuesday, February 20, 2024 at 08:19:26 AM EST
Subject: FW: [EXTERNAL] Code violation complaint

Florida Statute Section 162.06(1)(b) requires that anyone who files a code enforcement complaint has to give his or her name and address. Please provide this information otherwise state law prohibits us from investigating your complaint. Thank you.

Sincerely,
Volker Reiss
Community Services and

Code Compliance Manager
941-932-9402 (Office)

941-290-9337 (Cell)

"Keeping the Friendly City Beautiful"

From: Code Enforcement <CodeEnforcement@bradentonfl.gov>
Sent: Tuesday, February 20, 2024 8:13 AM
To: Volker Reiss <Volker.Reiss@bradentonFL.gov>
Subject: FW: [EXTERNAL] Code violation complaint

Volker,

Can you help Don Powers in the email below?

Thanks,

Kimberli

KIMBERLI JOY MURPHY | Code Compliance Coordinator | Code Enforcement

City of Bradenton, 101 Old Main Street,

Bradenton, FL 34205

941-932-9485 | kimberli.murphy@bradentonFL.gov

City Hall Hours: Monday-Thursday 7:30 am - 4:30 pm

Friday 7:30 am - 3:30 pm

think green...only print this email if necessary

From: Donald Power <pwrfml@aol.com>
Sent: Monday, February 19, 2024 9:24 AM
To: Code Enforcement <CodeEnforcement@bradentonfl.gov>
Subject: [EXTERNAL] Code violation complaint

You don't often get email from pwrfml@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good morning I have tried to be a good neighbor to this property owner but I have lost all respect and patience. He is operating an Event business out of his home having up to 100 people there at a time. I asked him to not park cars on my property and posted it with chains and signs that mysteriously are gone. The address is 1710 Manatee Avenue East.Here are his advertising sights.

https://www.kieventsmanatee.com/

https://www.bbb.org/us/fl/bradenton/profile/event-center/k-i-events-0653-90422445

Are they zoned to be able to do this?

Sent from AOL on Android

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

EXHIBIT "O"
Special Magistrate

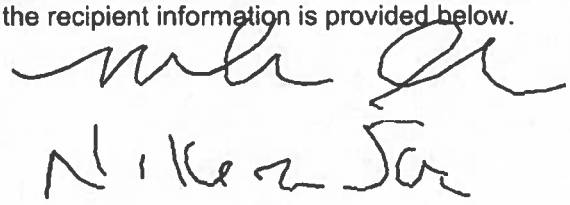
UNITED STATES POSTAL SERVICE.

Date Produced: 01/22/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8397 0864 81. Our records indicate that this item was delivered on 01/21/2025 at 06:09 p.m. in PARRISH, FL 34219. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 11811 ERIE RD, PARRISH, FL 34219

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

MRT SOLUTIONS LLC
NIKETA JACKSON
11811 ERIE RD
PARRISH FL 34219-6510

Customer Reference Number: C5592637.33953476

USPS MAIL PIECE TRACKING NUMBER: 420342196510921489019403839708648 1
MAILING DATE: 01/17/2025
DELIVERED DATE: 01/21/2025
Reference #: 32800
Property Address: 1710 Manatee Ave E
Type of Correspondence: FOF

MAIL PIECE DELIVERY INFORMATION:

MRT SOLUTIONS LLC
NIKETA JACKSON
11811 ERIE RD
PARRISH FL 34219-6510

MAIL PIECE TRACKING EVENTS:

01/17/2025 11:01	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BRADENTON,FL 34205
01/17/2025 22:02	ORIGIN ACCEPTANCE	BRADENTON,FL 34205
01/17/2025 23:17	PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630
01/18/2025 14:36	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
01/19/2025 01:41	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
01/21/2025 04:49	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
01/21/2025 16:09	DELIVERED LEFT WITH INDIVIDUAL	PARRISH,FL 34219

CITY OF BRADENTON
SPECIAL MAGISTRATE

City of Bradenton,

Petitioner,

vs.

MRT Solutions LLC
11811 Erie Road
Parrish, FL 34219

Respondent(s)

Case No. 25-002

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This cause came on for public hearing before the Special Magistrate on the 7th day of January 2025 after due notice of the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments of the Respondent and/or counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

That on and between the 21st day of February 2024 and the 7th day of January 2025, property located at 1710 Manatee Ave East, Bradenton, FL 34208/1270500000 and legally described as follows:

BEG 109.5 FT E &; 25 FT S OF THE INT LINE OF ACADEMY &; GRIFFIN STREETS; TH E 95.2 FT TO A FENCE; TH SWLY ALG SD FENCE 210 FT; TH W 167.8 FT TO THE E PROPERTY LINE OF GRIFFIN ST; TH N ALG THE PROPERTY LINE OF GRIFFIN ST 74 FT; TH E 84.5 FT; TH N 136 FT TO THE POB; LESS: W ONE-HALF (1/2)OF LOT IN THE CITY OF MANATEE FACING ON 17TH ST (FORMERLY GRIFFEN ST) HAVING A FRONTAGE OF 74 FT & RUNNING E 84.5 FT. LOCATED ON THE LOT IS A CONCRETE BLOCK HOUSE BUILT BY PROF.KENDALL AS AN INDUSTRIAL INSTITUTE, MORE PARTICULARLY DESC AS FOLLOWS: BEG 25 FT E & 161 FT S OF THE INT LINE OF ACADEMY & GRIFFEN STREETS, TH E 84.5 FT, TH S 74 FT, TH W 84.5 FT, TH N 74 FT TO POB (OR 1381 P 602)

was found to be in the following condition:

- The Property is located in a T4-R zoning district and events are being held onsite for compensation without prior City authorization provided in a special use permit.

CONCLUSIONS OF LAW

The following Sections or Articles of the Bradenton City's Code of Ordinances were found to have been violated:

Table 4.7 (building function – specific function and use) from the Bradenton Form-Based Code and references to the T4-R zoning district therein.

ORDER

It is the Order of the Special Magistrate that MRT Solutions LLC. shall comply with Table 4.7 (building function – specific function and use) from the Bradenton Form-Based Code, of the City of Bradenton's Code of Ordinances **within 180 days of rendition of this Order.**

If Respondent does not comply and remain in compliance within the time specified, Respondent shall pay a fine of $75.00 per day for each day the violation continues to exist or occurs.

If Respondent does not comply within the time specified, and an Affidavit of Non-Compliance will be issued, and the Order imposing fine, shall be recorded in the Public records of the Office of the Clerk of the Circuit Court in and for Manatee County, Florida, and once recorded shall constitute a lien against the property upon which the violation rests and the fine of $75.00 per day shall continue until compliance is achieved; in addition the lien shall attach against all real and personal property of the Respondent and foreclosed, pursuant to Florida Statutes, Chapter 162, and Ordinance No. 3050 of the City of Bradenton, unless the exemption of Article X, Section 4 of the Florida Constitution applies.

Upon complying, the Respondent shall notify the Code Enforcement Division, which will arrange for an inspection of the property.

This order pertains to the violation for holding/hosting of parties on site only. The order does not include the party planning business belonging to Mrs. Jackson which are hosted off site.

NOTICE OF RIGHT TO APPEAL

Respondent is hereby notified that they or anyone else, including the City of Bradenton, who may be aggrieved by this Order, have a right to appeal it to the Circuit Court within 30 days of the execution of this Order as set forth in Florida Statutes 162.11.

DONE AND ORDERED, this 13th day of January 2025, at Bradenton, Manatee County, Florida.

SPECIAL MAGISTRATE OF THE
CITY OF BRADENTON, FLORIDA

Maggie Mooney

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or ___ online notarization, this 13th day of January 2025 by the Special Magistrate for the City of Bradenton, Florida who is Personally Known.

AMANDA GILMORE
MY COMMISSION # HH 246410
EXPIRES: June 9, 2026

Amanda Gilmore
Notary Public

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law, and Order has been furnished by certified mail, posted on the property or hand delivered to Respondent and/or Respondent's authorized counsel to MRT Solutions LLC., 11811 Erie Road, Parrish, FL 34219 on this 17th day of January 2025.

Candy Hood
Code Compliance Coordinator

CANDY HOOD
MY COMMISSION # HH 619413
EXPIRES: December 8, 2028

TO:
MRT Solutions LLC
11811 Erie Road
Parrish, FL 34219

FROM:
Volker Reiss, Code Compliance Manager

THIS IS IMPORTANT INFORMATION ON YOUR PROPERTY

- Your property has been found in code violation by the Special Magistrate of the City of Bradenton.
- The Special Magistrate gave you a specific number of days to bring the property into compliance.
- Some of the necessary repairs may require building permits issued by the city's Building Division.
- After the time has expired, staff will inspect the property for compliance.
- If the property is in full compliance an **Affidavit of Compliance** will be issued and sent to you in the mail. No further action will be taken.
- If the property is **not** in full compliance an **Affidavit of Non-Compliance** will be issued. You will be notified of a hearing during which the Special Magistrate will consider imposing the fine.
- If you request an extension of time for code compliance, please contact Code Enforcement at 941-932-9402 to obtain the necessary form **before the mandated timeframe is up**. Return the completed form **at least ten days** prior to the next scheduled Special Magistrate hearing. The request will be put on the agenda for the next scheduled Special Magistrate hearing.
- If you request a penalty reduction, please contact Code Enforcement at 941-932-9402 to obtain the necessary form. Return the completed form **at least ten days** prior to the next scheduled Special Magistrate hearing. **You must have an Affidavit of Compliance to request such a reduction**. The request will be put on the agenda for the next scheduled Special Magistrate hearing.
- You have to present convincing evidence that unforeseeable or exceptional factors outside your control prevented code compliance during the mandated timeframe.
- Special Magistrate hearings are on the first Tuesday of each month.
- If you have any questions call Code Enforcement at 941-932-9485.

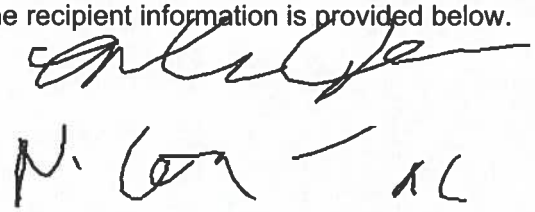
UNITED STATES POSTAL SERVICE

Date Produced: 12/02/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8389 0840 51. Our records indicate that this item was delivered on 11/29/2024 at 06:11 p.m. in PARRISH, FL 34219. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 11811 ERIE RD, PARRISH, FL 34219

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

MRT SOLUTIONS LLC
NIKETA JACKSON R A
11811 ERIE RD
PARRISH FL 34219-6510

Customer Reference Number: C5483017.33227909

USPS MAIL PIECE TRACKING NUMBER: 420342196510921489019403838908405 1
MAILING DATE: 11/26/2024
DELIVERED DATE: 11/29/2024
Reference #: 32800
Property Address: 1710 Manatee Ave. E.
Type of Correspondence: Notice of Hearing

MAIL PIECE DELIVERY INFORMATION:

MRT SOLUTIONS LLC
NIKETA JACKSON R A
11811 ERIE RD
PARRISH FL 34219-6510

MAIL PIECE TRACKING EVENTS:

11/26/2024 11:32	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	BRADENTON,FL 34205
11/27/2024 13:20	ORIGIN ACCEPTANCE	BRADENTON,FL 34205
11/27/2024 14:35	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
11/29/2024 04:17	PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260
11/29/2024 18:11	DELIVERED LEFT WITH INDIVIDUAL	PARRISH,FL 34219

SPECIAL MAGISTRATE

CITY OF BRADENTON, FLORIDA

NOTICE OF HEARING

RE: Case Number: 25-002
Owner Address: MRT Solutions LLC
11811 Erie Road
Parrish, FL 34219

You are hereby formally notified that on Tuesday the, 7th day of January, 2025, at 9:00 AM there will be a Public Hearing at Bradenton City Council Chambers, 101 Old Main Street, Bradenton, Florida, concerning violation(s) of Section(s)

Table 4.7 (building function - specific function and use) from the Bradenton Form-Based Code of the City Codes. (See attached Notice of Violation).

Should you be found in violation of the City Codes, the Special Magistrate has the power by law to levy fines of up to $250.00 a day against you and your property for every day that any violation(s) continues beyond the date set in an Order of the Magistrate for compliance.

Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Codes. All pictures or emails need to be in physical form for the file.

The city will furnish you forms should you wish to subpoena any witnesses, please contact the Code Enforcement Coordinator at (941) 932-9485.

Sincerely,

Maggie Mooney, Esq.
Special Magistrate

AFFIDAVIT OF VIOLATION - NOTIFICATION OF VIOLATION

NAME OF VIOLATOR: MRT Solutions LLC

ADDRESS: 11811 Erie Road
Parrish, FL 34219

SECTION OF CITY CODE which has been violated: Table 4.7 (building function - specific function and use) from the Bradenton Form-Based Code.

DATE OF VIOLATION: February 21, 2024

ADDRESS OF VIOLATION: 1710 Manatee Avenue East, Bradenton, FL 34208

LEGAL DESCRIPTION of property where violation(s) occurred: See attached sheet.

FACTS behind violation: See attached sheet.

DATE Violator previously notified of violation(s): March 22, 2024

WITNESS to violation: NAME	Names and Addresses ADDRESS
Michael Maginness	City of Bradenton

I hereby affirm that the above facts are true to the best of my knowledge.

Affiant

STATE OF FLORIDA
COUNTY OF MANATEE

PERSONALLY APPEARED before me, by means of ✓ physical presence or ___ online notarization, the undersigned authority, Michael Maginness acknowledges that he did execute the foregoing Affidavit.

SWORN TO AND SUBSCRIBED before me this 26th day of November, 2024.

Notary Public, State of Florida

KIMBERLI JOY MURPHY
MY COMMISSION # HH 407226
EXPIRES: August 7, 2027

Dated this 26th day of November, 2024 CASE NUMBER: 25-002

SPECIAL MAGISTRATE **CITY OF BRADENTON, FLORIDA**

EXHIBIT "P"
Pre-Application Meeting for Club/Event Center

PLN-PRE-25-0002

Menu Reports Help

File Date: 01/20/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Pre application meeting

Application Type: Pre-Application Meeting

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
1710 site plan with el...			Site plan with elev...	application/pdf	Uploaded	01/20/2025
LAYOUT#3.pdf			Floor plan	application/pdf	Uploaded	01/20/2025

Show all

Address: 1710 MANATEE Ave E, BRADENTON, FL 34208

Owner Name: MRT SOLUTIONS LLC

Owner Address: 11811 ERIE RD, PARRISH, FL 34219

Parcel No: 1270500000

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Niketa Jackson		Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

F. C. SURVEYING, PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P.O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

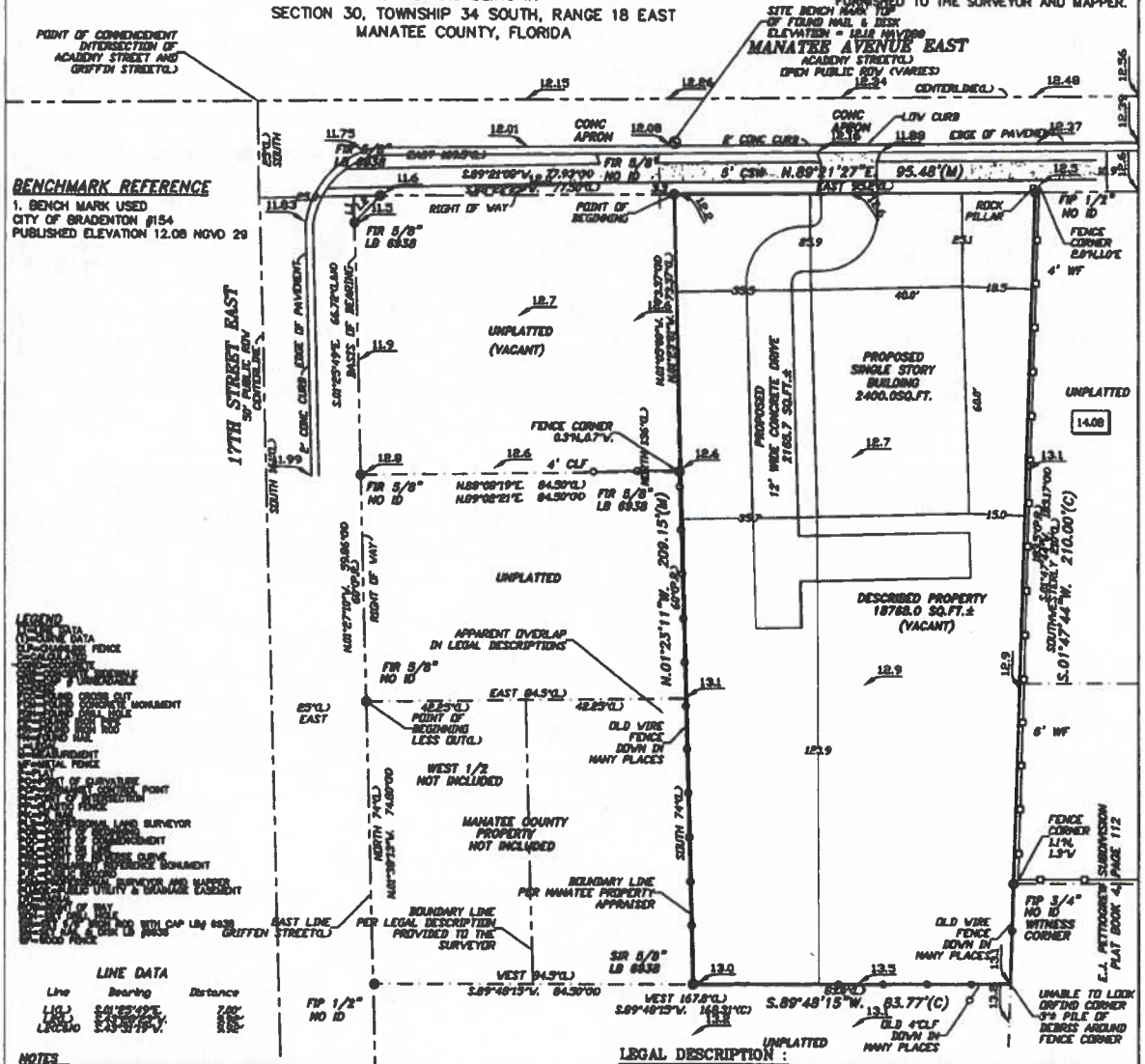
SCALE 1" = 30'
NOTE: SUBJECT PROPERTY IS ON CENTRAL WATER

FLOOD ZONE : X
COMMUNITY PANEL 12081C 0308E
DATED : 9-17-14
(FLOOD ZONE : "B","C","D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

STREET ADDRESS
1710 MANATEE AVENUE EAST
BRADENTON, FLORIDA 34208

BOUNDARY SURVEY
OF
THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES 5J-17.052.2 (D) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.



BENCHMARK REFERENCE
1. BENCH MARK USED
CITY OF BRADENTON #154
PUBLISHED ELEVATION 12.08 NGVD 29

LEGEND
(Symbol list)

LINE DATA

Line	Bearing	Distance
L(1)	S.41°22'49"E.	7.85'
L(2)	S.73°09'19"E.	10.00'
L(3)(M)	S.73°09'19"E.	10.00'

NOTES
1. THE ACCURACY OF THIS SURVEY MEETS REQUIREMENTS AS SET FORTH IN 5J-17.051(3)(b)2 SUBURBAN (LINEAR: 1 FOOT IN 7,500 FEET
2. BEARINGS ARE BASED ON PLAT OR OTHERWISE SHOWN
3. THE LEGAL DESCRIPTION SHOWN HEREON IS PROVIDED BY CLIENT UNLESS NOTED OTHERWISE.
4. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. ALL BUILDING DIMENSIONS SHOWN HEREON ARE TO THE NEAREST TENTH OF A FOOT
6. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
7. THIS SURVEY DOES NOT REFLECT OR IDENTIFY ANY JURISDICTIONAL AREAS OF ANY KIND.
8. THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY HAZARDOUS MATERIALS OF ANY KIND.
9. THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND STRUCTURES OR UTILITIES.
10. UNDERGROUND ENCROACHMENTS IF ANY NOT LOCATED.

LEGAL DESCRIPTION :
BEGIN 109.5 FEET EAST AND 25 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 95.2 FEET TO A FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 210 FEET; THENCE WEST 167.8 FEET TO THE EAST PROPERTY LINE OF GRIFFIN STREET, THENCE NORTH 74 FEET; THENCE EAST 84.5 FEET; THENCE NORTH 136 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING SITUATED IN MANATEE COUNTY, FLORIDA, FLORIDA.
LESS: WEST ONE-HALF 1/2 OF LOT IN THE CITY OF MANATEE, FLORIDA, FACING 17TH STREET (FORMERLY GRIFFEN STREET) HAVING A FRONTAGE OF 74 FEET AND RUNNING EAST 84.5 FEET. LOCATED ON THIS LOT IS A CONCRETE BLOCK HOUSE BUILT BY PROF. KENDALL AS AN INDUSTRIAL INSTITUTE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN 25 FEET EAST AND 161 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFEN STREETS; THENCE EAST 84.5 FEET; THENCE SOUTH 74 FEET; THENCE WEST 84.5 FEET; THENCE NORTH 74 FEET TO THE POINT OF BEGINNING.

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____ SURVEY DATE : 08/27/2019
M. SCOTT CRIDER, PSM #6871

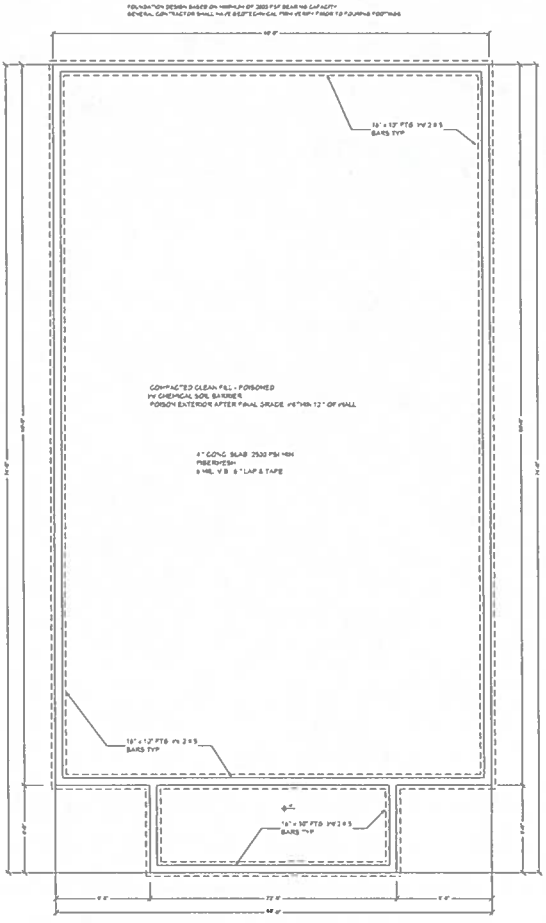
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"
THIS SURVEY/REPORT IS PROVIDED IN HARD COPY FORMAT ONLY, ALL GRAPHIC AND TEXT DATA IS COPYRIGHTED.

LEGEND
6.51 =GARAGE FLOOR ELEVATION
6.90 =RESIDENCE FLOOR ELEVATION
6.0 =EXISTING ELEVATIONS

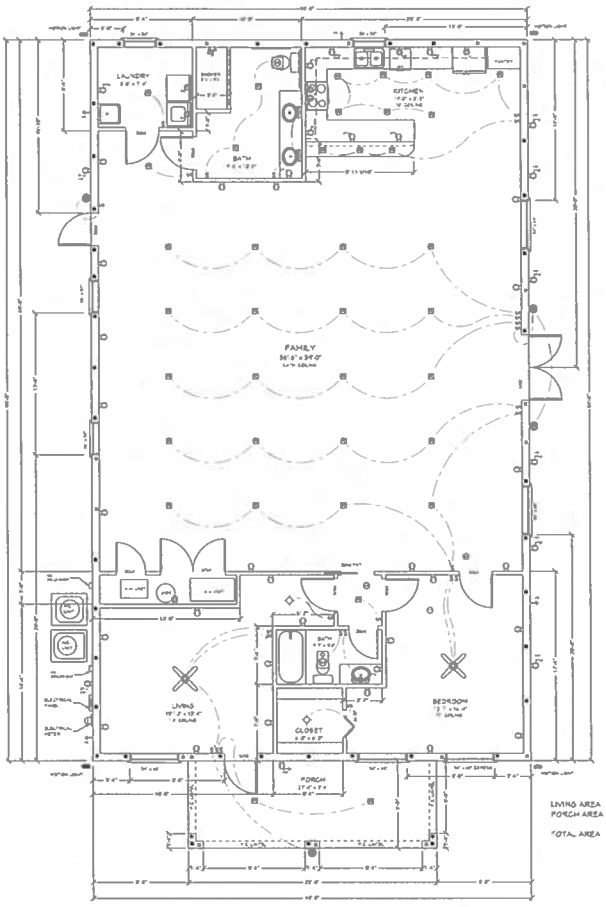
NOTE:
THIS IS A LIMITED TOPOGRAPHIC SURVEY AND MAY NOT MEET ALL REQUIREMENTS SET FORTH IN 5J-17.053(2) THE PURPOSE IS TO SHOW EXISTING SITE ELEVATIONS ONLY.

CERTIFIED TO :
MEDI - REDI MEDICAL TRANSPORT

DRAWN BY:	REVISIONS
S.C.	9-18-19 ADDED LENDER 4-08-20 ADDED ELEVATIONS 5-05-20 ADDED PROPOSED IMPROVEMENTS
FIELD BOOK	PROJECT NO:
396-70	20_M39509A



FOUNDATION PLAN SCALE 1/4" = 1'-0"



LIVING AREA 2560 SQ FT
PORCH AREA 132 SQ FT
TOTAL AREA 2932 SQ FT

FLOOR PLAN SCALE 1/4" = 1'-0"

COKER ZIMMERMANN DRAFTING & DESIGN SERVICE
2202 4th ST W BRADENTON, FLA
PH: 941.746.5221

SEAL

BUILDING PLANS FOR:
1710 MANATEE AVENUE EAST
BRADENTON, FL

SEPT. 2019

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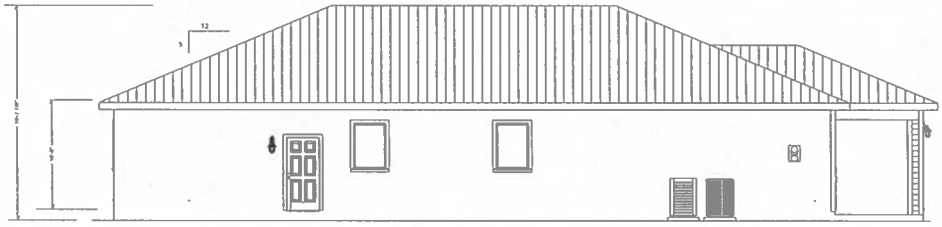
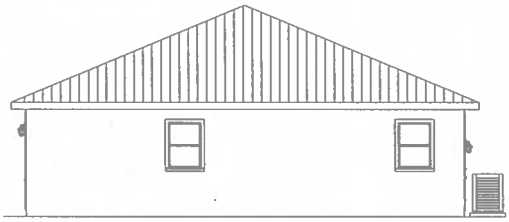
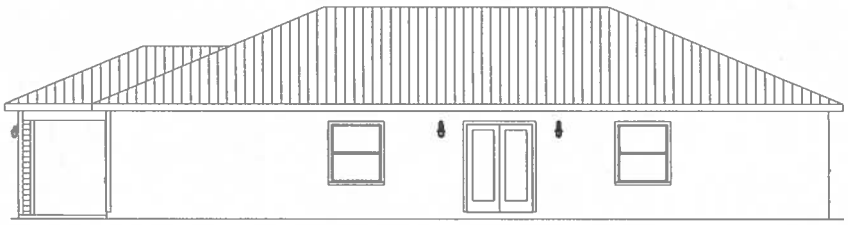


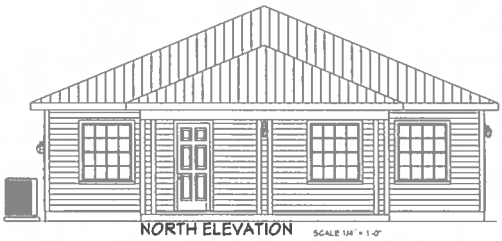
WEST ELEVATION SCALE 1/4" = 1'-0"



SOUTH ELEVATION SCALE 1/4" = 1'-0"

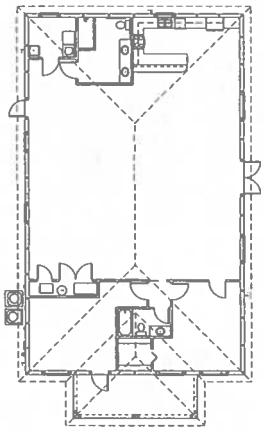


EAST ELEVATION SCALE 1/4" = 1'-0"



NORTH ELEVATION SCALE 1/4" = 1'-0"

THE ARCHITECT OF RECORD DELEGATES THE DESIGN OF THE PRE ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.



ROOF PLAN

SCALE 1/8" = 1'-0"

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
3102 w. 9th st. BRADENTON, FLA.
PH: 941-746-5221

BUILDING PLANS FOR:
1710 MANATEE AVENUE EAST
BRADENTON, FL

SEAL

SEPT. 2019

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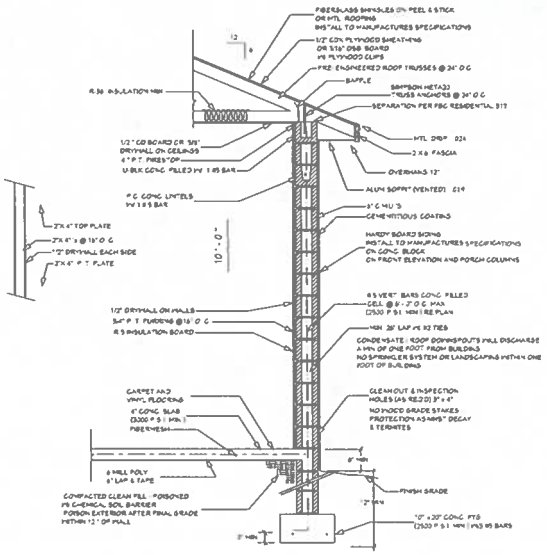
WOOD FRAMING NOTES:

1 WOOD CONSTRUCTION CONNECTIONS AND NAILING REQUIREMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE
2 ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT
3 ALL LOAD BEARING WALL FRAMING SHALL BE NO 2 GRADE SPF OR HEM-FIR
4 ALL JOIST AND RAFTER FRAMING SHALL BE NO 2 GRADE SOUTHERN PINE OR HEM FIR
5 ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS
6 BOLT HEADS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS
7 PREFABRICATED WOOD I-JOIST LUMBER HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MACMILLAN CORP." BOISE BAND OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL
8 PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE COMPANY" OR EQUAL. INSTALL ALL ACCESSORIES AS PER THE MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 20 GAUGES PER ASTM A446 GRADE A1 AND BE GALVANIZED PER ASTM A525

ATTENTION ALL SIMPSON CONNECTORS IN CONTACT WITH ACQ CBA CA-B AND NON-DOT TREATED LUMBER MUST BE OF THE FOLLOWING

SIMPSON STRONG-TIE PRODUCT TYPES	MATERIAL
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

NOTE: ALL TREATED LUMBER MUST BE STAMPED WITH ONE OF THE FOLLOWING: ACQ, CBA, CA-B, OR CA-C. ALL LUMBER MUST BE KILN DRIED AFTER TREATMENT (KDAT). NOTE: ALL TREATED LUMBER MUST BE STAMPED WITH ONE OF THE FOLLOWING: ACQ, CBA, CA-B, OR CA-C. ALL LUMBER MUST BE KILN DRIED AFTER TREATMENT (KDAT).



TYPICAL WALL SECTION
3/4" = 1'-0"

SAFE LOAD TABLE FOR CAST CONCRETE HOLLOW STRENGTH PRECAST & PRESTRESSED LINTELS

LINTEL No.	LENGTH	SAFE LOAD - POUNDS PER LINEAR FOOT UNIFORM	CONCENTRATED *
L1	2'-8"	1,215 lbs	1,620 lbs
L2	3'-4"	1,160 lbs	1,625 lbs
L3	4'-0"	1,190 lbs	1,675 lbs
L4	4'-8"	1,220 lbs	1,740 lbs
L5	5'-4"	1,165 lbs	1,630 lbs
L6	6'-0"	1,180 lbs	1,650 lbs
L7	6'-8"	1,200 lbs	1,680 lbs
L8	7'-4"	1,220 lbs	1,710 lbs
L9	8'-0"	1,240 lbs	1,740 lbs
L10	8'-8"	1,260 lbs	1,765 lbs
L11	9'-4"	1,280 lbs	1,790 lbs
L12	10'-0"	1,300 lbs	1,820 lbs
L13	10'-8"	1,320 lbs	1,850 lbs
L14	11'-4"	1,340 lbs	1,875 lbs
L15	12'-0"	1,360 lbs	1,900 lbs
L16	12'-8"	1,380 lbs	1,930 lbs
L17	13'-4"	1,400 lbs	1,960 lbs
L18	14'-0"	1,420 lbs	1,990 lbs

NOTES:
1. PLEASE CONTACT US IF LINTELS ARE NEEDED FOR LONGER SPANS OR HEAVIER LOADS.
2. THESE LINTELS ARE NOT DESIGNED FOR SEISMIC LOADS.

COKER ZIMMERMANN
DRAFTING & DESIGN SERVICE
2502 e. 9th st. bradenton, fla.
PH. 941-746-5221

BUILDING PLANS FOR:
1110 MANATEE AVENUE EAST
BRADENTON, FL.

SEAL

SEPT. 2019

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CITY OF BRADENTON

DEVELOPMENT REVIEW COMMITTEE

COMMENT SHEET

1:30 PM: PLN-PRE-25-0002 **WARD 5** **CENTRAL CRA**
Request: Event Space
Applicant: Niketa Jackson, MRT SOLUTIONS LLC
Address: 1710 MANATEE Ave E, BRADENTON, FL 34208

This is only a preliminary review that is meant to provide guidance prior to the formal application review process for applicable permits.

PLANNING DEPARTMENT

CODES:

1. FBC – Means Form Based Code
2. LUR – Means Land Use Regulations

GENERAL ZONING REGULATIONS:

1. Proposed Project: Club (Event Space)
2. Project located in the T4-O zoning district. Use listed as a Special Use.
3. Future Land Use Classification: UCC (Urban Commercial Corridor)
4. Flood Zone: X
5. Project size is .2617 acres.

FBC ARTICLE 12 – DEFINITIONS:

Club: a facility used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

FBC TABLE 4.7 – PERMITTED AND SPECIAL USES:

e. CIVIC	T3 T4-S	T4-R	T4-O	T5	T6	SD
Club		SU	SU			SU

LUR SCHEDULE 4.1.4.1 – AUTOMOBILE ON-SITE PARKING REQUIREMENTS:

AMUSEMENT ESTABLISHMENTS	
Indoor or non-spectator	1 per 3 visitors based on maximum capacity of assembly

Will need to know maximum capacity to determine the required number of off-street parking spaces. Design professional needs to determine.

FBC Section 4.9.1.b

Open parking areas shall be masked from the frontage by a building or streetscreen.
Unknown where parking will be located but need to keep this in consideration when laying out parking areas.

FBC Section 4.9.5.a
On a primary grid (A-Grid) all parking lots shall be located in the second or third layer. ***Unknown where parking will be located but need to keep this in consideration when laying out parking areas.***

FBC Section 4.10 Transect Parking Standards
If the applicant feels the required parking ratios are too high, the applicant can request relief to the parking ratios by submitting data to the Planning and Public Works Directors to consider for a waiver. Please review Section 4.10 for more information.

FBC Section 4.10.7
All off-street parking shall comply with the minimum provisions noted in LUR Section 4.1.4.1. However, the front of a vehicle may encroach up to two feet upon any landscaped area or walkway. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space in such instance; however, in such instances the width of the sidewalk shall be increased to at least six feet.

LUR 4.1.4.1 Design

a. The parking and vehicular use areas shall be improved subject to the approval of the director of public works. Asphalt and concrete are permitted, paver block, porous concrete or other pervious material (with the exception of shell) are encouraged. The paving requirement may be waived by the PCD director for a specific period of time or on a permanent basis for infrequently used parking areas such as those for recreational facilities or overflow parking areas. Within the Village of the Arts Overlay district, the PCD director may waive the paving requirements for up to five years.
b. Paved lots shall be striped or otherwise marked to designate individual spaces with the exception of driveways for one- and two-family dwellings.
c. Angle parking spaces shall measure a minimum of nine feet in width and 20 feet in length. Parallel parking spaces shall measure ten feet by 24 feet. Handicapped parking spaces shall measure 12 feet by 20 feet. The required width of the aisle between rows of parking spaces shall be dependent upon the angle of the parking spaces as follows:

Angle of Parking Spaces	Required Aisle Width
90 degrees	24 feet, two-way traffic flow
60 degrees	18 feet, one-way traffic flow
45 degrees	13 feet, one-way traffic flow
30 degrees	11 feet, one-way traffic flow
Parallel	12 feet, one-way traffic flow

Alternative parking lot layouts may be approved by the PCD director for special purpose parking lots, such as valet attended lots, storage lots for tractor trailers or lots for the storage of towed vehicles. This will allow administrative approval of specialty parking lots in cases where the standard layout is not appropriate.
d. Parking spaces shall have curbing, wheel stops or other effective means to prevent vehicles from encroaching into required landscaped areas.
e. Paved areas greater than 1,500 square feet in size shall comply with the drainage requirements of subsection 4.1. 5 and shall require approval by the director of public works. Paved areas greater than 4,000 square feet shall require a drainage plan review and approval by the director of public works. And the Southwest Florida Water Management District approval or exemption.
f. Within large parking lots, the PCD director may require sidewalks and stop

signs for the safety of pedestrians circulating in the lot.

g. Speed bumps are prohibited unless otherwise approved by the fire department and department of public works.

FBC Section 4.12

If any signage is proposed for the use, it shall comply with Section 4.12 of the Form Based Code.

QUESTIONS AND COMMENTS:

1. ***What are the hours of operation for the proposed use?***
2. ***Business needs to ensure that they have filed for its Business Tax Receipt with the city.***
3. ***Special Use hearing scheduled for Planning Commission on 03/19/2025.***

PUBLIC WORKS DEPARTMENT

1. The information below shall be used for guidance only and is the best available data at the time of this request. Due diligence is the responsibility of the owner, applicant, EOR. The information provided is intended as guidance and is subject to modification based upon the actual design of the project. The comments below should not be construed as all-inclusive with respect to compliance of the Land Development Code, Utility Standards Manual, Public Works specifications, or any other codes/manuals utilized by City of Bradenton.
2. Should any existing water services be insufficient, and a larger service installed, the existing service will need to be removed at the main and plugged.
3. Obtain Site Improvement Permit prior to obtaining any Building permits. Include any SWFWMD,FDOT documentation as part of your submittal paperwork.
4. Use City standards (Public Works and Utilities Infrastructure Specifications) for Site Plan details, i.e., curbs, sidewalks, dumpsters, parking, ADA parking, etc. Make sure that all plan details are consistent and are the same on all plans.
5. Submit with the Site Improvement Plan:
    a. Landscape Plan
    b. Lighting Plan
    c. Irrigation Plan
    d. Boundary Survey
    e. Topographical & Boundary Survey (recent)
6. Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings. Tree replacement or payment into tree fund will be required at time of groundbreaking, according to LUR's Section 2.2.3.2.f. and Schedule 2.2.3.2 TREE REPLACEMENT REQUIREMENTS.
7. A Pre-construction meeting is required prior to the commencement of any site construction. The owner, engineer and contractor must all be present.
8. Four (4) sets of plans are required to be submitted (two for the original submittal), including pdf's of the plans on a CD.
9. Allow time at the end of the project for the full inspection process, to include Building, Electrical, Engineering/Public Works and finally Zoning. Zoning will require all Landscaping to be complete and according to approved plans prior to issuance of CO.
10. Construction schedules are per Code, and dictated by the City's noise ordinance, as follows:
    a. Monday – Friday 7AM to 6PM
    b. Saturday - 9AM to 6 PM
    c. No work on Sundays or Federal Holidays.
11. Peak stormwater discharge must not go to street. Discharge must flow directly into storm water pipes. There is to be no overland flow to roads.

BUILDING DEPARTMENT

1. Currently a single-family dwelling. If used for anything other than a dwelling unit a change of occupancy permit will be required. A change of occupancy permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code chapter 10, sections 1001 – 1012

Update for Live Work requirement:

- **2023 FBC - Building, 8th edition 508.5 Live/Work Units**
- A *live/work unit* shall comply with Sections 508.5 through 508.5.11.

Exception: Dwelling or sleeping units that include an office that is less than 10 percent

of the area of the *dwelling unit* are permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2. 508.5.1 Limitations
The following shall apply to all live/work areas:

- The *live/work unit* is permitted to be not greater than 3,000 square feet (279 m) in area.
- The nonresidential area is permitted to be not more than 50 percent of the area of each *live/work unit*.
- The nonresidential area function shall be limited to the first or main floor only of the *live/work unit*.
- Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time. 2. 3. 4. 1.

FIRE DEPARTMENT

1. If this structure is going to be used as an assembly structure it will need to meet the code for an assembly use.
2. Cooking in an assembly use needs to be treated as commercial cooking.
3. What is the occupant load/seating arrangements?
4. Exit capacities will need to be evaluated.

CITY SURVEYOR:

1. A boundary survey, tree survey and topographic survey with a survey date as defined in Chapter 5J-17.051(3)(d), F.A.C. within the last year are required. The topographic survey will need to be referenced to the North American Vertical Datum of 1988 (NAVD88) and based on the City of Bradenton's NAVD88 vertical control system or the National Spatial Reference System (NSRS) as published by the National Geodetic Survey (NGS). The use of a benchmark converted from NGVD29 to NAVD88 is not acceptable. Additionally, a benchmark established by GPS is not acceptable.
2. The benchmark referenced is an old City of Bradenton NGVD1929 benchmark that is not part of the National Spatial Reference System (NSRS). As a result, it is not an acceptable benchmark. There are three acceptable benchmarks between 900 feet to 2000 feet from the site.
3. The boundary/topographic survey submitted references a version of Chapter 5J-17, F.A.C. that was outdated at the time the survey was produced.

POLICE

1. It is recommended that tree canopies be pruned above 6' or above to maintain natural surveillance.
2. It is recommended that any ground landscape be maintained at 2' or lower to maintain natural surveillance.
3. It is recommended that the parking lot, driveways, and sidewalks be lighted with a white light source (no greater than 4000K) maintaining 3-foot candles throughout to enhance natural surveillance throughout those areas.
4. It is recommended that access controls be utilized for entry and exit.
5. There are concerns for parking plan. Unable to see site plan due to font issues.
6. There are concerns for ingress and egress of vehicle traffic on the site.
7. BCO 38-155

OTHER COMMENTS

1. **Code Enforcement:** The special magistrate found this property in violation for not having a special use permit.
2. **CRA:** Grant opportunities possibly available. List of grants on CRA website. Grants are 50/50 match.

NEXT STEPS

1. Need to determine capacity of the building, which will determine required parking. Coker/Zimmerman can assist with this (Needed prior to start of Special Use hearing).
2. Need an updated site plan showing off-street parking layout. Plan shall be dimensioned showing space sizes, drive aisle widths and ADA space location (Needed prior to Special Use hearing).
3. Special Use hearing before Planning Commission and City Council. Anticipated schedule is to start hearing process on 03/19/2025.
4. If approved, begin SIP process along with Building permit process for change of use.

Attachments:

- Contact List
- PW Documents

EXHIBIT "Q"
City Code Enforcement Complaint (Parking Lot & Property Use)

CE-25-02-COM-0123

Menu Reports Help

File Date: 02/24/2025

Application Status: Closed-Not In Violation

Assigned To:

Scope of Work: Parking lot without permit.

Case Type: Complaint

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
complaint.email.pdf	ENF_GENERAL			application/pdf	Uploaded	02/24/2025

Show all

Address: 1710 MANATEE Ave E, BRADENTON, FL 34208

Owner Name: MRT SOLUTIONS LLC

Owner Address: 11811 ERIE RD, PARRISH, FL 34219

Parcel No: 1270500000

Case Comments:

View ID	Comment	Date

Initiated by Product: AV360

Contact Info:

Name	Organization Name	Contact Type	Status
Don Power		Complainant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION
Complaint Source
Email

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake		Investigator...	02/24/2025	Volker Reiss
Investigation	Michael Maginness	Not in Viola...	02/24/2025	Michael Maginness

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
Initial Inspection	02/24/2025	Michael Maginness	In Compliance	The parking lot is made of crushed...

From: Donald Power
To: Volker Reiss
Subject: RE: [EXTERNAL] Code violation complaint
Date: Monday, February 24, 2025 9:55:29 AM
Attachments: image001.png

You don't often get email from pwrfml@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

He is still having events then. Also what about parking lot he created. Is that a code violation

Sent from AOL on Android

On Mon, Feb 24, 2025 at 8:43 AM, Volker Reiss <Volker.Reiss@bradentonFL.gov> wrote:

Dear Mr. Power:

Yes, this went to the special magistrate hearing in February and was found in violation.

VOLKER REISS
Code Compliance Manager

941-932-9402
941-290-9337
101 Old Main Street, Bradenton, FL 34205
BradentonFL.gov

From: Donald Power <pwrfml@aol.com>
Sent: Saturday, February 22, 2025 9:30 PM
To: Volker Reiss <Volker.Reiss@bradentonFL.gov>
Subject: RE: [EXTERNAL] Code violation complaint

You don't often get email from pwrfml@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good evening. He is having another large rental party at this location tonight i took videos and pictures. Did it go to court?

Sent from AOL on Android

On Mon, Nov 25, 2024 at 9:54 AM, Volker Reiss <Volker.Reiss@bradentonFL.gov> wrote:

> Dear Mr. Powers:
>
> This case is scheduled to go to a Special Magistrate hearing on January 7, 2025 for the non-compliance.
>
> **VOLKER REISS**
> *Code Compliance Manager*
> bradenton
> The Friendly City
> 941-932-9402
> 941-290-9337
> 101 Old Main Street, Bradenton, FL 34205
> BradentonFL.gov
>
> **From:** Donald Power <pwrfml@aol.com>
> **Sent:** Friday, November 22, 2024 3:23 PM
> **To:** Volker Reiss <Volker.Reiss@bradentonFL.gov>
> **Subject:** Re: [EXTERNAL] Code violation complaint
>
> You don't often get email from pwrfml@aol.com. Learn why this is important
>
> **[EXTERNAL EMAIL]** This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Whatever happened?

Sent from AOL on Android

On Tue, Feb 20, 2024 at 8:19 AM, Volker Reiss <Volker.Reiss@bradentonFL.gov> wrote:

> Florida Statute Section 162.06(1)(b) requires that anyone who files a code enforcement complaint has to give his or her name and address. Please provide this information otherwise state law prohibits us from investigating your complaint. Thank you.
>
> Sincerely,
> Volker Reiss
> Community Services and
>
> Code Compliance Manager
> 941-932-9402 (Office)
>
> 941-290-9337 (Cell)
>
> "Keeping the Friendly City Beautiful"
>
> ---
>
> **From:** Code Enforcement <CodeEnforcement@bradentonfl.gov>
> **Sent:** Tuesday, February 20, 2024 8:13 AM
> **To:** Volker Reiss <Volker.Reiss@bradentonFL.gov>
> **Subject:** FW: [EXTERNAL] Code violation complaint
>
> Volker,
>
> Can you help Don Powers in the email below?
>
> Thanks,
>
> Kimberli

KIMBERLI JOY MURPHY | Code Compliance Coordinator | Code Enforcement

City of Bradenton, 101 Old Main Street,

Bradenton, FL 34205

941-932-9485 | kimberli.murphy@bradentonFL.gov

City Hall Hours: Monday-Thursday 7:30 am - 4:30 pm

Friday 7:30 am - 3:30 pm

think green...only print this email if necessary

From: Donald Power <pwrfml@aol.com>
Sent: Monday, February 19, 2024 9:24 AM
To: Code Enforcement <CodeEnforcement@bradentonfl.gov>
Subject: [EXTERNAL] Code violation complaint

You don't often get email from pwrfml@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good morning I have tried to be a good neighbor to this property owner but I have lost all respect and patience. He is operating an Event business out of his home having up to 100 people there at a time. I asked him to not park cars on my property and posted it with chains and signs that mysteriously are gone. The address is 1710 Manatee Avenue East.Here are his advertising sights.

https://www.kieventsmanatee.com/

https://www.bbb.org/us/fl/bradenton/profile/event-center/k-i-events-0653-90422445

Are they zoned to be able to do this?

Sent from AOL on Android

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

PLN-SUP-25-0007

Menu Reports Help

File Date: 03/07/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Special use permit

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
2025 survey-sealed.pdf	PLANNING	Other	Updated Survey	application/pdf	Uploaded	03/07/2025
Building floor plan.png	PLANNING	Other	Floor plan	image/x-png	Uploaded	03/07/2025
Special Use written re...	PLANNING	Other	Detail responses	application/pdf	Uploaded	03/07/2025
SU Site plan sealed.pdf	PLANNING	Other	Site plan	application/pdf	Uploaded	03/07/2025

Show all

Address: 1710 MANATEE Ave E, BRADENTON, FL 34208

Owner Name: MRT SOLUTIONS LLC

Owner Address: 11811 ERIE RD, PARRISH, FL 34219

Parcel No: 1270500000

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Niketa Jackson		Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

SPECIAL USE

Type	Other
Other	Club/recreation center

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

1. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

There is one vehicles access point from Manatee Ave E, allowing vehicles to enter and exit via two vehicle driveway.

2. Location and design of off-street parking and loading areas in regard to the items in "1" above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

The building is located on .25 acre with rear space for parking.
There are two adjacent lots. One is a medical office that currently not open. The second lot is vacant.
Our events will be outside business hours, therefor we do not anticipate any effects on adjoining properties.

3. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

There are 6 waste receptacles located on the east side of the building along privacy fence which we anticipate to be adequate.

4. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

There are 3 outdoor outlets on the east side of the building and one outdoor outlet on the rear/ south side of the building. There are outdoor flood lights installed on the building. There are three outdoor water faucets and hose.

5. Screening, buffering or separation of any nuisance or hazardous feature of the use.

Outdoor noise levels will comply with the City of Bradenton's Code of Ordinances - Chapter 38, ARTICLE V. SOUND CONTROL
bttps:Ulibrary,muoicode.com/fl/bradenton/codes/code of ordinances?nodeld=PTIICQOR CH38 EN ARTVSOCO S38-155MASOLE

6. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

We anticipate any future signage will not present any of these issues.

7. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic values.

There is no effect on the value surrounding properties.

8. Adequacy of land and/or building which are to be used.

The land and building are adequate for the intended use.

9. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to proposed hours of operation.

The adjacent medical office is currently closed for business. The other adjacent property is vacant. Our events are held outside business hours, therefore we do not anticipate affects on adjoining properties.

10. Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.

There is no effect to environmental quality of the district.

11. Consistency with the City of Bradenton Comprehensive Plan.

The properties zoning is T4O allows for several relevant usages such as club/recreation area with special use permit.

F. C. SURVEYING, PLLC d/b/a

Florida Coast Surveying

PROFESSIONAL SURVEYOR'S, & MAPPER'S

CERTIFICATE NO. LB-0006938

P.O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

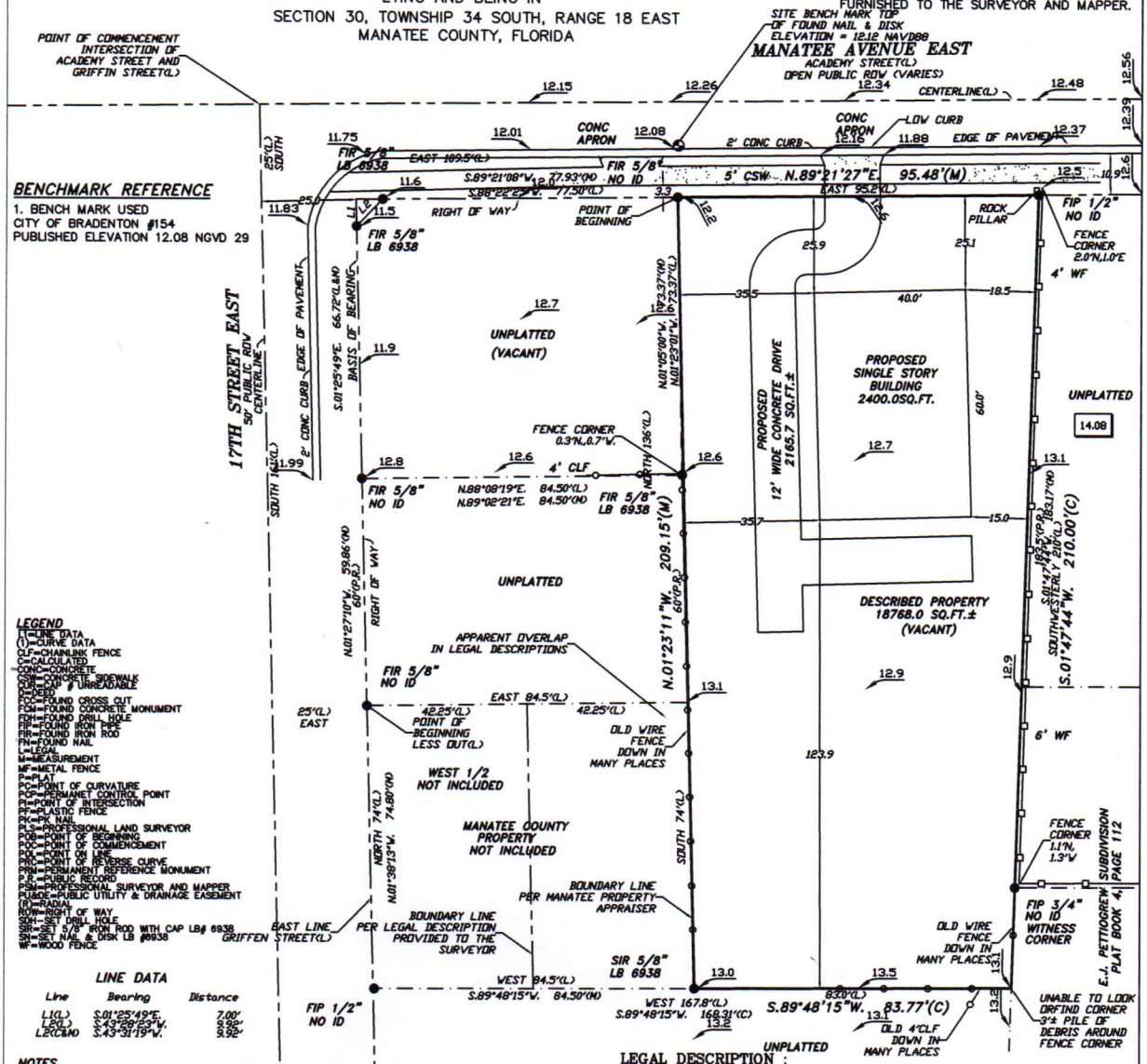
SCALE 1" = 30'
NOTE: SUBJECT PROPERTY IS ON CENTRAL WATER

FLOOD ZONE : X
COMMUNITY PANEL 120810C 0306E
DATED : 3-17-14
(FLOOD ZONE : "B","C","D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.)
SUBJECT TO VERIFICATION

STREET ADDRESS
1710 MANATEE AVENUE EAST
BRADENTON, FLORIDA 34208

BOUNDARY SURVEY
OF
THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTE:
IN COMPLIANCE WITH FLORIDA STATUTES 5J-17.052.2 (D) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.



BENCHMARK REFERENCE

1. BENCH MARK USED
CITY OF BRADENTON #154
PUBLISHED ELEVATION 12.08 NGVD 29

LEGEND

L=LINE DATA
(L)=CURVE DATA
CLF=CHAINLINK FENCE
C=CALCULATED
CONC=CONCRETE
CSW=CONCRETE SIDEWALK
CUP=CUP # UNREADABLE
D=DEED
FCC=FOUND CROSS CUT
FCM=FOUND CONCRETE MONUMENT
FDH=FOUND DRILL HOLE
FIP=FOUND IRON PIPE
FIR=FOUND IRON ROD
FN=FOUND NAIL
L=LEGAL
M=MEASUREMENT
MF=METAL FENCE
P=PLAT
PC=POINT OF CURVATURE
PCP=PERMANET CONTROL POINT
PI=POINT OF INTERSECTION
PF=PLASTIC FENCE
PK=PK NAIL
PLS=PROFESSIONAL LAND SURVEYOR
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT
POL=POINT ON LINE
PRC=POINT OF REVERSE CURVE
PRM=PERMANENT REFERENCE MONUMENT
P.R.=PUBLIC RECORD
PSM=PROFESSIONAL SURVEYOR AND MAPPER
PUE=PUBLIC UTILITY & DRAINAGE EASEMENT
(R)=RADIAL
ROW=RIGHT OF WAY
SIR=SET DRILL HOLE
SIR=SET 5/8" IRON ROD WITH CAP LB# 6938
SN=SET NAIL & DISK LB #6938
WF=WOOD FENCE

LINE DATA

Line	Bearing	Distance
L1(L)	S.01°25'49"E.	7.00'
L2(L)	S.43°29'23"W.	9.90'
L2(C&M)	S.43°31'19"W.	9.92'

NOTES

1. THE ACCURACY OF THIS SURVEY MEETS REQUIRMENTS AS SET FORTH IN 5J-17.051(3)(B)(15)B.II SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET
2. BEARINGS ARE BASED ON PLAT OR OTHERWISE SHOWN
3. THE LEGAL DESCRIPTION SHOWN HEREON IS PROVIDED BY CLIENT UNLESS NOTED OTHERWISE.
4. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE BUILDING DIMENSION HEREON ARE TO THE NEAREST TENTH OF A FOOT AND SHOULD NOT BE USED FOR DESIGN USE OF ANY KIND.
6. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT OR THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THE SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.
7. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS PART OF THIS SURVEY.
8. REUSE OF THIS SURVEY FOR THE PURPOSE OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE REUSERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. UNDERGROUND ENCROACHMENTS IF ANY NOT LOCATED.

LEGAL DESCRIPTION :

BEGIN 109.5 FEET EAST AND 25 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 95.2 FEET TO A FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 210 FEET; THENCE WEST 167.8 FEET TO THE EAST PROPERTY LINE OF GRIFFIN STREET, THENCE NORTH 74 FEET; THENCE EAST 84.5 FEET; THENCE NORTH 136 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING SITUATED IN MANATEE COUNTY, FLORIDA, FLORIDA.
LESS: WEST ONE-HALF 1/2 OF LOT IN THE CITY OF MANATEE, FLORIDA, FACING 17TH STREET (FORMERLY GRIFFEN STREET) HAVING A FRONTAGE OF 74 FEET AND RUNNING EAST 84.5 FEET. LOCATED ON THIS LOT IS A CONCRETE BLOCK HOUSE BUILT BY PROF. KENDALL AS AN INDUSTRIAL INSTITUTE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN 25 FEET EAST AND 161 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFEN STREETS; THENCE EAST 84.5 FEET; THENCE SOUTH 74 FEET; THENCE WEST 84.5 FEET; THENCE NORTH 74 FEET TO THE POINT OF BEGINNING.

LEGEND

5.51 =GARAGE FLOOR ELEVATION
6.50 =RESIDENCE FLOOR ELEVATION
6.0 =EXISTING ELEVATIONS

NOTE:
THIS IS A LIMITED TOPOGRAPHIC SURVEY AND MAY NOT MEET ALL REQUIREMENTS SET FORTH IN 5J-17.052(12) THE PURPOSE IS TO SHOW EXISTING SITE ELEVATIONS ONLY.

CERTIFIED TO :

MEDI - REDI MEDICAL TRANSPORT

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY _____ SURVEY DATE : 08/27/2019
M. SCOTT CRIDER, PSM #5671

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"
THIS SURVEY/REPORT IS PROVIDED IN HARD COPY FORMAT ONLY, ALL GRAPHIC AND TEXT DATA IS COPYRIGHTED.

DRAWN BY: S.C.	REVISIONS 9-18-19 ADDED LENDER 4-08-20 ADDED ELEVATIONS 5-05-20 ADDED PROPOSED IMPROVEMENTS
FIELD BOOK 396-70	PROJECT NO: 20_M39509A

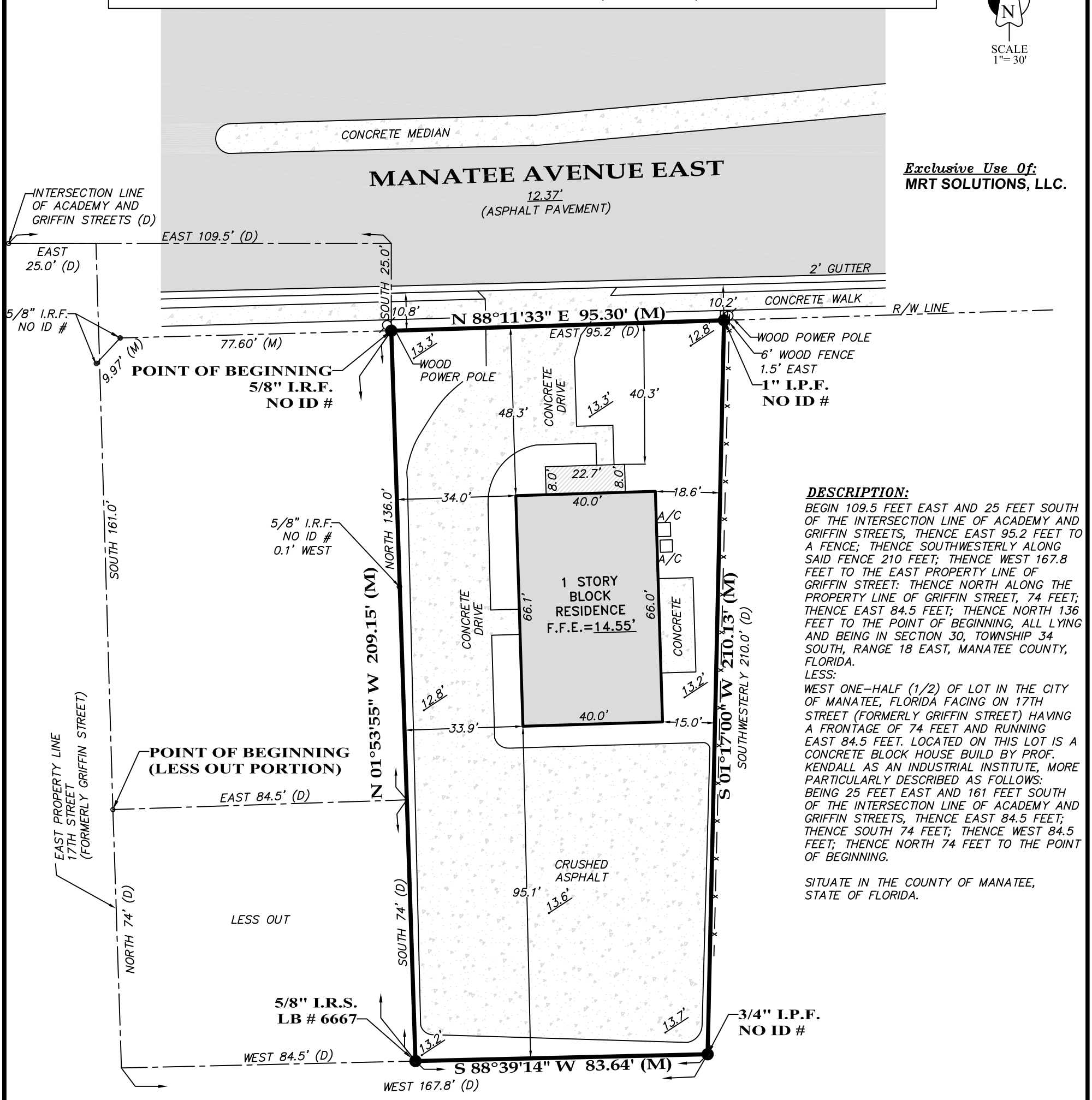
CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690 Fax: 729-7580

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers

BOUNDARY SURVEY OF LOT - BLOCK - SUBDIVISION **SEE DESCRIPTION**
SECTION **30** TOWNSHIP **34** SOUTH, RANGE **18** EAST, AS RECORDED IN PLAT BOOK - PAGES -
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # **1270500000** CURRENT ZONING **N/A**
PROPERTY ADDRESS: ***1710 MANATEE AVENUE EAST, BRADENTON, FLORIDA 34208***

SCALE 1"= 30'

Exclusive Use Of:
MRT SOLUTIONS, LLC.



DESCRIPTION:

BEGIN 109.5 FEET EAST AND 25 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 95.2 FEET TO A FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 210 FEET; THENCE WEST 167.8 FEET TO THE EAST PROPERTY LINE OF GRIFFIN STREET: THENCE NORTH ALONG THE PROPERTY LINE OF GRIFFIN STREET, 74 FEET; THENCE EAST 84.5 FEET; THENCE NORTH 136 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS:

WEST ONE-HALF (1/2) OF LOT IN THE CITY OF MANATEE, FLORIDA FACING ON 17TH STREET (FORMERLY GRIFFIN STREET) HAVING A FRONTAGE OF 74 FEET AND RUNNING EAST 84.5 FEET. LOCATED ON THIS LOT IS A CONCRETE BLOCK HOUSE BUILD BY PROF. KENDALL AS AN INDUSTRIAL INSTITUTE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING 25 FEET EAST AND 161 FEET SOUTH OF THE INTERSECTION LINE OF ACADEMY AND GRIFFIN STREETS, THENCE EAST 84.5 FEET; THENCE SOUTH 74 FEET; THENCE WEST 84.5 FEET; THENCE NORTH 74 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF MANATEE, STATE OF FLORIDA.

NOTES:

BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF MANATEE AVENUE EAST, BEING N88°11'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0306F, DATED 08-10-2021, (SUBJECT TO VERIFICATION).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

UTILITIES SHOWN HEREON ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY, NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Job No. **2020-386**
Boundary **11-12-2020** FB **273** PG **21** Other:
Foundation **12-03-2020** FB **274** PG **15** Other:
Final **04-26-2021** FB **LL** PG Revision:
Update **03-04-2025** FB **LL** PG Revision:
Drawn By **JJ/JC/JRA**

CERTIFICATION OF SURVEYOR

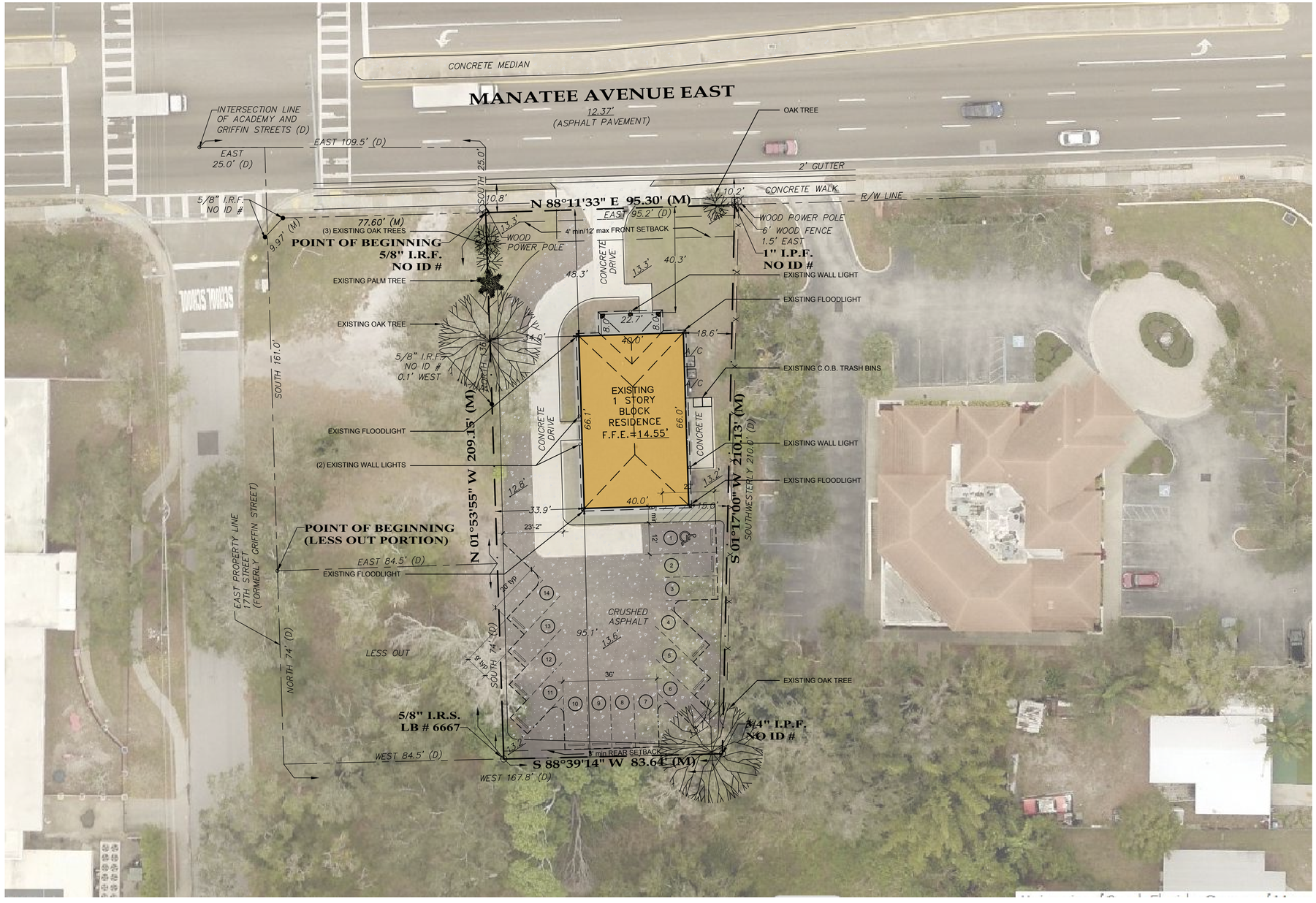
BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667

DATE OF CERTIFICATION 03-05-2025

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

(M)=Measured (P)=Plat (D)=Deed (R) = Radial
○=Iron Rod Set(IRS)#6667 ◎=Iron Pipe Found (IPF)
TBM=Temporary Bench Mark POB=Point Of Beginning
CMS=Concrete Monument Set #6667 R/W=Right Of Way
P.T.=Point of Tangent
PCC=Point of Compound Curve
CMF=Concrete Monument Found
PRM=Permenent Reference Monument
P.C.=Point Of Curve
=Water Flow
N&D=Nail and Disc
⬭=Proposed Elevation
⊙=Iron Rod Found(IRF)
PRC=Point of Reverse Curve
POC=Point Of Commencement
0.00'=Existing Elevation



PARKING DETERMINATION CALCULATIONS

SPACE FUNCTION	AREA	FBC OCC FACTOR	OCC LOAD	PARKING FACTOR	PARKING LOAD
KITCHEN	170	200	0.85		
ASSEMBLY	532	15	35.47	1/3	11.82
OFFICE	853	150	5.69	500	1.71
STORAGE	167	300	0.56		
WALLS, HALLWAYS, TOILETS and MECHANIC	918				
TOTAL	2,640		42.56		13.53
PARKING PROVIDED					**14**

1 SPECIAL USE SITE PLAN

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

REVISIONS

DRAWN BY CS3

CHESTER C SCOTT III AR11553 — STATE OF FLORIDA — SEAL — CHESTER C. SCOTT — 11553 — 03/07/2025 — REGISTERED ARCHITECT — TINA TIRE LICENSED FORECLOSURE 5445

This item has been digitally signed and sealed by Chester C. Scott, III using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any copies.

Studio x 2 architects, pa
510 7th Street East
Bradenton . Florida . 34208
941 . 747 . 0220
www.studiox2architects.com

Studio x 2 architects.pa AA26002289

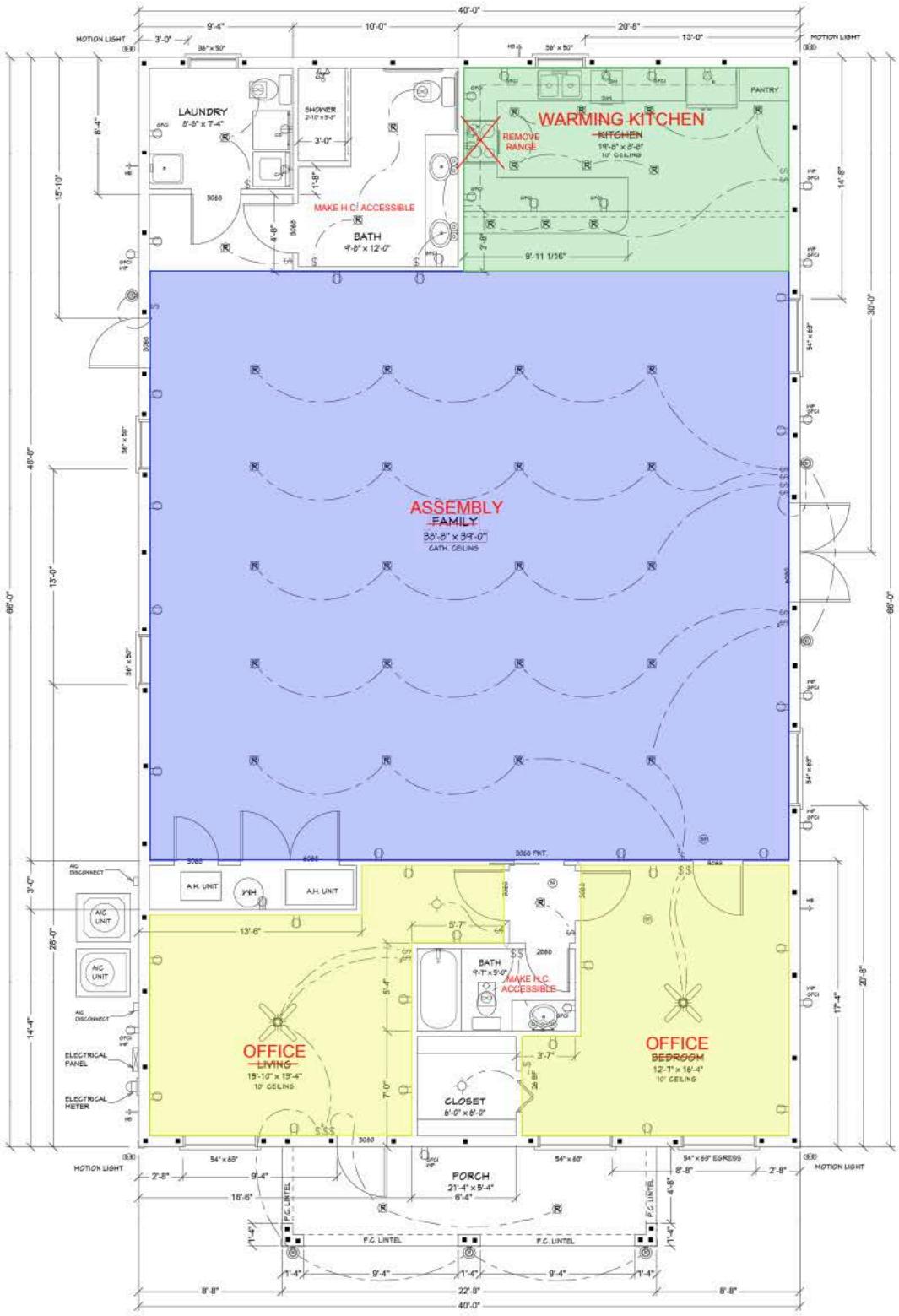
Jackson Event Space
Manatee Avenue East
Special Use Site Plan
1710 Manatee Avenue East, Bradenton, Florida 34208

JOB NO 2025006

SU1.1

of -

DATE 03/07/2025



KITCHEN
243 sf
OCCUPANT LOAD FACTOR = 200 GROSS
OCCUPANT LOAD = 1.22

ASSEMBLY
1,379 sf
OCCUPANT LOAD FACTOR
(UNCONCENTRATED) = 15 NET
OCCUPANT LOAD = 91.93

~~BUSINESS AREA~~
~~473 sf~~
~~OCCUPANT LOAD FACTOR = 100 GROSS~~
~~OCCUPANT LOAD = 4.73~~

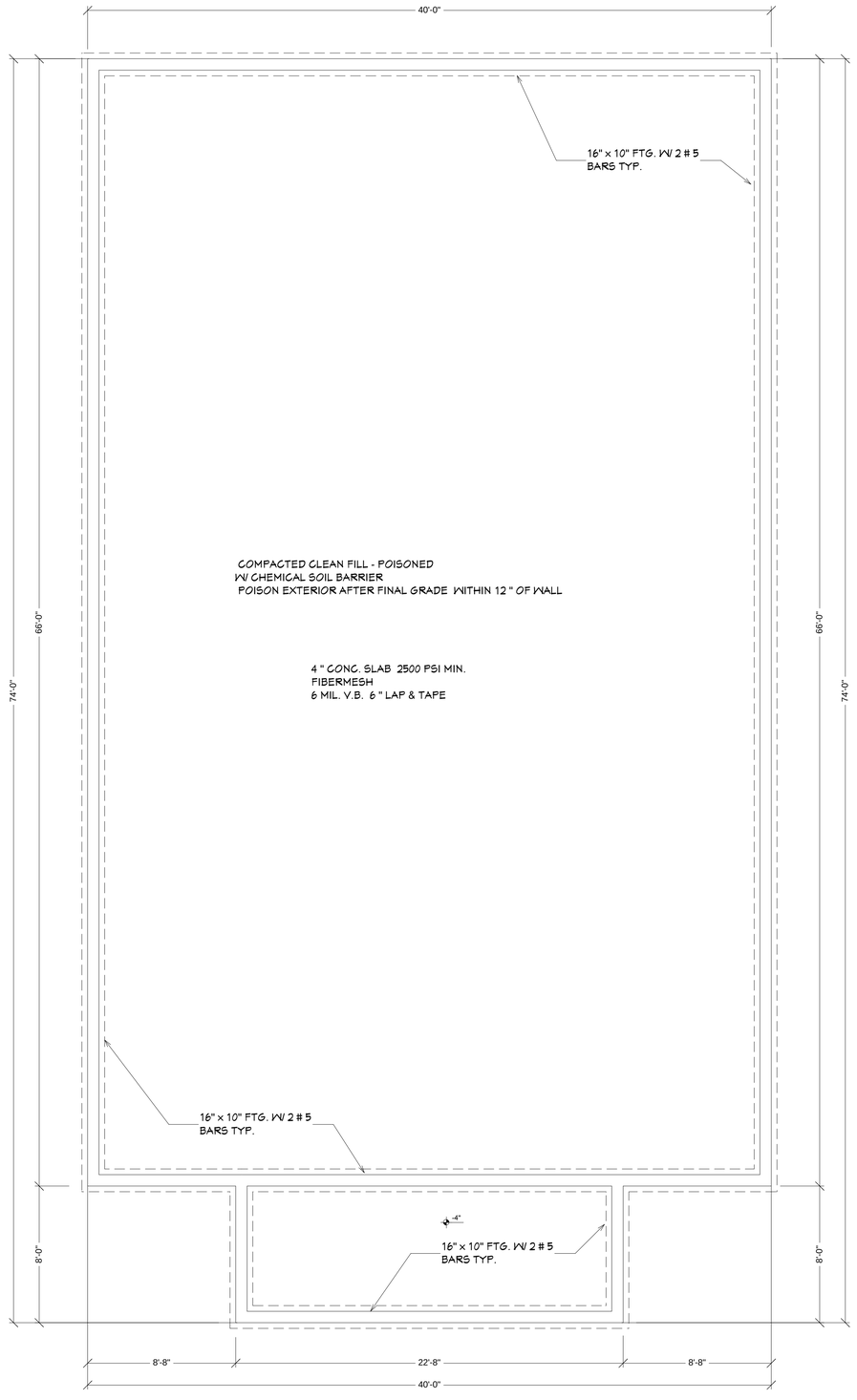
FLOOR PLAN

SCALE 1/4" = 1'-0"

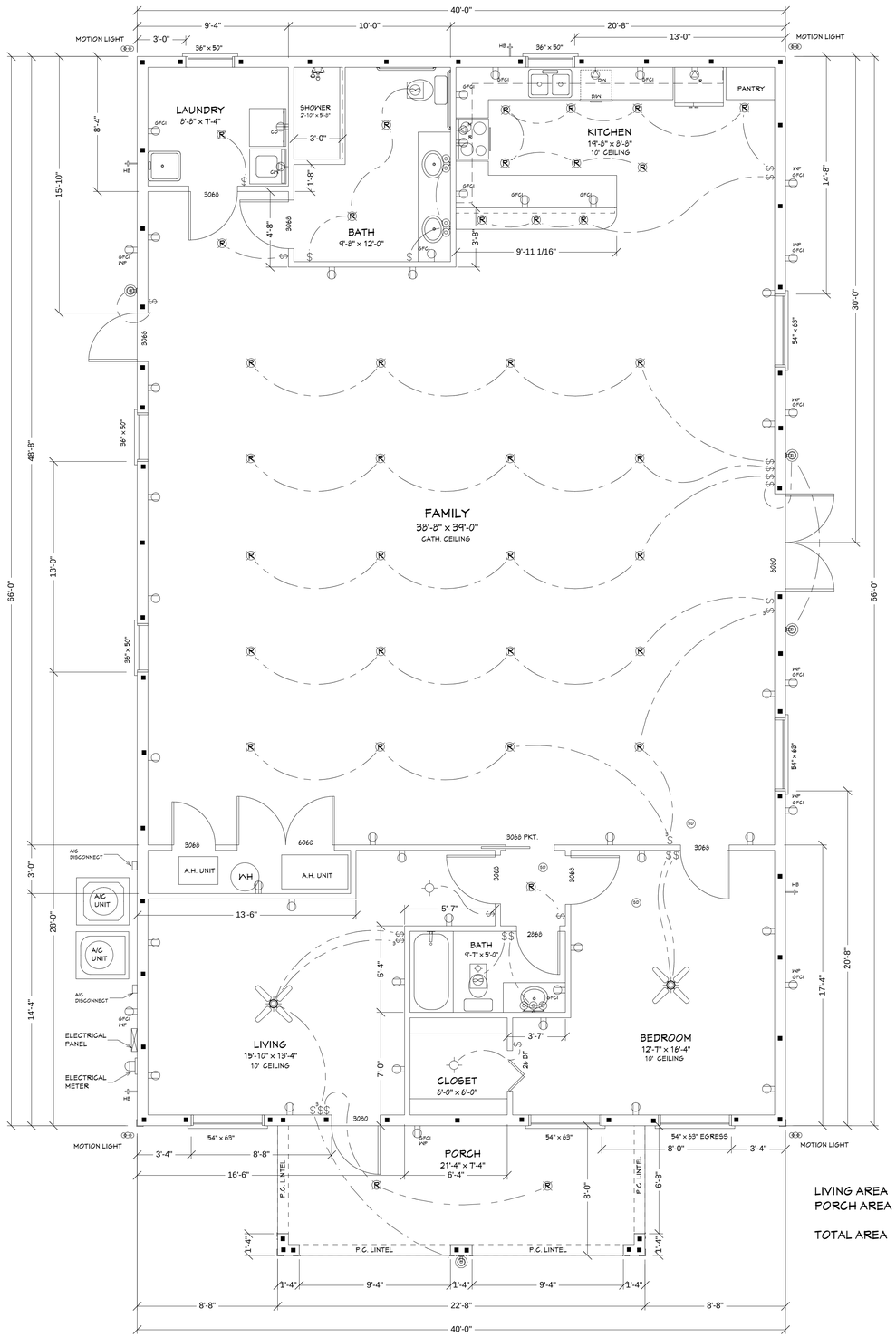
TOTAL OCCUPANT LOAD
1.22+91.93+3.15 = 96.3 = 97

PARKING REQUIREMENTS
OFFICE: 473 sf / 500 = 1
ASSEMBLY: 92 / 3 = 31
TOTAL = 32 SPACES

FOUNDATION DESIGN BASED ON MINIMUM OF 2000 PSF BEARING CAPACITY.
GENERAL CONTRACTOR SHALL HAVE GEOTECHNICAL FIRM VERIFY PRIOR TO POURING FOOTINGS.



FOUNDATION PLAN SCALE 1/4" = 1'-0"



LIVING AREA 2640 SQ. FT.
PORCH AREA 182 SQ. FT.

TOTAL AREA 2822 SQ. FT.

FLOOR PLAN SCALE 1/4" = 1'-0"

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION.
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ZIMMERMANN
DRAFTING & DESIGN SERVICE
2302 9 th ST. W. BRADENTON, FLA.
PH. 941-746-5221

BUILDING PLANS FOR:

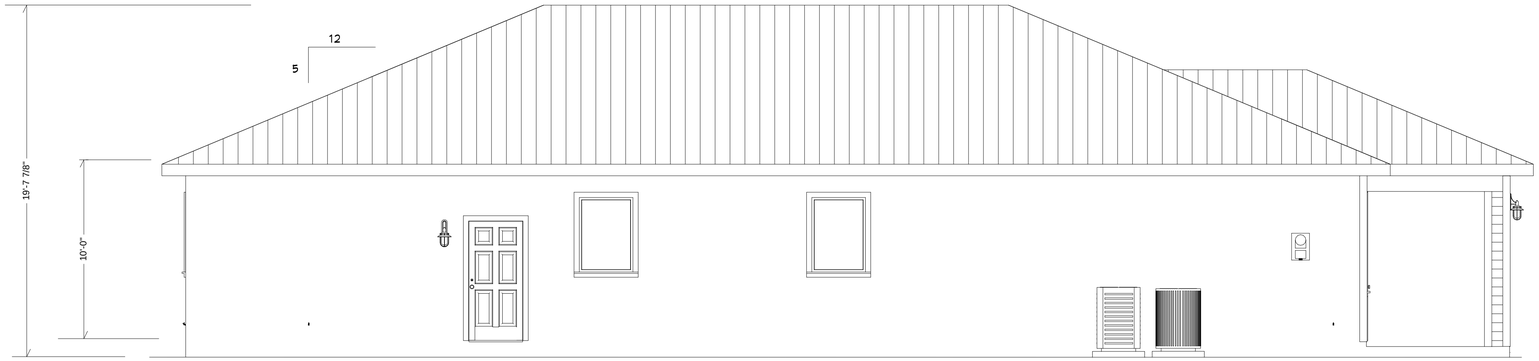
1710 MANATEE AVENUE EAST
BRADENTON, FL.

SEAL

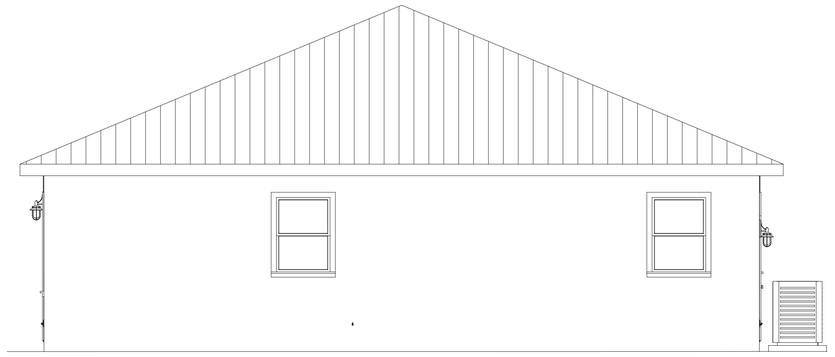
9.5\PLANS\W2

SEPT. 2019

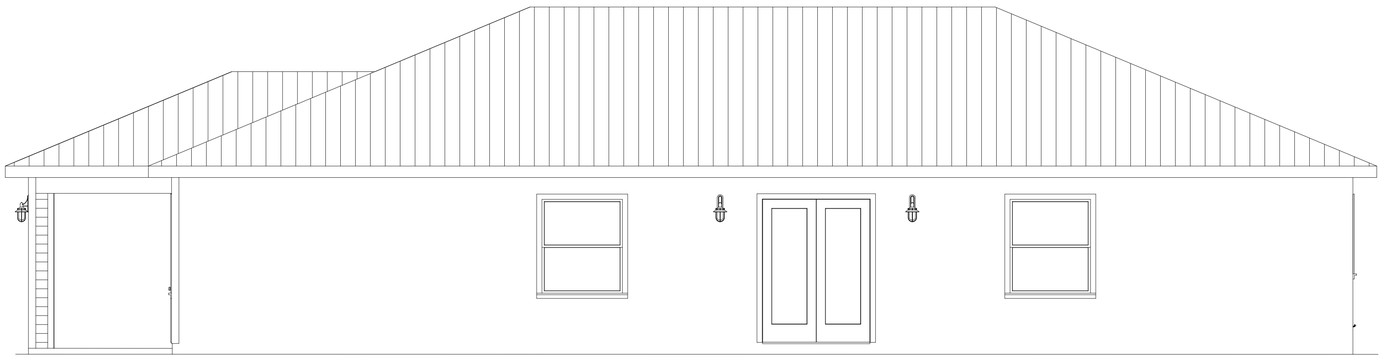
1
3



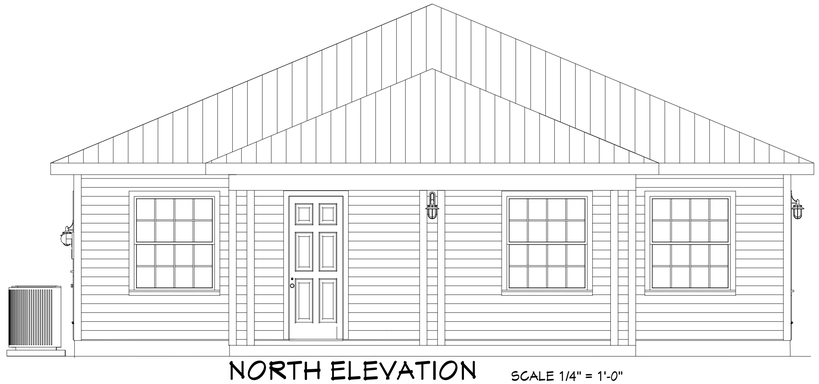
WEST ELEVATION SCALE 1/4" = 1'-0"



SOUTH ELEVATION SCALE 1/4" = 1'-0"

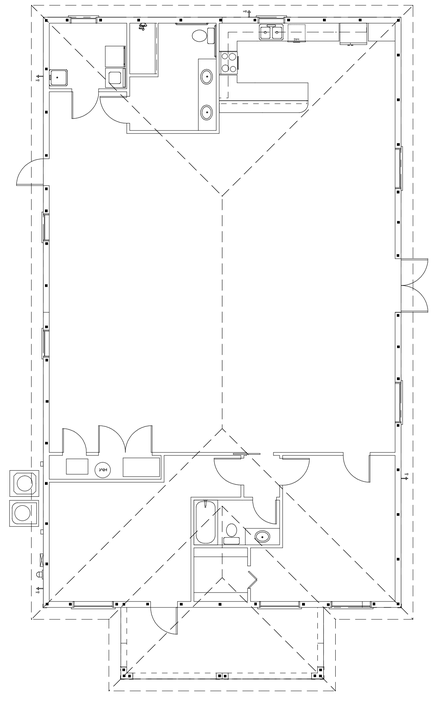


EAST ELEVATION SCALE 1/4" = 1'-0"



NORTH ELEVATION SCALE 1/4" = 1'-0"

THE ARCHITECT OF RECORD DELEGATES THE DESIGN OF THE PRE-ENGINEERED TRUSSES TO A TRUSS DESIGN ENGINEER AND A TRUSS SYSTEM DESIGN ENGINEER. BOTH ENGINEERS MUST HAVE CURRENT FLORIDA PROFESSIONAL ENGINEERING LICENSES AND BE QUALIFIED TO PERFORM THE DELEGATED DESIGN WORK.



ROOF PLAN

SCALE 1/8" = 1'-0"

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION.
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2302 9th ST. W. BRADENTON, FLA.
PH. 941-746-5221

BUILDING PLANS FOR:

1710 MANATEE AVENUE EAST
BRADENTON, FL.

SEAL

9.5\PLANS\W2

SEPT. 2019

2
3

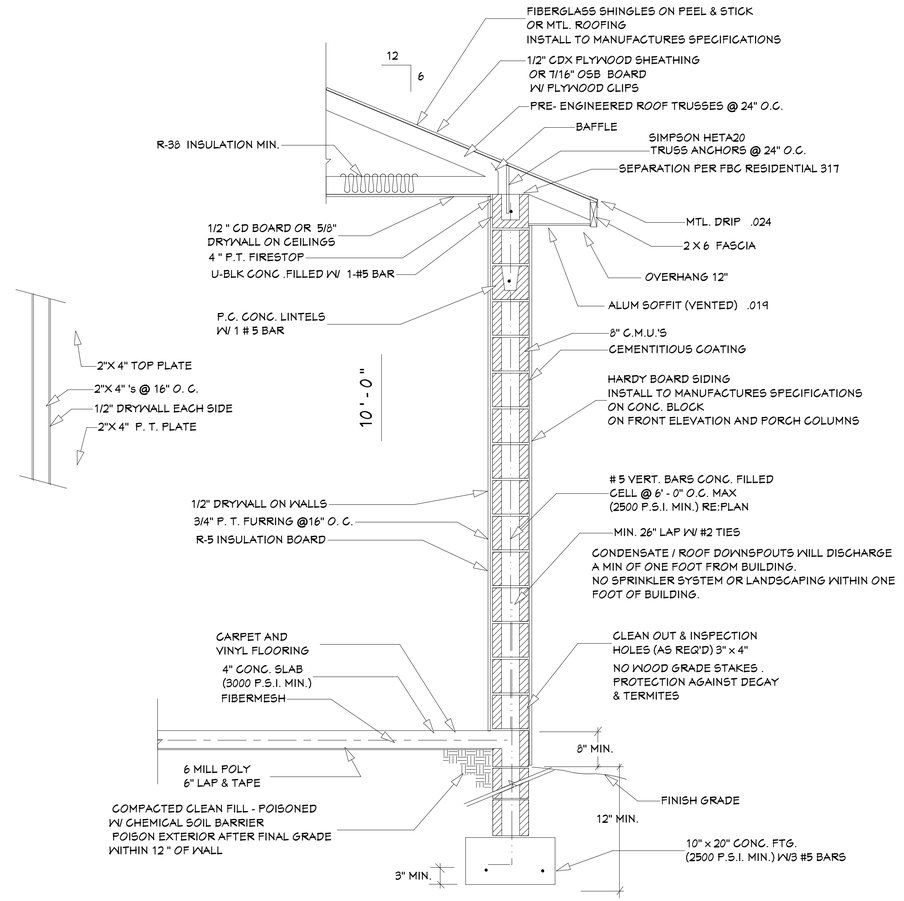
WOOD FRAMING NOTES:

1. WOOD CONSTRUCTION, CONNECTIONS AND NAILING REQUIREMENTS SHALL CONFORM TO THE "FLORIDA BUILDING CODE".
2. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
3. ALL LOAD BEARING WALL FRAMING SHALL BE NO. 2 GRADE SPF OR HEM-FIR.
4. ALL JOIST AND RAFTER FRAMING SHALL BE NO. 2 GRADE, SOUTHERN PINE OR HEM-FIR.
5. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.
6. BOLT HEADS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
7. PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL AS MANUFACTURED BY "TRUSS JOIST MacMILLIAN CORP." BOISE, IDAHO OR APPROVED EQUAL. DO NOT CUT OR NOTCH MICRO-LAM MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.
8. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE COMPANY", OR EQUAL. INSTALL ALL ACCESSORIES AS PER THE MANUFACTUR'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).

ATTENTION: ALL SIMPSON CONNECTORS IN CONTACT WITH ACQ, CBA, CA-B, AND NON-DOT TREATED LUMBER MUST HAVE THE FOLLOWING:

SIMPSON STRONG TIE PRODUCT FINISH	FASTENERS
ZMAX (G185)	HOT DIPPED GALVANIZED
POST HOT DIPPED GALVANIZED (HDG)	HOT DIPPED GALVANIZED
SS7300 (STAINLESS STEEL)	STAINLESS STEEL

NOTE: ACZA TREATED LUMBER MUST HAVE ALL STAINLESS TIES AND FASTENERS.
NOTE: SBX (DOT SODIUM BORATE) TREATED LUMBER CAN HAVE EITHER THE ABOVE FINISHES OR STANDARD (G40)



TYPICAL WALL SECTION

3/4 " = 1' - 0"

SAFE LOAD TABLE FOR CAST-CONCRETE
HIGH-STRENGTH
PRECAST & PRESTRESSED U LINTELS

	LENGTH	SAFE LOAD - POUNDS PER LINEAR FOOT	
		UNFILLED	FILLED *
L1	4' - 0" (48")	1,875 lbs.	8,408 lbs.
L2	4' - 6" (54")	1,860 lbs.	4,615 lbs.
L3	5' - 4" (64")	1,743 lbs.	4,615 lbs.
L4	5' - 10" (70")	1,575 lbs.	3,744 lbs.
L5	6' - 6" (78")	1,569 lbs.	3,260 lbs.
L6	7' -8" (92")	1,550 lbs.	2,557 lbs.
L7	9' - 4" (112")	1,025 lbs.	1,747 lbs.
L8	10' - 8" (128")	922 lbs.	1,333 lbs.
L9	11' - 4" (136")	800 lbs.	1,403 lbs.
L10	12' - 0" (144")	750 lbs.	1,304 lbs.
L11	13' - 4" (160")	651 lbs.	1,013 lbs.
L12	14' - 0" (168")	595 lbs.	904 lbs.
L13	14' - 8" (176")	563 lbs.	1,341 lbs.
L14	15' - 4" (184")	510 lbs.	1,210 lbs.
L15	17' - 4" (208")	397 lbs.	911 lbs.
L16	19' - 4" (232")	294 lbs.	623 lbs.

NOTES:
1. (FILLED *) ACTING AS A COMPOSITE BEAM TOTAL 16" ONE #5 BAR IN THE LINTEL, ONE #5 BAR IN KNOCK-OUT COURSE
2. FILLED PRECAST W/FILLED KO. ABOVE UP TO 3 COURSES OF BLOCK MAY BE ADDED BETWEEN KO. AND PRECAST AS NEEDED

DO NOT SCALE PLANS.
CONTRACTOR TO VERIFY ALL ASPECTS OF THIS PLAN PRIOR TO THE START OF CONSTRUCTION.
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BUILDING PLANS FOR:

1710 MANATEE AVENUE EAST
BRADENTON, FL.

SEAL

9.5\PLANS\W2

SEPT. 2019

3
3

City Council
May 14, 2025

Resolution 25-38| Case PLN-SUP-25-0007

Special Use request to permit a Club (reception/event center) for property located at 1710 Manatee Avenue East

Staff Contact: Greg DeLong; Asst. Director of PCD

Case Information

- Applicant: Niketa Jackson (applicant and owner)
- Address: 1710 Manatee Avenue East
- Parcel ID No: 1270500000
- Acreage: .2617 acres
- Current Zoning: T4-O (General Urban Open – Transect District)
- FLUM Zoning: UCC (Urban Commercial Corridor)
- Flood Zone: X
- Existing Use: Reception/Event Center (permitted as a single-family residence)
- Purpose: Special Use approval to allow a Club (Reception/Event Center)

Location Map

PLN-SUP-25-0007 Reception Center

owner: MTR Solutions, LLC
1710 Manatee Avenue East
PID 1270500000

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA

Bradenton Department of Planning and Community Development

Location

0 30 60 90

Yards

LEGEND

- Subject Parcel
- Other Parcels
- Bradenton

Site Plan

MANATEE AVENUE EAST
N 88°11'33" E 95.30' (M)
POINT OF BEGINNING
5/8" I.R.F.
NO ID #
1" I.P.F.
NO ID #
EXISTING
1 STORY
BLOCK
RESIDENCE
F.F.E.=14.00'
N 01°53'55" W 209.38' (M)
S 01°17'05" E 210.13' (M)
POINT OF BEGINNING
(LESS OUT PORTION)
5/8" I.R.S.
I.D # 6667
5/8" I.P.F.
NO ID #
S 88°39'14" W 83.64' (M)

N

Floorplan (Current/Proposed)

N

Proposed building modifications

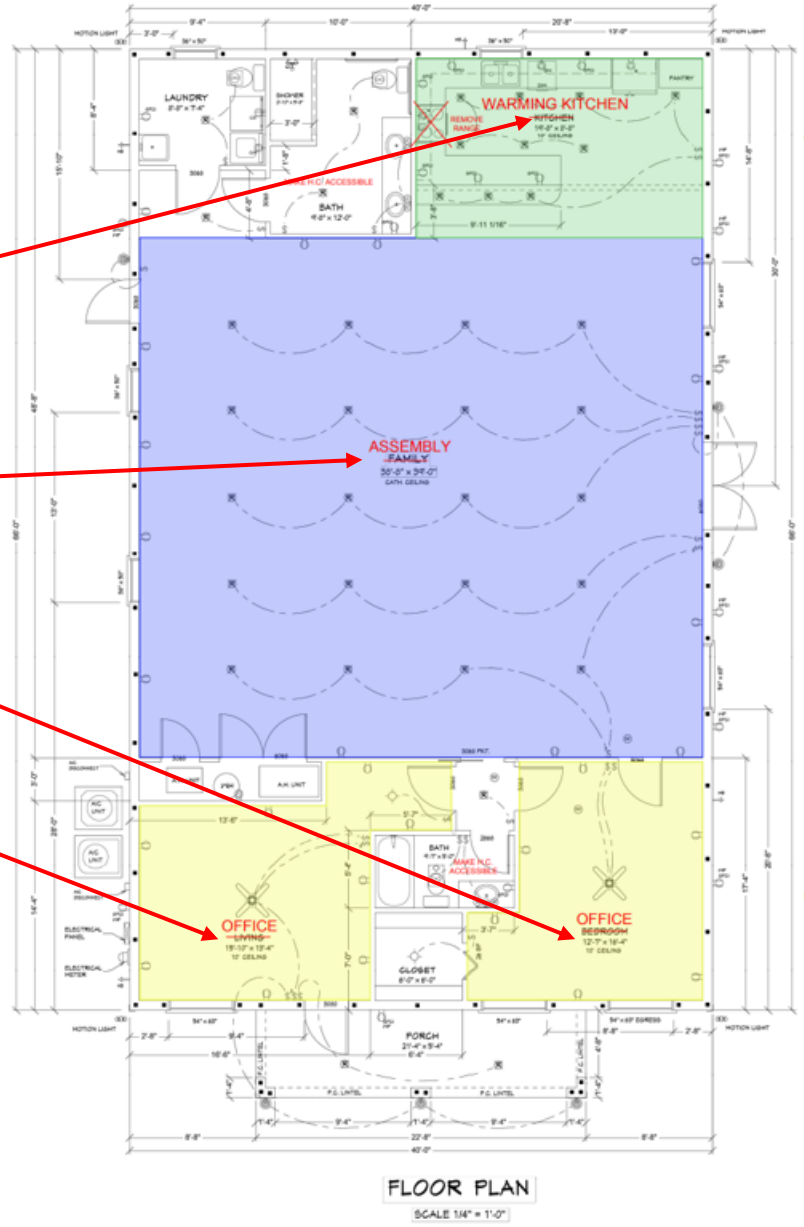
Kitchen converted to Warming Kitchen

Family Room converted to Assembly

Bedroom converted to Office

Living Room converted to Office

Bathrooms to become handicap accessible



KITCHEN
243 sf
OCCUPANT LOAD FACTOR = 200 GROSS
OCCUPANT LOAD = 1.22

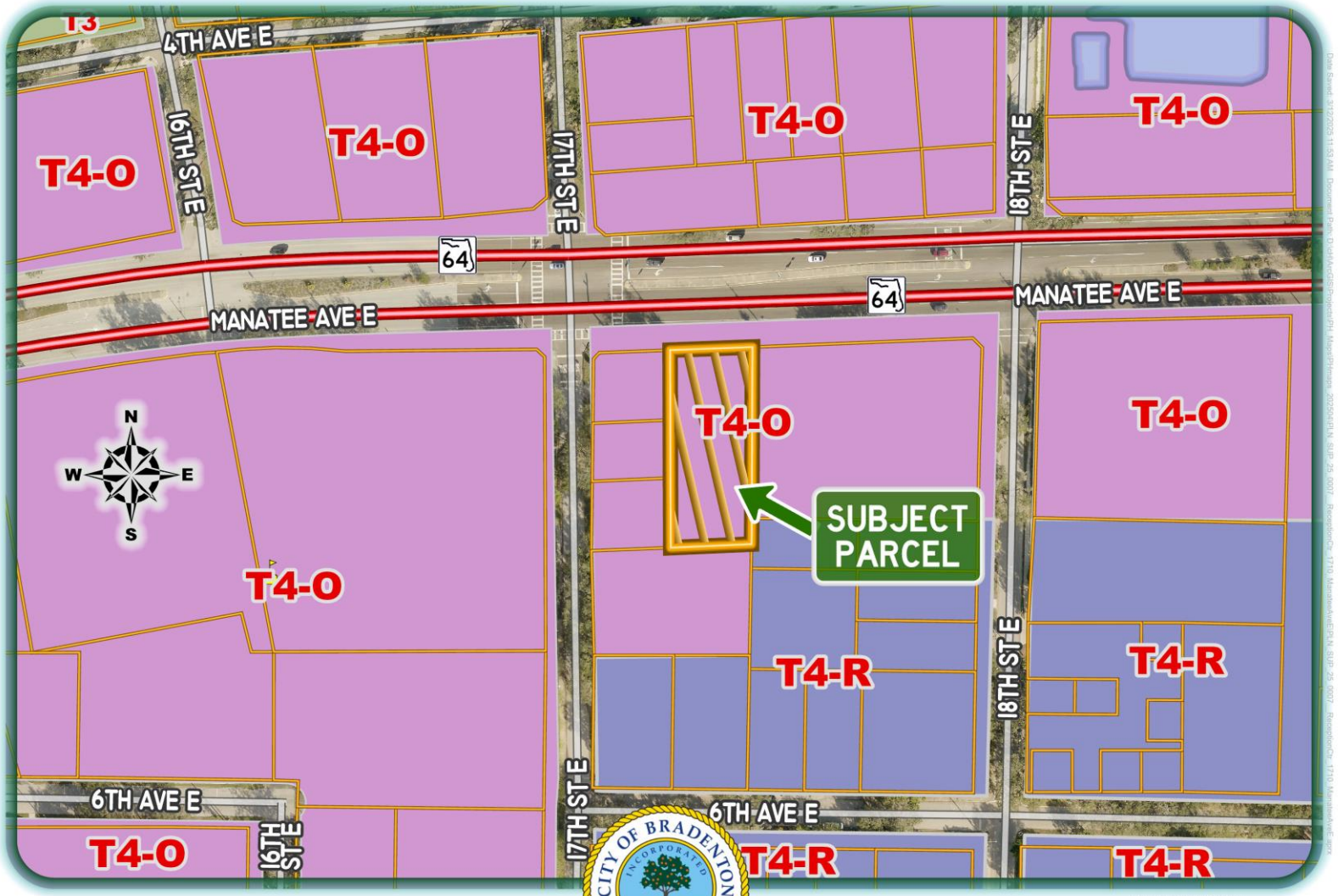
ASSEMBLY
1,379 sf
OCCUPANT LOAD FACTOR
(UNCONCENTRATED) = 15 NET
OCCUPANT LOAD = 91.93

BUSINESS AREA
473 sf
OCCUPANT LOAD FACTOR = 150 GROSS
OCCUPANT LOAD = 3.15

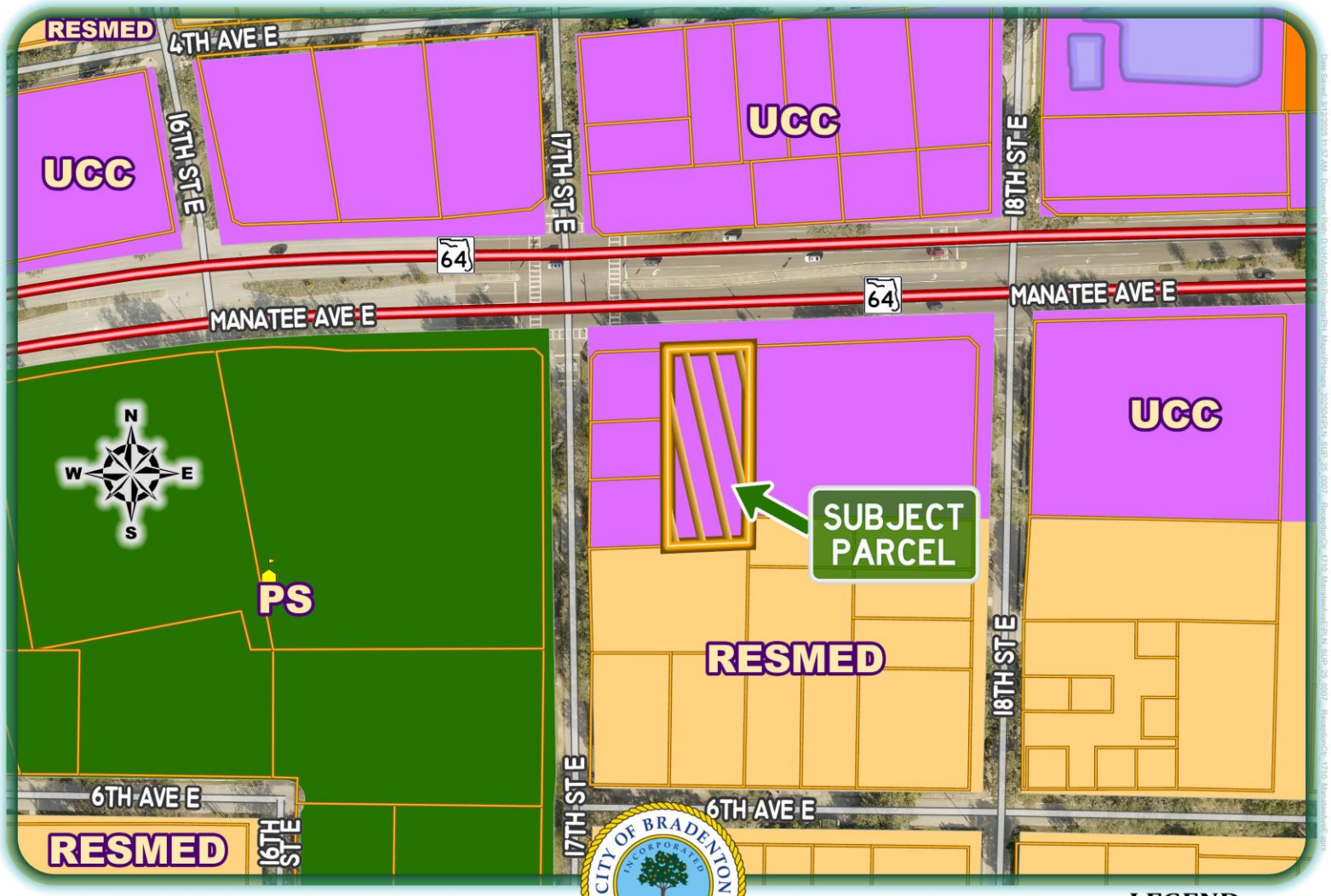
TOTAL OCCUPANT LOAD
1.22+91.93+3.15 = 96.3 = 97

PARKING REQUIREMENTS
OFFICE: 473 sf / 500 = 1
ASSEMBLY: 92 / 3 = 31
TOTAL = 32 SPACES

Zoning Map


T3
4TH AVE E
16TH ST E
17TH ST E
18TH ST E
T4-O
T4-O
T4-O
T4-O
64
64
MANATEE AVE E
MANATEE AVE E
N
W
E
S
T4-O
T4-O
SUBJECT PARCEL
T4-O
T4-R
T4-R
6TH AVE E
6TH AVE E
16TH ST E
17TH ST E
T4-O
T4-R
T4-R
CITY OF BRADENTON
INCORPORATED
MAY 1903
FLORIDA
PLN-SUP-25-0007 Reception Center
owner: MTR Solutions, LLC
1710 Manatee Avenue East
PID 1270500000
Bradenton Department of
Planning and Community Development
Zoning
0 30 60 90
Yards
LEGEND
Subject Parcel
Other Parcels
Bradenton

Future Land Use Map



Additional Information

- The use (Reception/Event Center) has been operating at the subject property without proper reviews or approvals from the city
  - Operating since at least February 20, 2024 (date a complaint was filed with Code Enforcement)

Property History (2019 – Present)

- September 5, 2019: Pre-Application meeting request filed for an office building
- May 12, 2020: Form Based Code Administrative Review filed for a new single-family residence
- May 15, 2020: Form Based Code Adjustment filed for building setback
- July 22, 2020: Building permit filed for new single-family residence
- August 26, 2020: Building permit issued for new single-family residence
- May 10, 2021: Final survey submitted to the city for a single-family residence
- May 14, 2021: City issues Certificate of Occupancy for single-family residence
- June 2021: Property owner inquires about using the property for a commercial use
- February 20, 2024: Code Enforcement receives a complaint about the property being used as an event center. Code Enforcement begins violation process
- January 7, 2025: Special Magistrate hearing for open violation (Order for 180 days to bring the property into compliance)
- February 4, 2025: Pre-Application meeting for Reception/Event Center
- February 24, 2025: Code Enforcement receives a complaint about ongoing events and parking

Proposed Request

- Table 4.7: Specific Function and Use:

	T4-S					
	T-3	T4-R	T4-O	T5	T6	SD
e. Civic						
Club		SU	SU			SU

- Article 12 – Definition of Terms
  - 12.1.e.xvii. Club: A facility used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution of bylaws.

Summary of Proposed Request

- Club (Reception/Event Center):
  - Property contains a single-story, 2,640 sq. ft. structure
    - Originally permitted as a single-family residence
  - Property has one point of ingress/egress onto Manatee Avenue East
  - Application states that the building occupancy load is 96.3
    - Warming Kitchen: 1.22
    - Assembly: 91.93
    - Offices: 3.15
  - Applicant:
    - Is proposing to convert the kitchen to a Warming Kitchen
      - Warming Kitchens do not need to be at commercial standards
    - Is proposing to upgrade the structure to ADA compliance
      - Not required for single-family residences

Summary of Proposed Request

- Club (Reception/Event Center):
  - Applicant:
    - Has already widened the existing driveway
    - Proposing to install a total of 14 parking spaces, including one ADA space
    - Surface material is crushed asphalt
    - Spaces are required to be stripped (9’ x 20’ in size)
  - Parking requirements:
    - Assembly/Warming Kitchen: 1 per 3 visitors based on maximum capacity
      - 93.15 / 3 visitors = 31 spaces
    - Offices: 1 per 500 sq. ft.
      - 416.64 sq. ft. / 500 = 0.83 spaces (1 space)
  - Total off-street parking spaces required = 32
    - Providing 14 off-street parking spaces
      - Limits the use to a maximum of 42 visitors
        - 14 (spaces) x 3 (visitors) = 42 visitors

Summary of Proposed Request

- Club (Reception/Event Center):
  - Parking Options to maximize occupancy (from Form Based Code):
    - 4.10.2 Provide parking data for the PCD and PW Directors to consider
    - 4.10.3 Valet Parking
    - 4.10.4 Offsite Parking Agreement
    - 4.10.5 Shared Parking Agreement

Parking Regulations

- Club (Reception/Event Center):
  - Form Based Code - Table 4.8 Parking Regulations

	T3	T4-R, T4-S	T4-O, T5, T6
Office	1.0 space for each 350 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area

  - Land Use Regulations - Schedule 4.1.4.1 Automobile On-Site Parking Space

Amusement Establishments	
Indoor or Non-Spectator	1 per 3 visitors based on maximum capacity of assembly

Development Review Committee (DRC)

- Met on February 4, 2025, to review subject request
  - Building Division:
    - Change of Occupancy will be required converting the building from a residence to assembly
    - Provide a Life Safety Plan and required Florida Building Code documents
  - Fire Department:
    - Change of Occupancy will be required converting the building from a residence to assembly
    - Kitchen to be brought up to commercial standards, or remove cooking appliances
    - Provide a Life/Safety Plan that includes a seating layout
  - Planning & Zoning Division:
    - What are the hours of operation?
    - Business needs to ensure that they have filed for all city permits including Local Business Tax Receipt

Development Review Committee (DRC)

- Met on February 4, 2025, to review subject request
  - Public Works:
    - Obtain a Site Improvement Permit (SIP)
    - Provide a tree survey including trees to be preserved and removed
    - Peak stormwater discharge must not go to the street. Discharge must flow directly into storm pipes
    - Obtain all permits and inspections prior to Certificate of Occupancy

On-Site Parking Plan

Original Driveway
(light gray color)

Driveway Widening
and
Additional Parking
(darker gray color)

Proposed ADA
space

Comprehensive Plan

- Club (Reception/Event Center):
  - *Future Land Use Element*

    Policy 1.2.1 – Urban Commercial Corridor

    Moderate density residential, offices, light commercial, retail, hotel, motels, restaurants, drive thru restaurants, personal and professional services, educational, social services, civic uses such as libraries and government offices, institutional uses such as churches, hospitals, and schools. Prohibited uses include open storage, auto sales, auto repair, gas stations, car washes. Outdoor storage is prohibited.

Site Photos

- Club (Reception/Event Center)

1710 Manatee Ave. E. (front view)

1710 Manatee Ave. E. (west view)

Site Photos

- Club (Reception/Event Center)

1710 Manatee Ave. E. (south side of property)

1710 Manatee Ave. E. (south side of property)

Site Photos

- Club (Reception/Event Center)

1710 Manatee Ave. E. (south side of property)

1710 Manatee Ave. E. (east side of property)

General Special Use Standards

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

- 3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.
- 3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.
- 3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

Review Criteria (LURs)

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

- 3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
- 3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.
- 3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.
- 3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Review Criteria (LURs)

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application (responses to the following questions can be found in the submitted staff report):

A. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
B. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
C. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.
D. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.
E. Screening, buffering or separation of any nuisance or hazardous feature of the use.
F. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Review Criteria (LURs) - Continued

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

G. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.
H. Adequacy of land and/or building which are to be used.
I. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
J. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.
K. Consistency with the city's comprehensive plan.

City Council Consideration

Resolution 25-38| Case PLN-SUP-25-0007

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission Meeting Summary

Resolution 25-38 | Case PLN-SUP-25-0007

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 5-0) of Resolution 25-38, Case PLN-SUP-25-0007 with the following stipulations:

a. All events related to the Club/Event Center shall occur between the hours of 8am and 10pm on Sunday through Thursday and between 8am and 11pm on Friday and Saturday.
b. All ADA designated parking spaces shall meet Florida Building Code Section 502 (Parking Spaces).
c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.

Planning Commission Consideration

Continued list of conditions:

d. The Club/Event Center use shall be limited to a maximum of 42 guests unless the Applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of the same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 97 attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
e. Obtain Site Improvement Permit (SIP) prior to obtaining any Building permits.
f. Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings.
g. Any food service areas must comply with Building, Fire and Health Codes.
h. A fence or hedge must be installed along the south, east and west property lines to define property lines and onsite parking areas.

Letters of Objection

Resolution 25-38| Case PLN-SUP-25-0007

1. Heidi Emrani, MD (Medical Director, HCA Florida Healthcare High Risk Breast Program)
    - 1720 Manatee Avenue East
2. Don and Angie Power (Founders, Marriage & Family Works)
    - Owners of vacant parcels west of 1710 Manatee Avenue West

Questions?

AGENDA ITEM NO. 7.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: Resolution 25-55 - PUBLIC HEARING

SUGGESTED ACTION: Motion to either approve or deny Resolution 25-55.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

Florida Statutes Section 166.041(3)(c)2.a states that in cases which an ordinance changes the actual list of permitted, conditional or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel of land involving 10 contiguous acres or more, the governing body must hold on public hearing after 5:00 p.m. on a weekday, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day. Proposed Ordinance 4059 would change the list of permitted, special, or prohibited uses within certain districts of the Land Use Regulations. Passing this Resolution will allow both readings for this Ordinance to occur during the regularly scheduled City Council meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to approve Resolution 25-55.

ATTACHMENTS:
Resolution 25-55

RESOLUTION 25-55

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, SETTING THE PUBLIC HEARINGS FOR ORDINANCE 4059 ADOPTING TEXT AMENDMENT PETITION PLN-TXT-25-0001, TO BE HELD AS PART OF THE REGULAR CITY COUNCIL MEETINGS COMMENCING AT 8:30 A.M.; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, F.S. Section 166.041 sets forth the procedures for adoption of ordinances and resolutions; and

WHEREAS, F.S. Section 166.041(3)(c)2.a states that in cases which an ordinance changes the actual list of permitted, conditional or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel of land involving 10 contiguous acres or more, the governing body must hold on public hearing after 5:00 p.m. on a weekday, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day; and

WHEREAS, the City is processing a text amendment relating to the permitted, special, and prohibited uses in the Land Use Regulations; and

WHEREAS, it is the desire of the City of Bradenton that the Public Hearings for Ordinance 4059 adopting Text Amendment Petition PLN-TXT-25-0001, be held as part of Regular City Council meetings, commencing at 8:30 a.m.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, as follows:

Section 1. That the public hearings for Ordinance 4059, adopting text amendment petition PLN-TXT-25-0001, titled:

> AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, TO ADD DOCKS AND PIERS AS A PERMITTED OR SPECIAL USE IN THE URBAN VILLAGE ZONING DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

will be held as part of the regular City Council meetings commencing at 8:30 a.m.

Section 2. Effective Date. This Resolution shall take effect as provided by law.

PASSED AND DULY ADOPTED BY A MAJORITY PLUS ONE VOTE OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting this 14th day of May, 2025.

CITY OF BRADENTON, FLORIDA

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Josh Cramer
VICE MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

AGENDA ITEM NO. 7.e

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4059 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, TO ADD DOCKS AND PIERS AS A PERMITTED OR SPECIAL USE IN THE URBAN VILLAGE ZONING DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: No action is required at first reading. The second reading and public hearing are scheduled for May 28, 2025.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

The Department of Planning and Community Development has been approached by a property owner in the UV (Urban Village) zoning district about installing a

dock on their property.

The Land Use Regulations (LUR) currently prohibits docks and piers in the UV District, which is the only zoning district listed in the LUR that does not permit them. It is unclear as to why the district excludes docks and piers, especially since there are properties with water frontage.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
No action is required at first reading. The second reading and public hearing are scheduled for May 28, 2025.

ATTACHMENTS:
Ordinance 4059
Staff Report
Application
Presentation

ORDINANCE 4059

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, TO ADD DOCKS AND PIERS AS A PERMITTED OR SPECIAL USE IN THE URBAN VILLAGE ZONING DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(c), Florida Statutes, authorizes the City to adopt and amend land development regulations to guide the growth and development of the City; and

WHEREAS, the City wishes to amend Schedule 3.2.1.2 of the City's Land Use Regulations to list docks and piers in the Urban Village (UV) zoning district as a Special Use; and

WHEREAS, the UV zoning district abuts waterways within the City of Bradenton; and

WHEREAS, the amendment provides a use consistent with other zoning districts within the City that abut waterways; and

WHEREAS, in accordance with Section 166.041(3)(c), Florida Statutes, the City has held two duly noticed public hearings on May 14, 2025, and May 28, 2025, to obtain public comment related to the amendment set forth herein;

WHEREAS, having considered written and oral comments received during the public hearings, the City finds that the proposed text amendment to its Land Use Regulations is in the best interests of the health, safety, and welfare of the general public and the City's residents, furthers the purposes of, and is consistent with the City's Land Use Regulations, and is consistent and compliant with State law, including but not limited to Chapter 163, Part II, Florida Statutes.

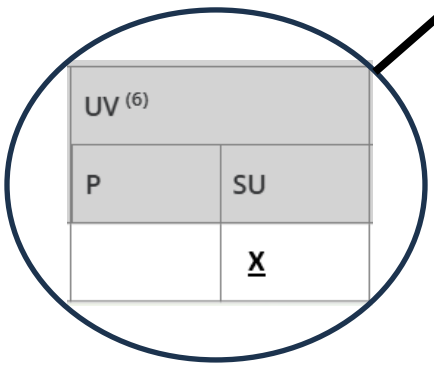
NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

Section 2. Land Development Regulations Amendment. Schedule 3.2.1.2 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

SCHEDULE 3.2.1.2 - continued
PERMITTED AND SPECIAL USES
MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS

USE [1][5] (11)	UV [6]		UC/UCBD [3]		UCC		SCC		P		I	
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU
Docks and Piers * [4]		X	X		X		X		X		X	



Section 3. Codification. The City Clerk shall ensure that this Ordinance shall be submitted for codification of the language in Section 2 herein upon taking effect.

Section 4. Repeal of Inconsistent Ordinances. This Ordinance hereby repeals all Ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the validity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 6. Effective Date. This Ordinance shall take effect as provided by law.

PUBLICATION DATE	May 4, 2025
FIRST READING AND HEARING	May 14, 2025
PUBLICATION DATE	May 18, 2025
SECOND READING AND HEARING	May 28, 2025

PASSED AND DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting this 28th day of May, 2025.

CITY OF BRADENTON, FLORIDA

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

City of Bradenton
Department of Planning & Community Development
City Council
May 28, 2025

Ordinance 4059 | PLN-TXT-25-0001
Staff Report

An Ordinance of the City of Bradenton, Florida, amending Bradenton Land Use Regulations Schedule 3.2.1.2 "Permitted and Special Uses Mixed-Use and Non-Residential Land Use Atlas Districts"; providing for codification, providing for repeal of ordinances in conflict, providing for severability; and providing for an effective date. Application filed by the City of Bradenton Department of Planning and Community Development.

The Department of Planning and Community Development has been approached by a property owner in the UV (Urban Village) zoning district about installing a dock on their property. The Land Use Regulations (LUR) currently prohibits docks in the UV District, which is the only zoning district listed in the LUR that does not permit them. It is unclear as to why the district excludes docks, especially since there are properties with water frontage. Ironically the Industrial (I) District permits docks, and the Industrial zoning classification is found at three locations:

1. Tropicana
2. Lynch Oil (878 12th Street East)
3. Robert G. Matzke Support Center for Manatee County Schools (26th Avenue East & Matzke Way).

According to the Future Land Use Element of the Comprehensive Plan:

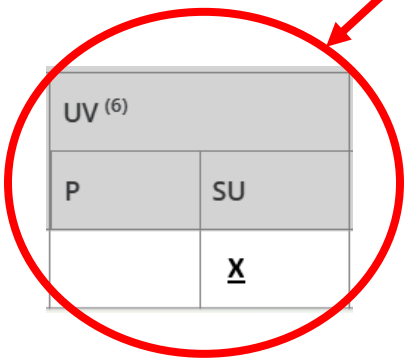
> *The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism. Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services, and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is prohibited.*

While staff's proposal to Planning Commission was to allow for docks to be a Permitted Use in the UV district, Planning Commission felt that it would be in the best interest of the city to make docks a Special Use so they can be more thoroughly vetted; especially since most properties in the UV zoning district that are along waterways are commercial in nature.

The proposed amendment will modify Schedule 3.2.1.2 of the LUR by adding docks as a Special Use in the UV District.

SCHEDULE 3.2.1.2 - continued
PERMITTED AND SPECIAL USES
MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS

USE (1)(5) (11)	UV (6)		UC/UCBD (3)		UCC		SCC		P		I	
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU
Docks and Piers * (4)		X	X		X		X		X		X	



It appears that the proposed request is compatible with the use table in the LUR and that is also meets the objectives of the Future Land Use Element of the Comprehensive Plan.

Sincerely,

Gregory J. DeLong
Assistant Director of Planning & Community Development

PLN-TXT-25-0001

Menu Reports Help

File Date: 03/10/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Update the use table in the Land Use Regulations to permit docks in the UV (Urban Village) zoning district.

Application Type: Zoning Text Amendment

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date

Show all

Address: 101 12TH St W, BRADENTON, FL 34205

Owner Name: BRADENTON CITY OF

Owner Address: CALLER SERVICE 25015, BRADENTON, FL 34206

Parcel No: 3294300003

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Bradenton Planning	City of Bradenton	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

TEXT AMENDMENT
Zoning Ordinance to be Amended
Land Use Regulations

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

SCHEDULE 3.2.1.2 - continued PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS												
USE [1][5] [11]	UV [6]		UC/UCBD [3]		UCC		SCC		P		I	
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU
Docks and Piers * [4]	**X**		X		X		X		X		X	

City Council
May 28, 2025

Ordinance 4059| Case PLN-TXT-25-0001

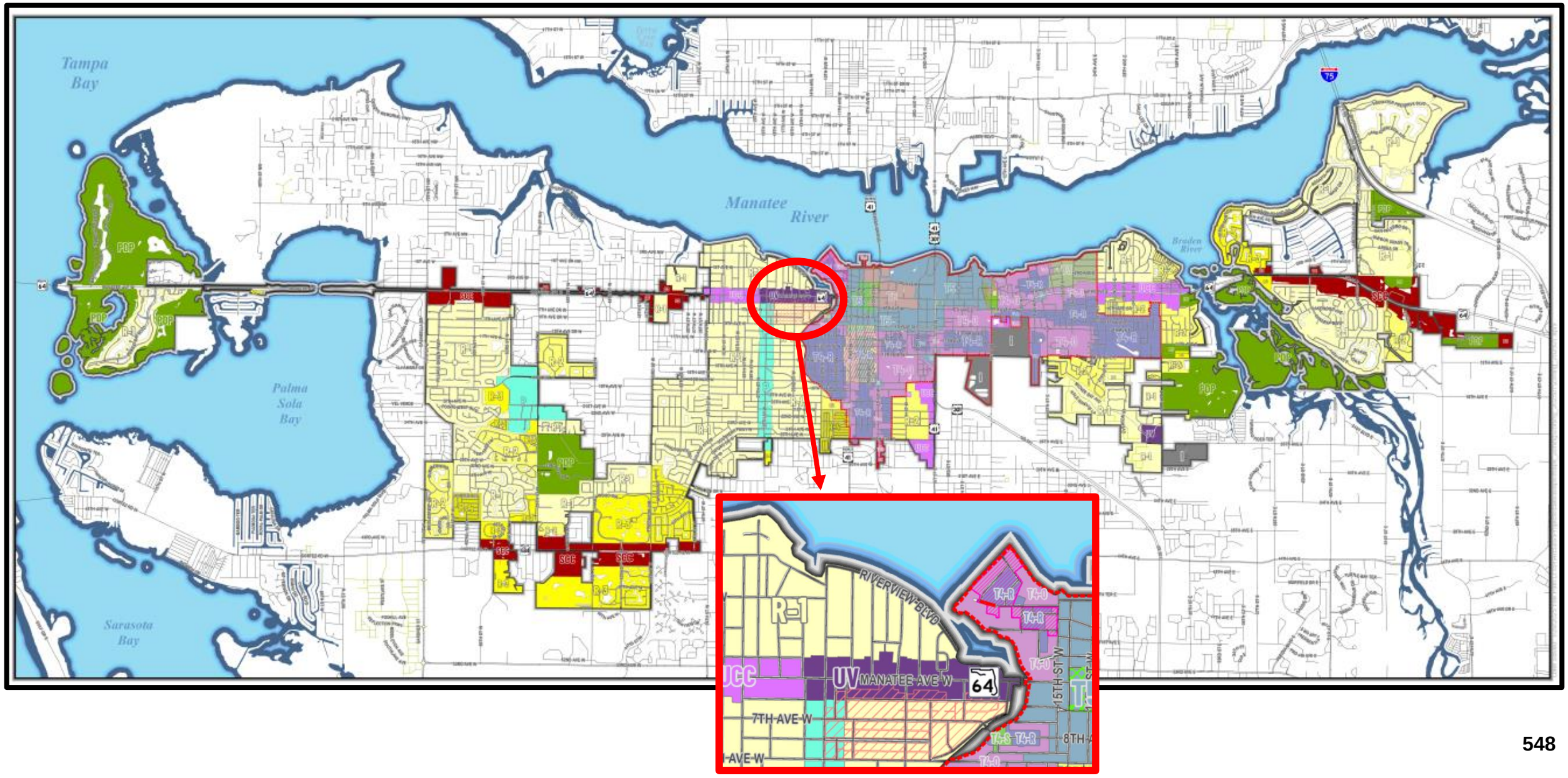
Text Amendment to the Land Use Regulations to permit docks in the UV (Urban Village) zoning district

Staff Contact: Greg DeLong; Asst. Director of PCD

Case Information

- Applicant: City of Bradenton Department of Planning & Community Development
- Purpose:
  1. Text Amendment to the Land Use Regulations to list docks and piers as a Special Use in the UV (Urban Village) zoning district
  2. UV zoning district is the only district in the Land Use Regulations that currently prohibits docks and piers
  3. Unclear why UV district currently doesn't allow docks and piers
  4. UV zoning district has properties that abut waterways, unlike the Industrial district that allows for docks and piers
  5. Staff has been approached by a property owner in the UV district requesting to install a dock

City Official Zoning Atlas

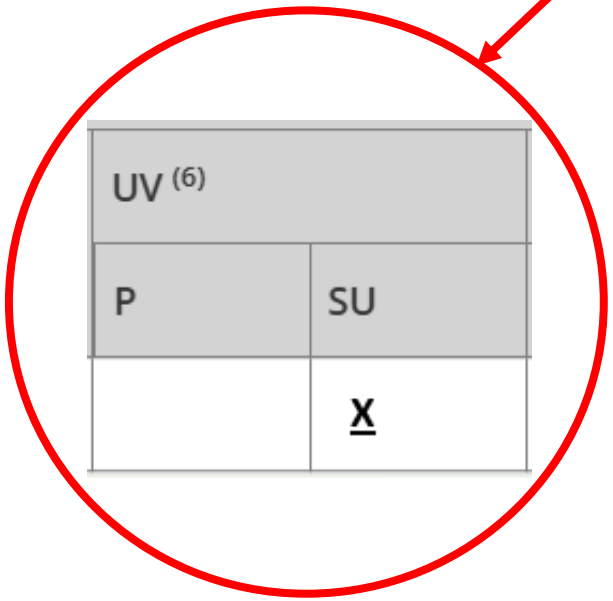


Planning Commission Meeting Summary

- Staff's original proposal was to list docks and piers as a Permitted Use in the Land Use Regulations
- Planning Commission recommendation is to make docks and piers a Special Use instead of a Permitted Use:
  - Many properties in the UV District are commercial in nature
  - Allows for a more thorough vetting process for docks and piers
    - With this recommendation, it does make requests for docks and piers come before Planning Commission and City Council for review and approval

Planning Commission Recommendation

SCHEDULE 3.2.1.2 - continued PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS												
USE (1)(5) (11)	UV (6)		UC/UCBD (3)		UCC		SCC		P		I	
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU
Docks and Piers * (4)		X	X		X		X		X		X	



Comprehensive Plan – Future Land Use

Urban Village (UV) District

The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism. Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services, and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is prohibited.

City Council Consideration

Ordinance 4059 | Case PLN-TXT-25-0001

1. City Council is encouraged to evaluate the request based on input from staff and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of the Land Use Regulations and the Future Land Use Element of the Comprehensive Plan.

Planning Commission Meeting Summary

Ordinance 4059 | Case PLN-TXT-25-0001

Planning Commission met on April 16, 2025, and recommended to City Council **Approval** (vote 4-0) of Ordinance 4059, Case PLN-TXT-25-0001 to list docks and piers a Special Use in the Land Use Regulations

Questions?

AGENDA ITEM NO. 7.f

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Corey Fortin, City Administration

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4060 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 62, ARTICLE IV OF THE CODE OF ORDINANCES TO PROVIDE FOR OVERNIGHT MOORING OF AUTHORIZED VESSELS AT THE PUBLIC DAY DOCK LOCATED AT RIVERWALK PARK; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: No action is required at the first reading. The second reading and public hearing are scheduled for May 28, 2025.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City of Bradenton has a public day dock at Riverwalk Park to provide additional public access to the Riverwalk Amenities. The City enacted an Ordinance providing closing hours for the public day dock and prohibiting boat mooring from 11:00 p.m. to 6:00 a.m. The City of Bradenton, in conjunction with other local governments, have established a Water Taxi Service utilizing the public day dock. This Ordinance is being revised as it is anticipated that the Water Taxi Service will be upgraded to include larger vessels that will require overnight mooring on the public day dock.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Approved

SUGGESTED MOTION:
No action is required at the first reading. The second reading and public hearing are scheduled for May 28, 2025.

ATTACHMENTS:
Ordinance 4060

ORDINANCE NUMBER 4060

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 62, ARTICLE IV OF THE CODE OF ORDINANCES TO PROVIDE FOR OVERNIGHT MOORING OF AUTHORIZED VESSELS AT THE PUBLIC DAY DOCK LOCATED AT RIVERWALK PARK; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bradenton has a public day dock at Riverwalk Park in order to provide additional public access to the Riverwalk amenities; and

WHEREAS, there have been instances where boats have been moored at the public day dock overnight in violation of the posted signage; and

WHEREAS, the City enacted an ordinance providing closing hours for the public day dock and prohibiting boat mooring from 11:00 p.m. to 6:00 a.m.; and

WHEREAS, the City of Bradenton and Manatee County, in conjunction with other local governments, have established a Water Taxi Service utilizing the public day dock; and

WHEREAS, it is anticipated that the Water Taxi Service will be upgraded to include larger vessels that will require overnight mooring on the public day dock.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA:

Section 1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

Section 2. Amended Code Language.

A. Section 62-83(f) of Article IV of the City of Bradenton Code of Ordinances is amended to read as follows (shown in strike-thru/underline format):

Sec. 62-83(f). – Closing hours for parks – Designated; posting of signs.

(f) Riverwalk Park located along the waters of the Manatee River, from the west side of the State Road 45 Bridge (Green Bridge) to the intersection of Riverside Drive and second Street East, shall have no closing hours, with the following exceptions:

(1) The amphitheater area, located west of the CSX railroad tracks, shall be closed from 9:00 p.m. to 7:00 a.m. for all non-permitted uses.

(2) The restrooms located in the pavilion building, east of the CSX

railroad tracks, shall be closed from 11:00 p.m. to 6:00 a.m.

(3) The restrooms located at the Riverwalk Skatepark, west of the DeSoto Bridge (US 41/301), shall be closed from 11:00 p.m. to 6:00 a.m.

(4) The public day dock located at the Riverwalk Park shall be closed from 11:00 p.m. to 6:00 a.m., and boat mooring during these hours shall be prohibited; with the exception of vessels being utilized by authorized local governments in furtherance of a public transit plan.

Section 3. Codification. The City Clerk shall ensure that this Ordinance shall be submitted for codification upon taking effect.

Section 4. Repeal of Ordinances In Conflict. This Ordinance hereby repeals all ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances are held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 6. Effective Date. This Ordinance shall take effect as provided by law.

FIRST READING:	**May 14, 2025**
PUBLICATION DATE:	**May 18, 2025**
SECOND READING:	**May 28, 2025**

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 28TH DAY OF MAY, 2025.

CITY OF BRADENTON, FLORIDA

_____
Gene Brown, Mayor

ATTEST:

By: _____
Tamara Melton, City Clerk

APPROVED AS TO FORM:

By: _____
Scott Rudacille, City Attorney

AGENDA ITEM NO. 8.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Rob Perry, City Administration

ITEM TYPE: Miscellaneous

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: Emergency Procurement Report

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
According to the City of Bradenton Emergency Procurement Policy and pursuant to Section 2-237(2) of the Code, all emergency procurements will be reported to the City Council at the next regularly scheduled meeting.

ATTACHMENTS: