AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, January 21, 2026
101 OLD MAIN STREET, BRADENTON, FL 34205

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ELECTION OF CHAIRPERSON

5. ELECTION OF VICE-CHAIRPERSON

6. REVIEW OF BY-LAWS

a) Planning & Community Development: Review and Approval of the Planning Commission Bylaws
Planning Commission Bylaws

7. APPROVAL OF MEETING MINUTES

a) Clerk: Minutes from the December 17, 2025, Planning Commission Meeting
12-17-2025 Planning Commission Meeting Minutes

8. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission on any non-agenda item should complete a comment slip and submit it to the Clerk.

9. AGENDA ITEMS

a) Planning & Community Development: **ORDINANCE 4069** - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON LAND USE REGULATIONS TO ESTABLISH A PROCESS FOR CERTIFIED RECOVERY RESIDENCES TO SEEK REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY SECTION 397.487, FLORIDA STATUTES; FINDING THAT THE LAND USE REGULATIONS ALREADY PROVIDE A PROCESS FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

b) Planning & Community Development: **Quasi-Judicial:** FINAL ORDER: PLN-VAR-25-0007 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING, COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0007 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, A 72-INCH (6-FOOT) HIGH FENCE WITHIN 35-FEET. OF INTERSECTING DRIVEWAYS, AND TO NOT PROVIDE VISIBILITY SITE TRIANGLES AT THE INTERSECTION OF DRIVEWAYS AND STREETS; FOR THE PROPERTY LOCATED AT 116 21st AVE WEST, BRADENTON, FLORIDA (PARCEL ID 44495100051), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.
Final Order PLN-VAR-25-0007
Staff Report
Application

c) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 26-02 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0024 TO ALLOW A PUBLIC FACILITY TO BE LOCATED AT 2115 9TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID NO. 4687900059), AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.
Resolution 26-02
Staff Report
Application

d) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 26-03 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0025 TO ALLOW A PUBLIC FACILITY TO BE LOCATED AT 1706 9TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID NO. 4633211009), AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Resolution 26-03

Staff Report
Application

e) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 26-04 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0023 TO OPERATE A DRIVE THRU SERVICE STATION/REPAIR FACILITY IN THE SCC (SUBURBAN COMMERCIAL CORRIDOR) ZONING DISTRICT FOR PROPERTY LOCATED AT 3511 MANATEE AVENUE WEST, BRADENTON, FL (PARCEL 3677000006) BRADENTON, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.
Resolution 26-04
Staff Report
Application

10. DISCUSSION ITEMS

11. DIRECTOR'S REPORT

12. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) Planning & Community Development: **City Council Meeting - December 10, 2025:**

- Resolution 25-99: 126 5th Ave. Dr. E., 604-608 2nd St. E., | Drive-Thru | Approved (vote 4-1)
- Resolution 25-101: 2435 Riverview Blvd. | Dock | Approved (vote 5-0)
- Resolution 25-102: 1512 Ballard Park Dr. | Group Care Facility | Approved (vote 5-0)

City Council Meeting - January 14, 2026:

- Ordinance 4065 | Text Amendment related to fences (1st Reading)
- Ordinance 4066 | Comp. Plan Amendment for Coastal High Hazard Area in Urban Core (1st Reading)

City Council Meeting - January 28, 2026:

- Final Order PLN-APL-25-0003: 1114 12th St. W. | Appeal of Planning Commission decision

13. ADJOURN

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the application or further information may be obtained from the Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9407.

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

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **REVIEW OF BY-LAWS**

SUBJECT: Review and Approval of the Planning Commission Bylaws

SUGGESTED ACTION: Approval with staff's recommended modifications.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
As part of the annual review of the Planning Commission bylaws, staff is proposing the following modifications:

- Page 1: Addition of "City of Bradenton Seal" to the top of the page. The addition of the Seal is to bring the document into compliance with the City's Branding Policy.

- Article III, Section 3: Added the "Office of the City Clerk" as an additional City staff member that can serve as the Secretary to the Planning Commission.

- Article XI: Planning Commission Chairperson's name will need to be updated per the result of the annual election. In addition, the Secretary to the Commission has been changed from Lori Brunner to Tamara Melton.

- All other proposed modifications are related to the approval date of the Bylaws.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the Planning Commission Bylaws with staff's recommended modifications.

ATTACHMENTS:
Planning Commission Bylaws

CITY OF BRADENTON
PLANNING COMMISSION BYLAWS

ADOPTED ~~FEBRUARY 19, 2025~~
JANUARY 21, 2026

ARTICLE I — SCHEDULING

Section 1. The Planning Commission shall meet on the third Wednesday of each month at 2:00 p.m. in the City of Bradenton City Council Chambers unless circumstances require an alternate date and/or time.

Section 2. Meeting cancellations may be called at the discretion of both the Chairperson and the Director of Planning and Community Development.

Section 3. Special meetings may be called by the Chairperson, after consultation with the Director of the Department of Planning and Community Development, or by a majority of the Planning Commission. The notice of such a meeting shall specify the purposes of such a meeting and no other business may be considered, except by a unanimous consent of the Planning Commission. This notice shall contain the date, time, place and subject of the discussion.

ARTICLE II — ELECTIONS

Section 1. The Planning Commission shall elect officers, a Chairperson and Vice-Chairperson, each year at an annual organization meeting, which shall be held on the first meeting of each calendar year. A quorum of four members must be present for elections. Nomination of officers shall be made from among the members and election takes place immediately by show of hands, voice, rising, balloting, or roll call. A candidate receiving a simple majority vote of all members present is elected for a term of one year or until his or her successor shall take office. Officers are eligible for re-election. Vacancies in un-expired terms of office are filled immediately by regular election procedures.

ARTICLE III — ROLES AND RESPONSIBILITIES

Section 1. The Chairperson is the presiding officer at meetings and hearings of the Planning Commission and performs duties as described below:

1. Open and call the meeting to order.
2. Announce the business to be conducted.
3. Recognize members entitled to the floor.
4. State and put to vote all questions which are regularly moved or necessarily rise in the course of proceedings and to announce the result of the vote.
5. Speed up proceedings as much as possible.
6. Require order and sincerity in meeting.
7. Inform the group present to a point of order or a practice pertinent to pending business.

8. Authenticate, by his or her signature, when necessary, all actions, orders and proceedings of the Planning Commission.

Section 2. If the Chairperson is absent, the Vice-Chairperson shall serve as the presiding officer of the Planning Commission.

Section 3. The Planning Commission shall also appoint a Secretary, who may be a member of City staff from **the Office of the City Clerk or** the Department of Planning and Community Development. The Secretary shall assist the Planning Commission generally and is responsible for carrying out the following duties:

1. Keep records and minutes of meetings and hearings of the Planning Commission.
2. Keep a roll of the members and call this roll when required.
3. Notify officers and committees of their appointment and furnish committees with all papers referred to them.
4. Record the number of votes for and against each question put to vote.
5. Indicate any absences or disqualification from voting when a question is put to vote.
6. Arrange proper and legal notice of meetings and hearings.
7. Attend to correspondence of the Planning Commission.
8. Such other duties as are normally carried out by a Secretary or as authorized by the Chairperson of the Planning Commission.

ARTICLE IV — ESTABLISHING A QUORUM

Section 1. A simple majority of the total membership, or four members, constitutes a quorum of the Planning Commission. A simple majority vote of all members present, where there is a properly constituted quorum, is necessary to conduct any official business. A vote of a simple majority of the total membership, or four votes, is necessary for the adoption or amendment of the Planning Commission's by-laws.

ARTICLE V — ORDER OF BUSINESS

Section 1. All meetings of the Planning Commission are public and shall adhere to the following order of business:

1. Call meeting to order.
2. Pledge of Allegiance.
3. Roll call.
4. Approval of Minutes.
5. Public Comment (non-agenda items).
6. Agenda items.
   a. Swearing in of witnesses
   b. Introduction of agenda item from city staff.
   c. Presentation and comments from applicant.
   d. Presentation and comments from city staff.
   e. Comments from citizens – citizen comments are limited to three (3) minutes unless prior permission is granted by the Chairperson.

f. Applicant rebuttal.
g. Discussion by Planning Commission members.
h. Motion (a second is required).

7. Discussion Items.
8. Director's Report.
9. Announcement of City Council public hearing dates.
10. Adjournment.

Section 2. Anyone wishing to address the Planning Commission on any subject:

a. Shall be sworn in (for quasi-judicial hearings).
b. Must be recognized by the presiding Chairperson.
c. Must come forward to the microphone and state his or her name and address.
d. Shall address the presiding Chairperson.

ARTICLE VI—ADMINISTRATION

Section 1. Minutes and records of all proceedings, including transactions, findings and determinations, will be filed in the Office of the City Clerk by the Secretary.

Section 2. An agenda for each meeting, and materials pertinent to each matter included thereon, shall be sent to each member at least one (1) week in advance of the meeting date. Any materials supplemental to the original request, submitted by any party, shall be provided to the Planning Commission and Applicant or it will not be considered, except by majority vote of the Planning Commission.

Section 3. In the performance of its duties, the Planning Commission may, with approval by the City Council, utilize personnel, equipment and services of any agency or office of the City.

Section 4. In addition to these hearings required by law, the Planning Commission may hold public hearings at its discretion when it is apparent that such hearings are in the public interest. Due public notice of such hearings will be given as required by Florida Statutes. The matter before the Planning Commission may be presented in summary by the Chairperson or a designated member or person and all interested parties will be able to speak. A record will be kept by the Secretary of those speaking before the Planning Commission and no record of statement will be recorded or sworn to as evidence for any court of law without notice to the parties.

Section 5. The public is welcome to comment on any matter brought before the Planning Commission at the appropriate meeting or by letter or email. Letters should be addressed to the Planning Commission, C/O City of Bradenton, Department of Planning and Community Development, 101 Old Main Street, Bradenton, FL 34205-7865

Section 6. These Rules of Procedure shall be supplemented by Roberts Rules of Order.

Section 7. These Rules of Procedure shall be available for public inspection.

ARTICLE VII — AMENDMENTS

Section 1. These rules may be amended by majority consent of all members of the Planning Commission.

ARTICLE XI – EFFECTIVE DATE

Section 1. These by-laws shall become effective upon adoption by the Board.

PASSED AND ADOPTED BY THE
PLANNING COMMISSION THIS _____DAY OF _____ 2025~~5~~**6**.

PLANNING COMMISSION

_____

~~Ben Bakker~~ **TBD**, Chairperson

ATTEST:

REVIEWED AND APPROVED AS TO FORM:

_____

~~Lori Brunner~~ **Tamara Melton**, Secretary

_____

Scott Rudacille, City Attorney

AGENDA ITEM NO. 7.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Minutes from the December 17, 2025, Planning Commission Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Minutes from the December 17, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the minutes from the December 17, 2025, Planning Commission meeting.

ATTACHMENTS:
12-17-2025 Planning Commission Meeting Minutes

CITY OF BRADENTON
PLANNING COMMISSION MEETING MINUTES
December 17, 2025

The City of Bradenton Planning Commission met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida at 2:00 p.m. on Wednesday, December 17, 2025.

Present: Commissioner Ben Bakker, Chair; Commissioner Keith Green, Vice Chair; Commissioner Michael Neal; Commissioner Richard Whetstone; Commissioner Michael Jones; Commissioner Darin Autrey; and Commissioner Jason "JB" Taylor.

City Staff: Marissa Powers, City Attorney; Robin Singer, Planning and Community Development Director; Greg DeLong, Planning and Community Development Assistant Director; Tamara Melton, City Clerk.

Commissioner Ben Bakker called the meeting to order at 2:00 p.m.

Greg DeLong, Planning and Community Development Assistant Director, introduced two new City Planners, Hannah Gordon and Jake Arjona.

APPROVAL OF MEETING MINUTES:

a) Planning & Community Development: Meeting minutes from the November 19, 2025, Planning Commission meeting

MOTION TO APPROVE THE MEETING MINUTES FROM THE NOVEMBER 19, 2025, PLANNING COMMISSION MEETING WITH A REVISION THAT COMMISSIONER TAYLOR WAS NOT IN THE ROOM DURING THE VOTE AND DID NOT ABSTAIN FROM VOTING ON THE FINAL ORDER FOR THE APPEAL OF PLN-APL-25-0001 was made by Commissioner Taylor and seconded by Commissioner Green. The motion passed unanimously.

PUBLIC COMMENT: None.

AGENDA ITEMS:

a) ORDINANCE NUMBER 4066

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, POLICY 1.2.1 AND OMITTING POLICY 1.2.2 ADDRESSING LAND USE AND DENSITY IN THE COASTAL HIGH HAZARD AREA; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**.**

Robin Singer, the Planning and Community Development Director, explained that Ordinance 4066 would eliminate the prohibition on density bonuses in the Coastal High Hazard Area (CHHA) within the Urban Core. Additionally, she continued, it would remove the prohibition on density bonuses in the Coastal High Hazard Area throughout the City, as outlined in section 1.2.2 of the Future Land Use Element.

She said residents in the Urban Core could apply to the City Council to allow up to 200 units per acre.

At the time that the Comprehensive Plan was drafted, she continued, state statutes discouraged the increase of allowable density in the CHHA. She concluded that legislation changed, and this was a staff-initiated petition to provide for consistent allocation of density within the CHHA.

Chairman Bakker opened the public hearing after a brief discussion about change. Those who wished to speak were invited to the podium; no one came forward, and the public hearing was closed.

MOTION TO APPROVE ORDINANCE 4066 was made by Commissioner Taylor and seconded by Commissioner Green. The motion passed unanimously.

Ms. Singer announced that the first reading was scheduled for the January 14, 2026, City Council meeting, and then the amendment would be submitted to the state for review. She anticipated that the matter would come back to City Council sometime in March for a second reading.

DISCUSSION ITEMS:

Mr. DeLong announced that there was a scheduling conflict for the Planning Commission meeting on November 4, 2026, and another date needed to be selected. After some discussion between commissioners, Chairman Bakker suggested forgoing the November 2026 meeting and rescheduling the December 16, 2026, meeting to December 2, 2026. Commissioner Taylor felt there still should be a meeting in November.

MOTION TO CANCEL THE NOVEMBER 4, 2026, MEETING AND RESCHEDULE THE DECEMBER 16, 2026, MEETING TO DECEMBER 2, 2026, AT 2:00 P.M. was made by Commissioner Autrey and seconded by Commissioner Neal. The motion passed unanimously.

ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES:

a) Planning & Community Development: December 10, 2025:
   PLN-SUP-25-0018 | 2435 Riverview Blvd. | Dock
   PLN-SUP-25-0020 | 1512 Ballard Park Drive | Group Care Facility
   PLN-SUP-25-0021 | 608 2nd Street East | Drive-Thru
   PLN-TXT-25-0002 | Text Amendment | Fencing | 1st Reading

   January 14, 2026:
   PLN-CPA-25-0002 (Ord. 4066) | Comp. Plan Amendment | 1st Reading
   PLN-TXT-25-0002 | Text Amendment | Fencing | 2nd Reading & Public Hearing

Mr. DeLong provided an overview of the aforementioned items that went before City Council at the December 10, 2026, meeting and said that they were approved. He then provided a summary of the items that would be coming before them at the January 14, 2026, City Council meeting.

DIRECTOR'S REPORT

Chairman Bakker thanked staff for a fantastic, well-organized year and looked forward to a productive 2026.

Commissioner Green announced that he was honored to serve on the Planning Commission and also looked forward to 2026.

MOTION TO ADJOURN was made by Commissioner Taylor and seconded by Commissioner Green. The motion passed unanimously.

The meeting adjourned at 2:39 p.m.

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

AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **ORDINANCE 4069** - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON LAND USE REGULATIONS TO ESTABLISH A PROCESS FOR CERTIFIED RECOVERY RESIDENCES TO SEEK REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY SECTION 397.487, FLORIDA STATUTES; FINDING THAT THE LAND USE REGULATIONS ALREADY PROVIDE A PROCESS FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: Continue to the February 18, 2026 meeting

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
This Ordinance is written in response to Florida Statute Section 397.487(15) that requires that local governments establish procedures for the approval of recovery residences. This item has been advertised but the City Attorney is continuing to work on the language on the Ordinance with Planning staff.

Staff is requesting a continuance to the February 18, 2026 meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Prepared by the City Attorney.

SUGGESTED MOTION:
Motion to continue Ordinance 4069 to the February 18, 2026 meeting.

ATTACHMENTS:

AGENDA ITEM NO. 9.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Jake Arjona, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** FINAL ORDER: PLN-VAR-25-0007 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING, COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0007 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, A 72-INCH (6-FOOT) HIGH FENCE WITHIN 35-FEET. OF INTERSECTING DRIVEWAYS, AND TO NOT PROVIDE VISIBILITY SITE TRIANGLES AT THE INTERSECTION OF DRIVEWAYS AND STREETS; FOR THE PROPERTY LOCATED AT 116 21st AVE WEST, BRADENTON, FLORIDA (PARCEL ID 44495100051), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-25-0007. If the action is to recommend approval, staff recommends the following stipulations be applied to the approval: The fence shall remain at least seventy-five percent (75%) transparent. A current property survey shall be submitted when applying for permits. The southeast gate adjacent to the driveway shall be rolling (parallel to the fence), rather than swinging inward or outward. Barbed wire shall not be permitted on any portion of the fence.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting a six-foot fence around a portion of the subject property, including the front yard, where the City of Bradenton Land Use Regulations limits fence heights to a maximum of four feet in height.

Additionally, the proposed fence is encroaching into the required sight visibility triangle at the driveway's intersection with 21st Avenue West, where the Regulations require a minimum ten-foot sight visibility triangle to be clear of visual obstructions. Along the eastern boundary of the fenced area, the proposed fence should be a maximum of 24 inches in height within 35 feet of the intersecting two gated areas and the north/south driveway.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-VAR-25-0007, with the stipulations recommended by staff.

ATTACHMENTS:
Final Order PLN-VAR-25-0007
Staff Report
Application

FINAL ORDER
VARIANCE NO. PLN-VAR-25-0007

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0007 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, A 72-INCH (6-FOOT) HIGH FENCE WITHIN 35-FT. OF INTERSECTING DRIVEWAYS, AND TO NOT PROVIDE VISIBILITY SITE TRIANGLES AT THE INTERSECTION OF DRIVEWAYS AND STREETS; FOR THE PROPERTY LOCATED AT 116 21st AVE WEST, BRADENTON, FLORIDA (PARCEL ID 4495100051), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MINISTERIO INTERNACIONAL SANIDAD Y VIDA CORP ("Property Owner") owns the property located at 116 21st Ave West (Parcel ID 4495100051), more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, Jose Ballesteros (the "Applicant"), as authorized agent for Property Owner, submitted an application for a variance to allow a 72-inch (6-foot) high fence in the front yard and not to provide visibility site triangles at the intersection of driveways and streets at the Property, as shown on the Site Plan attached as Exhibit "B""; and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as UCC (Urban Commercial Corridor); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as UCC (Urban Commercial Corridor); and

WHEREAS, the City of Bradenton Land Use Regulations, Section 5.2, provides standards regarding Area, Dimensional & Quantity requirements for accessory structures; and

WHEREAS, The City of Bradenton Land Use Regulations, Section 5.2.2.4, state that fencing located within the front yard is limited to a maximum height of 48 inches. In addition, Chapter 10 requires that the visibility triangle from driveway and street intersection to be maintained at 10 feet; and

WHEREAS, the record of the staff report and Applicant submittal materials, are hereby incorporated and made a part of this Final Order.

NOW, THEREFORE, the Planning Commission 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 including the staff report, the Planning Commission hereby makes the following Findings of Fact:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The Property Owner is requesting approval of a variance to install a 72-inch (6-foot) high fence in the front yard, 72-inch (6-foot) fence within 35-feet of intersecting driveways, and to not provide visibility site triangles at the intersection of the driveways and streets, as shown on the site plan attached as Exhibit "B".

c. The proposed variance meets all noted requirements within Section 2.2.8.1 of the Land Use Regulations, as further described below.

    1. The need for the dimensional variance was not created by the Applicant's or previous owner's action, such as improper lot division, in violation of these LURs or previously effective land use regulations
    2. Strict application of the provisions of these LURs would deprive the Applicant of a reasonable use of his property, cause him unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same Land Use Atlas district, and
    3. The granting of the dimensional variance would not confer on the Applicant any special privilege denied to other property owners in the same Land Use Atlas district; and
    4. The application is for a dimensional variance and would not authorize a use otherwise prohibited by these LURs, and
    5. The dimensional variance is the minimum variance that will allow reasonable use of the Property.

Section 2. Order. Based upon the foregoing, a variance is hereby approved and issued for the Property, to allow for a 72-inch (6-foot) high fence in the front yard, 72-inch (6-foot) fence within 35-feet of intersecting driveways, and to not provide visibility site triangles at the intersection of the driveways and streets, as generally depicted on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

1. The fence shall remain at least seventy-five percent (75%) transparent.
2. A current property survey shall be submitted when applying for permits.
3. The southeast gate adjacent to the driveway shall be rolling (parallel to the fence), rather than swinging inward or outward.
4. Barbed wire shall not be permitted on any portion of the fence.

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 Order 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 Variance which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Order shall be upon adoption and recordation of the Order in the Official Records of Manatee County. The Property Owner shall be responsible for recording the Order with the Clerk of the Court and delivering a copy of the recorded Order to the City Planning Department.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 21st DAY OF JANUARY 2026.

THE CITY OF BRADENTON, BY AND THROUGH THE PLANNING COMMISSION OF THE CITY OF BRADENTON

ATTEST:

Tamara Melton
CLERK

TBD
CHAIRPERSON

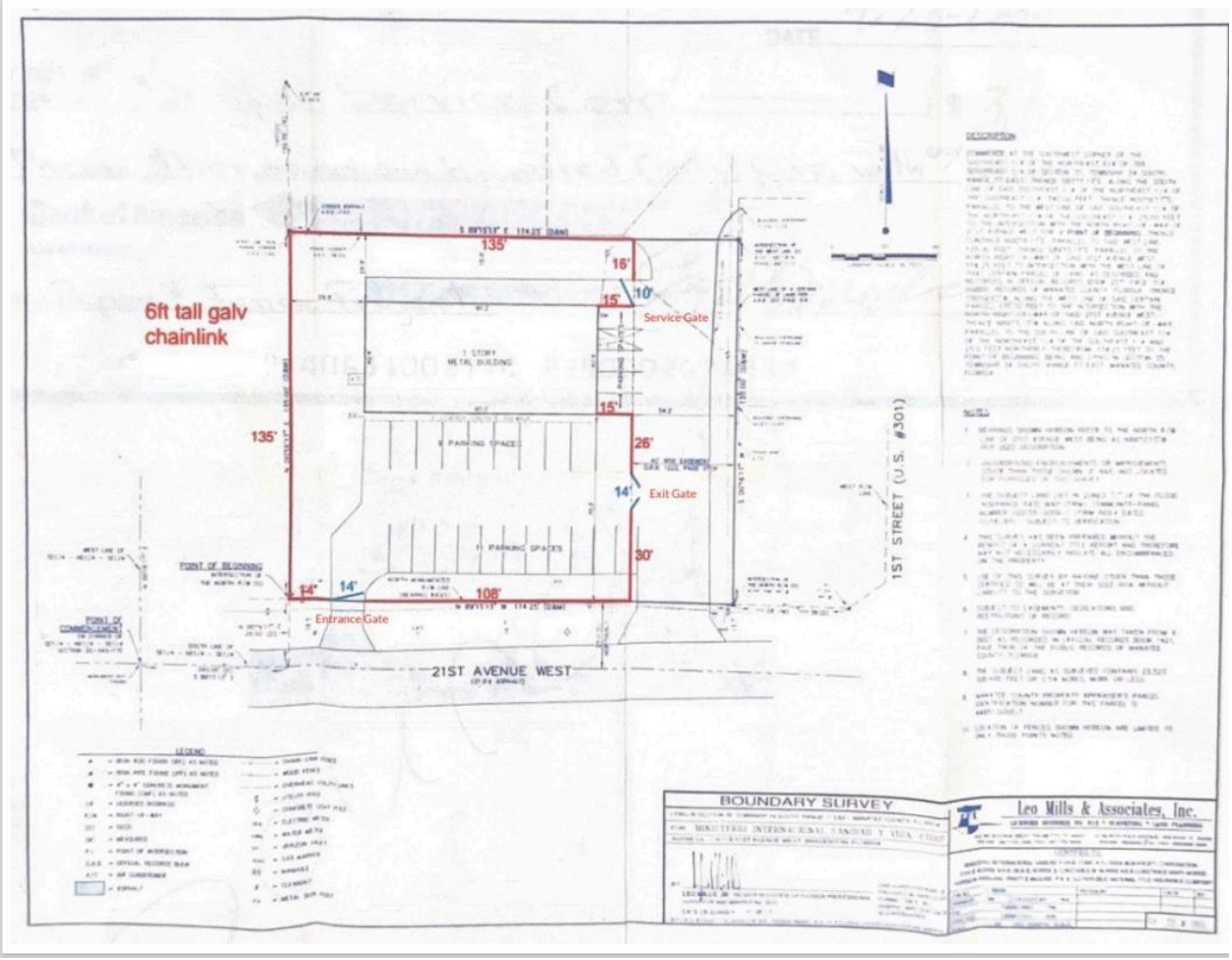
"EXHIBIT A"

Legal Description:

Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 17 East; thence South 89°15'13" East, along the South line of said Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, 340.00 feet; thence North 00°16'17" East, parallel to the West line of said Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, 25.00 feet to the intersection with the North R/W of 21st Avenue West for a Point of Beginning; thence continue North 00°16'17" East, parallel to said West line, 135.00 feet; thence South 89°15' 13" East, parallel to the North R/W of said 21st Avenue West, 174.25 feet to the intersection with the West line of that certain parcel of land, as described and recorded in Official Records Book 207, Page 314, Public Records of Manatee County, Florida; thence South 00°16'17" West, along the West line of said certain parcel, 135.00 feet to the intersection with the North R/W of said 21st Avenue West; thence North 89°15'13" West, along said North R/W, parallel to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, and 25.0 feet Northerly therefrom, 174.25 feet to the Point of Beginning, being and lying in Section 35, Township 34 South, Range 17 East, Manatee County, Florida.

Parcel Identification Number: 44951.0005/1

"EXHIBIT B"


6ft tall galv chainlink
135'
16'
10'
15'
Service Gate
15'
135'
26'
14'
Exit Gate
30'
14'
14'
108'
Entrance Gate
21ST AVENUE WEST
1ST STREET (U.S. #301)
BOUNDARY SURVEY
Leo Mills & Associates, Inc.

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 21, 2026

Staff Report

Case Number: PLN-VAR-25-0007
Final Order No: PLN-VAR-25-0007
Applicant: Jose Ballesteros (agent)
Owner: Ministerio Internacional Sanidad Y Vida Corp
Address: 116 21st Ave West
Parcel ID: 4495100051
Current Zoning: UCC (Urban Commercial Corridor)
Future Land Use: UCC (Urban Commercial Corridor)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: SCC (Suburban Commercial Corridor)
South: SCC (Suburban Commercial Corridor) & R-2 (Medium Density- Single Family)
East: Manatee County
West: R-2 Medium Residential- Sanitary Convalescent

Future Land Use: North: SCC (Suburban Commercial Corridor)
South: SCC (Suburban Commercial Corridor) & R-2 (Medium Density- Single Family)
East: Manatee County
West: R-2 Medium Residential- Sanitary Convalescent

Request:

The applicant is requesting a six-foot fence around a portion of the subject property, including the front yard, where the City of Bradenton Land Use Regulations limits fence heights to a maximum of four feet in height.

Additionally, the proposed fence is encroaching into the required sight visibility triangle at the driveway's intersection with 21st Ave. West, where the Regulations require a minimum ten-foot sight visibility triangle to be clear of visual obstructions. Along the eastern boundary of the fenced area, the proposed fence should be a maximum of 24 inches in height within 35 feet of the intersecting two gated areas and the north/south driveway.

The eastern portion of the subject property (not proposed to be fenced) contains a north/south driveway that provides secondary access to 1950 and 1990 1st Street West along with 120 21st Avenue West.

The subject property is approximately 0.54 acres in size and is zoned UCC (Urban Commercial Corridor). The site is developed with an existing assembly use. The applicant proposes to install the fencing for security and access control.

Pursuant to the City of Bradenton Land Use Regulations (Bradenton Code of Ordinances, Part III- fences are regulated by maximum heights and placement restrictions. While permitted fencing is permitted in the UCC Zoning District, the requested six-foot height in the front yard exceeds the permissive four-foot in the front yard and 24 inches at intersecting driveways. In addition, the applicant is not proposing a visibility sight triangle along 21st Ave West therefore the request requires a variance under Section 2.2.8 (Variance).

Land Use Regulations:

5.2.2.4 Fences and hedges. Fences/hedges are required to comply with the following standards:

a. *Height/setbacks*. Fences and/or hedges may be permitted along property lines if they meet the following height limitations (the most stringent standard shall apply):

Location	Maximum Height
Within 35 feet of any intersecting streets, driveways, or alley	24 inches
Within 25 feet of any right-of-way	48 inches
Front yard *	48 inches
Side or rear yard	72 inches

b. *Placement*. The city shall not be responsible for improperly placed fences. When the PCD director determines that a fence has been improperly placed, the owner of the fence shall relocate the fence within ten days of a notice of violation issued by the city. A fence or hedge may be permitted within an easement, provided the owner signs an affidavit, prior to the issuance of a fence permit stating that if it becomes necessary for the city or public utility to use the

easement, the property owner will remove any portion or all of the fence at his/her expense.

c. *Materials*. Fences made with barbed wire, cloth, nylon, glass, PVC pipe, corrugated materials, spikes or other similar materials, and electric fences are not permitted without city council approval. City council may also grant a variance on height in conjunction with a request for barbed wire or electric fence. Fence materials must be generally compatible with surrounding properties. On corner lots, chain link, picket, or other similar fencing as approved by the PCD director can be installed in the primary front yard.

d. *Temporary fence*. Permitted in all non-residential zoning districts with approval by the PCD director for up to two years from permit approval. An extension may be granted up to one year by the PCD director.

Chapter 10 – Definitions

Visibility triangle or *vision triangle:* A triangular-shaped portion of land established at street intersections or street and driveway intersections in which nothing is erected or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. For street intersections, this triangle is measured 35 feet in length from the intersection along the abutting right-of-way lines to form a triangle; and for driveway intersections, this triangle is measured ten feet from the intersection along the right-of-way line and along the driveway line to form a triangle

Comprehensive Plan Elements:

Goals, Objectives, and Policies

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

The City shall preserve and enhance neighborhoods based on each neighborhood's essential ingredients. These ingredients are important in the design of the neighborhood. The design principles for traditional/urban neighborhoods are:

- Neighborhoods should be designed to establish an identity and value that motivate residents to protect them, including:
  1. Neighborhood names and identities;
  2. Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes;
  3. Compatible, not necessarily identical, residential densities and housing types, consistent with the future land use designation and zoning category;
  4. Economic and social diversity;

5. Neighborhood parks;
6. Neighborhood organization for communication and conflict resolution; and
7. Training and technical assistance for neighborhood-based planning initiatives.

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.

Requirements for Permits and Approvals:

2.2.8 *Variance.* A variance is permission granted by the planning commission to depart from a dimensional requirement of these LURs. Variances are allowed to relieve a property owner who, because of property characteristics beyond his or her control, is unable to meet a dimensional requirement of these LURs. Waivers granted by the PCD director as allowed in various sections of these LURs are exempt from this subsection.

2.2.8.1 *Eligibility.* A property owner who finds that a characteristic of his or her land or buildings makes it impossible or difficult to meet a dimensional requirement of these LURs may apply for a dimensional variance if:

a. The application meets all the following criteria:

** *Please see the application materials for the applicant's response to the following Review Criteria***

i. The need for the dimensional variance was not created by the applicant's or previous owner's action, such as improper lot division, in violation of these LURs or previously effective land use regulations.

Staff Response: It appears the need for the dimensional variance stems from the applicants own action as they can by code fence the property with a four-foot height fence.

ii. Strict application of the provisions of these LURs would deprive the applicant of a reasonable use of his property, cause him unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same land use atlas district, and

Staff response: It appears that strict application of the fence standards in the Land Use regulations would not deprive the applicant of reasonable use of the subject property as intended. While the height limitation and visibility-triangle requirements may reduce the effectiveness of the proposed perimeter security fencing, the use of the property does not appear to be restricted by the Land Use Regulations.

iii. The granting of the dimensional variance would not confer on the applicant any special privilege denied to other property owners in the same land use atlas district; and

Staff Response: All non-residential properties are subject to the same fence standards, and as such, applicants are able to request a deviation from those standards in the same manner.

iv. The application is for a dimensional variance and would not authorize a use otherwise prohibited by these LURs, and

Staff Response: The request is strictly dimensional in nature and does not authorize a use that is otherwise prohibited in the UCC zoning district.

v. The dimensional variance is the minimum variance that will allow reasonable use of the property.

Staff Response: While staff finds reasonable use of the property can be made without the benefit of the requested variance, the applicant asserts privacy and safety as the primary reasons for the request.

2.2.8.4 *Review and action.* The planning commission shall hold a public hearing on the application. If the eligibility criteria above are met, the planning commission may grant the variance as requested or a modification if more appropriate. Latent changes to an application made by the applicant whereby insufficient review have been allowed for staff, board, or city council, as determined by the PCD director, may require a delay in the processing of the application, and shall result in additional review and public notice costs at the applicant's expense. If the application is for a variance of a flood requirement (subsection 3.4.3.2) must be complied with. In granting a variance, the planning commission may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. A variance is granted to the property and not to the applicant.

Planning Analysis:
The purpose of the fence height and sight visibility triangle standards in the Land Use Regulations is to balance site safety and clear site lines.

Staff Comments:

1. Planning Commission is encouraged to evaluate the request based on the criteria provided, 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 not consistent with the intent of Section 2.2.8.1 of the Land Use Regulations.

Should the Planning Commission wish to approve the subject request, staff recommends that the Commission consider the following stipulations as conditions of approval:

1. The fence shall remain see through.
2. A current property survey shall be submitted when applying for permits.
3. The southeast gate adjacent to the driveway shall be rolling (parallel to the fence), rather than swinging inward or outward.

Respectfully submitted,

Jake Arjona

Jake Arjona
City Planner

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

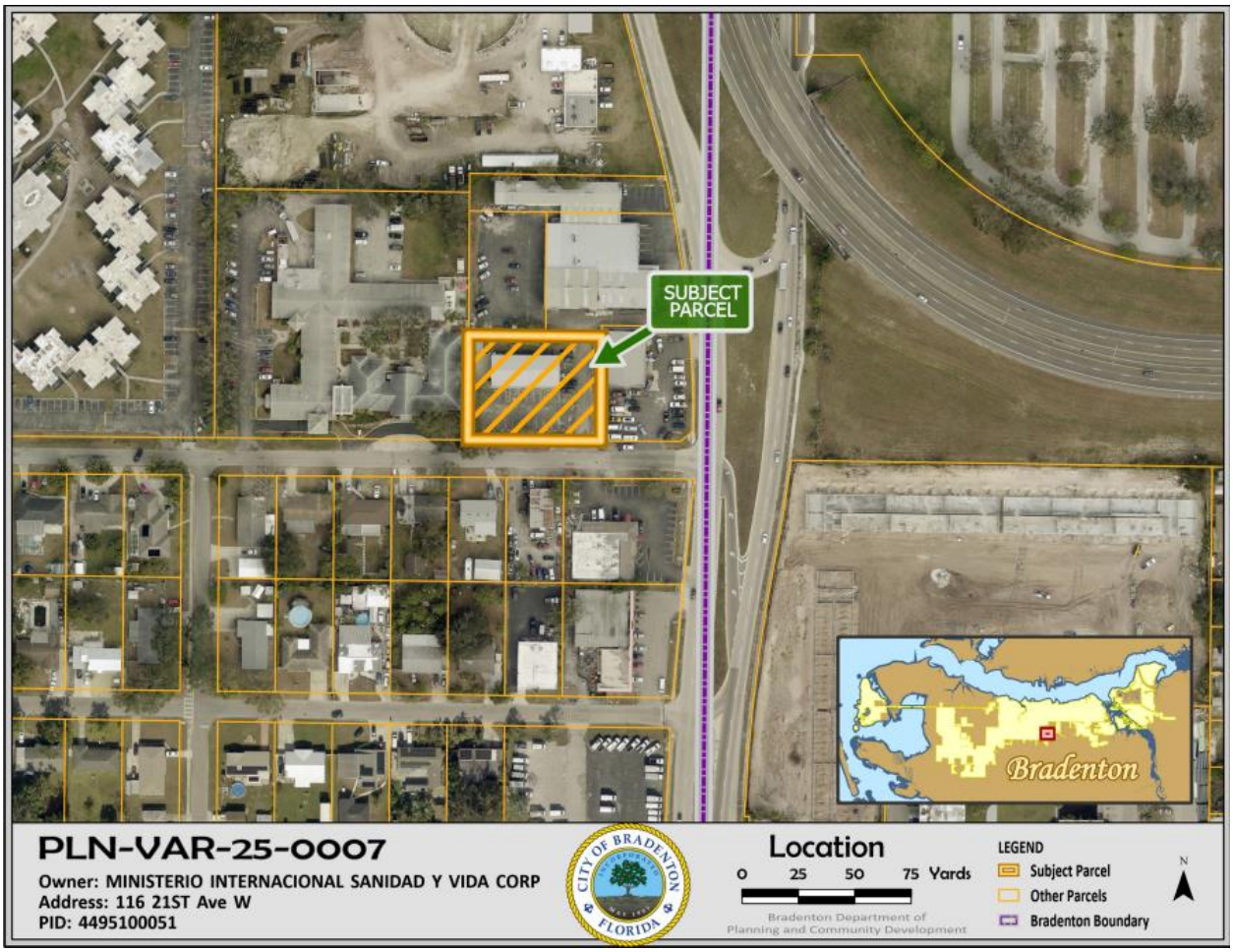


EXHIBIT "B"
Future Land Use Map

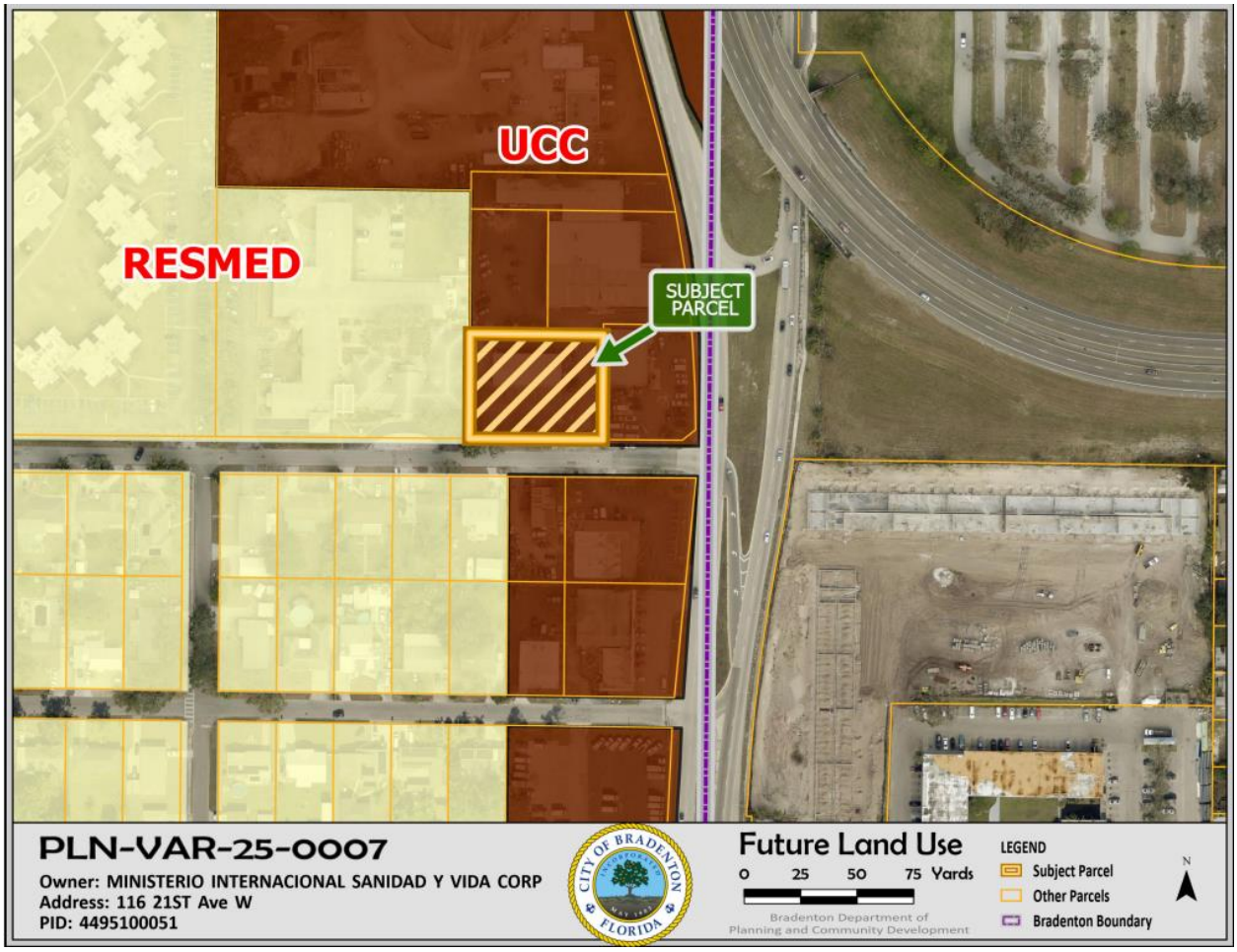


EXHIBIT "C"
Zoning Map

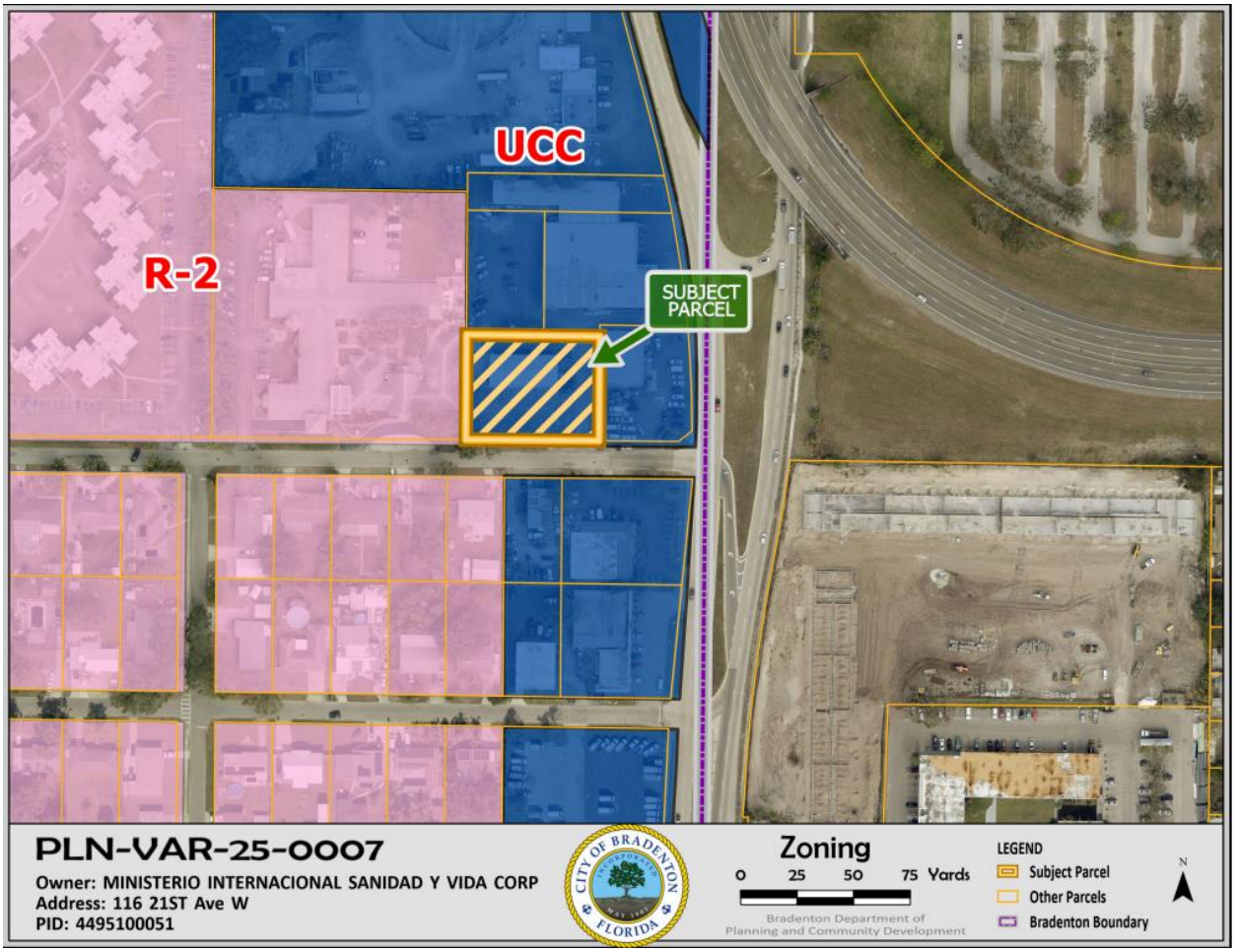
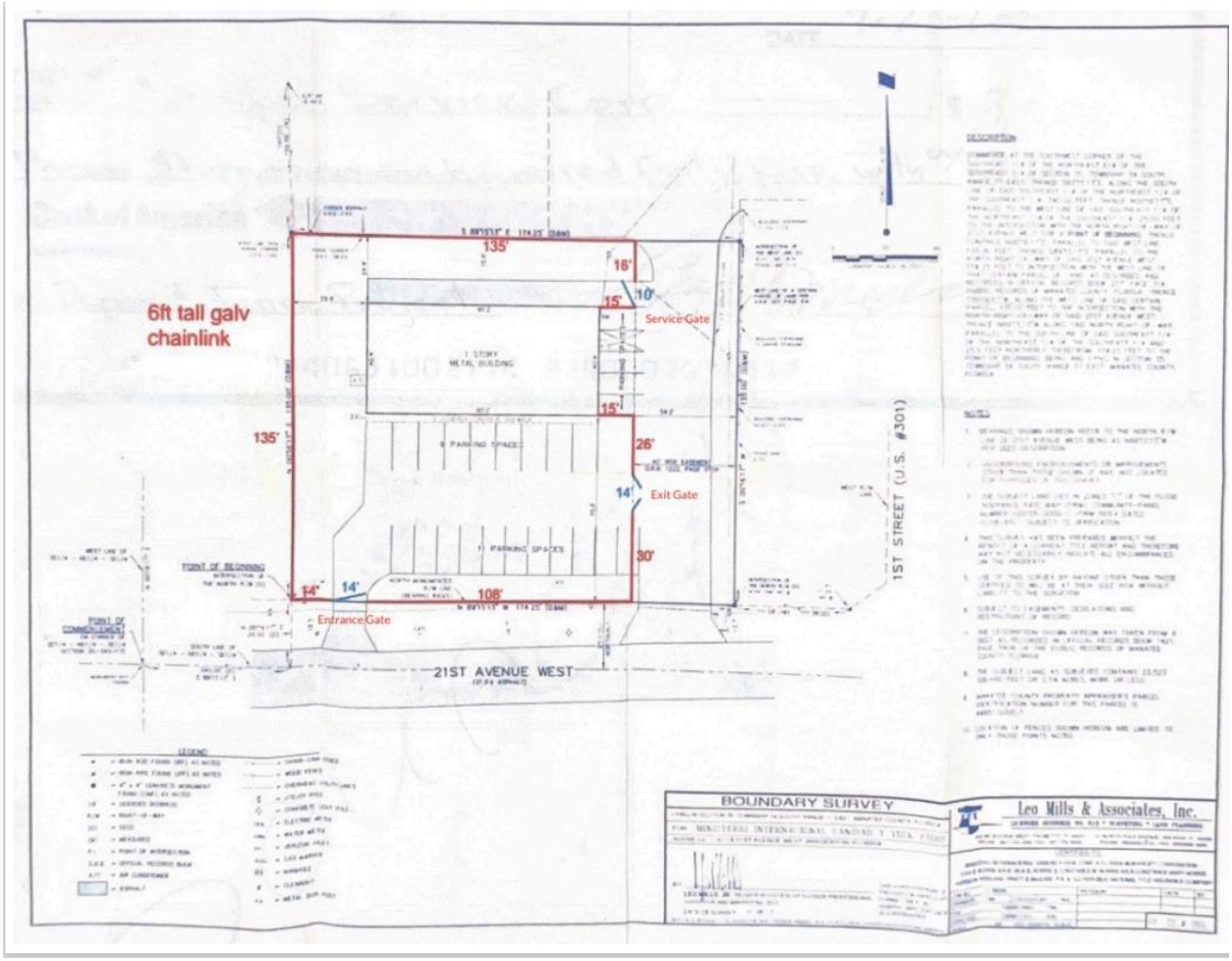


EXHIBIT "D"
Proposed Project Site Layout



PLN-VAR-25-0007

Menu Reports Help

File Date: 12/04/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Install perimeter fence around the property. With 3 access gates. Chainlink Galvanized 6' Ft height with barber wire at the top

Application Type: Variance Request (Non-Administrative)

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Agent Auth Form Minist...	PLANNING	Other	Agent Authorization...	application/pdf	Uploaded	12/04/2
Fence Affidavit Minist...	PLANNING	Other	Fence Affidavit	application/pdf	Uploaded	12/04/2
Letter of Request Mini...	PLANNING	Other	Letter of request	application/pdf	Uploaded	12/04/2
Survey Marked Minister...	PLANNING	Other	Survey of Property	application/pdf	Uploaded	12/04/2

Show all

Address: 116 21ST Ave W, BRADENTON, FL 34205

Owner Name: MINISTERIO INTERNACIONAL SANIDAD Y VIDA CORP

Owner Address: 116 12TH ST E, PALMETTO, FL 34221

Parcel No: 4495100051

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
Jose Ballesteros	BALLFER SERVICE...	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

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 116 21 St Ave W Bradenton FL 34205

I, Ericka Medina, the registered property owner(s) of the above noted property, do hereby authorize

Jose Ballesteros — Print Name of Agent
Ballfer Service Corp — 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

Signature of Owner(s)

Owner(s) Address (if different than property above)

Signature of Agent

Agent Address and Phone 10101 US Highway 41 N, Palmetto FL 813-331-3323

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 11th day of November, produced Florida Driver's License. respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

Galearie Arrione Manzur Hernandez, Notary Public
Print Name

GALEARIE ARRIONE MANZUR HERNANDEZ
Notary Public - State of Florida
Commission # HH 453661
My Comm. Expires Oct 12, 2027

State of Florida
My Commission Expires: 10-12-2027.

Tax ID No._____

bradenton
The Friendly City

CITY OF BRADENTON AGREEMENT

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205

FENCE AFFIDAVIT & WAIVER LIABILITY

I, Ericka Medina, as owner of the fence located at 116 21st Ave W Bradenton FL 34205, agree on this date, that the fence being permitted under City of Bradenton **Permit No.** 25TMP 012978 will be removed or relocated at my expense in the event that the City of Bradenton ever deems it necessary to utilize any easement at the above premises. I further agree that I will remove or relocate the fence at my expense if any portion of said fence is determined by the City of Bradenton to be improperly installed, or encroaches onto adjacent property. I further understand that failure to comply with these requirements shall subject me to code enforcement actions by the City of Bradenton. This agreement shall run with the land, and upon the sale of the subject property, shall be presented to future owner(s), as applicable. Said property is legally described as follows:

Ericka Medina

Ericka Medina
Owner's Signature

10/4/25
Date

STATE OF FLORIDA – Manatee County

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization this 04 day of October, 2025, by Ericka Jackelin Medina Mejia who is personally known to me or who has produced as identification FL DL

Expiration Date: 02/06/2032 and who did/did not take an oath.

Notary Public Signature Susanna Ulloa V. **Notary Public Stamp Here**

SUSANNA ULLOA V.
Notary Public, State of Florida
Commission# HH 502389
My comm. expires May 20, 2028

Ministerio Internacional Sanidad Y Vida
116 21st Ave West
Bradenton, FL 34205
Phone: (941) 580-0439
Date: October 29, 2025

To Whom It May Concern,
Manatee County Permit Office

Subject: Request for Approval to Install Security Fence Around Church Property

Dear Sir or Madam,

On behalf of *Ministerio Internacional Sanidad Y Vida*, I am writing to formally request permission to install a security fence around our church property located at 116 21st Ave West, Bradenton, FL 34205. Our goal is to ensure the safety and wellbeing of our congregation, particularly the children who attend our services and programs.

In recent months, we have experienced multiple incidents involving unauthorized individuals entering the property after hours. These individuals have used the premises to sleep, dump trash, and leave personal belongings. Additionally, we have encountered serious safety concerns, including one instance where a person was observed walking around the church grounds with a machete. There have also been occurrences of property damage, all of which have required multiple police interventions.

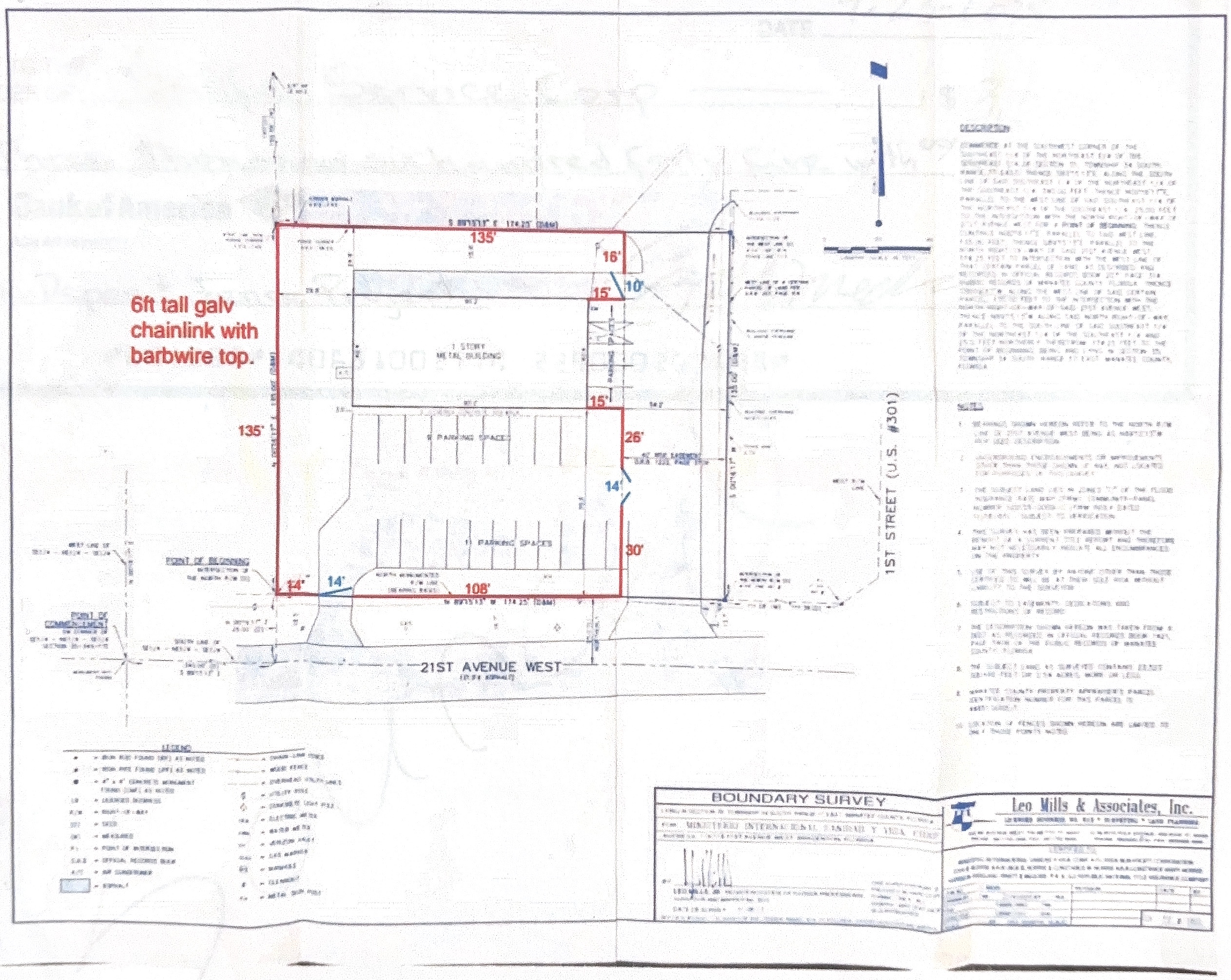
Given these ongoing safety issues, we believe that installing a fence is a necessary and reasonable step to protect our congregation, maintain a safe environment for our community, and preserve the property.

We respectfully request that Manatee County grant approval for the installation of this security fence. Please contact me at (941) 580-0439 if you require any additional information or documentation to process this request.

Thank you for your time and consideration.

Sincerely,

Pastor Victor Miralda
Ministerio Internacional Sanidad Y Vida


6ft tall galv chainlink with barbwire top.
135'
16'
15'
10'
1 STORY METAL BUILDING
9 PARKING SPACES
15'
135'
26'
14'
11 PARKING SPACES
30'
14'
14'
108'
1ST STREET (U.S. #301)
21ST AVENUE WEST
POINT OF BEGINNING
POINT OF COMMENCEMENT
LEGEND
BOUNDARY SURVEY
Leo Mills & Associates, Inc.

AGENDA ITEM NO. 9.c

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** RESOLUTION 26-02 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0024 TO ALLOW A PUBLIC FACILITY TO BE LOCATED AT 2115 9TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID NO. 4687900059), AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 26-02.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The City of Bradenton (applicant) is requesting Special Use approval to permit property located at 2115 9th Street East to be utilized as a Public Facility, which is defined in the Land Use Regulations as "any plant or structure owned or proposed by a public agency, government body or public utility, but not including offices."

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Resolution 26-02.

ATTACHMENTS:
Resolution 26-02
Staff Report
Application

RESOLUTION 26-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0024 TO ALLOW A PUBLIC FACILITY TO BE LOCATED AT 2115 9TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID NO. 4687900059), AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Bradenton ("Property Owner") owns the property located at 2115 9th Street East, Bradenton, Florida (Parcel ID No. 4687900059), 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 Industrial (I); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Industrial (I) zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations Schedule 3.2.1.2 identifies Public Facility as a Special Use in the Industrial (I) zoning district; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit requesting that said property be allowed to be used for a Public Facility as generally depicted on the Concept Site Plan attached hereto as Exhibit "B"; and

WHEREAS, the Planning Commission held a noticed public hearing on January 21, 2026, at which the Commission received testimony and evidence from the Property Owner and City Planning staff and members of the public in attendance; and

WHEREAS, the City Council held a noticed public hearing on February 11, 2026, at which the Council received testimony and evidence from the 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 use the property at 2115 9th Street East, Bradenton, Florida, for a Public Facility, as generally depicted on the Concept Site Plan attached hereto as Exhibit "B".

c. The City's professional staff determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.

d. The Planning Commission, which is designated as the local planning agency, determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.

e. The Planning Commission recommended approval.

The proposed use meets the requirements of Section 3.3.2 of the Land Use Regulations, as described below:

a. 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.
b. 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.
c. All buildings are located an adequate distance from property lines and streets. See 3.3.2.3.
d. 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.
e. 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.
f. 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 are adequate for the proposed use. See 3.3.2.5.

g. 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.
h. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided. See 3.3.2.5.
i. Screening, buffering or separation of any nuisance or hazardous feature of the use are adequate for the proposed use. See 3.3.2.5.
j. 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.
k. 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.
l. The land to be used is adequate for the proposed use. See 3.3.2.5.
m. 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.
n. The proposed use will not affect the environmental quality of the district. See 3.3.2.5.
o. The proposed use is consistent with the City's comprehensive plan. See 3.3.2.5.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow the property at 2115 9th Street East, Bradenton, Florida, to be used as a Public Facility as generally depicted on the Concept Site Plan attached hereto as Exhibit "B".

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 Property Owner 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 Property Owner 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 Property Owner 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 Order 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 Special Use Permit which shall remain in full force and effect.

Section 5. Conflicts. All prior resolutions or parts thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Resolution shall become effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 11TH DAY OF FEBRUARY 2026.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____
Tamara Melton
CITY CLERK

_____
Gene Brown
MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

Legal Description

PARCEL 2:

TROPICANA PARK (PARCEL A)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E.; THENCE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF, THE SOUTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 13120-2506, FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 87.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY; THENCE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY A DISTANCE OF 948.56 FEET; THENCE S 00°16'20" W, LEAVING SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 121.85 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF- WAY OF STATE ROAD NO. 683 (U.S. HIGHWAY 301), AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE N 58°27'13" W. ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY, A DISTANCE OF 970.67 FEET TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST; THENCE N 06°00'58" W, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 184.34 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

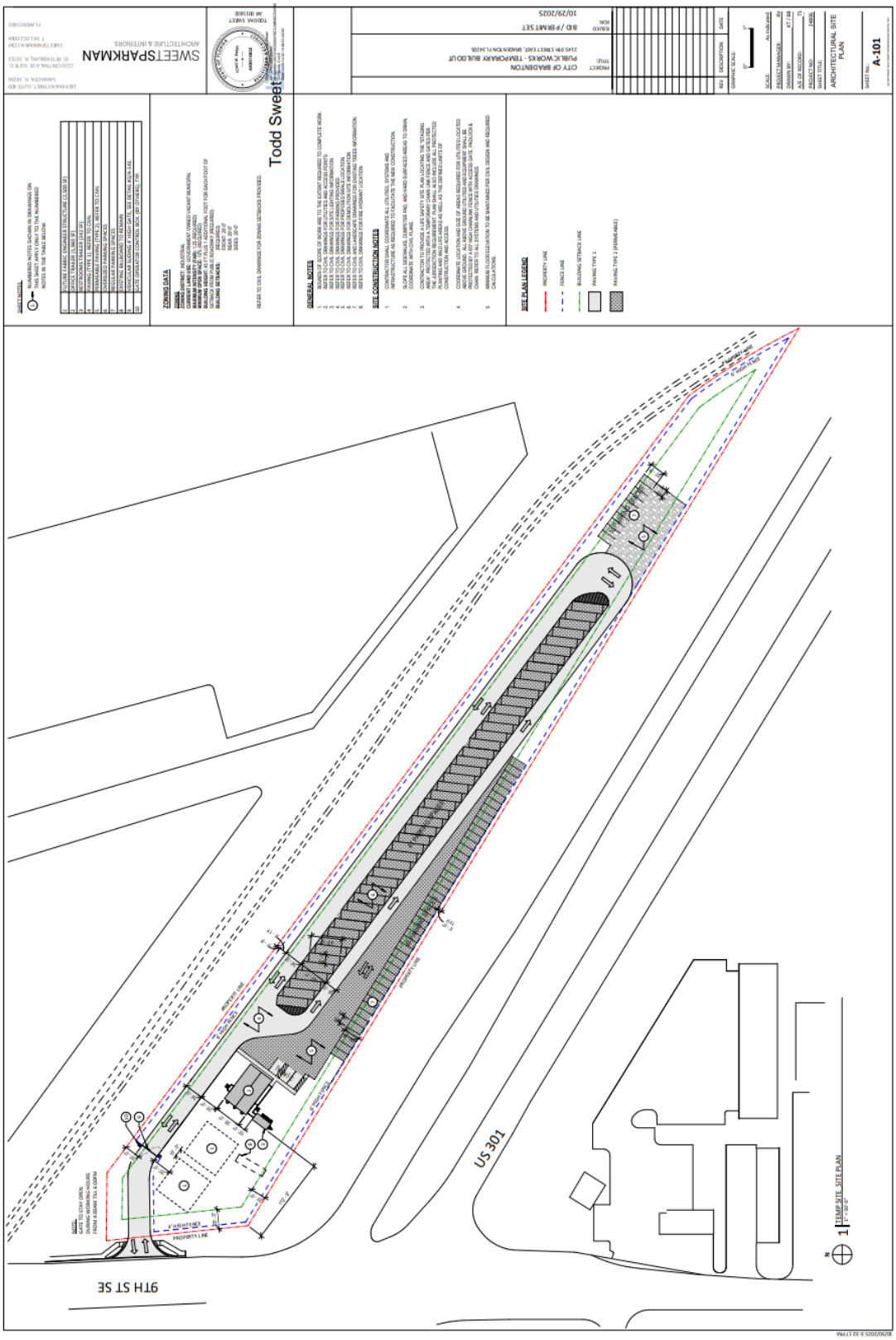
PARCEL 3:

TROPICANA PARK (PARCEL B)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E.; THENCE S 89°18'13" E. ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13120-2506; THENCE CONTINUE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 87.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY; THENCE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 948.56 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 306.82 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 53°17'55" W, 930.06 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°21'25", A DISTANCE OF 168.12 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 683 (U.S. HIGHWAY 301), AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE N 58°27'13" W, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY, 391.96 FEET; THENCE N 00°16'20" E, A DISTANCE OF 121.85 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S. RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING A TOTAL OF 4.08 ACRES MORE OR LESS

EXHIBIT "B"


SWEETSPARKMAN
ARCHITECTURE & INTERIORS
ARCHITECTURAL SITE PLAN
A-101
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
BID / PERMIT SET
10/29/2025
ZONING DATA
GENERAL NOTES
SITE CONSTRUCTION NOTES
SITE PLAN LEGEND
PROPERTY LINE
FENCE LINE
BUILDING SETBACK LINE
PAVING TYPE 1
PAVING TYPE 2 (PERMEABLE)
Todd Sweet
US 301
9TH ST SE
PROPERTY LINE
1 TEMP SITE - SITE PLAN

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 21, 2026

Staff Report

Resolution: 26-02
Case Number: PLN-SUP-25-0024
Applicant: City of Bradenton
Owner: City of Bradenton
Address: 2115 9th Street East
Parcel ID: 4687900059
Current Zoning: I (Industrial)
Future Land Use: I (Industrial)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: Manatee County
South: Manatee County
East: Manatee County
West: I (Industrial)

Future Land Use: North: Manatee County
South: Manatee County
East: Manatee County
West: I (Industrial)

REQUEST:

The City of Bradenton (applicant) is requesting Special Use approval to permit property located at 2115 9th Street East to be utilized as a Public Facility as defined in Chapter 10 of the Land Use Regulations.

> *"Public facility: Any plant or structure owned or proposed by a public agency, government body or public utility, but not including offices."*

While the long-term plans for the property remain uncertain, approval of the Special Use request will allow for the city to utilize the property during the relocation of the Public Works & Utilities Department; yet provide flexibility moving forward as the city continues to upgrade and improve it facilities and services.

The relocation of Public Works & Utilities is due in part to a major redevelopment project planned on land adjacent to and in the vicinity of LECOM Park. This redevelopment project, known as City Park, is designed to elevate the City of Bradenton's reputation as a destination for Sports Tourism, while still providing essential services and support to underserved schools and neighborhoods in the city.

The following project description can be found on the city's website

> *"The City Park project represents a significant milestone in Bradenton's forward-thinking vision. By blending recreation, community resources, and economic development, we are shaping Bradenton into an even more desirable place to live, work, and visit. Together, we are building a city that continues to grow while remaining true to its friendly spirit. City Park will enhance LECOM Park with the addition of a third baseball field, expanded parking, and upgraded facilities to host state, regional, and national baseball tournaments. These improvements will drive tourism, generate revenue for local businesses in Bradenton and Manatee County, and further revitalize the downtown area, all while preserving the historical significance of City Park Field, which dates back over a century. The vision of the project extends beyond sports. Plans include a Community Resource Center, which will offer essential services and support to underserved schools and neighborhoods in our community. The facility will house athletic programs, child and adult education, career development initiatives, and family support services. This is in partnership with the City of Bradenton, Manatee County Government, School District of Manatee County, and the Police Athletic League (PAL)."*

According to Schedule 3.2.1.2 of the Land Use Regulations, a Public Facility is listed as a Special Use, which requires Planning Commission review and City Council approval:

SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS	I	
USE	P	SU
PUBLIC FACILITES		X

On July 23, 2025, City Council approved the voluntary annexation (Ord. 4061) of the subject property which is approximately 4.08 acres in size. The annexation was followed by a Zoning Atlas Amendment (Ord. 4063) and Comprehensive Map Amendment (Ord. 4062), both approved on August 13, 2025. The Zoning Atlas and Comprehensive Map Amendments placed

Industrial "I" zoning on the property as both the current zoning and future land use classifications.

COMPREHENSIVE PLAN:

Objective 1.2: Future Land Use Map
To guide the location of new development and redevelopment in a manner conducive to compatibility of land uses, sensitive to natural resources and natural hazards and consistent with the availability of public facilities.

> Policy 1.2.1: Establish a Future Land Use Map
> The Future Land Use Map shall govern the use of land in the City of Bradenton, defining types and intensities of uses within each category, and is hereby adopted as part of this Comprehensive Plan. The following future land use categories are established:
>
> > Industrial
> > Provides an economic engine that allows for heavy commercial, industrial, offices, warehouses that also include light and heavy manufacturing, automotive uses, outdoor storage, amusement establishments, educational facilities, service and equipment, laboratories. Ancillary facilities to support the various uses may also be provided in the industrial areas.
> >
> > Maximum floor area ratio: 1. 0

LAND USE REGULATIONS:

Section 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. Special use permit applications shall be reviewed using the following:

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.

Staff Response: As final plans for the property are created, city staff will ensure that all Industrial zoning regulations are met.

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.

Staff Response: As final plans for the property are created, city staff will ensure that all Industrial zoning regulations are met, including the 10-ft. landscape separation.

REVIEW CRITERIA:

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.

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: Ingress and egress to the property will be reviewed and approved by the proper agencies including the County and FDOT.

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: Design and layout of the property will be done to minimize any negative impacts on adjoining properties. The impact should be minimal as US 301 borders on the south, Tropicana and a rail line to the north and east, and city property to the west.

c. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   Staff Response: As the property is developed, Public Works & Utilities will review the location of all refuse service area. With adjoining uses being US 301, Tropicana, rail line, and city owned property; any impact to others should be minimal.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: Utilities currently serve the property but as the property develops, if any additional utilities are

required, they will be installed in a manner be compatible to surrounding properties.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Staff Response: As the property is developed, all city zoning regulations will be met including buffering and separation to minimize any negative impacts the use of the property may have on adjoining properties.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   Staff Response: Any lighting or signage shall be in accordance with the City of Bradenton's requirements. If additional lighting or signage is proposed, review during the Site Improvement Permit (SIP) and building permit process will ensure compliance with applicable standards.

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: With development planned for the property, it should enhance the area that is currently industrial in nature.

h. Adequacy of land and/or building which are to be used.

   Staff Response: Uses listed under the Public Facility definition are planned to be on the property and such uses are industrial in nature and will be compatible with the current built environment.

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: Compared to Tropicana who has a heavy manufacturing processing plant on the adjoining property,

any city use planned for the subject property will have a lesser impact on adjacent properties.

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: By redeveloping the property, environmental quality should be improved, and any future uses will need to follow all State and Federal regulations.

k. Consistency with the city's comprehensive plan.

Staff Response: The plan has been to redevelop the property to accommodate future city uses, therefore the Industrial future land use category was selected during the annexation process.

STAFF COMMENTS:

1. Planning Commission 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 along with the Future Land Use Element of the Comprehensive Plan.

Respectfully submitted,

Gregory J. DeLong
Assistant Director
Planning & Community Development

Exhibits:

Exhibit “A”: Location Map

Exhibit “B”: Future Land Use Map

Exhibit “C”: Zoning Map

Exhibit “D”: Conceptual Site Plan

EXHIBIT "A"
Location Map

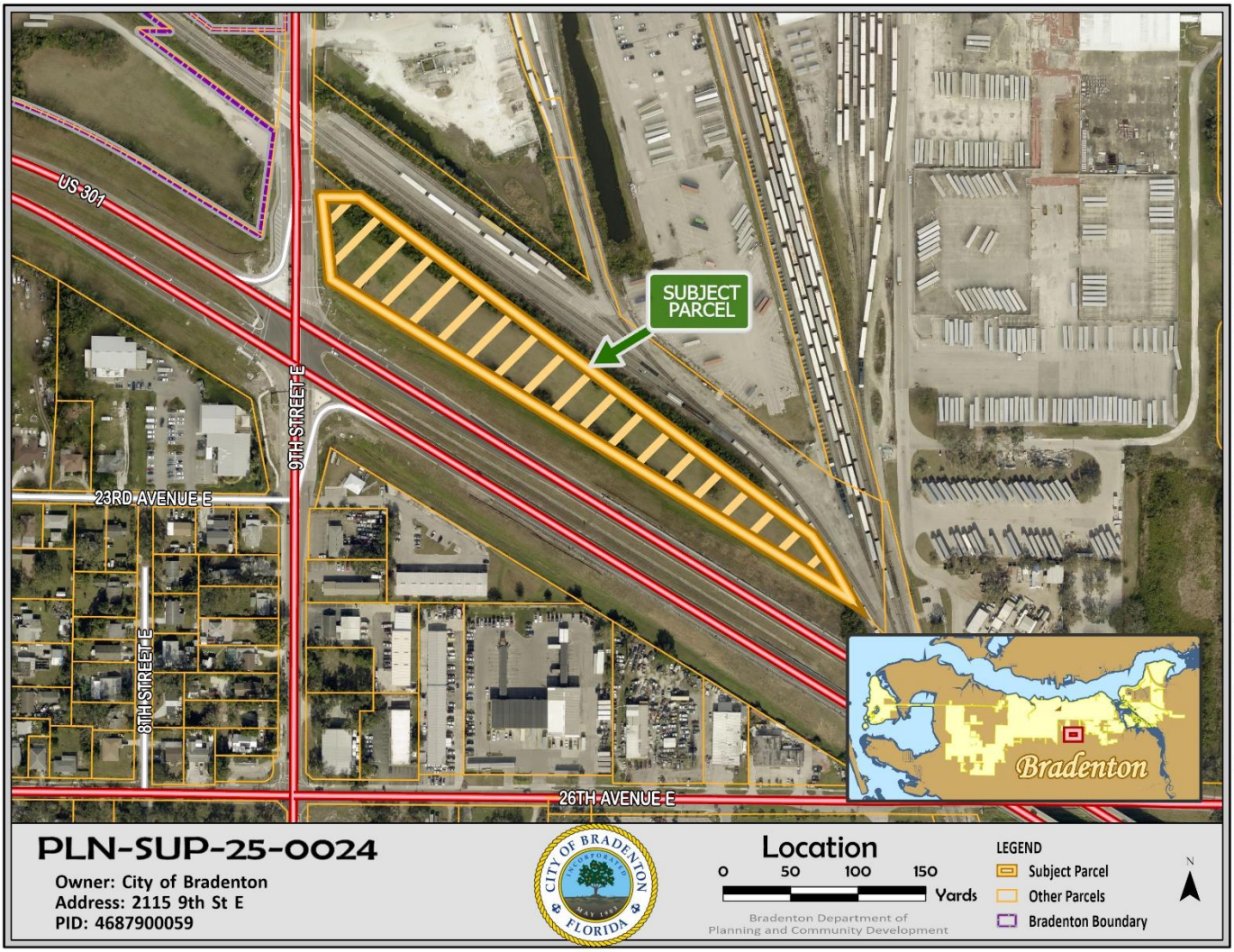


EXHIBIT "B"
Future Land Use Map

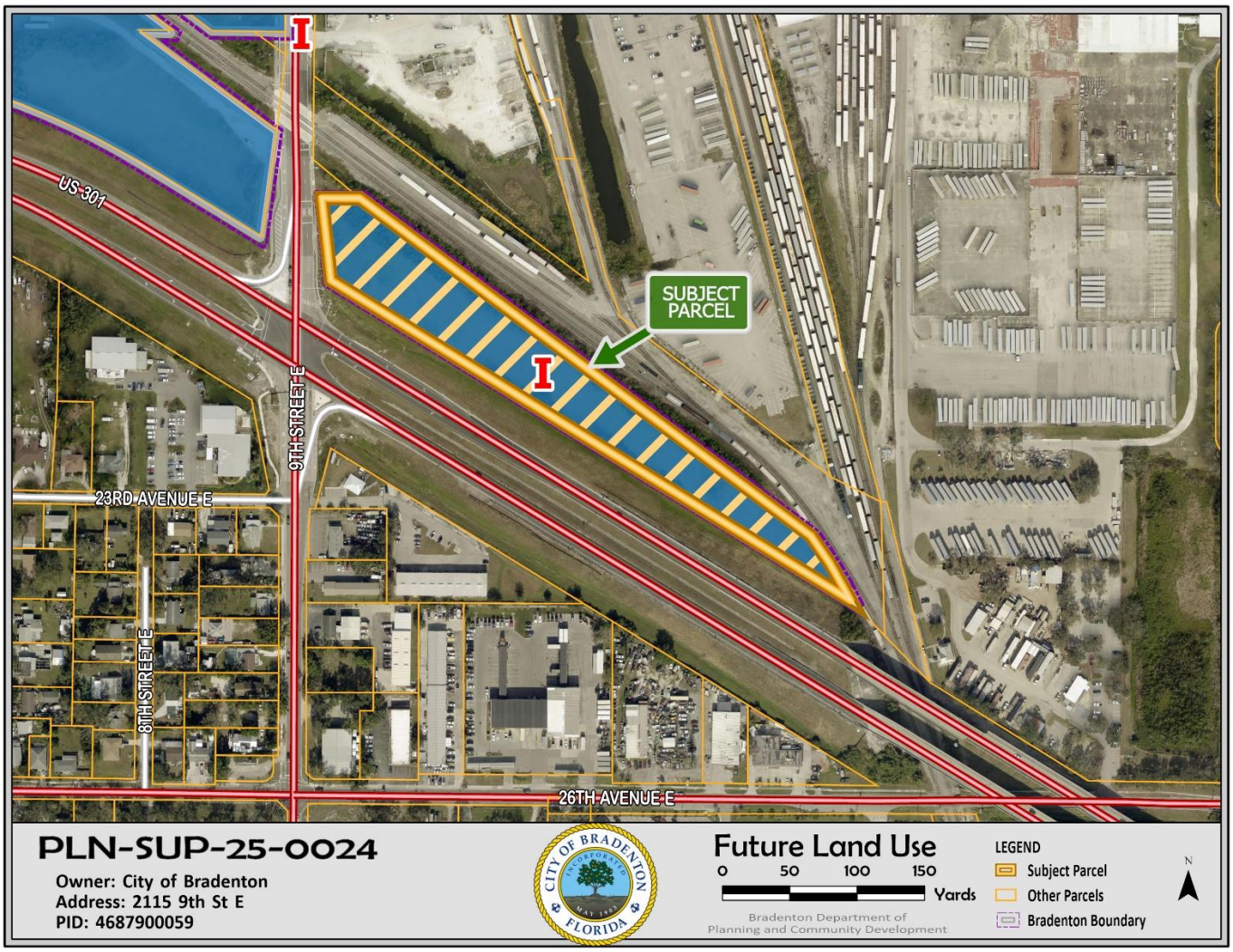


EXHIBIT "C"
Zoning Map

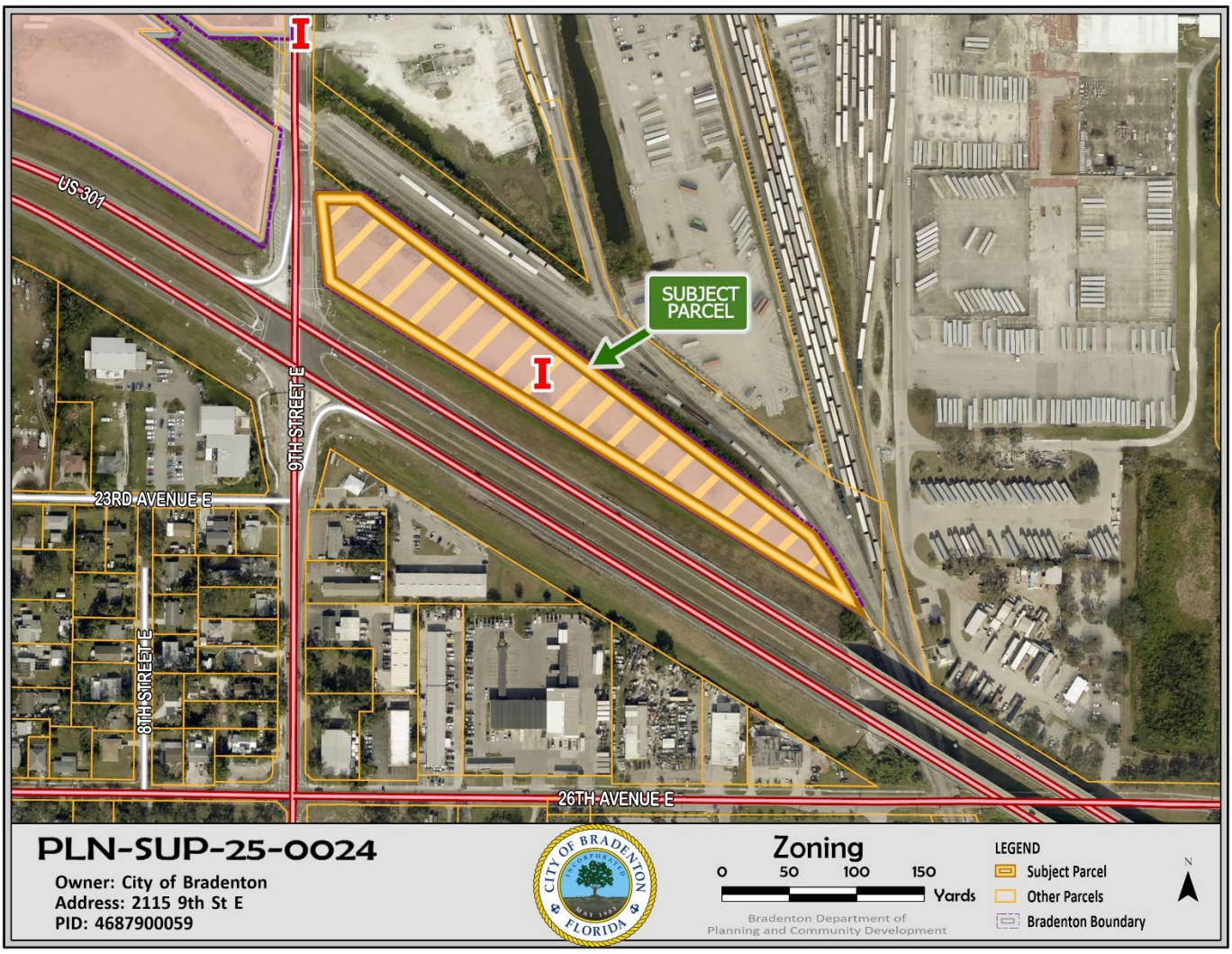
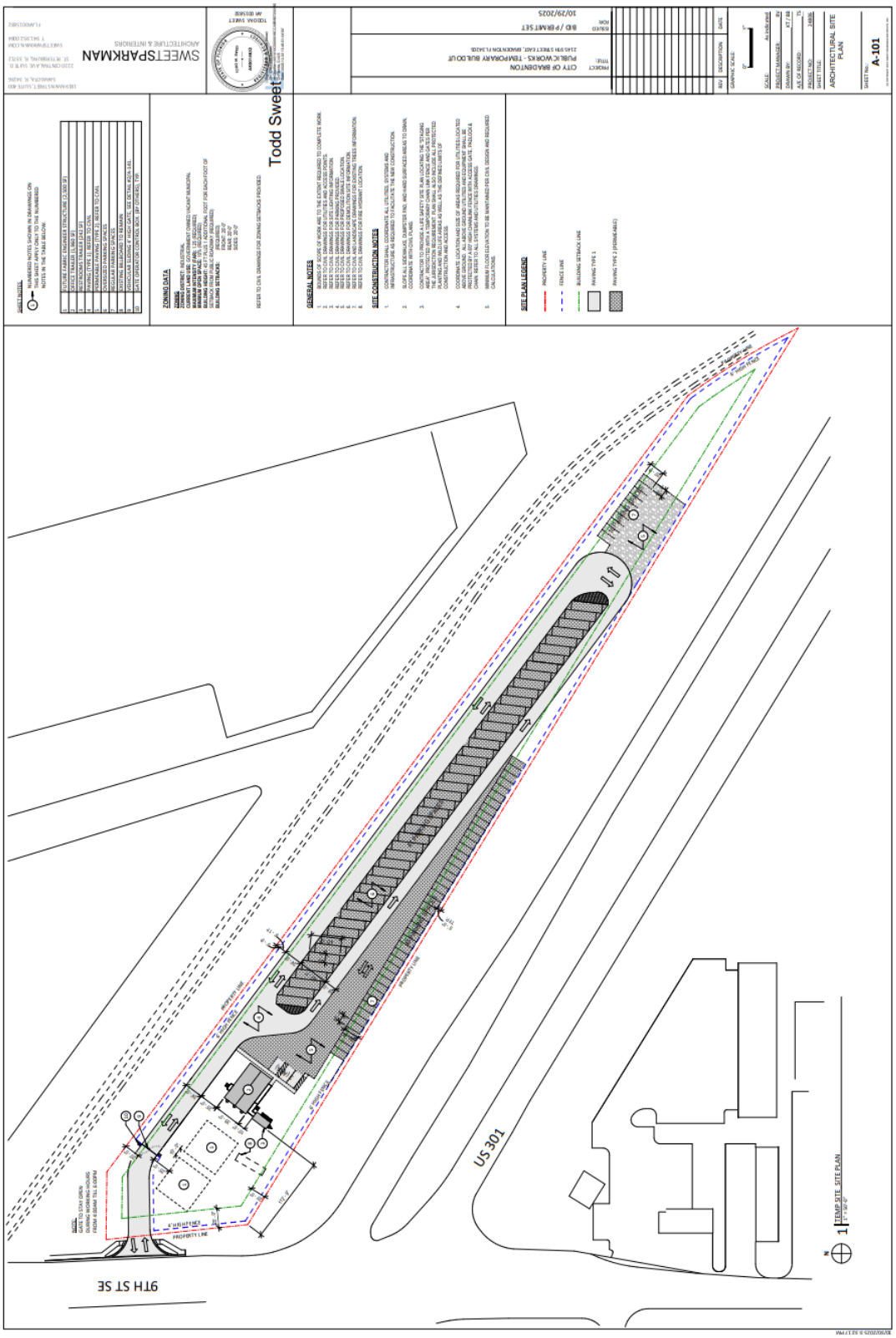


EXHIBIT "D"
Conceptual Site Plan



PLN-SUP-25-0024

Menu Reports Help

File Date: 12/11/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Special Use request to permit a Public Facility on the subject property. If granted, the city can utilize the property for various and necessary operations as permitted under the definition of a Publ includes but is not limited to the daily operations of the Department of Public Works & Facilities.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
2115 9th Street East-S...	PLANNING	Other	Agent Authorization...	application/pdf	Uploaded	12/16/2
2115 9th Street East-S...	PLANNING	Other	Special Use Review ...	application/pdf	Uploaded	12/16/2
2115 9th Street E-COB ...	PLANNING	Other	Site Survey	application/pdf	Uploaded	12/16/2
2115 9th Street E-DPW_...	PLANNING	Other	Site Masterplan	application/pdf	Uploaded	12/16/2

Show all

Address: 2115 9TH St E, BRADENTON, FL 34205

Owner Name: CITY OF BRADENTON

Owner Address: 101 12TH STREET WEST, BRADENTON, FL 34205

Parcel No: 4687900059

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: **SPECIAL USE**

Type	Other
Other	Schedule 3.2.1.2

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Greg DeLong	Ready for Pr...	12/17/2025	Greg DeLong
Case Manager	Greg DeLong	Ready for Re...	12/17/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Greg DeLong	Pass	12/17/2025	Greg DeLong
Review Consolidation	Greg DeLong	Scheduled fo...	12/17/2025	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

bradenton
The Friendly City

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 2115 9th Street East

I, Rob Perry, the registered property owner(s) of the above noted property, do hereby authorize

Jean Totti — Print Name of Agent
City of Bradenton — 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

Signature of Owner(s) — Owner(s) Address (if different than property above)

Jean Totti
Digitally signed by Jean Totti
Date: 2025.12.08 10:24:35 -05'00'

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 10th day of December 2025, produced Personally Known respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Mindy Whalen
Signature

Mindy Whalen, Notary Public
Print Name

Notary Public State of Florida
Mindy Whalen
My Commission HH 624175
Expires 3/16/2029

State of Florida
My Commission Expires: 3/16/2029

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.

   The site design will provide with a deceleration lane from US301 as requited by FDOT. Entrance on both 9th Street E and US301 by the RR tracks will be right-in/right-out as approved by FDOT. Designated parking areas, sidewalks connecting parking areas and building access will provide pedestrian protection.

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.

   There is no street parking, and all parking areas will be contained within the site. Photometrics studies will guarantee that no light will spread past the site limits and adversely affect neighboring lands or roads.

3. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   All service areas for vehicles, equipment and buildings will be located well within property limits and with ample distance separating them from neighboring properties.

4. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Existing electrical service will be increased to meet the new demand. Such service will be coordinated with FPL. Other utility services will be provided by the city meeting all current local and federal standards.

5. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Landscape buffers will be provided as required by SBC.

6. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   The city will limit signage to that allowed by SBC and will mostly be internal to the property. No illuminated or road signage is anticipated.

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.

   Most adjoining properties are industrial in nature and the inclusion of office and operations buildings will only contribute to improve the area.

8. Adequacy of land and/or building which are to be used.

   All construction will follow local and federal regulations to guarantee that any development on the property will positively impact the area.

9. General compatibility or appropriateness with adjacent properties and other properties in the district with special consideration given to proposed hours of operation.

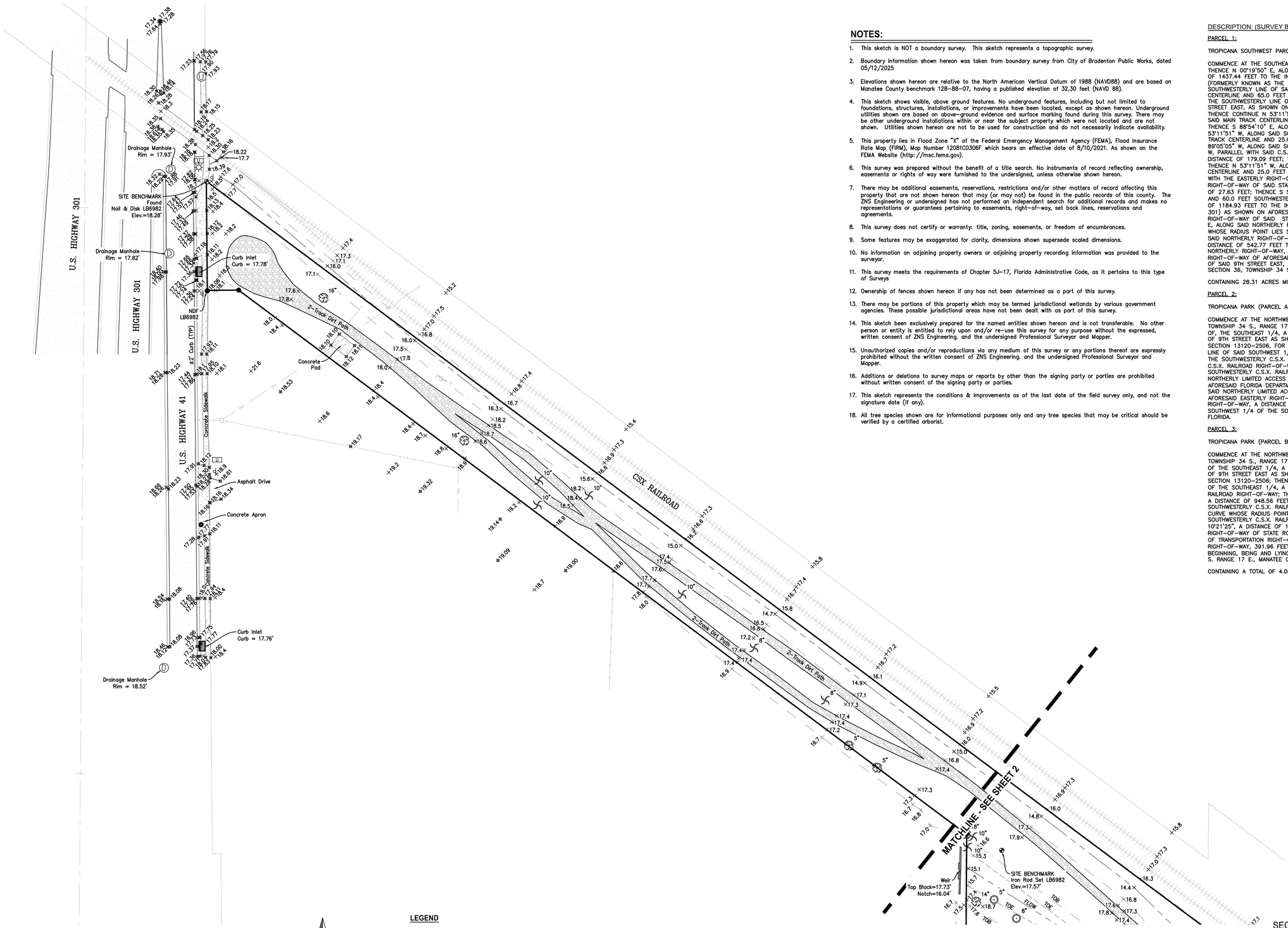
   All operations on this property will match or meet the operations of neighboring properties.

10. Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.

    The development on this property will meet all of the FDEP and SWFWMD requirements. Many of the existing conditions will be improved with the development.

11. Consistency with the City of Bradenton Comprehensive Plan.

    The proposed development meets the city's objectives and comprehensive plan.



NOTES:

1. This sketch is NOT a boundary survey. This sketch represents a topographic survey.
2. Boundary information shown hereon was taken from boundary survey from City of Bradenton Public Works, dated 05/12/2025
3. Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and are based on Manatee County benchmark 128-88-07, having a published elevation of 32.30 feet (NAVD 88).
4. This sketch shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
5. This property lies in Flood Zone "X" of the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12081C0306F which bears an effective date of 8/10/2021. As shown on the FEMA Website (http://msc.fema.gov).
6. This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
7. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
8. This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
9. Some features may be exaggerated for clarity, dimensions shown supersede scaled dimensions.
10. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
11. This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys
12. Ownership of fences shown hereon if any has not been determined as a part of this survey.
13. There may be portions of this property which may be termed jurisdictional wetlands by various government agencies. These possible jurisdictional areas have not been dealt with as part of this survey.
14. This sketch been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering, and the undersigned Professional Surveyor and Mapper.
15. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
16. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
17. This sketch represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
18. All tree species shown are for informational purposes only and any tree species that may be critical should be verified by a certified arborist.

DESCRIPTION: (SURVEY BY OTHERS - SEE NOTE 2, THIS PAGE)

PARCEL 1:

TROPICANA SOUTHWEST PARCEL (COUNTY)

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36 TOWNSHIP 34 S, RANGE 17 E; THENCE N 00°19'50" E, ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1437.44 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD COASTLINE RAILROAD); THENCE N 53°11'51" W, ALONG THE SOUTHWESTERLY LINE OF SAID C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH THE C.S.X. MAIN LINE TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 67.18 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY WITH THE WESTERLY RIGHT-OF-WAY OF 9TH STREET EAST, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 13120-2506, FOR A POINT OF BEGINNING; THENCE CONTINUE N 53°11'51" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID MAIN TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 374.18 FEET; THENCE S 88°54'10" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, 68.54 FEET; THENCE N 53°11'51" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 25.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 1446.68 FEET; THENCE N 89°05'05" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, 68.24 FEET; THENCE N 53°11'51" W, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 179.09 FEET; THENCE N 00°23'07" E, ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY, 49.71 FEET; THENCE N 53°11'51" W, ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 25.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 1104.58 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 55; THENCE S 00°30'55" E, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 55, A DISTANCE OF 96.51 FEET; THENCE N 89°29'05" E, A DISTANCE OF 27.63 FEET; THENCE S 53°11'51" E, PARALLEL WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY AND 60.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 802.97 FEET; THENCE S 00°24'36" W, A DISTANCE OF 1184.93 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 683 (U.S. 301) AS SHOWN ON AFORESAID F.D.O.T RIGHT-OF-WAY MAPS; THENCE S 89°04'20" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 683 (U.S. 301), A DISTANCE OF 719.47 FEET; THENCE S 89°03'49" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 307.14 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 12°01'01" W, A DISTANCE OF 1592.39 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", A DISTANCE OF 542.77 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE S 58°27'13" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 308.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF AFORESAID 9TH STREET EAST; THENCE N 07°40'57" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID 9TH STREET EAST, A DISTANCE OF 233.52 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 36, TOWNSHIP 34 S, RANGE 17 E, MANATEE COUNTY, FLORIDA.

CONTAINING 28.31 ACRES MORE OR LESS.

PARCEL 2:

TROPICANA PARK (PARCEL A)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E.; THENCE S 89°18'13" E., ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF, THE SOUTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 13120-2506, FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 87.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY; THENCE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 948.56 FEET; THENCE S 00°16'20" W, LEAVING SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 121.85 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF- WAY OF STATE ROAD NO. 683 (U.S. HIGHWAY 301), AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE N 58°27'13" W. ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY, A DISTANCE OF 970.67 FEET TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST; THENCE N 06°00'58" W, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 184.34 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

PARCEL 3:

TROPICANA PARK (PARCEL B)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E.; THENCE S 89°18'13" E. ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13120-2506; THENCE CONTINUE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 87.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY; THENCE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 948.56 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 306.82 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 53°17'55" W, 930.06 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°21'25", A DISTANCE OF 168.12 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 683 (U.S. HIGHWAY 301), AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE N 58°27'13" W, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY, 391.96 FEET; THENCE N 00°16'20" E, A DISTANCE OF 121.85 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S. RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING A TOTAL OF 4.08 ACRES MORE OR LESS

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- DIP DUCTILE IRON PIPE
- TYP TYPICAL
- LB LICENSED BUSINESS
- OAK TREE
- PALM TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

FLORIDA CERTIFICATE No. 6809
DATE OF CERTIFICATION 11/05/2025

BY: KAVIN C. WILMOTT, P.S.M.

IF PRINTED THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED COMPLYING WITH FS 5J-17.062.

ADDED TREE DATA	YV	11/05/2025
REVISION	BY	DATE

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 1 OF 6

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:04 PM, ByVonHasv

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 3

SITE BENCHMARK
Iron Rod Set LB6982
Elev.=17.57'

Weir
Top Block=17.73'
Notch=16.04'

SITE BENCHMARK
Iron Rod Found LB2241
Elev.=16.29'

SITE BENCHMARK
Nail & Disk LB6982
Elev.=16.83'

SITE BENCHMARK
Iron Rod Set LB2241
Elev.=21.12'

2-Track Dirt Path

CSX RAILROAD

Asphalt Path

Asphalt Drive

Mitered End Section
18"PVC Inv.=10.64'

End of Pipe
18"PVC Inv.=10.27'

Concrete Headwall
Top of Wall=16.8'
36"RCP Inv.=9.46'

Concrete Headwall
Top of Wall=16.9'
36"RCP Inv.=9.53'

Mitered End Section
34"x53"RCP Inv.=12.28'

Mitered End Section
34"x53"RCP Inv.=12.48'

End of Pipe
36"RCP Inv.=9.35'
Weir in Pipe=10.84'

End of Pipe
36"RCP Inv.=9.31'
Weir in Pipe=10.71'

Concrete Headwall
Top of Wall=17.0'
24"RCP Inv.=13.72'

End of Pipe
15"DIP Inv.=11.06'

Concrete Headwall
Top of Wall=15.7'
34"x53"RCP Inv.=11.63'

Grate Inlet
24"RCP Inv.=14.00'

Concrete Headwall
Top of Wall=16.1'
34"x53"RCP Inv.=11.99'

TOE
TOB
FLOW

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION

- OAK TREE
- ORNAMENTAL TREE
- UNKNOWN TREE

SCALE 1"=40'

SCALE: 1" = 40'

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 2 OF 6

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\LOB_TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:04 PM, ByYoritzaV

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

Asphalt Path

Asphalt Path

Asphalt Path

Asphalt Path

Asphalt Path

TOE

TOB

U.S. HIGHWAY 301

Grass Median

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE
DIP DUCTILE IRON PIPE
TYP TYPICAL
LB LICENSED BUSINESS
MES MITERED END SECTION

- OAK TREE
- PALM TREE
- PINE TREE
- DEAD TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

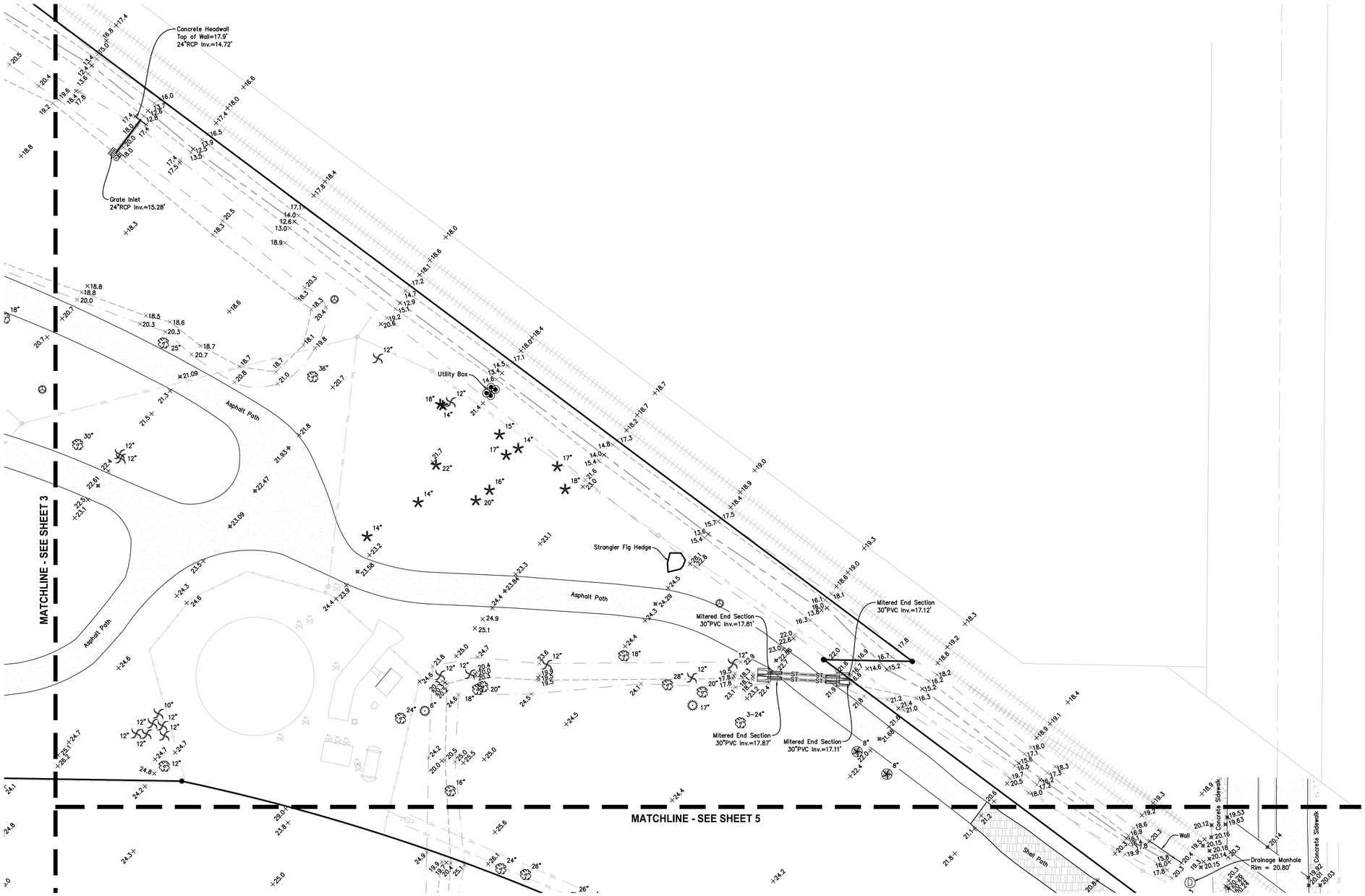
T:_2025_City\Bradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, BynVantzov

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 3 OF 6



LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION
- UTILITY POLE
- BOLLARD

- CHAINLINK FENCE (CLF)
- OHL — OVERHEAD LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION

- OAK TREE
- PALM TREE
- PINE TREE
- ORNAMENTAL TREE

SCALE 1"=40'

SCALE: 1" = 40'

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByYordiZaV

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 4 OF 6

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

U.S. HIGHWAY 301

9TH STREET E

Grass Median

Sidewalk

Asphalt Path

Concrete Sidewalk

Concrete Headwall
Top of Wall=17.9'
36"RCP Inv.=19.57'
36"RCP Inv.=19.44'

Drainage Manhole
Rim = 20.80'

Curb Inlet
Curb = 20.40'

Curb Inlet
Curb = 20.57'

Drainage Manhole
Rim = 20.70'

Grate Inlet
N 38"x60"RCP Inv.=16.09'
S 38"x60"RCP Inv.=16.16'

Drainage Manhole
Rim = 21.44'

Concrete Headwall
Top of Wall=20.8'
18"RCP Inv.=17.01'

Rip-rap

Weir
Top Block=19.38'
Notch=18.81'

5/8"IRF
LB 2241

Mitered End Section
36"RCP Inv.=18.27'

Grate Inlet
Rim=26.21'

Mitered End Section
24"RCP Inv.=19.72'

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION
- UTILITY POLE
- BOLLARD
- ELECTRIC METER
- FIBER LINE MARKER
- TRAFFIC SIGNAL BOX
- GAS LINE MARKER
- CHAINLINK FENCE (CLF)
- OHL — OVERHEAD LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION

- OAK TREE
- PALM TREE
- PINE TREE
- ORNAMENTAL TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByVasilzov

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 5 OF 6

MATCHLINE - SHEET 5

Grate Inlet
Rim=29.92'

Mitered End Section
24"RCP Inv.=Filled

Grate Inlet
Rim=40.07'

Mitered End Section
18"CMP Inv.=Filled

Grate Inlet
Rim=49.50'

Mitered End Section
18"CMP Inv.=Filled

Grate Inlet
Rim=53.18'

Mitered End Section
18"CMP Inv.=Filled

U.S. HIGHWAY 301

Grass Median

TOB

TOE

FLOW

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION
- UTILITY POLE
- BOLLARD
- FIBER LINE MARKER
- TRAFFIC SIGNAL BOX
- GAS LINE MARKER

- CHAINLINK FENCE (CLF)
- OHL — OVERHEAD LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE

- OAK TREE
- PALM TREE
- PINE TREE
- ORNAMENTAL TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:\...2025\...\CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByVonKosV

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY YV FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 6 OF 6

CONCEPTUAL PLAN

CITY OF BRADENTON PUBLIC WORKS MASTER PLAN

REPORT

PROJECT #: 24806

10/10/25

bradenton
The Friendly City

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

OWNER

CITY OF BRADENTON

888 13TH AVE E, BRADENTON FL 34208
WWW.CITYOFBRADENTON.COM/PUBLICWORKS

CONTACT:
JEAN TOTTI
CONSTRUCTION PROJECT ADMINISTRATOR
JEAN.TOTTI@BRADENTONFL.GOV
941.462.1999

ARCHITECT

SWEET SPARKMAN ARCHITECTURE & INTERIORS

1819 MAIN STREET, SUITE 400, SARASOTA FL, 34236
WWW.SWEETSPARKMAN.COM

CONTACT:
RAM VENKAT, AIA
SENIOR PROJECT MANAGER
RVENKAT@SWEETSPARKMAN.COM
941.315.9508

CIVIL/ FUEL ENGINEER

WESTON & SAMPSON ENGINEERS, INC.

4210 METRO PKAY #230, FORT MYERS, FL 33916
WWW.WESTONANDSAMPSON.COM

CONTACT:
JOSEPH ZONGOL, PE
REGIONAL DIRECTOR | SENIOR ASSOCIATE
ZONGOLJ@WSEINC.COM
239.737.2013

MEPFP ENGINEER

ME3 CONSULTING ENGINEER, LLC

5300 PAYLOR LANE, SARASOTA FL 34240
WWW.ME3-ENGR.COM

CONTACT:
BRYAN P. ZAF, PE, LEED AP
VICE PRESIDENT / PRINCIPAL
BRYAN@ME3-ENGR.COM
941.748.1319

STRUCTURAL ENGINEER

SNELL ENGINEERING

1517 STATE ST #202, SARASOTA, FL 34236
WWW.SNELLENG.COM

CONTACT:
CORD VAN NOSTRAND, PE, SE
PRINCIPAL / DIRECTOR OF ENGINEERING
CORD@SNELLENG.COM
941.954.0681

COST ESTIMATOR

FOURIE CONSULTANTS

1600 E. 8TH AVE, SUITE A200, TAMPA FL 33605
WWW.FCICOST.COM

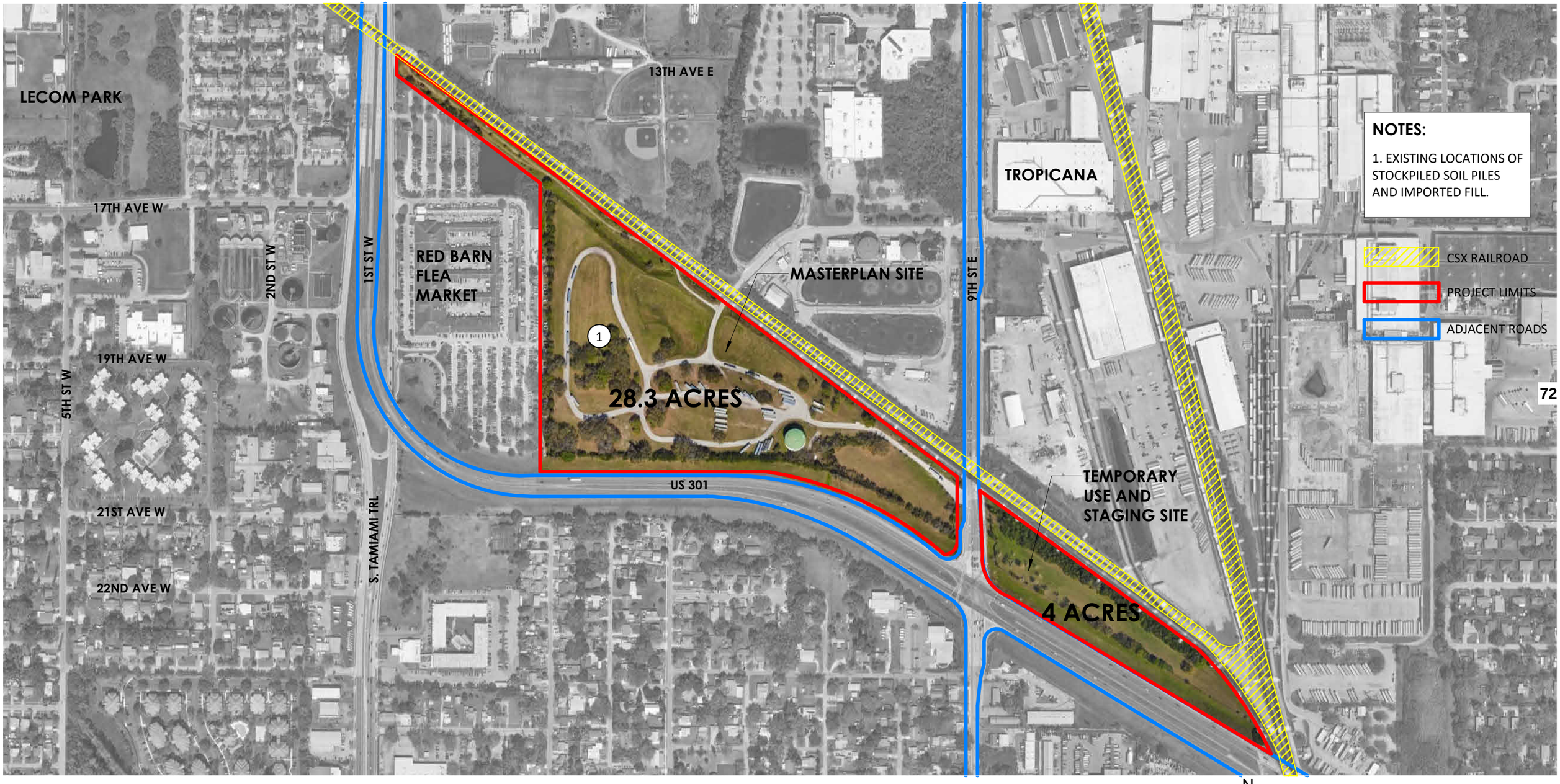
CONTACT:
RICK FOURIE, CCM
FOUNDER / PRINCIPAL
RFOURIE@FCICOST.COM
813.919.9921

PROJECT TEAM

CONCEPTUAL PLAN

PROJECT SITE AND LIMITS

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



28-Acres Parcel Address: 1706 9th Street East, Bradenton, FL 34208
4-Acres Parcel Address: 2145 9th Street East, Bradenton, FL 34205

SITE DEVELOPMENT GUIDELINES

The new Public Works and Utilities Facility is envisioned as a modern, efficient, and resilient operations hub for the City of Bradenton. The following guiding objectives have been identified to inform the master planning process and ensure the new campus meets both current and future needs:

Centralize Operations
The new facility will consolidate all major Public Works and Utilities divisions—currently dispersed across multiple locations—into a single, coordinated campus. Centralization reduces inefficiencies caused by travel between sites, improves interdepartmental communication, strengthens supervision, and enhances the delivery of services to the community.

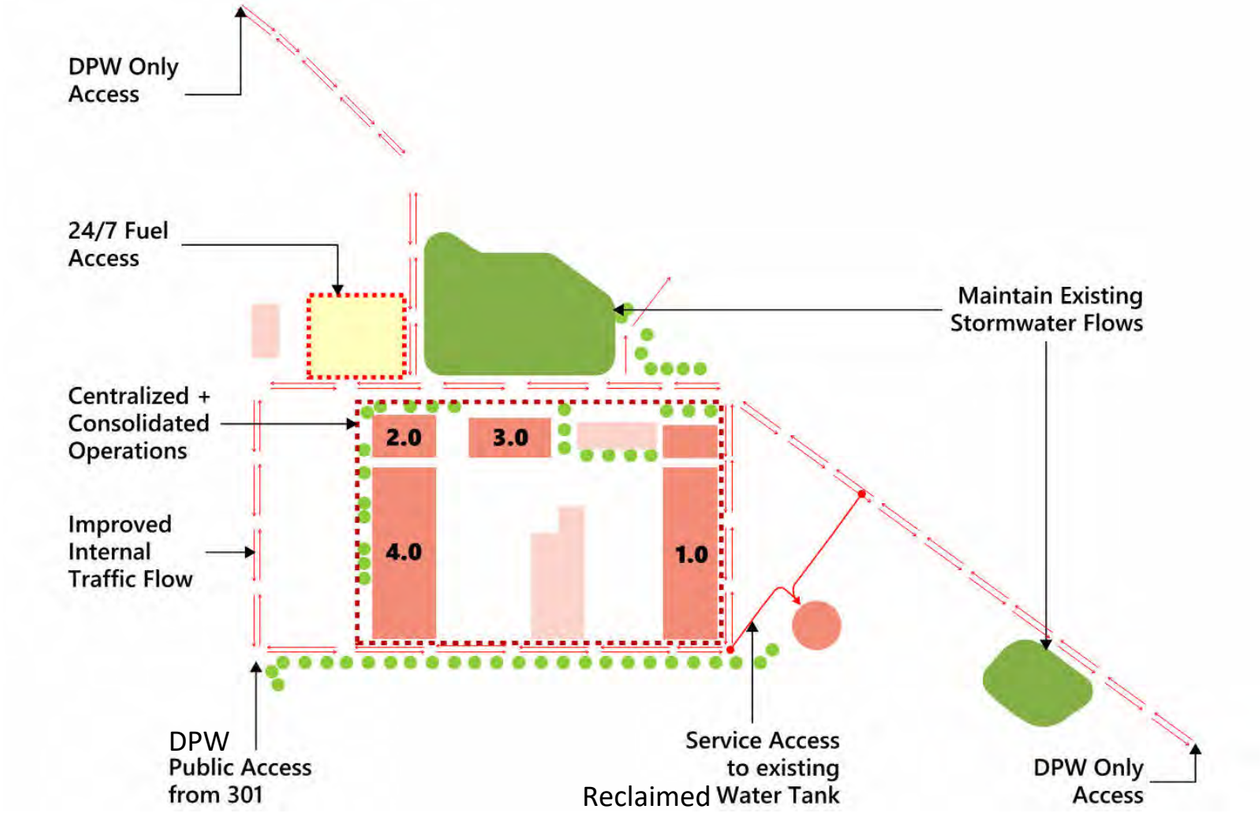
Consolidate and Maximize the Public Works Footprint
The master plan will focus on optimizing the use of the available 28-acre site by organizing buildings, yards, storage areas, and circulation zones to reduce redundant spaces and overlap between divisions. Strategic consolidation ensures that the facility uses the site to its fullest potential while reserving capacity for future growth and technological upgrades.

Minimize Internal Street Crossings Within the Public Works Area
The current layout forces vehicles and equipment to cross internal drives and operational paths multiple times each day, leading to congestion, inefficiencies, and safety hazards. The new master plan will establish dedicated circulation routes that separate heavy equipment and fleet movements from employee and visitor traffic. This improved internal traffic flow will enhance safety, reduce vehicle wear and fuel consumption, and streamline daily operations.

Provide 24/7 Access to Fuel
The master plan prioritizes the integration of secure, on-site fueling infrastructure that is available to the City 's fleet and emergency vehicles at all times. This capability is critical during emergencies, severe weather events, and after-hours operations when public fueling stations may be inaccessible or disrupted. A reliable, dedicated fueling facility will ensure uninterrupted service and response readiness.

Separate and Provide Direct Access to Solid Waste Operations
Solid Waste operations require large vehicles with frequent ingress and egress. The new design will provide a dedicated, direct access route for Solid Waste vehicles that avoids conflicts with other divisions ' traffic. This separation improves operational efficiency, reduces safety risks, and limits wear on internal drives that serve lighter-duty vehicles.

Establish Access from US-301
By introducing a new or improved access point from US-301, the master plan will strengthen the connection between the Public Works campus and the regional transportation network. This access is vital for large service vehicles and equipment deliveries, improving logistical efficiency while reducing impacts on local streets and adjacent neighborhoods.



Maintain Service Access to the Existing Water Tank
The City's reclaimed water storage tank is a critical utility asset that must remain fully accessible for maintenance, emergency response, and future upgrades. The master plan will preserve and enhance dedicated access routes to the tank to ensure uninterrupted service, maintain water supply infrastructure, and minimize operational disruptions.

Maintain Existing Stormwater Flows
Sustainable site development is a key principle of the master plan. The design will respect and maintain existing stormwater flow patterns while incorporating modern drainage and retention systems. These improvements will minimize environmental impacts, reduce flooding risks, and ensure compliance with regulatory requirements for stormwater management.

CONCEPTUAL PLAN

PROPOSED MASTER PLAN

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



LEGEND

- BUILDING
- COVERED STORAGE
- GREEN AREAS
- STORMWATER (DRY RETENTION)
- SIDEWALK
- ASPHALT
- SITE BOUNDARY
- FENCE LINE

1.0 FLEET / SMALL ENGINE
Buidling: *(37,812 SF)* Site: *(4.0 Acres)*

2.0 Solid Waste
Building: *(9,600 SF)* Site: *(3.8 Acres)*

3.0 Purchasing
Building: *(11,250 SF)* Site: *(1.0 Acres)*

4.0 Central Ops / Field Ops
Building: *(31,900 SF)* Site: *(1.05 Acres)*

- **Landscape & Grounds** Site: *(0.8 Acres)*
- **Street Drainage** Site: *(0.2 Acres)*
- **Water & Sewer** Site: *(0.4 Acres)*
- **Mechanical | Lift Stations** Site: *(0.2 Acres)*
- **Electrical/Facilities** Site: *(0.4 Acres)*
- **Central Ops** Site: *(0.04 Acres)*

5.0 Fuel Island / Vehicle Wash
Site: *(0.8 Acres)*

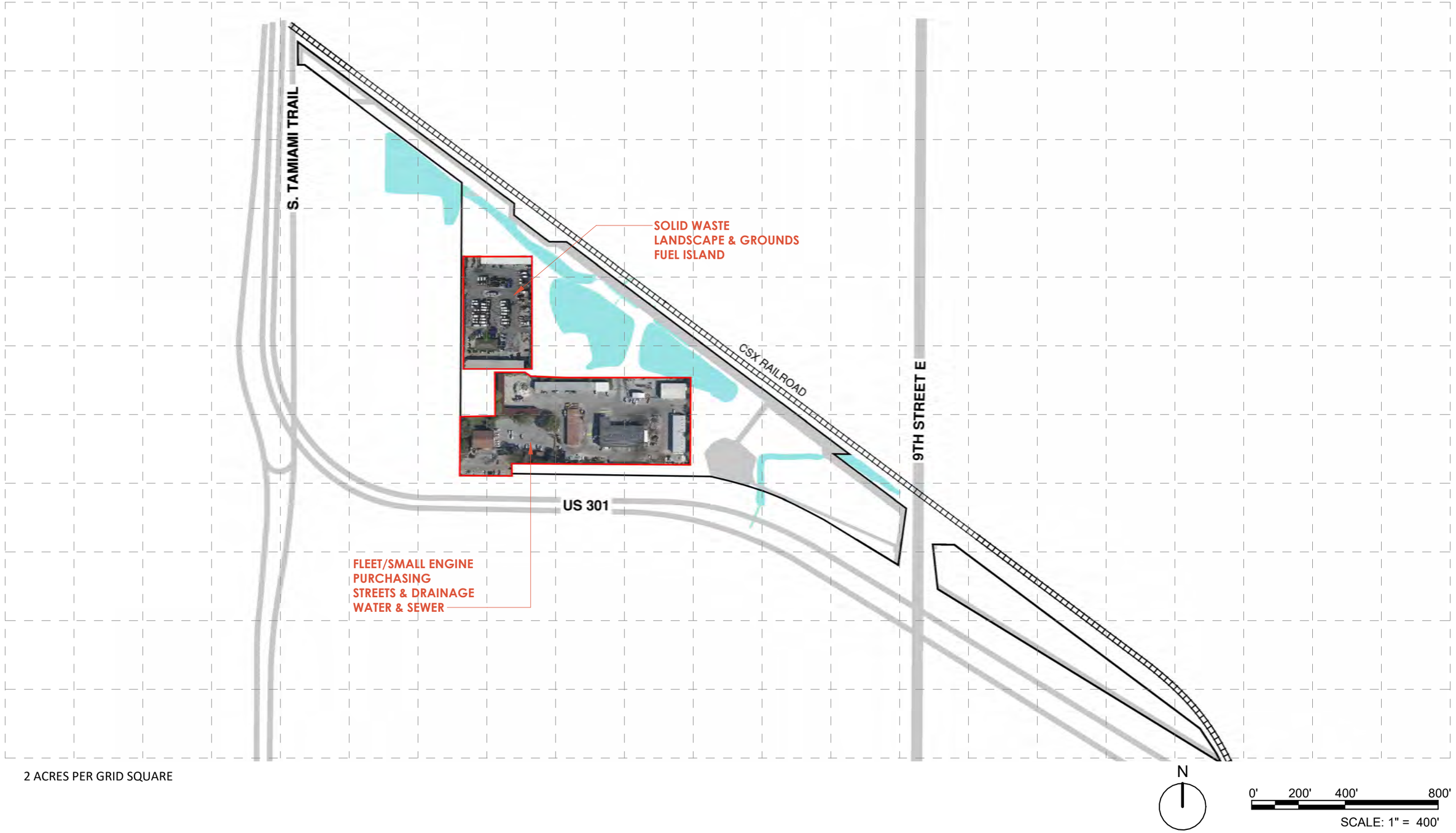
N

0' 100' 200' 400'
SCALE: 1" = 200'

CONCEPTUAL PLAN

EXISTING VS. PROPOSED SITE COMPARISON

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



2 ACRES PER GRID SQUARE

PROPOSED MASTER PLAN

CONCEPTUAL PLAN

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



LEGEND

- BUILDING
- COVERED STORAGE
- GREEN AREAS
- STORMWATER (DRY RETENTION)
- SIDEWALK
- ASPHALT
- SITE BOUNDARY
- FENCE LINE

1.0 FLEET / SMALL ENGINE
Buidling: *(37,812 SF)* Site: *(4.0 Acres)*

2.0 Solid Waste
Building: *(9,600 SF)* Site: *(3.8 Acres)*

3.0 Purchasing
Building: *(11,250 SF)* Site: *(1.0 Acres)*

4.0 Central Ops / Field Ops
Building: *(31,900 SF)* Site: *(1.05 Acres)*

- **Landscape & Grounds**
  Site: *(0.8 Acres)*
- **Street Drainage**
  Site: *(0.2 Acres)*
- **Water & Sewer**
  Site: *(0.4 Acres)*
- **Mechanical | Lift Stations**
  Site: *(0.2 Acres)*
- **Electrical/Facilities**
  Site: *(0.4 Acres)*
- **Central Ops**
  Site: *(0.04 Acres)*

5.0 Fuel Island / Vehicle Wash
Site: *(0.8 Acres)*

SITE RENDERING FROM NORTHWEST - 01

CONCEPTUAL PLAN

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



SITE RENDERING FROM SOUTHWEST - 02

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



CITY OF BRADENTON

PUBLIC WORKS - TEMPORARY BUILDOUT

2145 9TH STREET EAST, BRADENTON FL 34205

OCTOBER 29TH, 2025

INFORMATION ONLY

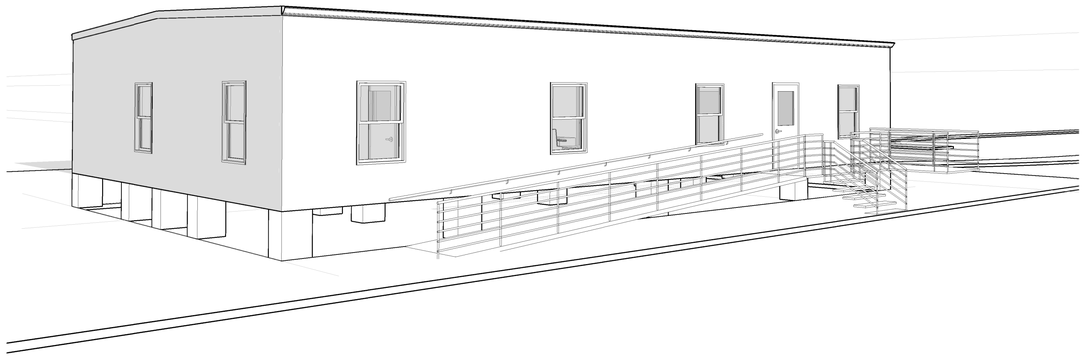


TABLE OF CONTENTS

GENERAL

G-001 COVER, SYMBOLS, GENERAL NOTES & LEGENDS

CIVIL

C0-00 COVER
C0-01 DIGITAL SIGNATURE INDEX
C0-02 GENERAL NOTES
C1-00 AERIAL
C2-00 EXISTING CONDITIONS MAP
C2-01 BEST MANAGEMENT PRACTICES
C2-02 BEST MANAGEMENT PRACTICES DETAILS
C3-00 CIVIL SITE PLAN
C4-00 PAVING, GRADING, AND DRAINAGE PLAN
C5-00 UTILITY PLAN
C6-00 TURNING EXHIBIT
C7-01 CIVIL SITE DETAILS
C7-02 DRAINAGE DETAILS
C7-03 LIGHT POLE DETAILS
C7-04 PAVEMENT & CURBING DETAILS

LANDSCAPE

L1-00 LANDSCAPE PLAN

ARCHITECTURAL

A-101 ARCHITECTURAL SITE PLAN
A-111 LIFE SAFETY PLANS & LEGENDS (OFFICE TRAILER)
A-121 FLOOR PLANS & LEGENDS (OFFICE TRAILER)
A-122 FLOOR PLANS & LEGENDS (RESTROOM TRAILER)
A-141 ROOF PLANS (OFFICE TRAILER) + SITE DETAILS
A-201 EXTERIOR ELEVATIONS - OFFICE TRAILER
A-301 BUILDING SECTION & DETAILS (OFFICE TRAILER)
A-302 EXTERIOR METAL STAIR DETAILS
A-801 PROJECT MANUAL
A-802 PROJECT MANUAL - PERFORMANCE SPEC (OFFICE TRAILER)

ELECTRICAL

E101 ELECTRICAL SITE PLAN
E401 ELECTRICAL DETAILS
E601 ELECTRICAL RISER AND SCHEDULES
E701 ELECTRICAL SPECIFICATIONS

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT & WEATHERTIGHT BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DRAWINGS AND SPECIFICATIONS FOR THIS INTENT AND BY BIDDING OR ENTERING INTO THIS CONSTRUCTION CONTRACT, REPRESENTS THAT HE HAS DONE SO. ANY DEVIATION FROM THIS INTENT IN THE DRAWINGS OR SPECIFICATIONS OR OF THESE DETAILS. SHOULD THE CONTRACTOR TAKE EXCEPTION TO THESE DETAILS, HE SHALL NOTIFY THE ARCHITECT PRIOR TO BIDDING. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
2. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
6. CONTRACTOR TO FURNISH AND INSTALL CONCEALED SUPPORT FRAMING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES. WOOD BLOCKING SHALL COMPLY WITH THE REQUIREMENTS OF FBC BUILDING SECTION 603 FOR COMBUSTIBLE MATERIAL IN TYPE II CONSTRUCTION.
7. WHERE AS-BUILT DRAWINGS ARE REQUIRED AND SLEEVES OR SYSTEM RACEWAYS/ PIPING PENETRATE MASONRY OR RATED WALLS, CONTRACTOR SHALL INDICATE FINAL LOCATIONS OF SLEEVES AND PENETRATIONS AS-BUILT FOR THE PROJECT RECORD.
8. CONTRACTOR SHALL PROTECT PIPES WITHIN CONCEALED WALL CAVITIES WITH NAIL/FASTENER PROTECTION (FROM POTENTIAL PUNCTURE) FROM FINISHED SIDES OF WALL.
9. THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
10. MINIMUM THICKNESS OF WEATHER COATINGS SHALL BE PROVIDED UNLESS SPECIFIED THICKER PER FBC TABLE 1405.2.

DIMENSION NOTES

1. DO NOT SCALE DRAWINGS: ALL WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK.
2. DIMENSIONS TO EXTERIOR MASONRY WALLS ARE TO EXTERIOR FACE OF MASONRY, TYPICAL.
3. DIMENSIONS LOCATING NEW INTERIOR MASONRY WALLS ARE TO FACE OF MASONRY, TYPICAL.
4. DIMENSIONS LOCATING NEW INTERIOR STUD WALLS ARE TO FACE OF STUD, TYPICAL. WHEN A DIMENSION IS INDICATED AS "CLEAR" OR "CLR", THIS INDICATES THE CLEAR DIMENSION THAT IS TO BE PROVIDED AFTER INSTALLATION OF ALL WALL FINISH MATERIALS.
5. OPENINGS NOT LOCATED BY DIMENSION IN INTERIOR WALLS, AND NOT ABUTTING ADJACENT WALLS ARE TO BE CENTERED ON THE WALL.
6. CENTER ANY INTERIOR OPENINGS (NOT LOCATED BY DIMENSION), THAT APPEAR TO BE CENTERED IN A WALL.
7. IF THE LOCATION OF ANY BUILDING ELEMENT IS NOT OBVIOUS OR CANNOT BE DETERMINED BY DIMENSION, MATHEMATICS, OR AS NOTED ABOVE, CONTACT THE ARCHITECT PRIOR TO LOCATING THE ELEMENT.

GROSS BUILDING AREA

- OFFICE TRAILER: 1,960 SF
- RESTROOM TRAILER: 242 SF

ZONING DATA

ADDRESS: 1706 9TH STREET EAST, BRADENTON, FLORIDA 34208
PARCEL SIZE: 4.0800 ACRES OR 177,725 SQUARE FEET
PARCEL ID NUMBER: 4687900059
COUNTY: MANATEE COUNTY
CITY: BRADENTON, FL
ZONING DISTRICT: INDUSTRIAL
CURRENT LAND USE: 8089; GOVT OWNED VACANT MUNICIPAL
FUTURE LAND USE: IU
FIRE DISTRICT: SOUTHERN MANATEE FIRE RESCUE
JURISDICTION: UNINCORPORATED MANATEE COUNTY

FEMA / FLOOR ELEVATION COORD.

FLOOD ZONE: X (EL 23.4').
TOP OF FLOOR/ SLAB LEVEL: 25.9' NAVD

ON ARCHITECTURAL DRAWINGS, LEVEL 1 TOS ELEVATION OF 0' - 0" CORRESPONDS TO ELEVATION 2' - 6".

ELEVATION HEIGHTS LISTED ON DRAWINGS ARE IN NAVD FORMAT, EXCEPT WHERE NOTED AS NGVD.

FLORIDA PRODUCT APPROVAL / NOA NOTES

- GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED FLORIDA PRODUCT APPROVALS (FPA) AND/OR NOTICES OF ACCEPTANCE (NOA) DOCUMENTATION TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO THE PROCUREMENT OR INSTALLATION OF ANY APPLICABLE BUILDING COMPONENTS.

WIND LOAD REQUIREMENT

WIND:
ASCE 7-22
CHAPTERS 26, 27, 30 – WIND LOADS ON BUILDINGS AND C&C
BASIC WIND SPEED - 148 MPH
EXPOSURE C
ENCLOSED STRUCTURE
INTERNAL PRESSURE COEFFICIENT: +/- 0.18
RISK CATEGORY II
ALLOWABLE (0.6W) WINDOW & DOOR WIND PRESSURES: +48psf/-52psf

ABBREVIATIONS

ABV.	ABOVE	LT	LIGHT
ACT	ACOUSTICAL CEILING TILE	LVT	LUXURY VINYL TILE
AFF	ABOVE FINISHED FLOOR		
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MFD	MANUFACTURED
ARCH	ARCHITECT(URAL)	MFR	MANUFACTURER
AUTO	AUTOMATIC	MI	MIRROR
AVG	AVERAGE	MIN	MINIMUM
		MISC	MISCELLANEOUS
BD	BOARD	MOIST	MOISTURE
BLDG	BUILDING	MTD	MOUNTED
BLKG	BLOCKING	MTL	METAL
BU	BUILT UP		
BYND	BEYOND	NIC	NOT IN CONTRCT
		NO	NUMBER
CAB	CABINET	NTS	NOT TO SCALE
CEM	CEMENT(ITIOUS)		
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	OFB	OUTSIDE FACE OF BUILDING
CJ	CONTROL JOINT	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING	OPNG	OPENING(S)
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE HAND
CONC	CONCRETE	OPR	OPERABLE
CONT	CONTINUOUS(ATION)	ORD	OVERFLOW ROOF DRAIN
CPT	CARPET	OVFL	OVERFLOW
CR	CURTAIN ROD	OVHD	OVERHEAD
CT	CERAMIC TILE		
		PED	PEDESTRIAN
DBL	DOUBLE	PLAM	PLASTIC LAMINATE
DEPT	DEPARTMENT	PLAS	PLASTER
DET	DETAIL	PLSTC	PLASTIC
DF	DRINKING FOUNTAIN	PLYWD	PLYWOOD
DIA	DIAMETER	PNL	PANEL
DIM	DIMENSION	PORT	PORTABLE
DIV	DIVISION	PREFAB	PREFABRICATED
DN	DOWN	PTD	PAINTED
DR	DOOR	PTD	PAPER TOWEL DISPENSER
DWG	DRAWING	PTN	PARTITION
EA	EACH	RD	ROOF DRAIN
EJ	EXPANSION JOINT	RDL	ROOF DRAIN LEADER
EL	ELEVATION	RE	REFER(ENCE)
ELEC	ELECTRICAL	RECESS	RECESSED
ENGR	ENGINEER(ED)	RECPT	RECEPTACLE
ENTR	ENTRANCE	REF	REFRIGERATOR
EQ	EQUAL	REQ	REQUIRED
EQUIP	EQUIPMENT	REV	REVERSE
EWC	ELECTRIC WATER COOLER	RM	ROOM
EXIST	EXISTING	RO	ROUGH OPENING
EXP	EXPOSED		
EXT	EXTERIOR	SF	SQUARE FEET
		SIM	SIMILAR
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FEC	FIRE EXTINGUISHER CABINET	STL	STEEL
FHC	FIRE HOSE CABINET	STRUCT	STRUCTURAL
FLR	FLOOR(ING)	SUSP	SUSPENDED
FURN	FURNITURE	SYS	SYSTEM(S)
GB	GRAB BAR	T&G	TOUNGUE AND GROOVE
GFRC	GLASS FIBER REINFORCED CONCRETE	TLT	TOILET
GFRG	GLASS FIBER REINFORCED GYPSUM	TPH	TOILET PAPER HOLDER
GL	GLASS	TRANS	TRANSPARENT
GWB	GYPSUM WALL BOARD	TRANSL	TRANSLUCENT
		TRTD	TREATED
HD	HEAD	TYP	TYPICAL
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	UNDRLAY	UNDERLAYMENT
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATIING, AND AIR CONDITIONING	UTIL	UTILITY
INFO	INFORMATION	VCT	VINYL COMPOSITE TILE
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR	VIF	VERIFY IN FIELD
		VOJ	VERIFY ON JOB
JAN	JANITOR		
		W/	WITH
KIT	KITCHEN	W/O	WITHOUT
		WC	WATER CLOSET
LAV	LAVATORY	WD	WOOD
LB	POUND	WN	WINDOW
LGMF	LIGHT GAUGE METAL FRAMING	WT	WEIGHT
LP	LOW POINT	WTRPRF	WATERPROOFING

PROJECT TEAM

OWNER:

CITY OF BRADENTON

888 13TH AVE, EAST
BRADENTON, FL 34208

CONTACT: JEAN TOTTI
CONTACT TITLE: CONSTRUCTION PROJECT ADMINISTRATOR

PHONE: 941.462.1999
EMAIL: JEAN.TOTTI@BRADENTONFL.GOV

ARCHITECT:

SWEET SPARKMAN ARCHITECTURE & INTERIORS

1819 MAIN ST, SUITE 400
SARASOTA, FL 34236

CONTACT: RAM VENKAT, AIA
CONTACT TITLE: SENIOR PROJECT MANAGER

PHONE: 941-315-9508
EMAIL: RVENKAT@SWEETSPARKMAN.COM

CIVIL ENGINEER:

WESTON & SAMPSON

4210 METRO PKWY #230
FORT MYERS, FL 33916

CONTACT: JOSEPH ZONGOL, PE
CONTACT TITLE: REGIONAL DIRECTOR/SENIOR ASSOCIATE

PHONE: 239-737-2013
EMAIL: ZONGOLJ@WSEINC.COM

ELECTRICAL ENGINEER:

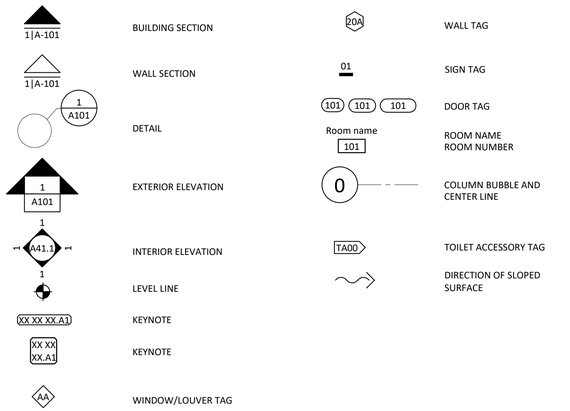
ME3 CONSULTING ENGINEERS, LLC

5300 PAYLOR LANE
SARASOTA, FLORIDA 34240

CONTACT: BRYAN P. ZAPF, PE, LEED AP
CONTACT TITLE: VICE PRESIDENT / PRINCIPAL

PHONE: 941.748.1319, EXT 102
EMAIL: BRYAN@ME3-ENGR.COM

SYMBOLS



SITE LOCATION MAP 2145 9TH STREET EAST, BRADENTON FL 34205



1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236

2220 CENTRAL AVE. SUITE D.
ST. PETERSBURG, FL 33712

SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE:	As indicated
PROJECT MANAGER:	RV
DRAWN BY:	KT / BB
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

COVER, SYMBOLS, GENERAL NOTES & LEGENDS

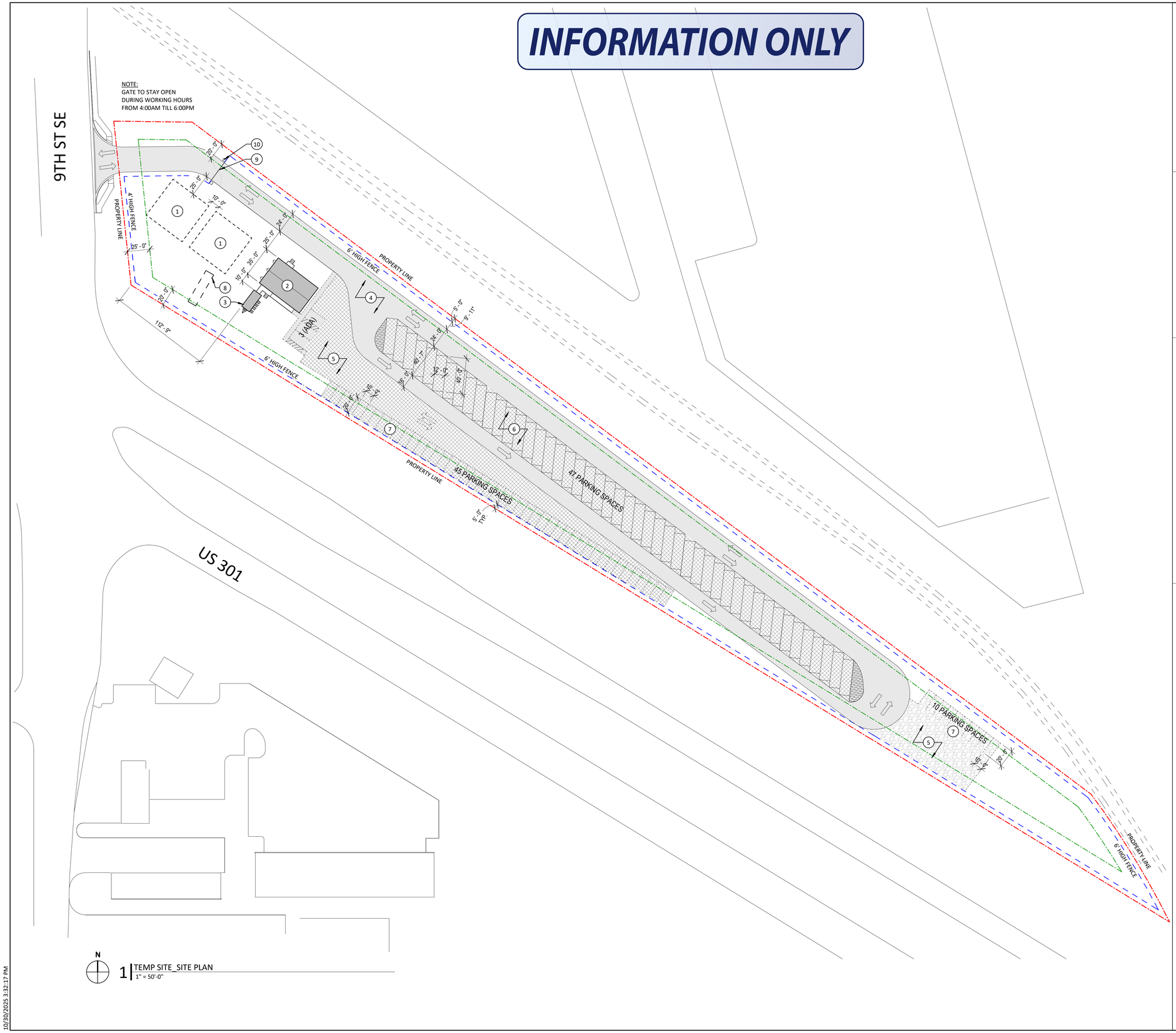
SHEET No.:
G-001

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:15 PM

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

INFORMATION ONLY



1 TEMP SITE_SITE PLAN
1" = 50'-0"

SHEET NOTES

(1) NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

1	FUTURE FABRIC ENGINEER STRUCTURE (2,500 SF)
2	OFFICE TRAILER (1,960 SF)
3	RESTROOMS TRAILER (242 SF)
4	PAVING (TYPE 1). REFER TO CIVIL
5	PERMEABLE PAVING (TYPE 2). REFER TO CIVIL
6	OVERSIZED PARKING SPACES
7	REGULAR PARKING SPACES
8	EXISTING BILLBOARD TO REMAIN
9	VEHICULAR SLIDING 4' HIGH GATE, SEE DETAIL #2/A-141.
10	GATE OPERATOR CONTROL BOX. (BY OTHERS), TYP.

ZONING DATA

ZONING
ZONING DISTRICT: INDUSTRIAL
CURRENT LAND USE: GOVERNMENT OWNED VACANT MUNICIPAL
MAXIMUM INTENSITY (FAR): 1.25 (REQUIRED)
MINIMUM OPEN SPACE: 10% (REQUIRED)
BUILDING HEIGHT: 45 FT PLUS 1 ADDITIONAL FOOT FOR EACH FOOT OF SETBACK FROM PUBLIC ROADWAY (REQUIRED)
BUILDING SETBACKS: (REQUIRED)
FRONT: 25'-0"
REAR: 20'-0"
SIDES: 20'-0"

REFER TO CIVIL DRAWINGS FOR ZONING SETBACKS PROVIDED.

GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
2. REFER TO CIVIL DRAWINGS FOR UTILITIES AND ACCESS POINTS.
3. REFER TO CIVIL DRAWINGS FOR SITE LIGHTING INFORMATION.
4. REFER TO CIVIL DRAWINGS FOR PARKING PROVIDED.
5. REFER TO CIVIL DRAWINGS FOR PROPOSED SWALE LOCATION.
6. REFER TO CIVIL DRAWINGS FOR DEMOLITION SITE INFORMATION.
7. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR EXISTING TREES INFORMATION.
8. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATION.

SITE CONSTRUCTION NOTES

1. CONTRACTOR SHALL COORDINATE ALL UTILITIES, SYSTEMS AND INFRASTRUCTURE AS REQUIRED TO FACILITATE THE NEW CONSTRUCTION.
2. SLOPE ALL SIDEWALKS, DUMPSTER PAD, AND HARD SURFACED AREAS TO DRAIN, COORDINATE WITH CIVIL PLANS.
3. CONTRACTOR TO PROVIDE A LIFE SAFETY SITE PLAN LOCATING THE "STAGING AREA", PROTECTED WITH A TEMPORARY CHAIN LINK FENCE AND GATES PER THE JURISDICTION REQUIREMENT. PLAN SHALL ALSO INCLUDE ALL PROTECTED PLANTING AND WILD LIFE AREAS AS WELL AS THE DEFINED LIMITS OF CONSTRUCTION AND ACCESS.
4. COORDINATE LOCATION AND SIZE OF AREAS REQUIRED FOR UTILITIES LOCATED ABOVE GROUND. ALL ABOVE GROUND UTILITIES AND EQUIPMENT SHALL BE PROTECTED BY A 6'0" HIGH CHAINLINK FENCE WITH ACCESS GATE, PADLOCK & CHAIN. REFER TO ALL SYSTEMS AND UTILITIES DRAWINGS.
5. MINIMUM FLOOR ELEVATION TO BE MAINTAINED PER CIVIL DESIGN AND REQUIRED CALCULATIONS.

SITE PLAN LEGEND

- PROPERTY LINE
- FENCE LINE
- BUILDING SETBACK LINE
- PAVING TYPE 1
- PAVING TYPE 2 (PERMEABLE)

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE., SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT
TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

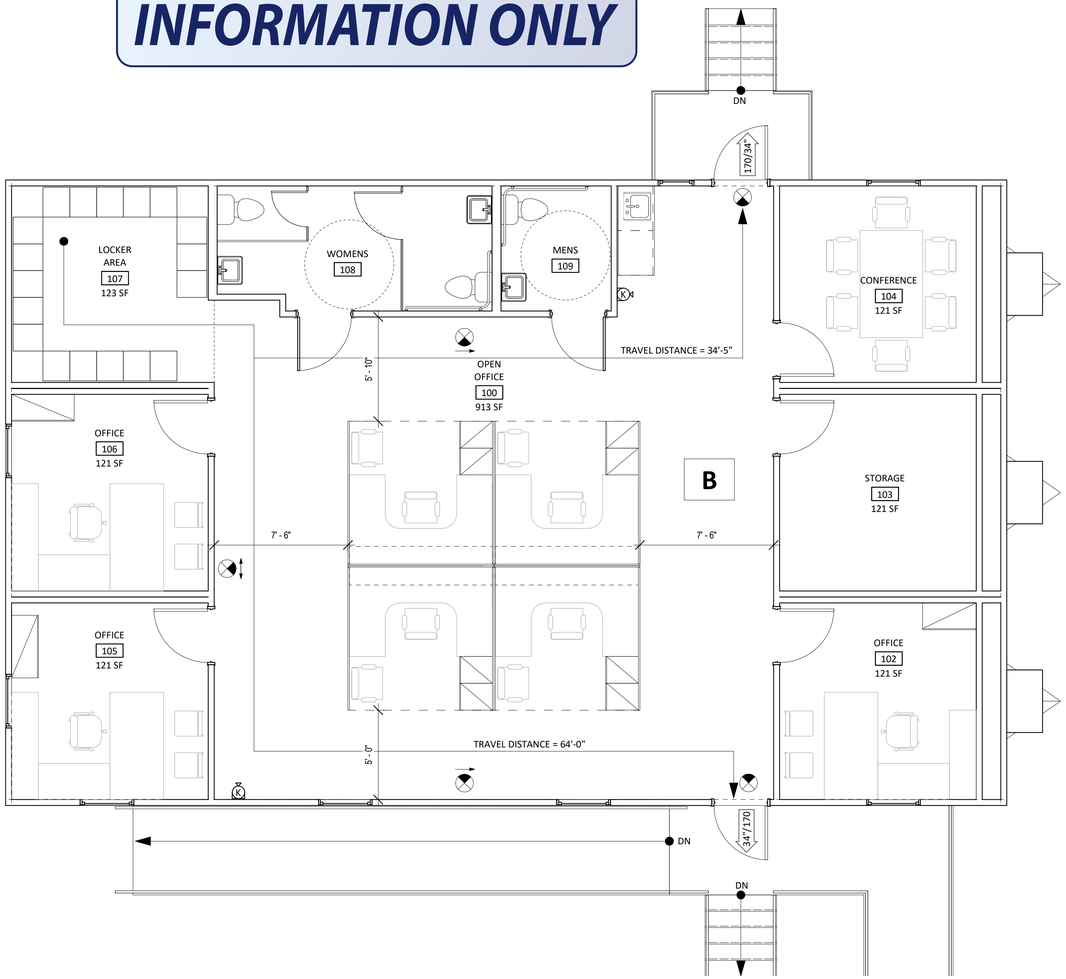
SCALE: As indicated
PROJECT MANAGER: RV
DRAWN BY: KT / BB
A/E OF RECORD: TS
PROJECT NO: 24806
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET No.:
A-101

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:17 PM

INFORMATION ONLY



1 FIRST FLOOR
1/4" = 1'-0"

OCCUPANCY LOAD AND EGRESS REQUIREMENTS

FUNCTION OF SPACE (TABLE 1004.5)	ROOMS INCLUDED	AREA (SF)	OCC. FACTOR	OCC. LOAD	OCC. CLASSIFICATION	EGRESS WIDTH PER PERSON	REQ'D EGRESS WIDTH	EGRESS WIDTH REQUIRED BY OCCUPANT LOAD DOES NOT EXCEED BASELINE REQUIREMENTS. VALUES PROVIDED IN EXITING REQUIREMENTS.
BUSINESS	OFFICES, OPEN OFFICE AREA, CONFERENCE, STORAGE, LOCKER AREA, RESTROOMS	1960	150 GROSS	13	B	.2"	2.6"	

EXITING REQUIREMENTS

EXITING COMPONENT	FLORIDA BUILDING CODE	FLORIDA FIRE PREVENTION CODE NFPA 101 - LIFE SAFETY CODE	PROVIDED
COMMON PATH OF TRAVEL TO AN EXIT	75 FEET	100 FEET	PER SHEET A-111
MAXIMUM DEAD END CORRIDOR	50 FEET	50 FEET	PER SHEET A-111
MAXIMUM TRAVEL DISTANCE TO EXIT	300 FEET	300 FEET	PER SHEET A-111
MINIMUM CORRIDOR WIDTH	36 INCHES	36 INCHES	> 36"
MINIMUM CLEAR OPNG OF EXIT DOORS	32 INCHES	32 INCHES	> 32"
MINIMUM STAIR WIDTH	44 INCHES	>36 INCHES	N/A

PLUMBING FIXTURE CALCULATION PER TABLE 403.1

CLASSIFICATION	OCC. LOAD	WATER CLOSETS	LAVATORIES	SHOWERS	DRINKING FOUNTAIN	SERVICE SINK
BUSINESS	13	13/25 = .52	13/40 = .325	N/A	NOT REQUIRED PER 410.2	1
TOTAL PROVIDED		**3**	**3**	**0**	**0**	**1**

FUNCTION OF SPACE (FBC 1004.5)
AREA: XXX SF
LOAD FACTOR: XX SF/PERSON GROSS
OCC. LOAD: **XX**
LIFE SAFTEY FUNCTION OF SPACE/OCCUPANCY LOAD TAG.

XX' — GRAPHIC ILLUSTRATION OF TRAVEL DISTANCE TO EXIT FROM REMOTE POINT

EXIT SIGN

CLR WIDTH OF DOOR — 34"/170 — EXIT EGRESS CAPACITY (# OF OCCUPANTS)

FEC — FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE., SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"

SCALE: As indicated
PROJECT MANAGER: xx
DRAWN BY: xx
A/E OF RECORD: TS
PROJECT NO: 24806
SHEET TITLE:

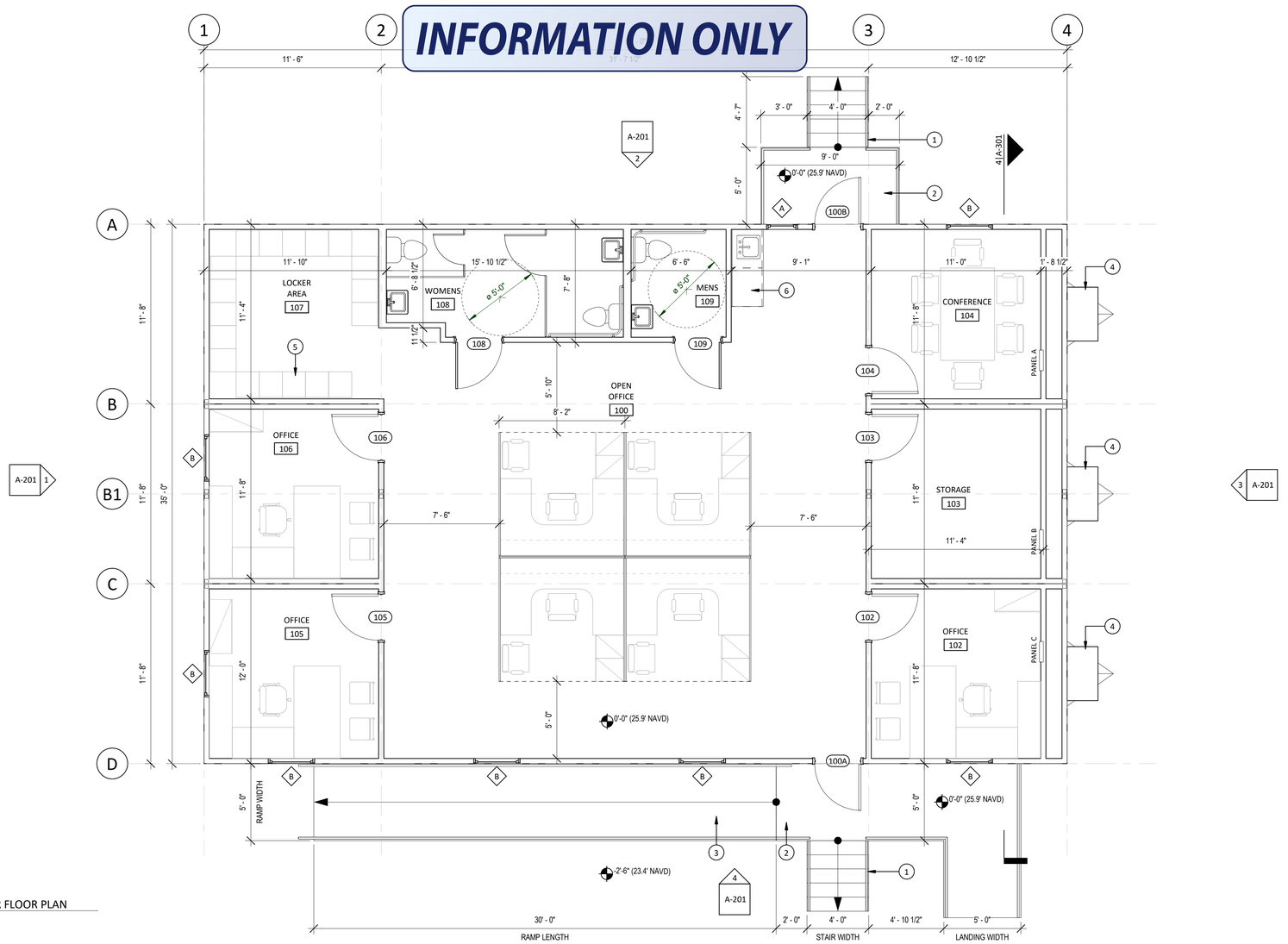
LIFE SAFETY PLANS & LEGENDS (OFFICE TRAILER)

SHEET No.:
A-111

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:17 PM

INFORMATION ONLY



1 OFFICE TRAILER FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES

1 NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

1	METAL STAIR AND RAILINGS BY OTHERS
2	METAL LANDING AND RAILINGS BY OTHERS
3	ADA RAMP AND RAILINSG BY OTHERS
4	ENERGY EFFICIENT HVAC SYSTEM
5	18"W X 20" D DOUBLE STACKED LOCKERS
6	BUILT-IN CABINETS WITH SINK

WINDOW SCHEDULE

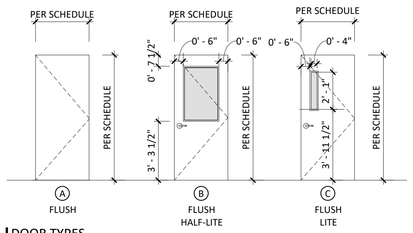
Level	Type Mark	Width	Height	Head Height	Comments	Count	Description
FIRST FLOOR	A	2' - 0"	4' - 6"	6' - 8"	MINI BLINDS (WHITE)	1	VS/VINYL/WHITE/CLEAR
FIRST FLOOR	B	3' - 0"	4' - 6"	6' - 8"	MINI BLINDS (WHITE)	7	VS/VINYL/WHITE/CLEAR

GENERAL WINDOW NOTES:

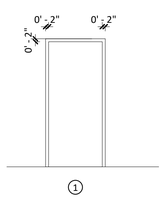
A. REFER TO MANUFACTURER FOR GLAZING INFO.

FINISH SCHEDULE

NUMBER	ROOM NAME	FINISH				CEILING HEIGHT	COMMENTS
		FLOOR	BASE	WALL	CEILING		
104	CONFERENCE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
103	STORAGE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
102	OFFICE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
105	OFFICE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
106	OFFICE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
106	OFFICE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
108	WOMENS	BLOCK TILE	BLOCK TILE	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
109	MENS	BLOCK TILE	BLOCK TILE	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
100	OPEN OFFICE	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER
107	LOCKER AREA	VINYL	VINYL	VINYL	T-GRID	8' - 0"	COORD. ALL ITEMS ITH MANUFACTURER



DOOR TYPES
1/4" = 1'-0"



DOOR FRAME TYPE
1/4" = 1'-0"

DOOR SCHEDULE (OFFICE TRAILER)

DOOR NUMBER	TYPE	WIDTH	HEIGHT	FINISH	GLASS TYPE	HARDWARE	FRAME TYPE	REMARKS
100A	B	3' - 0"	6' - 8"	ST/ST 18GA	PER MANUFACTURE	1	STEEL 18GA	COORD. ALL ITEMS WITH MANUFACTURER
100B	B	3' - 0"	6' - 8"	ST/ST 18GA	PER MANUFACTURE	1	STEEL 18GA	COORD. ALL ITEMS WITH MANUFACTURER
102	C	3' - 0"	6' - 8"	S/C PRE FIN	PER MANUFACTURE	2	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER
103	C	3' - 0"	6' - 8"	S/C PRE FIN	PER MANUFACTURE	2	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER
104	C	3' - 0"	6' - 8"	S/C PRE FIN	PER MANUFACTURE	2	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER
105	C	3' - 0"	6' - 8"	S/C PRE FIN	PER MANUFACTURE	2	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER
106	C	3' - 0"	6' - 8"	S/C PRE FIN	PER MANUFACTURE	2	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER
108	A	3' - 0"	6' - 8"	S/C PRE FIN	N/A	2	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER
109	A	3' - 0"	6' - 8"	S/C PRE FIN	N/A	3	STEEL REDIFRAME	COORD. ALL ITEMS WITH MANUFACTURER

GENERAL DOOR NOTES:

A. ALL WOOD DOORS ARE 1-3/4" THICKNESS UNLESS NOTED OTHERWISE.
B. ALL STEEL FRAMES ARE 2" WIDE & 5-3/4" DEEP UNLESS NOTED OTHERWISE IN REMARKS. SEE TYPICAL FRAME ELEVATION BELOW.
C. REFER TO MANUFACTURER FOR GLAZING SPECIFICATION IN INTERIOR & EXTERIOR DOORS.

DOOR HARDWARE:

1. LOCKSET, CLOSER, ADA THRESHOLD, 16GA JAMB
2. PASSAGE LEVER
3. LOCKSET
4. LOCKSET, CLOSER, THRESHOLD

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE., SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

N

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE:	As indicated
PROJECT MANAGER:	RV
DRAWN BY:	BB
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

FLOOR PLANS & LEGENDS (OFFICE TRAILER)

SHEET No.:
A-121

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:18 PM

PERFORMANCE SPECIFICATION – RESTROOM COMBO TRAILER

1. GENERAL REQUIREMENTS

1.1 DESCRIPTION

PROVIDE A PREFABRICATED, MOBILE OFFICE TRAILER SUITABLE FOR USE AS A TEMPORARY OR SEMI-PERMANENT WORKSPACE. THE TRAILER SHALL BE WEATHERPROOF, SECURE, INSULATED, AND MEET ALL APPLICABLE BUILDING, FIRE, AND ACCESSIBILITY CODES FOR THE JURISDICTION IN WHICH IT IS INSTALLED.
LEASING TERM TO BE 60 MONTHS.

1.2 SIZE & LAYOUT

SIZE: APPROX. 23' X 10' (OR AS REQUIRED BY PROJECT)
INTERNAL LAYOUT: MINIMUM 4 RESTROOM/SHOWER STALL COMBO (1 ADA COMPLIANT)

1.3 STANDARDS & CODES

COMPLY WITH LOCAL AND STATE BUILDING CODES
NFPA 101 LIFE SAFETY CODE
ADA ACCESSIBILITY GUIDELINES (IF APPLICABLE)
NEC ELECTRICAL CODE

2. STRUCTURAL REQUIREMENTS

2.1 FRAMING & SKID

STEEL-FRAMED STRUCTURE WITH WELDED STEEL SKID BASE
DESIGNED FOR MOBILITY AND STRUCTURAL INTEGRITY DURING RELOCATION

2.2 FLOOR SYSTEM

3/4" TONGUE-AND-GROOVE PLYWOOD OR EQUIVALENT
ONE PIECE VINYL FLORING - DOVETAIL

2.3 WALLS

WOOD OR STEEL STUD FRAMING
INSULATED (R-11 OR BETTER)
FINISHED WITH SEAMLESS GEL-COATED FIBERGLASS

2.4 ROOF

GALVANIZED METAL OR MEMBRANE ROOF SYSTEM
PITCHED OR LOW-SLOPE DESIGN WITH GUTTER SYSTEM
INSULATION: R-19 OR BETTER

3. ENVIRONMENTAL & COMFORT REQUIREMENTS

3.1 HVAC

SELF-CONTAINED HVAC SYSTEM (ROOFTOP OR WALL-MOUNTED) SIZED APPROPRIATELY FOR SQUARE FOOTAGE
HEATING AND COOLING WITH PROGRAMMABLE THERMOSTAT
MINIMUM SEER RATING PER CODE
VENT FAN PACKAGE

3.2 INSULATION

ROOF: R-19 MINIMUM
WALLS: R-11 MINIMUM
FLOOR: R-11 MINIMUM

3.3 DOORS

COMMERCIAL-GRADE INSULATED ENTRY DOORS WITH SECURE LOCKS

4. ELECTRICAL & LIGHTING

4.1 ELECTRICAL SYSTEM

100 AMP SERVICE PANEL (OR AS REQUIRED)
INTERIOR OUTLETS SPACED PER CODE (MINIMUM EVERY 12 FEET OF WALL)
EXTERIOR WEATHERPROOF OUTLET NEAR ENTRY

4.2 LIGHTING

LED CEILING-MOUNTED FIXTURES THROUGHOUT
EXTERIOR LIGHTING AT ENTRY DOORS AND DOT SAFETY LIGHTS

5. PLUMBING

5.1 FIXTURES

1 FLUSH TOILET, 1 LAVATORY SINK AND 1 SHOWER PER COMPARTMENT
WATER HEATER (MINIMUM 6-GALLON, ELECTRIC)
TRAILER VENDOR TO PROVIDE TANK FOR PORTABLE WATER AND SANITATION. TANK SIZE TO BE 250-GALLON MINIMUM. *(ONCE A WEEK MAINTENANCE SERVICE TO BE INCLUDED AS PART OF THE LEASING AGREEMENT.)*

5.2 CONNECTIONS

NO EXTERIOR HOOKUP FOR WATER AND SEWER LINES. A TANK IS TO BE PROVIDED FOR WATER AND SANITARY. REFER TO CIVIL DRAWINGS.

6. SAFETY & ACCESSIBILITY

6.1 FIRE SAFETY

SMOKE DETECTORS PER CODE
FIRE EXTINGUISHER(S) AT DESIGNATED LOCATIONS
EXIT SIGNAGE AND EMERGENCY LIGHTING

7. EXTERIOR FEATURES

SKIRT AROUND BASE OF TRAILER TO CONCEAL WHEELS/HITCH (IF REQUIRED)
EXTERIOR FINISH: PAINTED METAL OR FIBERGLASS PANELS
WEATHER-RESISTANT EXTERIOR WITH DURABLE, LOW-MAINTENANCE MATERIALS

8. OPTIONAL FEATURES

(BASE BID)

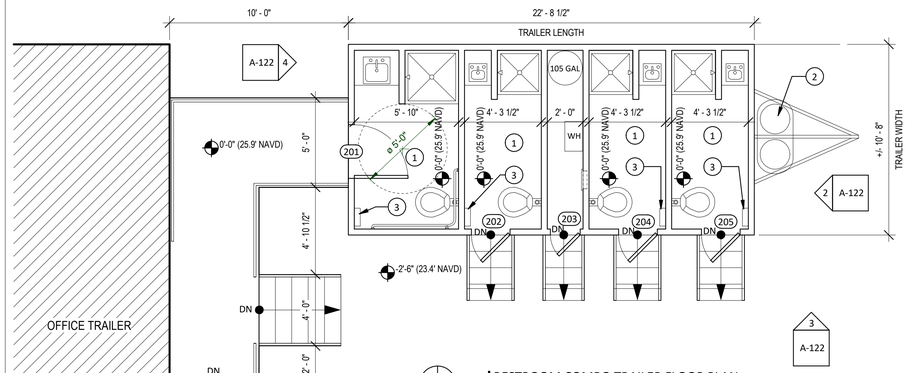
DATA/NETWORK CABLING PATHWAYS OR PRE-WIRING
BUILT-IN FURNITURE OR CABINETRY
SECURITY SYSTEM PROVISIONS (E.G., ALARM, CAMERA MOUNTS)

(ADD-ALTERNATE)

ADDITIONAL RESTROOMS
BLUETOOTH AM/FM STEREO

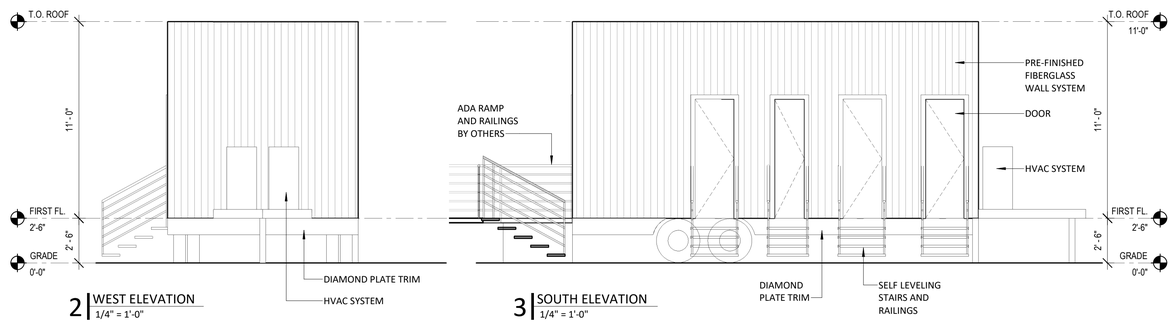
10/30/2025 3:32:20 PM

INFORMATION ONLY



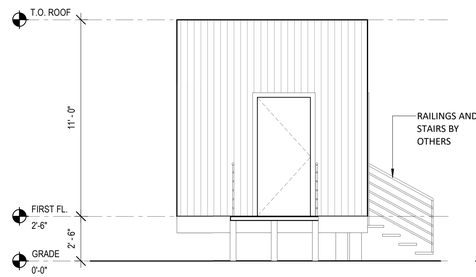
N

1 | RESTROOM COMBO TRAILER FLOOR PLAN
1/4" = 1'-0"

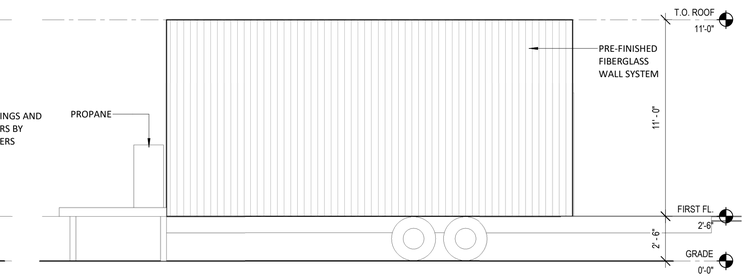


2 | WEST ELEVATION
1/4" = 1'-0"

3 | SOUTH ELEVATION
1/4" = 1'-0"



4 | EAST ELEVATION
1/4" = 1'-0"



5 | NORTH ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE (RESTROOMS TRAILER)

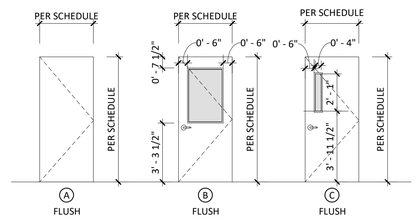
DOOR NUMBER	TYPE	WIDTH	HEIGHT	FINISH	GLASS TYPE	HARDWARE	FRAME TYPE	REMARKS
201	A	3' - 0"	6' - 8"	S/C PRE FIN	N/A	1	N/A	COORD. ALL ITEMS WITH MANUFACTURER
202	A	2' - 2"	6' - 8"	S/C PRE FIN	N/A	4	N/A	COORD. ALL ITEMS WITH MANUFACTURER
203	A	1' - 8"	6' - 8"	S/C PRE FIN	N/A	4	N/A	COORD. ALL ITEMS WITH MANUFACTURER
204	A	2' - 2"	6' - 8"	S/C PRE FIN	N/A	4	N/A	COORD. ALL ITEMS WITH MANUFACTURER
205	A	2' - 2"	6' - 8"	S/C PRE FIN	N/A	4	N/A	COORD. ALL ITEMS WITH MANUFACTURER

GENERAL DOOR NOTES:

A. ALL WOOD DOORS ARE 1-3/4" THICKNESS UNLESS NOTED OTHERWISE.
B. ALL STEEL FRAMES ARE 2" WIDE & 5-3/4" DEEP UNLESS NOTED OTHERWISE IN REMARKS. SEE TYPICAL FRAME ELEVATION BELOW.
C. REFER TO MANUFACTURER FOR GLAZING SPECIFICATION IN INTERIOR & EXTERIOR DOORS.

DOOR HARDWARE:

1. LOCKSET, CLOSER, ADA THRESHOLD, 16GA JAMB
2. PASSAGE LEVER
3. LOCKSET
4. LOCKSET, CLOSER, THRESHOLD



DOOR TYPES
1/4" = 1'-0"

SHEET NOTES

1 → NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

1	ALL PLUMBING FIXTURES AND TOILET ACCESSORIES SHALL BE FURNISHED AND INSTALLED BY THE TRAILER VENDOR.
2	ENERGY EFFICIENT HVAC SYSTEM
3	WALL HEATER

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE. SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

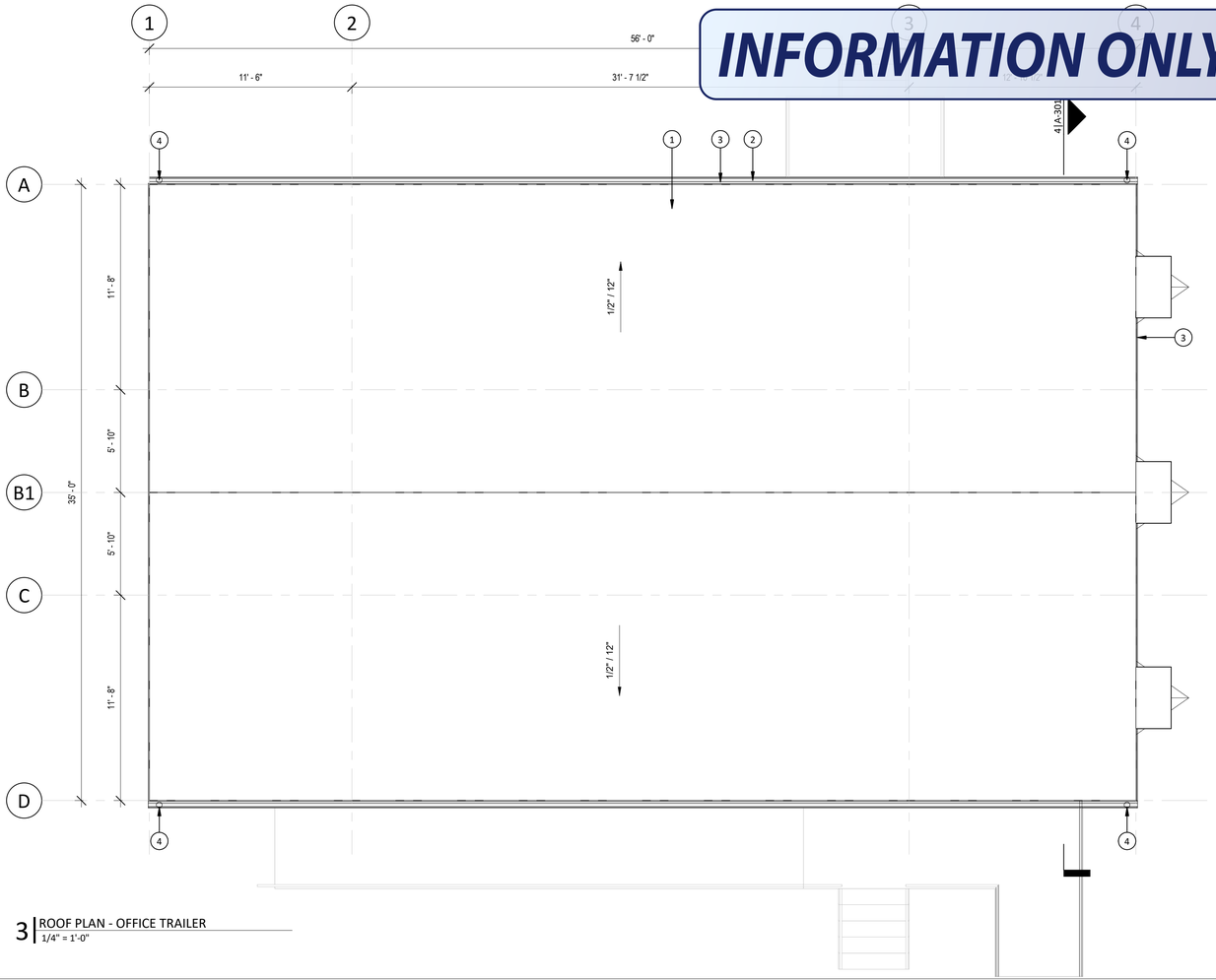
GRAPHIC SCALE:
0" 1"

SCALE:	As indicated
PROJECT MANAGER:	RV
DRAWN BY:	BB
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

FLOOR PLANS & LEGENDS (RESTROOM TRAILER)

SHEET No.:
A-122

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.



3 | ROOF PLAN - OFFICE TRAILER
1/4" = 1'-0"

INFORMATION ONLY

SHEET NOTES

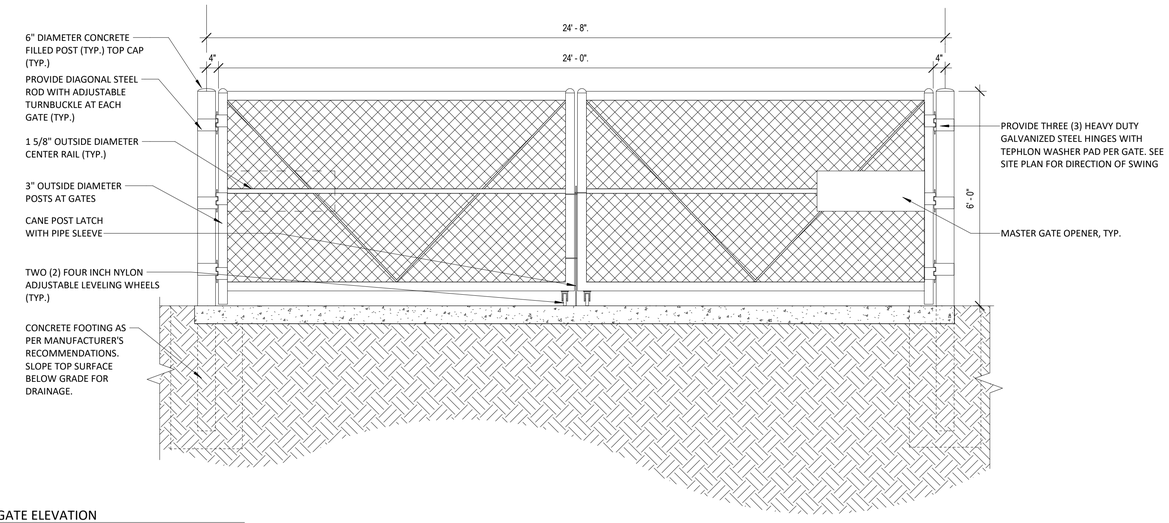
1 NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

1	WHITE EPDM COOL ROOF
2	PRE-FINISHED STANDARD GUTTER
3	PRE-FINISHED 1 X 6 FASCIA
4	PRE-FINISHED 4" DIAMETER DOWNSPOUT

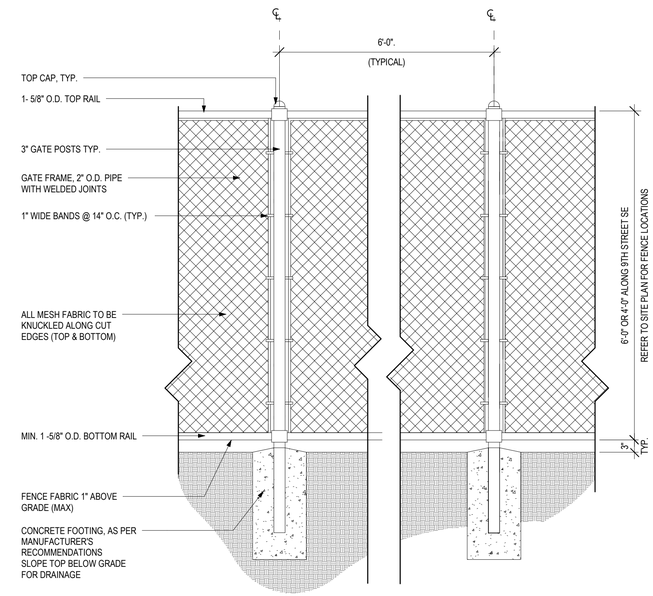
SITE FENCING & VEHICULAR GATE NOTES:

1. ALL WIRE FABRIC MESH TO BE #9 GAUGE. ALL FENCE MATERIAL TO BE ALLIED SS40 OF EQUAL CONFORMING TO CLFMI SPECIFICATIONS.
2. ALL FENCING MATERIALS TO BE GALVANIZED UNLESS OTHERWISE NOTED.
3. VEHICULAR GATE TO BE COORDINATED WITH SITE CURBING.
4. SUBMIT SHOP DRAWINGS FOR SITE FENCING AND VEHICULAR GATE FOR ARCHITECT'S APPROVAL.
6. ALL CHAIN LINK FENCE TO BE BLACK VINYL COATED.
7. VEHICULAR GATE - ELECTRICAL REQUIREMENTS:
   A. PROVIDE AND INSTALL DEDICATED CONDUIT AND WIRING FOR GATE ACCESS AND CONTROLS.
   B. PROVIDE SEPARATE ENCLOSURES FOR POWER AND DATA.
   C. GC TO VERIFY AND COORDINATE CONTROL ROUTING AND TERMINATION WITH OWNER.
   D. PROVIDE A DISCONNECT AND ALL POWER REQUIREMENTS FOR THE GATE OPERATION. (CIRCUIT M-28(F-30) TO A 20AMP-1P NEMA 3R DISCONNECT ON THE INSIDE OF THE GATED AREA.
   E. PROVIDE ALL COMPONENTS FOR A FULLY OPERATIONAL GATE, INCLUDING ENTRY SENSORS ON BOTH SIDES.

NOTE:
GATE TO STAY OPEN
DURING WORKING HOURS
FROM 4:00AM TILL 6:00PM



2 | VEHICULAR GATE ELEVATION
1/2" = 1'-0"



1 | SITE DETAIL - FENCE GATE (TYPICAL)
3/4" = 1'-0"

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE. SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE:	As indicated
PROJECT MANAGER:	RV
DRAWN BY:	KT / BB
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

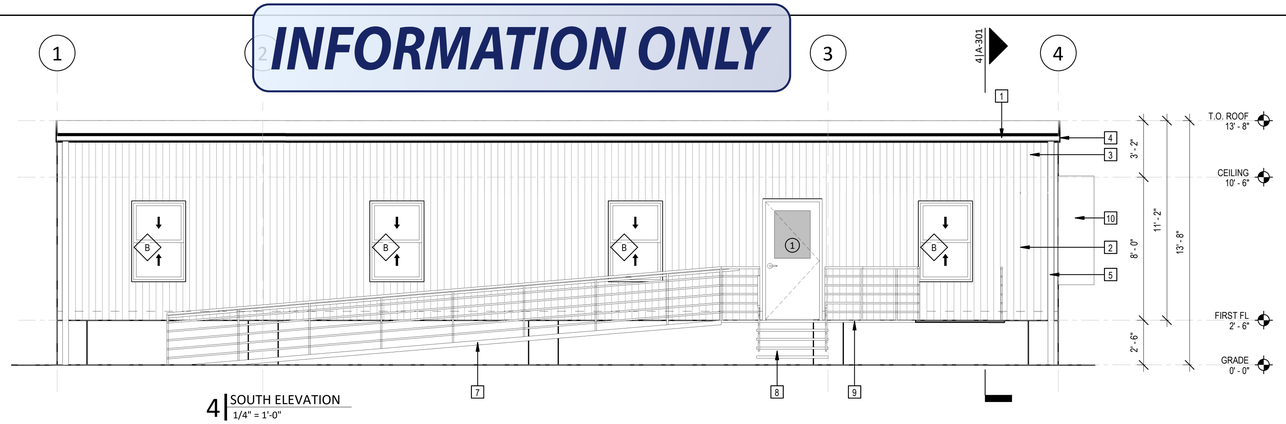
ROOF PLANS (OFFICE TRAILER) + SITE DETAILS

SHEET No.:
A-141

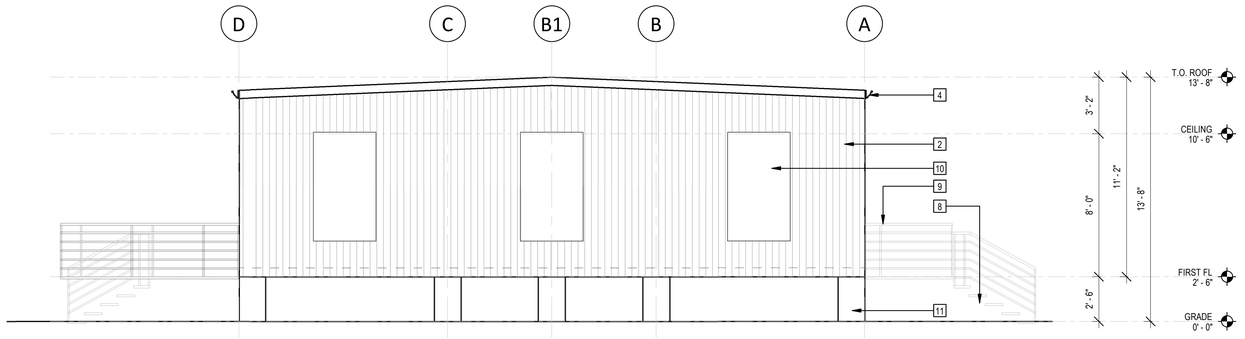
(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:20 PM

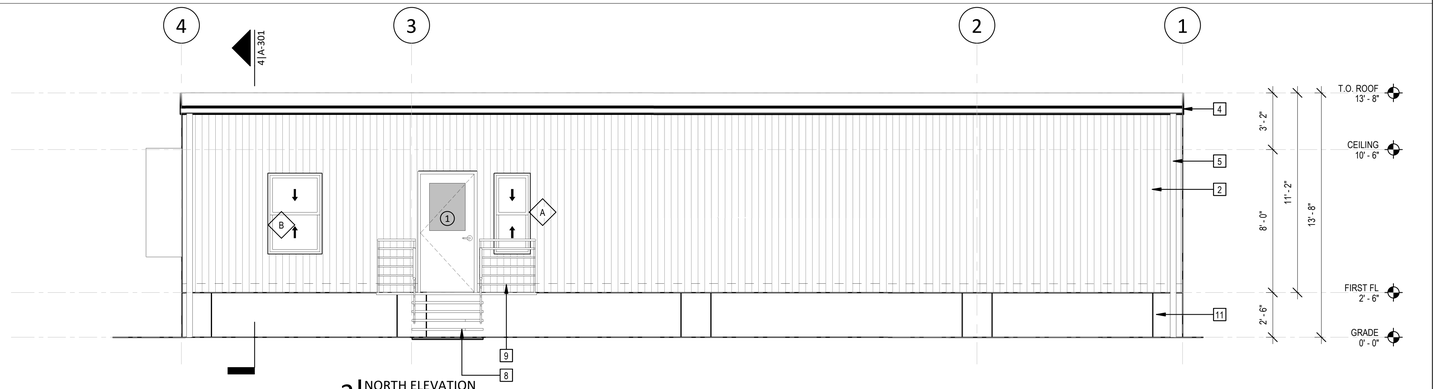
INFORMATION ONLY



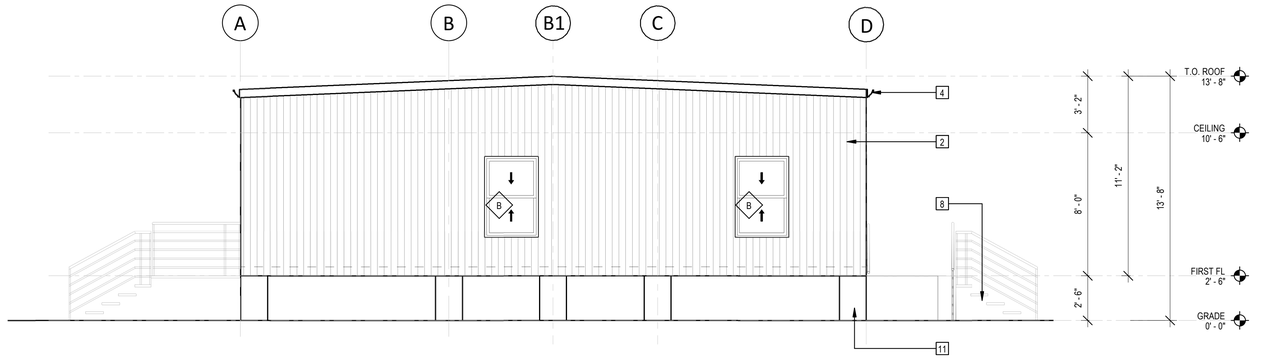
4 | SOUTH ELEVATION
1/4" = 1'-0"



3 | EAST ELEVATION
1/4" = 1'-0"



2 | NORTH ELEVATION
1/4" = 1'-0"



1 | WEST ELEVATION
1/4" = 1'-0"

SHEET NOTES

(1) NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

1	WHITE EPDM COOL ROOF
2	HARDIE PANEL EXTERIOR SIDING
3	PRE-FINISHED 1 X 6 FASCIA
4	PRE-FINISHED STANDARD GUTTER
5	PRE-FINISHED 4" DIAMETER DOWNSPOUT
7	ADA RAMP AND RAILINGS BY OTHERS
8	METAL STAIR AND RAILINGS BY OTHERS
9	METAL LANDING AND RAILINGS BY OTHERS
10	ENERGY EFFICIENT HVAC SYSTEM, TYPICAL
11	FOUNDATION ON GRADE PIER, BY OTHERS (TYP.)

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE., SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE: As indicated
PROJECT MANAGER: RV
DRAWN BY: BB / KT
A/E OF RECORD: TS
PROJECT NO: 24806
SHEET TITLE:

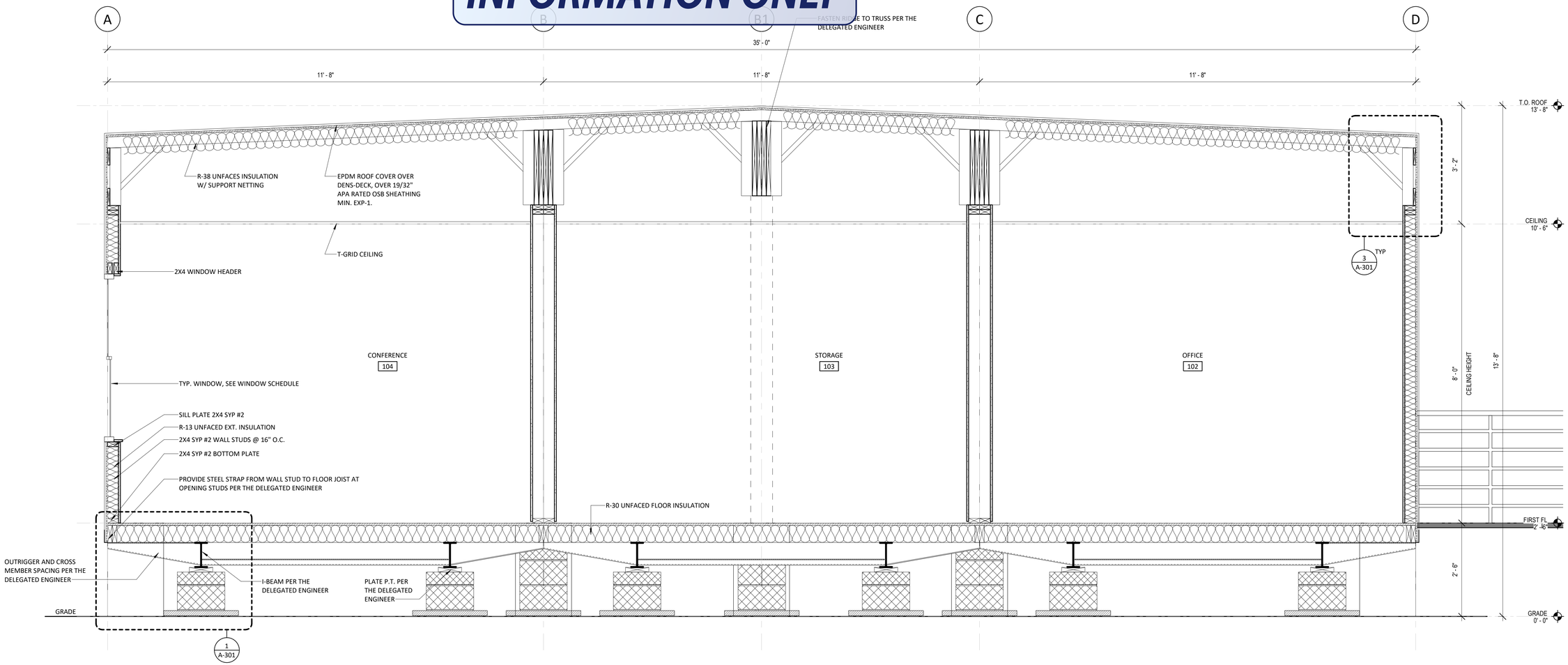
EXTERIOR ELEVATIONS - OFFICE TRAILER

SHEET No.:
A-201

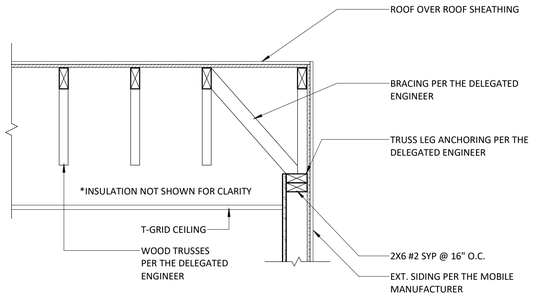
(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:22 PM

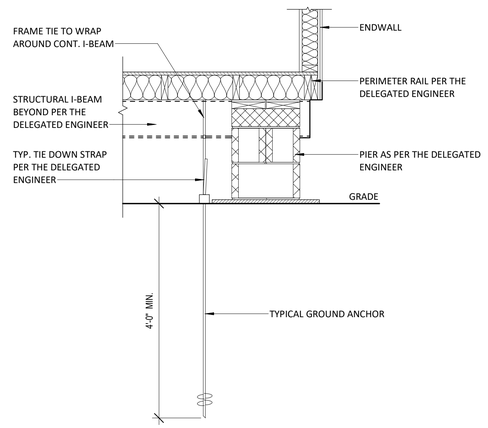
INFORMATION ONLY



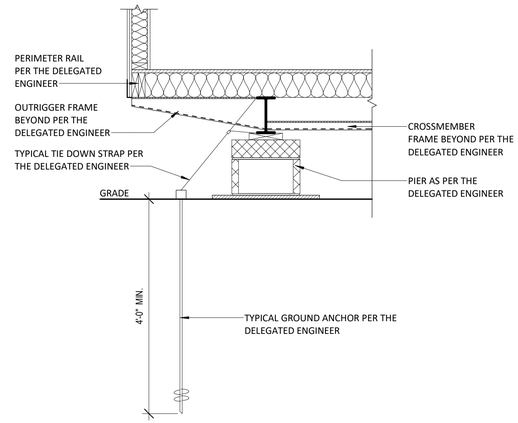
4 | OFFICE TRAILER - BUILDING SECTION
3/4" = 1'-0"



3 | WALL CONNECTION DETAIL
1" = 1'-0"



2 | SECTION TIE DOWN DETAIL @ END WALL
3/4" = 1'-0"



1 | SECTION TIE DOWN DETAIL @ SIDE WALL
3/4" = 1'-0"

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE., SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE:	As indicated
PROJECT MANAGER:	RV
DRAWN BY:	BB / KT
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

BUILDING SECTION & DETAILS (OFFICE TRAILER)

SHEET No.:
A-301

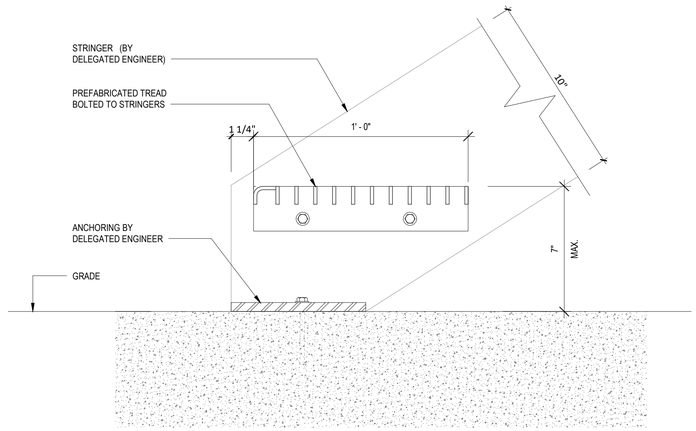
(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:22 PM

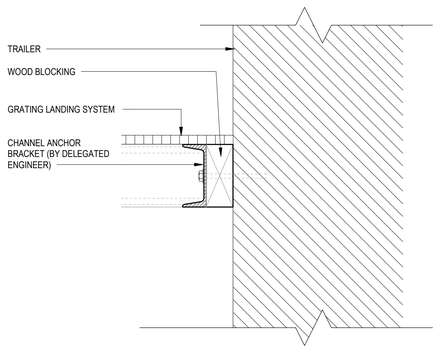
INFORMATION ONLY

STAIR NOTES

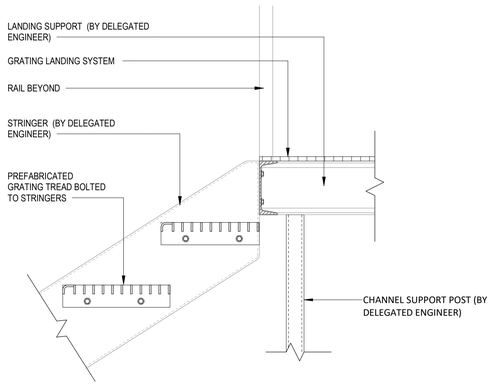
1. BASIS OF DESIGN FOR ALL STAIR TREADS AND LANDING:
   A. MANUFACTURER: MCNICHOLS
   B. PRODUCT LINE: BAR GRATING
   C. SERIES NAME: BAR-GW-125
   D. PRODUCT #: 640431T413
   E. PHONE: 800.237.3820
   F. WEBSITE: WWW.MCNICHOLS.COM
2. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL BEFORE FABRICATION.
3. ALL STAIR / RAMP / LANDING MATERIALS TO BE GALVANIZED STEEL.



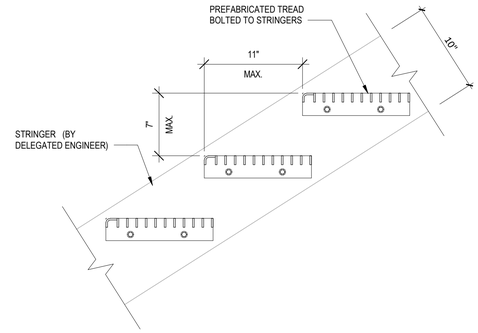
4 | TYP - ANCHOR AT GRADE DTL
3" = 1'-0"



3 | TYP - CONNECTION DTL AT TRAILER
3" = 1'-0"



2 | TYP - STAIR CONECTION TO LANDING DTL
1 1/2" = 1'-0"



1 | TREAD/RISER TYPICAL DTL
1 1/2" = 1'-0"

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE., SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE:	As indicated
PROJECT MANAGER:	RV
DRAWN BY:	BB / KT
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

EXTERIOR METAL STAIR DETAILS

SHEET No.:
A-302

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:22 PM

1. PROJECT DIRECTORY

PROJECT: City of Bradenton Public Works Master Plan
1706 9th Street East, Bradenton FL 34208

ARCHITECT: Sweet | Sparkman Architecture & Interiors
1819 Main Street, Suite 400
Sarasota, FL 34236
T: 941-952-0084

II. INSTRUCTIONS TO BIDDERS

A. The American Institute of Architects, AIA Document A701 Instructions to Bidders, 2018 Edition, is the Instructions to Bidders between the Owner and Bidder and forms part of the Contract Documents.
B. AIA Document A701 is adopted in this document by reference to the same extent as if bound herein.
C. SUMMARY OF WORK: This contract provides for the construction of a new residence, including site work, landscaping, structural, mechanical, electrical, and plumbing work completed and ready for use in strict accordance with Contract Documents entitled Project name, Address, City, Florida. This shall include utility connections (as required) including but not limited to water, sewer, mechanical, and electric.
D. The following supplements modify the Instructions to Bidders, AIA Document A701, 2018 Edition. Where a portion of the Instructions to Bidders is modified or deleted by these supplements, the unaltered portions of the Instructions to Bidders shall remain in effect. The terms used in these supplements which are defined in the Instructions to Bidders, AIA Document A701, 2018 Edition, have the meanings assigned to them in the Instructions to Bidders.

ARTICLE 2, BIDDERS REPRESENTATIONS, SUBPARAGRAPH 2.1.3, shall be amended to include the following: Bidder shall acquaint themselves with governing laws, codes, ordinances, regulations and subdivision covenants.

ARTICLE 2, BIDDERS REPRESENTATIONS, SUBPARAGRAPH 2.1.4, shall be amended to include the following: All materials, installation and systems shall be provided with necessary current and new parts, components, and connections to be complete and functional at time of contract closeout whether expressly stated in documents or not. Failure to become familiar with Contract Documents and existing site conditions will not relieve successful Bidder from necessity of furnishing materials or performing work to complete the Work in accordance with Contract Documents without additional cost to Owner.

ARTICLE 2, BIDDERS REPRESENTATIONS, shall be amended to add the following subparagraph 2.1.5: The Bidder and all workmen, including temporary contracted laborers, employees and subcontractors are skilled and experienced in the type of construction represented by the construction contract documents bid upon.

ARTICLE 2, BIDDERS REPRESENTATIONS, shall be amended to add the following subparagraph 2.1.6: Bidder shall verify locations of ALL overhead and underground utilities including, but not limited to, telephone, internet, gas, electrical, CATV, sewer, water, underground drainage systems, et cetera. It shall be the Contractor's responsibility to procure and provide adequate location firms to locate and stake all utilities and include the cost of all required work on and fees for said utilities in his Base Bid. If Bidder provides an allowance amount, Bidder shall provide clear documentation of how allowance amount was determined.

ARTICLE 3, BIDDING DOCUMENTS, SUBPARAGRAPH 3.1.3, shall be amended to include the following: Trade Contractors and Subcontractors shall be required to examine and review a full set of Bidding Documents to ensure that any items that are necessary or are a part of his work that are included in a separate section of the construction documents are also included in his Bid.

ARTICLE 3, BIDDING DOCUMENTS, PARAGRAPH 3.3 SUBSTITUTIONS, shall be amended to add the following subparagraph 3.3.5: Re-engineering of systems or assemblies including fees for re-engineering, if required, shall be identified and included in substitution. Revisions to drawings, coordination time required by Architect/Engineer to review proposed substitution will be billed to bidder/contractor at Architect's/Engineer's current hourly rates.

ARTICLE 5, CONSIDERATION OF BIDS, PARAGRAPH 5.3, ACCEPTANCE OF BID (AWARD), SUBPARAGRAPH 5.3.1, shall be modified to read: It is the intent of the Owner to award a Contract to the most qualified Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The Owner shall have the right to waive informalities and irregularities in a Bid received and to accept a Bid and/or reject a Bid, which, in the Owner's judgment, is in the Owner's own best interest.

1. SPECIAL CONDITIONS (Not Used)

1. GENERAL CONDITIONS

A. The American Institute of Architects, AIA Document A201 General Conditions of the Contract for Construction, 2017 Edition, is the General Conditions between the Owner and Contractor and forms part of the Contract Documents.
B. AIA Document A201 is adopted in this document by reference to the same extent as if bound herein.
C. Refer to Supplementary Conditions for amendments to these General Conditions.
D. Contractor / Owner contract shall be an AIA A103 Contract.

1. SUPPLEMENTARY CONDITIONS

The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A201, 2017 Edition. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect. The terms used in these Supplementary Conditions, which are defined in the General Conditions of the Contract for Construction, AIA A201 - 2017 Edition have the meanings assigned to them in the General Conditions.

ARTICLE 1, GENERAL PROVISIONS, SUBPARAGRAPH 1.1.1, THE CONTRACT DOCUMENTS, shall be modified to include the following: The Contract Documents shall include the signed Bid Form as submitted.

ARTICLE 1, GENERAL PROVISIONS, SUBPARAGRAPH 1.2.1, CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS, shall be amended to add the following: Architect shall be notified in writing prior to receipt of bids of conflicts, occurring in or between Drawings and Project Manual. In a case of inconsistency between Drawings and Project Manual, the Architect will make a written interpretation. Failure to give notice and to have received clarification shall not relieve Contractor from responsibility of accomplishing work in accordance with directions of, and interpretations by, Architect subsequent to receipt of bids at no additional cost to Owner.

INFORMATION ONLY

ARTICLE 1, GENERAL PROVISIONS, SUBPARAGRAPH 1.2.4: Drawings and general [illegible] and Sections of Division 01 - General [illegible] Manual as well as the Bidding and Contract Documents.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.1, GENERAL, shall be amended to add the following subparagraph 3.1.4: Contractor and all subcontractors shall be currently licensed to perform their work within the jurisdiction of the Project.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.3, SUPERVISION AND CONSTRUCTION PROCEDURES, shall be amended to add the following subparagraph 3.3.4: The Contractor shall, immediately upon entering project site for purpose of beginning work, locate bench marks and general reference points and lay out his own work and be responsible for lines, elevations, zoning setbacks, and measurements of building and work executed by him under the Contract. He shall exercise proper precaution to verify figures shown on Drawings before laying out his work and will be responsible for any error resulting from his failure to exercise such precaution. No physical work shall be performed on site until Contractor has filed NOTICE OF COMMENCEMENT with Clerk of the Circuit Court and a recorded copy of NOTICE OF COMMENCEMENT has been prominently posted at the site and a copy delivered to the Owner and Architect. Unless otherwise agreed to between Owner and Contractor, contractor shall provide full-time, on site supervisory personnel to administer the project from inception to completion.

ARTICLE 3, CONTRACTOR, SUBPARAGRAPH 3.7.1, PERMITS, FEES, AND NOTICES, shall be amended to read: Contractor will secure and pay for plan review and the building, site, work, landscape work, mechanical, electrical, and plumbing permits. The Owner shall pay for the health and environmental impact fees due to water and sewer connections, and also zoning regulation fees and permits. The Contractor shall also secure and pay for all other permits and governmental fees, licenses, and inspections necessary for proper execution of and completion of the Contract, which are legally required when bids are received, or negotiations concluded.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.10, CONTRACTOR'S CONSTRUCTION AND SUBMITTAL SCHEDULES; shall be amended to add the following sub-paragraph 3.10.4: Contractor's Construction Schedule shall be coordinated and approved with Owner to avoid excessive and untimely interruptions and inconveniences to Owner's operations and provide an efficient and orderly construction schedule.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.13, USE OF SITE; shall be amended to add the following subparagraph 3.13.2: Areas of site, which may be used by Contractor, are limited and shall be approved by Owner before starting work. Contractor shall maintain construction area and clean site and construction area upon completion of each day's work.

ARTICLE 3, CONTRACTOR, PARAGRAPH 3.15, CLEANING UP, shall be amended to add the following subparagraph 3.15.3: Contractor shall replace broken and scratched glass; remove stains, marks, and dirt from decorated work; clean hardware and glass; remove paint spots and smears from all surfaces; clean fixtures; and wash or clean all floors in construction areas. Remove debris from CMU and wall cavities prior to concealing cavities.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.3.1, APPLICATIONS FOR PAYMENT, shall be amended to add the following: Application for Payment shall be submitted in electronic files in PDF format on AIA Form G-702 (1992) accompanied by Form G-703 (1992) Continuation Sheet. Form G-703 shall be prepared in same form and sequence of items as appear on Schedule of Values. Contractor shall include AIA forms G706-1994, Contractor's Affidavit of Payment of Debts and Claims, and G706A-1994, Contractor's Affidavit of Release of Liens, for Contractor covered by the current pay period and for each Subcontractor that has filed Notice to Owner covered by the previous pay period. Requests for payment shall be submitted no more than once monthly. Release of liens shall be job/payment specific. If not job/payment specific, application will be withheld or adjusted accordingly.

ARTICLE 9, PAYMENTS AND COMPLETION, SUBPARAGRAPH 9.3.2, APPLICATIONS FOR PAYMENT, shall be amended to add the following: If stored materials are included in Application and Certificate for Payment, they shall be listed separately and attached to payment request, indicating item, quantity, costs, and location if different from construction site. Materials shall not be stored off construction site unless specifically approved by Owner in writing. Contractor shall provide satisfactory evidence that materials stored away from construction site are adequately insured and that Owner has clear title to such materials and equipment after payment is made to Contractor.

ARTICLE 11, INSURANCE AND BONDS, shall be amended to include insurance as mutually agreed upon between Owner and Contractor. Contractor shall provide insurance coverage with bid to Owner, but is subject to Owner acceptance or shall be altered to become mutually agreed upon. Prior to commencement of work, Contractor shall submit to Owner Certificate of Insurance indicating coverage types and amounts.

Property Insurance/Builders Risk Insurance: Will be Purchased by Owner.

ARTICLE 11, INSURANCE AND BONDS, SUBPARAGRAPH 11.1.1; shall be amended to add the following: Contractor's liability policy shall name Owner and Architect as additional insured. Prior to commencement of work, Contractor shall submit to Owner and Architect copy of liability policy, with additional names listed.

ARTICLE 11, INSURANCE AND BONDS, PARAGRAPH 11.2, PROPERTY INSURANCE, shall be amended to include the following clause 11.2.1: The form of policy for this coverage shall be completed value.

A. GENERAL:
1. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor. Definitions area as follows.
a. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
b. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.
2. Substitution Requests: Show compliance with requirements for substitutions to meet or exceed project requirements in accordance with Architect's documentation requirements.
3. Substitution requests received in format other than Architect's approved format will be returned without review.
4. Substitutions:
a. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
b. Substitutions for Convenience: Not allowed unless otherwise indicated.
5. Substitution Review Time: Multiple substitution requests received at same or similar time may require extended review time.
6. Substitution Costs: Provide complete breakdown, and backup documentation for proposed substitutions.
7. Costs, if any, for Architect review, engineering, or Drawing changes for substitutions will be invoiced to Owner as Additional Services at Architect's current hourly rates.

01 29 00 – PAYMENT PROCEDURES

A. GENERAL:
1. Applications for Payment: Refer also to Supplementary Conditions.
2. Schedule of Values:
a. Submit the detailed schedule of values to Architect at earliest possible date, but no later than seven days before the date scheduled for submittal of initial Application for Payment. Confirm amount of detail in Schedule is acceptable to Architect and Owner.
b. Revise and update Schedule of Values when approval of Change Orders result in a change in the Contract Sum.
3. Include the following with each Applications for Payment:
a. Waivers of Mechanic's Lien.
b. Updated construction schedule.
c. Updated RFI Log.
d. Rain days being claimed during current application period. Rain days claimed for previous application periods may not be accepted by Owner or Architect.
e. Status of Submittals. Include list of upcoming submittals during next application for payment period.
f. Status of Mockups. Include list of upcoming mockups during next application for payment period.
4. Applications for Payment received without required information will be considered incomplete.
5. Allowances:
a. Provide proposed allowance amounts for the following based on information on Drawings. Provide with Bid information supporting proposed allowance for costs, grade of materials, and available finishes (installation shall be in Base Bid unless noted otherwise). Clearly identify what is included in the allowance versus what is included in Base Bid.
b. Obtain three proposals for each allowance and submit to Owner with recommendations. Purchase products and systems selected by Owner.
c. Advise Architect/Owner of the date when selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
d. Submit invoices to show cost of products furnished under each allowance. Reconciliation of Allowance amounts with actual costs will be by Change Order.
e. Refer also to Supplementary Conditions.
a. Contract modification procedures:
1. On Owner's approval of a proposal from Contractor, Architect will issue a Change Order for all changes to Contract Sum or Contract Time.
2. When Owner and Contractor disagree on the terms of a proposal, Architect may issue a Construction Change Directive instructing Contractor to proceed with the change. Construction Change Directive will contain a description of the change and designate the method to be followed to determine changes to Contract Sum or Contract Time.
4. Alternates:
a. An alternate is an amount proposed by Bidder for certain work that may be added to or deducted from the Base Bid amount if Owner accepts the alternate. The cost or credit for each alternate is the net addition to or deduction from Contract Sum to incorporate the alternate into the Work. No other adjustments are made to Contract Sum.
b. If Alternates are indicated, include on the Bid Form amounts to be deducted from or added to the Contract Sum for Owner to consider.

01 31 00 – PROJECT MANAGEMENT AND COORDINATION

A. GENERAL:
1. Project Management and Coordination:
A. Verify layout information shown on Drawings, in relation to property survey and existing benchmarks, before laying out the Work.
B. Coordinate construction to ensure efficient and orderly execution of each part of the work.
C. Contractor is not released from liability or responsibility for failure to meet requirements of the Contract Documents, whether following Project Manual specifications or not. Contractor shall meet intent of Contract Documents as determined by Architect, applicable Codes, and regulatory requirements.
D. Lack of enforcement of specifications by Architect does not release Contractor from liability/responsibility to meet the specification requirements.
E. Contractor shall coordinate required products, materials preparation, and installation requirements with manufacturers and manufacturer's representatives.
2. Construction Schedule:
a. Prepare a Gantt chart construction schedule. Use same breakdown of work indicated in the Schedule of Values. As work progresses, provide updated schedule to indicate actual completion.
b. Submit to Owner and Architect within 14 days after date established for commencement of the work.
c. Submit date established as Notice of Commencement, which Contract Time is based on.
d. Provide updated construction schedule with each application for payment. Application for Payment will be considered incomplete without updated construction schedule, or confirmation that there are no changes to previously submitted schedule.
e. Notify Owner and Architect of delayed material delivery and supply chain delays which will affect Contract Time upon discovery of delay.
3. Request for Information (RFI):
a. Immediately on discovery of the need for additional information, clarification, or interpretation of the Contract Documents, Contractor shall:
1. Recommended: Have an initial phone conversation with Architect to discuss RFI topic.
2. Prepare and submit an RFI in the form specified, or acceptable to Architect.
a. Maintain existing services unless otherwise indicated; keep in service, and protect against damage during operations. Provide temporary services during interruptions to existing utilities.

4. Record existing work before each procedure (preconstruction), and record progress during the work. Use digital preconstruction documentation photographs or video recordings.
5. Notify Architect of visible changes in the integrity of material or components whether from environmental causes including biological attack, UV degradation, freezing, or thawing or from structural defects including cracks, movement, or distortion.
6. Protect openings and interior of building envelope from damage and water intrusion.

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236
2220 CENTRAL AVE. SUITE D.
ST. PETERSBURG, FL 33712
SWEETSPARKMAN.COM
T 941.952.0084
FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE:
0" 1"

SCALE:	1/8" = 1'-0"
PROJECT MANAGER:	KT
DRAWN BY:	KT / BB
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

PROJECT MANUAL

SHEET No.:
A-801

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:23 PM

INFORMATION ONLY

PERFORMANCE SPECIFICATION – OFFICE TRAILER

1. GENERAL REQUIREMENTS

1.1 DESCRIPTION

PROVIDE A PREFABRICATED, MOBILE OFFICE TRAILER SUITABLE FOR USE AS A TEMPORARY OR SEMI-PERMANENT WORKSPACE. THE TRAILER SHALL BE WEATHERPROOF, SECURE, INSULATED, AND MEET ALL APPLICABLE BUILDING, FIRE, AND ACCESSIBILITY CODES FOR THE JURISDICTION IN WHICH IT IS INSTALLED. LEASING TERM TO BE 60 MONTHS.

1.2 SIZE & LAYOUT

SIZE: APPROX. 35'X56' (OR AS REQUIRED BY PROJECT)

INTERNAL LAYOUT: MINIMUM 2 RESTROOMS/SHOWERS, 6 WORKSTATIONS, 1 SM CONFERENCE, 1 STORAGE ROOM, 18 LOCKERS, MUSTER AREA

1.3 STANDARDS & CODES

COMPLY WITH LOCAL AND STATE BUILDING CODES

NFPA 101 LIFE SAFETY CODE

ADA ACCESSIBILITY GUIDELINES (IF APPLICABLE)

NEC ELECTRICAL CODE

2. STRUCTURAL REQUIREMENTS

2.1 FRAMING & SKID

STEEL-FRAMED STRUCTURE WITH WELDED STEEL SKID BASE

DESIGNED FOR MOBILITY AND STRUCTURAL INTEGRITY DURING RELOCATION

2.2 FLOOR SYSTEM

3/4" TONGUE-AND-GROOVE PLYWOOD OR EQUIVALENT

RESILIENT FLOORING (VINYL OR COMMERCIAL CARPET)

2.3 WALLS

WOOD OR STEEL STUD FRAMING

INSULATED (R-11 OR BETTER)

FINISHED WITH VINYL-COVERED GYPSUM OR SIMILAR INTERIOR PANELING

2.4 ROOF

GALVANIZED METAL OR MEMBRANE ROOF SYSTEM

PITCHED OR LOW-SLOPE DESIGN WITH GUTTER SYSTEM

INSULATION: R-19 OR BETTER

3. ENVIRONMENTAL & COMFORT REQUIREMENTS

3.1 HVAC

SELF-CONTAINED HVAC SYSTEM (ROOFTOP OR WALL-MOUNTED) SIZED APPROPRIATELY FOR SQUARE FOOTAGE

HEATING AND COOLING WITH PROGRAMMABLE THERMOSTAT

MINIMUM SEER RATING PER CODE

3.2 INSULATION

ROOF: R-19 MINIMUM

WALLS: R-11 MINIMUM

FLOOR: R-11 MINIMUM

3.3 WINDOWS & DOORS

DUAL-GLAZED, OPERABLE WINDOWS WITH INSECT SCREENS

COMMERCIAL-GRADE INSULATED ENTRY DOORS WITH SECURE LOCKS

4. ELECTRICAL & LIGHTING

4.1 ELECTRICAL SYSTEM

100 AMP SERVICE PANEL (OR AS REQUIRED)

INTERIOR OUTLETS SPACED PER CODE (MINIMUM EVERY 12 FEET OF WALL)

EXTERIOR WEATHERPROOF OUTLET NEAR ENTRY

4.2 LIGHTING

2'X4' FLUORESCENT LAY-IN LIGHT FIXTURES THROUGHOUT

EMENGENCY LIGHTING THROUGHOUT AS REQUIRED

EXTERIOR LIGHTING AT ENTRY DOORS

WALL MOUNTED SWITCHES THROUGHOUT

5. PLUMBING

5.1 FIXTURES

2 FLUSH TOILETS AND 2 LAVATORY SINKS (WOMEN'S RESTROOM)

1 FLUSH TOILET AND 1 LAVATORY SINK (MEN'S RESTROOM)

1 SINK IN COUTER

WATER HEATER (MINIMUM 6-GALLON, ELECTRIC)

5.2 CONNECTIONS

NO EXTERIOR HOOKUP FOR WATER AND SEWER LINES. A TANK IS TO BE PROVIDED FOR WATER AND SANITARY. REFER TO CIVIL DRAWINGS. TRAILER VENDOR TO PROVIDE TANK FOR PORTABLE WATER AND SANITATION. TANK SIZE TO BE 250-GALLON MINIMUM. *(ONCE A WEEK MAINTENANCE SERVICE TO BE INCLUDED AS PART OF THE LEASING AGREEMENT.)*

6. SAFETY & ACCESSIBILITY

6.1 FIRE SAFETY

SMOKE AND HEAT DETECTORS PER CODE

FIRE EXTINGUISHER(S) AT DESIGNATED LOCATIONS

EXIT SIGNAGE AND EMERGENCY LIGHTING

6.2 ACCESSIBILITY

ACCESSIBLE RAMP AND DOOR HARDWARE IF REQUIRED

COMPLIANT TURNING RADIUS INSIDE OFFICE SPACE AND RESTROOM

7. EXTERIOR FEATURES

SKIRT AROUND BASE OF TRAILER TO CONCEAL WHEELS/HITCH (IF REQUIRED)

EXTERIOR FINISH: PAINTED METAL OR FIBERGLASS PANELS

WEATHER-RESISTANT EXTERIOR WITH DURABLE, LOW-MAINTENANCE MATERIALS

8. OPTIONAL FEA

DATA/NETWO

OCCUPANCY S

BUILT-IN FURN TURE OR CABINETRY

ADDITIONAL RESTROOMS

SECURITY SYSTEM PROVISIONS (E.G., ALARM, CAMERA MOUNTS)

FOUNDATION NOTES:

1. SOIL & SITE PREPARATION

a. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE PER THE DELEGATED ENGINEER. ANY SOIL CONDITIONS THAT MAY DIFFER FROMTHIS MUST BE BROUGHTY TO THE ATTANTION OF THE ENGINEER.

b. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACT FILL MATERIAL. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% PROCTOR IN ACCORDANCE WITH ASTM D 1557.

c. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL WHICH IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, AND LARGE ROCKS.

d. WHERE WATER IMAPCTS THE GROUND FROM ROOF VALLEY, DOWN SPOUT, SCUPPER, OR OTHER RAINWATER COLLECTION OR DIVERSION DEVICE, PROVISIONSSHALL BE MADE TO PREVENT SOIL EROSION AND DIRECT THE WATER AWAY FROM THE FOUNDATION.

e. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS ON GRADE SHALL HAVE NO VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIAL REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.

2. BASE PAD

a. PIER FOOTING SHALL BE AS PER THE DELEGATED ENGINEER.

b. CONCRETE IN FOOTINGS SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AS PER THE DELEGATED ENGINEER.

3. MASONRY UNIT

a. PIERS SHALL BE CONSTRUCTED WITH NOMINAL 8"X16"X8" CONCERETE MASONRY UNITS CONFIRMING TO ASTM C-90.

b. LONG DIMENSION OF ALL PIERS MAY BE INSTALLED PERPENDICULAR OR PARALLEL TO THE FRAME. MAXIMUM OF (4) COURSES, (32"HIGH) UNLESS OTHERWISE NOTED.

c. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C 90 STANDARDS.

d. CONSTRUCTION OF DRY-STACKED, SURFACE BONDED MASONRY WALLS WHEN SPECIFIED, INCLUDING STACKING AND LEVELING OF ALL UNITS, MIXING AND THE APPLICATION OF MORTAR, CURING AND PROTECTION SHALL COMPLY WITH ASTM C 946.

4. WOOD & SHIM MATERIAL

A. ALL WOOD BLOCKING AND SHIMS SHALL BE CEDAR OR PRESSURE TREATED.

5. GROUND ANCHORS

a. GROUND ANCHORS SHALL HAVE A MINIMUM ULTIMATE CAPACITY AS PER THE DELEGATED ENGINEER AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

6. TIE-DOWN STRAPS

a. THE TIE-DOWN STRAPS SHALL BE AS PER THE DELEGATED ENGINEER.

b. THE FIRST TIE-DOWN STRAP FROM THE ENDWALL SHALL NOT EXCEED 2'-6", UNLESS OTHERWISE NOTED.

EXTERIOR WALL STRUCTURAL BRACING:

1. SIDEWALL BRACING

a. **INSTALATION:**

STRUCTURAL SHEATHING SHALL CONSIST OF A 4' MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE WITH ALL SHEATHING EDGES EXTENDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED ALONG THE ENTIRE LENGTH OF THE WALL.

B. BRACING MATERIAL:

7/16" APA RATED SHEATHING EXP-1, EXP-2, EXT OR 5/8" APA RATED SIDING EXT. FASTENED W/ 10D COMMON NAILS OR GALVANIZED BOX NAILS 6" O.C. EDGES AND 6" O.C. FIELD WITH 100% PER GLUE COVERAGE.

2. ENDWALL BRACING

A. INSTALATION:

STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RIM JOIST WITH ALL SHEATHING EDGES SUPPORTED 2" NOMINAL LUMBER OF THE GRADE AS EXTERIOR WALL FRAMING.

B. BRACING MATERIAL:

5/8" APA RATED SHEATHING EXP-1, EXP-2, EXT OR 5/8" APA RATED SIDING EXT. FASTENED W/ 10D COMMON GALV. BOX NAILS 4" O.C. EDGES AND 6" O.C. FIELD.

EXTERIOR METAL STAIR AND RAMP

1.0 GENERAL

1.1 SCOPE

PROVIDE FABRICATION, FINISH, ACCESSORIES AND INSTALLATION OF EXTERIOR METAL STAIRS AND LANDINGS TO SERVE AN OFFICE TRAILER, COMPLETE AND READY FOR USE.

1.2 QUALITY ASSURANCE

A. MANUFACTURER EXPERIENCED IN PRODUCING TRAILER/EXTERIOR STAIRS.

B. ALL WORK TO MEET APPLICABLE LOCAL BUILDING CODES AND OSHA REQUIREMENTS. CONTRACTOR TO COORDINATE STAIR ATTACHMENT LOCATIONS WITH TRAILER VENDOR/OWNER PRIOR TO FABRICATION.

1.3 SUBMITTALS

A. SHOP DRAWINGS SHOWING PLAN, ELEVATIONS, DETAILS, CONNECTION TO TRAILER FRAME, AND FINISH.

B. PRODUCT DATA FOR TREADS, HANDRAILS, FASTENERS, AND COATINGS.

C. FIELD MEASUREMENT VERIFICATION FROM TRAILER PRIOR TO FABRICATION.

2.0 DESIGN CRITERIA

2.1 DESIGN LOADS

DESIGN STAIR AND ATTACHMENTS FOR APPLICABLE CODE-REQUIRED LIVE AND LATERAL LOADS; TYPICAL DESIGN: UNIFORM LIVE LOAD 100 PSF AND CONCENTRATED LOAD 300 LB AT ANY POINT — VERIFY WITH AHJ AND STRUCTURAL ENGINEER.

2.2 DIMENSIONS

A. STAIR WIDTH: MIN. 36 IN. CLEAR.

B. RISER HEIGHT: 4 IN. MIN — 7 IN. MAX.

C. TREAD DEPTH (CLEAR): MIN. 11 IN.

D. NOSING: 3/4 IN. TO 1-1/4 IN. TYPICAL.

E. LANDINGS: PROVIDE LANDING AT TOP AND BOTTOM; LANDING DEPTH MIN. 36 IN. MEASURED IN DIRECTION OF TRAVEL; LANDING WIDTH EQUAL TO STAIR WIDTH.

2.3 CLEARANCES

MAINTAIN REQUIRED HEADROOM CLEARANCE AT ALL POINTS PER LOCAL CODE.

3.0 MATERIALS

3.1 STRUCTURAL STEEL

ALL STEEL FOR STRINGERS, FRAMING AND SUPPORTS: ASTM A36 (OR EQUAL) STRUCTURAL STEEL. PROVIDE FORMED STRINGERS SIZED TO SUPPORT LOADS WITHOUT EXCESSIVE DEFLECTION.

4.0 HANDRAILS & GUARDRAILS

TUBE OR PIPE STEEL HANDRAILS: 1-1/4"–1-1/2" DIAMETER (TYPICAL) OR PER CODE; GUARDRAIL INFILL TO PREVENT PASSAGE OF A 4" SPHERE; TOP RAIL AT CODE-REQUIRED HEIGHT (36"). PROVIDE INTERMEDIATE RAILS OR VERTICAL PICKETS FOR INFILL.

5.0 FASTENERS & ANCHORS

HIGH-STRENGTH BOLTS, NUTS AND WASHERS (ASTM A325/A490 AS REQUIRED) FOR STRUCTURAL CONNECTIONS. USE STAINLESS STEEL OR HOT-DIP GALVANIZED FASTENERS FOR EXTERIOR CORROSION RESISTANCE WHERE EXPOSED. ANCHORS TO TRAILER FRAME SHALL BE DESIGNED TO TRANSFER LOADS TO THE TRAILER STRUCTURE; USE BACKING PLATES WHERE REQUIRED.

6.0 FABRICATION

6.1 GENERAL

FABRICATE ASSEMBLED UNITS TO MAXIMUM PRACTICAL SIZE FOR TRANSPORT. GRIND EXPOSED WELDS SMOOTH WHERE REQUIRED. PROVIDE STIFFENERS AND CONNECTION PLATES AS REQUIRED FOR ATTACHMENT TO TRAILER FRAME.

6.2 CONNECTIONS

PROVIDE BOLTED CONNECTIONS TO ALLOW REMOVAL FOR TRAILER TRANSPORT IF REQUESTED BY OWNER; PROVIDE REMOVABLE/LOCKING HITCH PLATES OR QUICK-RELEASE BRACKETS WHEN TRAILER MOBILITY IS REQUIRED.

6.3 WELDS

WELDS TO BE CONTINUOUS OR INTERMITTENT AS REQUIRED; WELDING PER AWS STANDARDS; CLEAN WELDS AND PREPARE FOR FINISH.

7.0 FINISH & CORROSION PROTECTION

7.1 PREPARATION

SHOP BLAST CLEAN TO NEAR-WHITE OR COMMERCIAL BLAST AS REQUIRED FOR COATING SPECIFIED.

7.2 GALVANIZING

HOT-DIP GALVANIZE ENTIRE ASSEMBLY AFTER FABRICATION TO ASTM A123 (PREFERRED) OR GALVANIZE COMPONENTS PRIOR TO FINAL ASSEMBLY WITH TOUCH-UP ON FIELD WELDS.

7.3 PAINT

APPLY A FACTORY COAT OF CORROSION-INHIBITING PRIMER AND FINISH TOPCOAT (TWO COATS) SUITABLE FOR EXTERIOR USE. DO NOT PAINT OVER GALVANIZING UNLESS REQUIRED — IF PAINTING GALVANIZED SURFACES, USE COMPATIBLE PRE-TREATMENT.

8.0 SLIP-RESISTANCE & DRAINAGE

8.1 TREAD SURFACE

PROVIDE PERMANENT, SLIP-RESISTANT SURFACE: SERRATED, DIAMOND PATTERN, OR GRIT-FILLED NOSING. ENSURE TREADS DRAIN WATER AND DO NOT POND.

9.0 HANDRAILS, GUARDS & SAFETY

9.1 HANDRAILS

PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES WHERE REQUIRED. ENDS TO RETURN TO POSTS OR WALL. HANDRAIL PROFILE TO BE EASILY GRIPPABLE PER CODE.

9.2 GUARDS

PROVIDE GUARDS WHERE REQUIRED PER HEIGHT AND OPENING RESTRICTIONS (NO 4" SPHERE PASSAGE). EXTEND GUARD TO FULL LANDING PERIMETER.

10.0 ANCHORING & ATTACHMENT TO TRAILER

10.1 COORDINATE

CONTRACTOR TO VERIFY TRAILER FRAME ATTACHMENT POINTS. PROVIDE CONNECTION PLATES SIZED TO DISTRIBUTE LOADS; USE BACKING PLATES INSIDE TRAILER FRAME FLANGE WHERE NECESSARY.

10.2 CLEARANCES FOR TRANSPORT

IF TRAILER MUST BE MOVED, PROVIDE REMOVABLE OR FOLD-UP STAIR OPTION WITH SECURE LOCKING MECHANISM. INDICATE MECHANISM ON SHOP DRAWINGS.

11.0 INSTALLATION

11.1 FIELD MEASUREMENTS

VERIFY ALL FIELD DIMENSIONS AND TRAILER INTERFACE PRIOR TO FABRICATION.

11.2 SETTING & LEVELING

SET STAIR SO TREADS ARE LEVEL AND STRINGERS PLUMB. TIGHTEN ALL FASTENERS TO RECOMMENDED TORQUE. PROVIDE SEAL AT ATTACHMENT POINTS TO PREVENT WATER INTRUSION.

12.0 FINAL INSPECTION

OWNER/ENGINEER TO INSPECT FOR SECURE ATTACHMENT, CORRECT DIMENSIONS, FINISH AND OPERATION.

12.1 TESTING & WARRANTY

12.2 LOAD TEST

PERFORM A FIELD LOAD TEST IF REQUIRED BY AHJ OR OWNER. PROVIDE CERTIFICATION OF DESIGN AND FABRICATION IF REQUESTED.

12.3 WARRANTY

PROVIDE MINIMUM 1-YEAR WORKMANSHIP WARRANTY; COATING WARRANTY PER PAINT/GALVANIZING MANUFACTURER TERMS.

1819 MAIN STREET, SUITE 400
SARASOTA, FL 34236

2220 CENTRAL AVE. SUITE D.
ST. PETERSBURG, FL 33712

SWEETPARKMAN.COM
T 941.952.0084

FL AR0015832

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

STATE OF FLORIDA
TODD M. SWEET
AR0015832
REGISTERED ARCHITECT

TODD M. SWEET
AR 0015832

PROJECT TITLE:
CITY OF BRADENTON
PUBLIC WORKS - TEMPORARY BUILDOUT
2145 9TH STREET EAST, BRADENTON FL 34205

ISSUED FOR:
BID / PERMIT SET
10/29/2025

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" 1"

SCALE:	1/8" = 1'-0"
PROJECT MANAGER:	KT
DRAWN BY:	KT / BB
A/E OF RECORD:	TS
PROJECT NO:	24806
SHEET TITLE:	

PROJECT MANUAL - PERFORMANCE SPEC (OFFICE TRAILER)

SHEET No.:

A-802

(C) COPYRIGHT 2021 SWEET SPARKMAN ARCHITECTS, INC.

10/30/2025 3:32:23 PM

AGENDA ITEM NO. 9.d

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** RESOLUTION 26-03 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0025 TO ALLOW A PUBLIC FACILITY TO BE LOCATED AT 1706 9TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID NO. 4633211009), AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION:
Motion to recommend to City Council either approval or denial of Resolution 26-03.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The City of Bradenton (applicant) is requesting Special Use approval to permit property located at 1706 9th Street East to be utilized as a Public Facility, which is defined in the Land Use Regulations as "any plant or structure owned or proposed by a public agency, government body or public utility, but not including offices."

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Resolution 26-03.

ATTACHMENTS:
Resolution 26-03
Staff Report
Application

RESOLUTION 26-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0025 TO ALLOW A PUBLIC FACILITY TO BE LOCATED AT 1706 9TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID NO. 4633211009), AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Bradenton ("Property Owner") owns the property located at 1706 9th Street East, Bradenton, Florida (Parcel ID No. 4633211009), 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 Industrial (I); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Industrial (I) zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations Schedule 3.2.1.2 identifies Public Facility as a Special Use in the Industrial (I) zoning district; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit requesting that said property be allowed to be used for a Public Facility as generally depicted on the Concept Site Plan attached hereto as Exhibit "B"; and

WHEREAS, the Planning Commission held a noticed public hearing on January 21, 2026, at which the Commission received testimony and evidence from the Property Owner and City Planning staff and members of the public in attendance; and

WHEREAS, the City Council held a noticed public hearing on February 11, 2026, at which the Council received testimony and evidence from the 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 use the property at 1706 9th Street East, Bradenton, Florida, for a Public Facility, as generally depicted on the Concept Site Plan attached hereto as Exhibit "B".

c. The City's professional staff determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.

d. The Planning Commission, which is designated as the local planning agency, determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.

e. The Planning Commission recommended approval.

The proposed use meets the requirements of Section 3.3.2 of the Land Use Regulations, as described below:

a. 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.
b. 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.
c. All buildings are located an adequate distance from property lines and streets. See 3.3.2.3.
d. 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.
e. 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.
f. 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 are adequate for the proposed use. See 3.3.2.5.

g. 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.
h. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided. See 3.3.2.5.
i. Screening, buffering or separation of any nuisance or hazardous feature of the use are adequate for the proposed use. See 3.3.2.5.
j. 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.
k. 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.
l. The land to be used is adequate for the proposed use. See 3.3.2.5.
m. 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.
n. The proposed use will not affect the environmental quality of the district. See 3.3.2.5.
o. The proposed use is consistent with the City's comprehensive plan. See 3.3.2.5.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for the property at 1706 9th Street East, Bradenton, Florida, to be used as a Public Facility as generally depicted on the Concept Site Plan attached hereto as Exhibit "B".

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 Property Owner 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 Property Owner 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 Property Owner 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 Order 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 Special Use Permit which shall remain in full force and effect.

Section 5. Conflict. All prior resolutions or parts thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Resolution shall become effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 11TH DAY OF FEBRUARY 2026.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____
Tamara Melton
CITY CLERK

_____
Gene Brown
MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

Legal Description

DESCRIPTION: (SURVEY BY OTHERS - SEE NOTE 2, THIS PAGE)

PARCEL 1:

TROPICANA SOUTHWEST PARCEL (COUNTY)

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36 TOWNSHIP 34 S, RANGE 17 E; THENCE N 00°19'50" E, ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1437.44 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD COASTLINE RAILROAD); THENCE N 53°11'51" W, ALONG THE SOUTHWESTERLY LINE OF SAID C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH THE C.S.X. MAIN LINE TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 67.18 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY WITH THE WESTERLY RIGHT-OF-WAY OF 9TH STREET EAST, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 13120-2506, FOR A POINT OF BEGINNING; THENCE CONTINUE N 53°11'51" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID MAIN TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 374.18 FEET; THENCE S 88°54'10" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, 68.54 FEET; THENCE N 53°11'51" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 25.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 1446.68 FEET; THENCE N 89°05'05" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, 68.24 FEET; THENCE N 53°11'51" W, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 179.09 FEET; THENCE N 00°23'07" E, ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY, 49.71 FEET: THENCE N 53°11'51" W, ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 25.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 1104.58 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 55; THENCE S 00°30'55" E, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 55, A DISTANCE OF 96.51 FEET; THENCE N 89°29'05" E, A DISTANCE OF 27.63 FEET; THENCE S 53°11'51" E, PARALLEL WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY AND 60.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 802.97 FEET; THENCE S 00°24'36" W, A DISTANCE OF 1184.93 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 683 (U.S. 301) AS SHOWN ON AFORESAID F.D.O.T RIGHT-OF-WAY MAPS; THENCE S 89°04'20" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 683 (U.S. 301), A DISTANCE OF 719.47 FEET; THENCE S 89°03'49" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 307.14 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 12°01'01" W, A DISTANCE OF 1592.39 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", A DISTANCE OF 542.77 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE S 58°27'13" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 308.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF AFORESAID 9TH STREET EAST; THENCE N 07°40'57" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID 9TH STREET EAST, A DISTANCE OF 233.52 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 36, TOWNSHIP 34 S, RANGE 17 E, MANATEE COUNTY, FLORIDA.

CONTAINING 28.31 ACRES MORE OR LESS.

EXHIBIT "B"


SWEETSPARKMAN
ARCHITECTURE & INTERIORS
CONCEPTUAL PLAN
PROPOSED MASTER PLAN
LEGEND
BUILDING
COVERED STORAGE
GREEN AREAS
STORMWATER (DRY RETENTION)
SIDEWALK
ASPHALT
SITE BOUNDARY
FENCE LINE
1.0 FLEET / SMALL ENGINE
Buidling: (37,812 SF) Site: (4.0 Acres)
2.0 Solid Waste
Building: (9,600 SF) Site: (3.8 Acres)
3.0 Purchasing
Building: (11,250 SF) Site: (1.0 Acres)
4.0 Central Ops / Field Ops
Building: (31,900 SF) Site: (1.05 Acres)
Landscape & Grounds
Site: (0.8 Acres)
Street Drainage
Site: (0.2 Acres)
Water & Sewer
Site: (0.4 Acres)
Mechanical | Lift Stations
Site: (0.2 Acres)
Electrical/Facilities
Site: (0.4 Acres)
Central Ops
Site: (0.04 Acres)
5.0 Fuel Island / Vehicle Wash
Site: (0.8 Acres)
0'
100'
200'
400'
SCALE: 1" = 200'
N
TROPICANA
9TH ST SE
PROPOSED SECONDARY ENTRY DPW ONLY ACCESS POINT INGRESS / EGRESS
PROPOSED EGRESS ONLY ACCESS
PROPOSED EGRESS DPW ONLY ACCESS POINT
GREEN AREA
STORMWATER 21,427 SF 0.5 ACRES
STORMWATER 76,332 SF 1.76 ACRES
AUCTION LOT
US 301
1.0
2.0
3.0
4.0
5.0
EXISTING STORMWATER
RED BARN FLEA MARKET
PROPOSED PRIMARY ENTRY INGRESS / EGRESS PUBLIC ACCESS (SHARED DPW ACCESS POINT)
CITY OF BRADENTON PUBLIC WORKS MASTER PLAN
REPORT
10/10/25
X-1.6

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 21, 2026

Staff Report

Resolution: 26-03
Case Number: PLN-SUP-25-0025
Applicant: City of Bradenton
Owner: City of Bradenton
Address: 1706 9th Street East
Parcel ID: 4633211009
Current Zoning: I (Industrial)
Future Land Use: I (Industrial)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: I (Industrial) & Manatee County
South: Manatee County
East: I (Industrial) & Manatee County
West: T4-O (General Urban Open) & Manatee County

Future Land Use: North: I (Industrial) & Manatee County
South: Manatee County
East: I (Industrial) & Manatee County
West: RESHIGH (High Density Residential) & Manatee County

REQUEST:

The City of Bradenton (applicant) is requesting Special Use approval to permit property located at 1706 9th Street East to be utilized as a Public Facility as defined in Chapter 10 of the Land Use Regulations.

> *"Public facility: Any plant or structure owned or proposed by a public agency, government body or public utility, but not including offices."*

The subject property will be the new location for the City of Bradenton's Public Works and Utilities Facility, which includes Fleet, Solid Waste, Purchasing, Field Operations (Landscape & Grounds, Street Drainage, Water & Sewer, Mechanical, Electrical, Facilities), Fueling Station, and a Vehicle Wash.

The city is currently engaged in developing a Master Site Plan for the property which details building sizes and locations, landscaping, parking, etc. Current conceptual renderings are attached under Exhibit "D".

Project construction is anticipated to start at the earliest in Summer of 2026, with buildout/completion taking approximately 4 years.

The relocation of Public Works & Utilities is due in part to a major redevelopment project planned on land adjacent to and in the vicinity of LECOM Park. This redevelopment project, known as City Park, is designed to elevate the City of Bradenton's reputation as a destination for Sports Tourism, while still providing essential services and support to underserved schools and neighborhoods in the city.

The following project description can be found on the city's website:

> *"The City Park project represents a significant milestone in Bradenton's forward-thinking vision. By blending recreation, community resources, and economic development, we are shaping Bradenton into an even more desirable place to live, work, and visit. Together, we are building a city that continues to grow while remaining true to its friendly spirit. City Park will enhance LECOM Park with the addition of a third baseball field, expanded parking, and upgraded facilities to host state, regional, and national baseball tournaments. These improvements will drive tourism, generate revenue for local businesses in Bradenton and Manatee County, and further revitalize the downtown area, all while preserving the historical significance of City Park Field, which dates back over a century. The vision of the project extends beyond sports. Plans include a Community Resource Center, which will offer essential services and support to underserved schools and neighborhoods in our community. The facility will house athletic programs, child and adult education, career development initiatives, and family support services. This is in partnership with the City of Bradenton, Manatee County Government, School District of Manatee County, and the Police Athletic League (PAL)."*

According to Schedule 3.2.1.2 of the Land Use Regulations, a Public Facility is listed as a Special Use, which requires Planning Commission review and City Council approval:

SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS	I	
USE	P	SU
PUBLIC FACILITES		X

On July 23, 2025, City Council approved the voluntary annexation (Ord. 4061) of the subject property which is approximately 28.31 acres in size. The annexation was followed by a Zoning Atlas Amendment (Ord. 4063) and Comprehensive Map Amendment (Ord. 4062), both approved on August 13, 2025. The Zoning Atlas and Comprehensive Map Amendments placed Industrial "I" zoning on the property as both the current zoning and future land use classifications.

COMPREHENSIVE PLAN:

Objective 1.2: Future Land Use Map
To guide the location of new development and redevelopment in a manner conducive to compatibility of land uses, sensitive to natural resources and natural hazards and consistent with the availability of public facilities.

> Policy 1.2.1: Establish a Future Land Use Map
> The Future Land Use Map shall govern the use of land in the City of Bradenton, defining types and intensities of uses within each category, and is hereby adopted as part of this Comprehensive Plan. The following future land use categories are established:
>
> > Industrial
> > Provides an economic engine that allows for heavy commercial, industrial, offices, warehouses that also include light and heavy manufacturing, automotive uses, outdoor storage, amusement establishments, educational facilities, service and equipment, laboratories. Ancillary facilities to support the various uses may also be provided in the industrial areas.
> >
> > Maximum floor area ratio: 1. 0

LAND USE REGULATIONS:

Section 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. Special use permit applications shall be reviewed using the following:

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.

Staff Response: As final plans for the property are created, city staff will ensure that all Industrial zoning regulations are met.

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.

Staff Response: As final plans for the property are created, city staff will ensure that all Industrial zoning regulations are met, including the 10-ft. landscape separation.

REVIEW CRITERIA:

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.

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: Ingress and egress to the property will be reviewed and approved by the proper agencies including the County and FDOT.

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: Design and layout of the property is being done so any impacts will be minimal and not negatively impact adjoining properties. Any potential negative impact should be minimal as US 301 borders on the south, Tropicana and a rail line to the north, commercial (Red Barn) to the west, and city property and Tropicana to the east.

c. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   Staff Response: As the property is developed, Public Works & Utilities will review the location of all refuse service area. With adjoining uses being US 301, Tropicana, Red Barn,

rail line, and city owned property; any impact to others should be minimal.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: Utilities currently serve the property but as the property develops, if any additional utilities are required, they will be installed in a manner be compatible to surrounding properties.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Staff Response: As the property is developed, all city zoning regulations will be met including buffering and separation to minimize any negative impacts the use of the property may have on adjoining properties.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   Staff Response: Any lighting or signage shall be in accordance with the City of Bradenton's requirements. If additional lighting or signage is proposed, review during the Site Improvement Permit (SIP) and building permit process will ensure compliance with applicable standards.

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: With development planned for the property, it should enhance the area that is currently industrial in nature.

h. Adequacy of land and/or building which are to be used.

   Staff Response: Uses listed under the Public Facility definition are planned to be on the property and such uses are industrial in nature and will be compatible with the current built environment.

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: Compared to Tropicana who has a heavy manufacturing processing plant on the adjoining property, any city uses planned for the subject property will have a lesser impact on adjacent properties.

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: By redeveloping the property, environmental quality should be improved, and any future uses will need to follow all State and Federal regulations.

k. Consistency with the city's comprehensive plan.

Staff Response: The plan has been to redevelop the property to accommodate future city uses, therefore the Industrial future land use category was selected during the annexation process.

STAFF COMMENTS:

1. Planning Commission 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 along with the Future Land Use Element of the Comprehensive Plan.

Respectfully submitted,

Gregory J. DeLong
Assistant Director
Planning & Community Development

Exhibits:

Exhibit “A”: Location Map

Exhibit “B”: Future Land Use Map

Exhibit “C”: Zoning Map

Exhibit “D”: Conceptual Site Plan

EXHIBIT "A"
Location Map

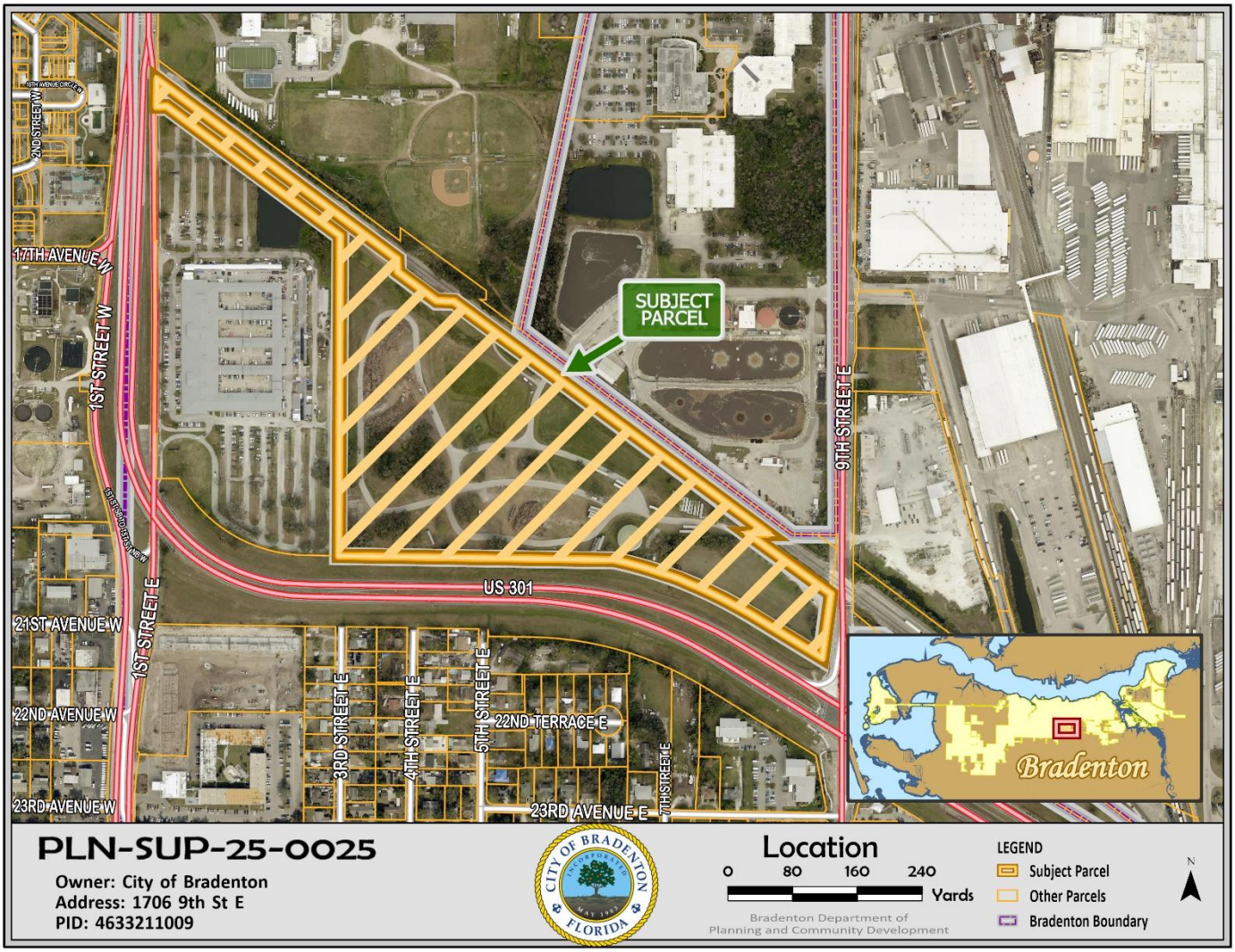


EXHIBIT "B"
Future Land Use Map

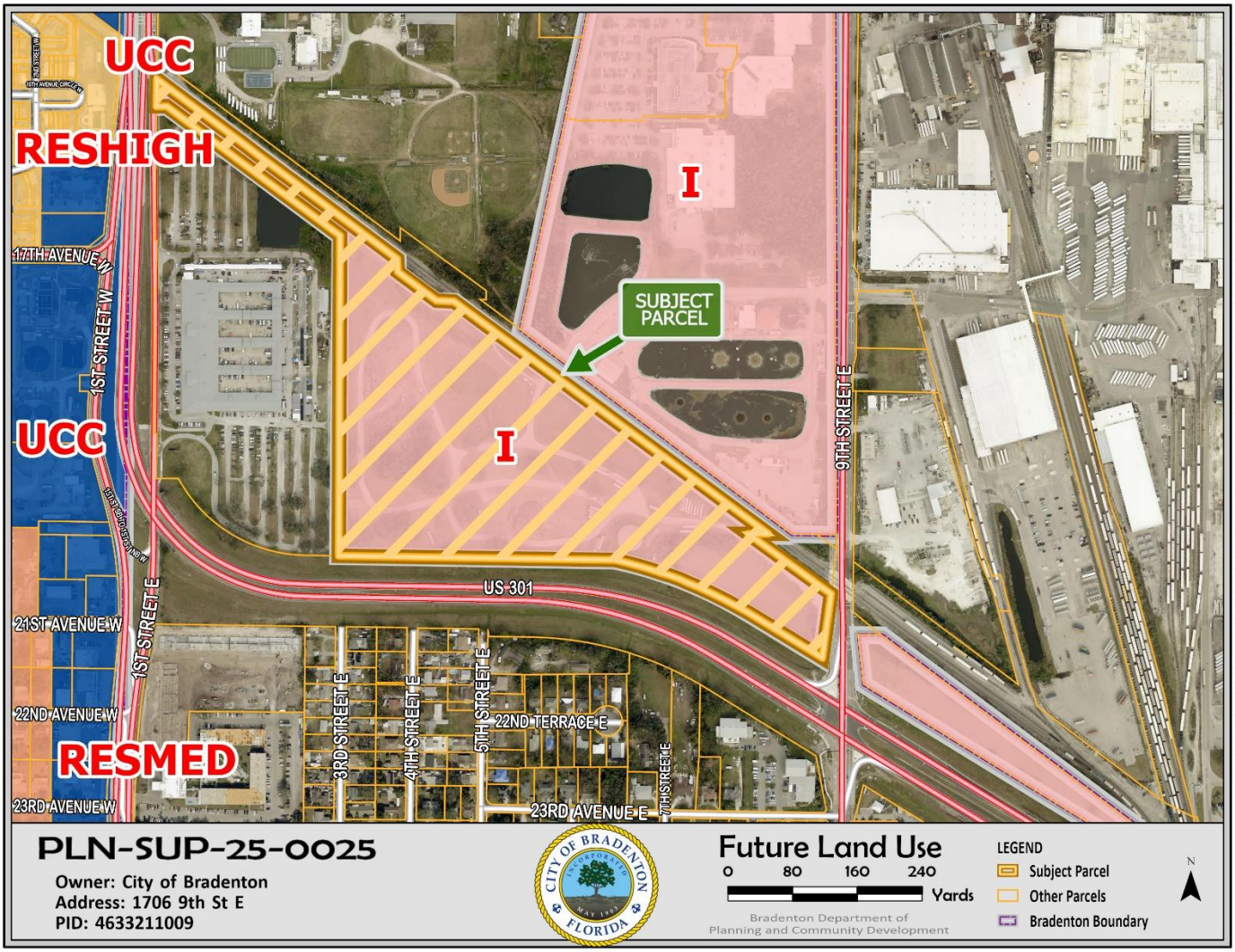


EXHIBIT "C"
Zoning Map

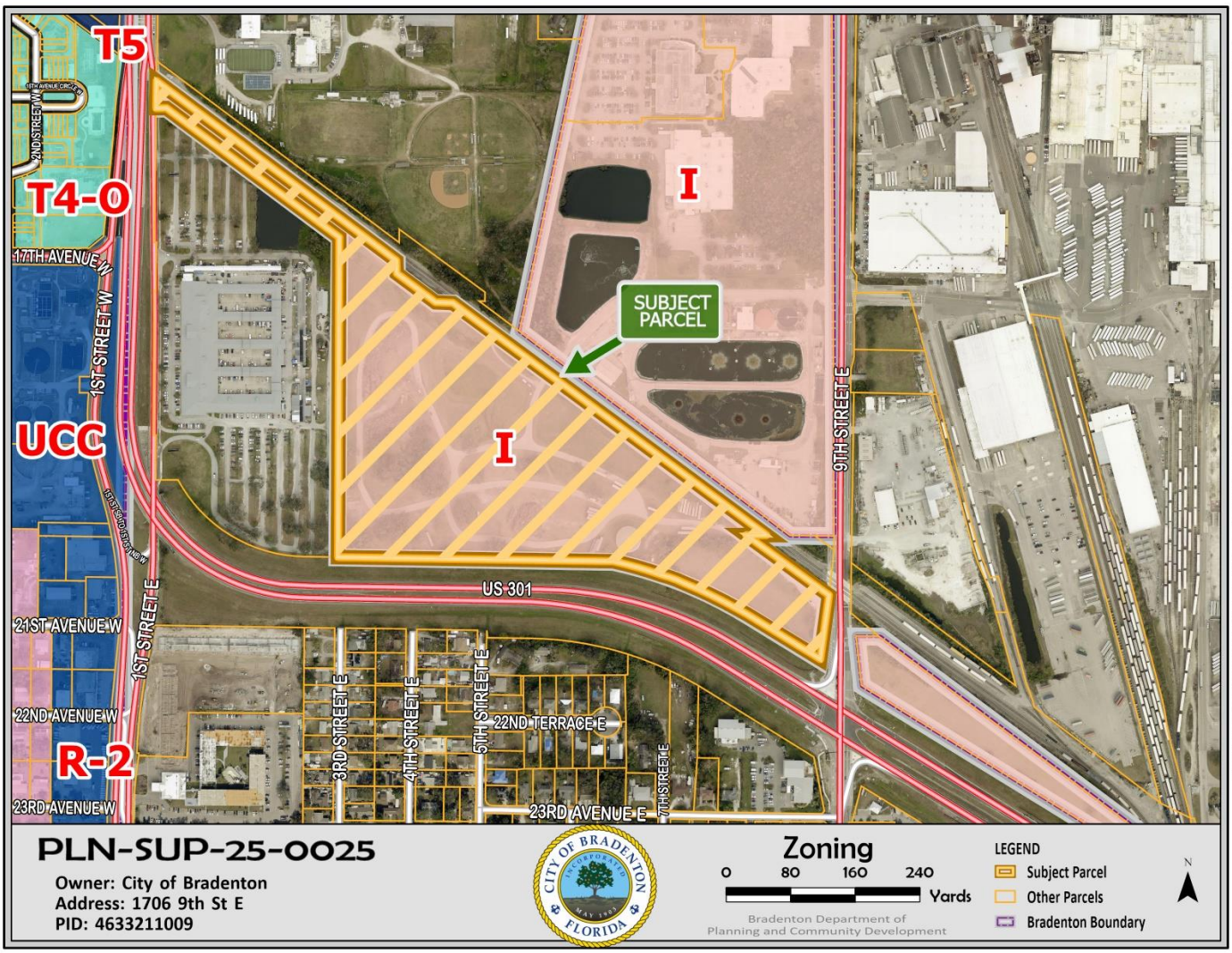


EXHIBIT "D"
Conceptual Site Plan

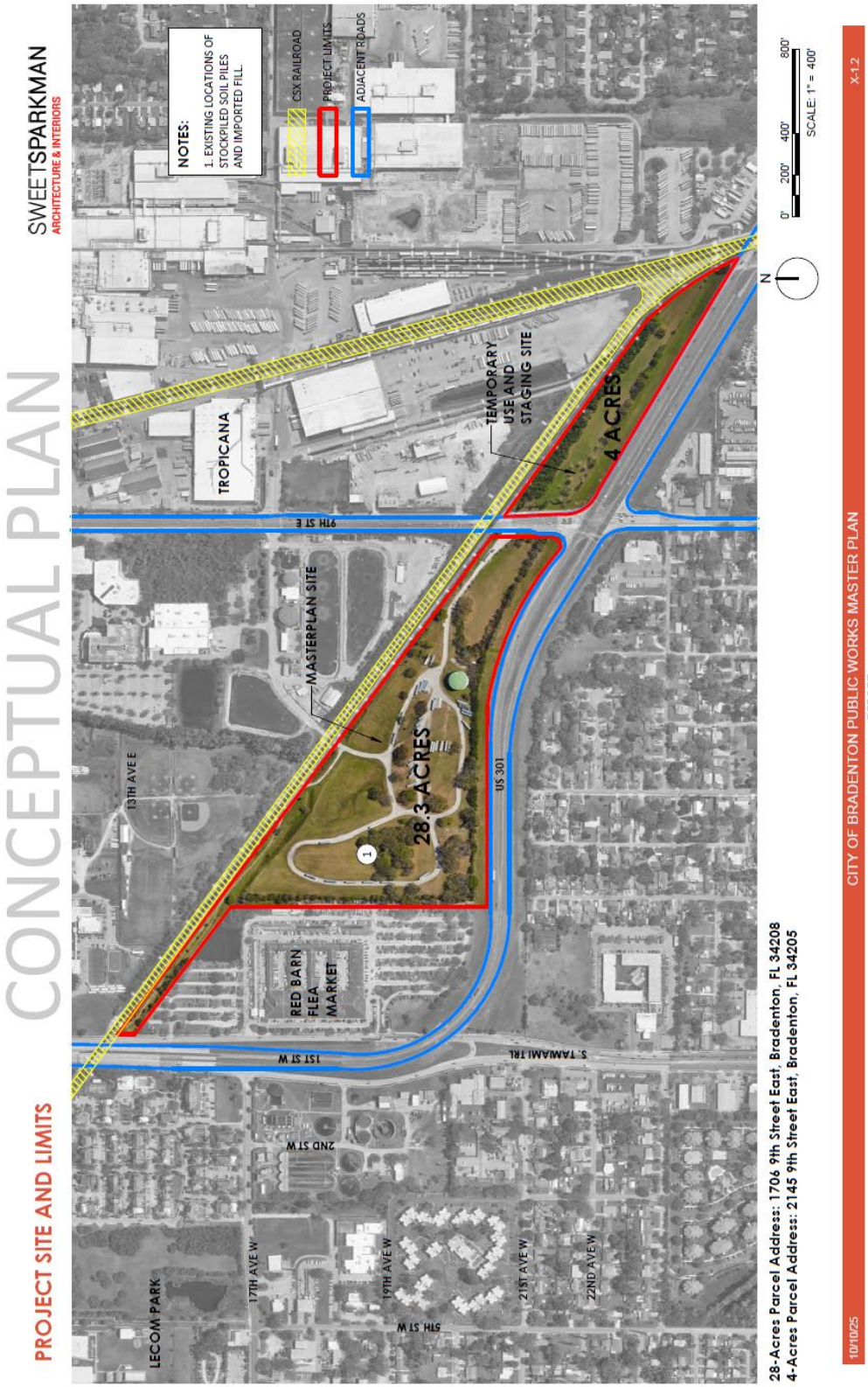


EXHIBIT "D"
Conceptual Site Plan

SITE DEVELOPMENT GUIDELINES

CONCEPTUAL PLAN

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

The new Public Works and Utilities Facility is envisioned as a modern, efficient, and resilient operations hub for the City of Bradenton. The following guiding objectives have been identified to inform the master planning process and ensure the new campus meets both current and future needs:

Centralize Operations
The new facility will consolidate all major Public Works and Utilities divisions—currently dispersed across multiple locations—into a single, coordinated campus. Centralization reduces inefficiencies caused by travel between sites, improves interdepartmental communication, strengthens supervision, and enhances the delivery of services to the community.

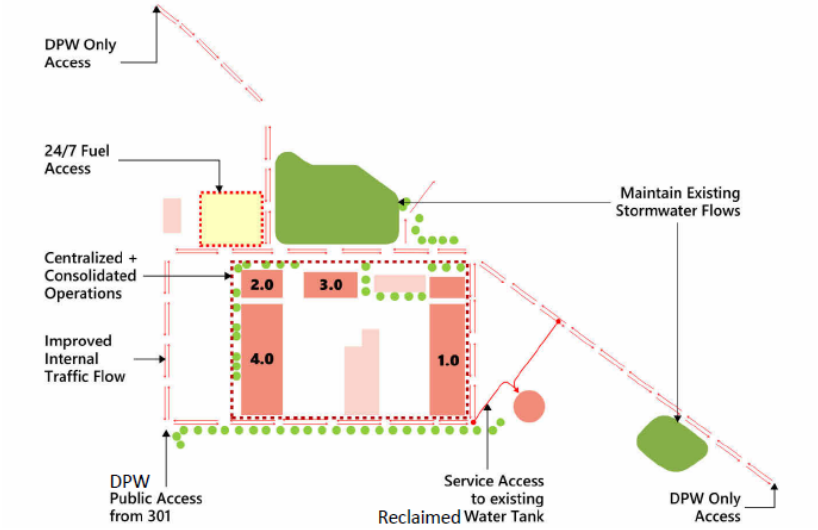
Consolidate and Maximize the Public Works Footprint
The master plan will focus on optimizing the use of the available 28-acre site by organizing buildings, yards, storage areas, and circulation zones to reduce redundant spaces and overlap between divisions. Strategic consolidation ensures that the facility uses the site to its fullest potential while reserving capacity for future growth and technological upgrades.

Minimize Internal Street Crossings Within the Public Works Area
The current layout forces vehicles and equipment to cross internal drives and operational paths multiple times each day, leading to congestion, inefficiencies, and safety hazards. The new master plan will establish dedicated circulation routes that separate heavy equipment and fleet movements from employee and visitor traffic. This improved internal traffic flow will enhance safety, reduce vehicle wear and fuel consumption, and streamline daily operations.

Provide 24/7 Access to Fuel
The master plan prioritizes the integration of secure, on-site fueling infrastructure that is available to the City 's fleet and emergency vehicles at all times. This capability is critical during emergencies, severe weather events, and after-hours operations when public fueling stations may be inaccessible or disrupted. A reliable, dedicated fueling facility will ensure uninterrupted service and response readiness.

Separate and Provide Direct Access to Solid Waste Operations
Solid Waste operations require large vehicles with frequent ingress and egress. The new design will provide a dedicated, direct access route for Solid Waste vehicles that avoids conflicts with other divisions' traffic. This separation improves operational efficiency, reduces safety risks, and limits wear on internal drives that serve lighter-duty vehicles.

Establish Access from US-301
By introducing a new or improved access point from US-301, the master plan will strengthen the connection between the Public Works campus and the regional transportation network. This access is vital for large service vehicles and equipment deliveries, improving logistical efficiency while reducing impacts on local streets and adjacent neighborhoods.



Maintain Service Access to the Existing Water Tank
The City's reclaimed water storage tank is a critical utility asset that must remain fully accessible for maintenance, emergency response, and future upgrades. The master plan will preserve and enhance dedicated access routes to the tank to ensure uninterrupted service, maintain water supply infrastructure, and minimize operational disruptions.

Maintain Existing Stormwater Flows
Sustainable site development is a key principle of the master plan. The design will respect and maintain existing stormwater flow patterns while incorporating modern drainage and retention systems. These improvements will minimize environmental impacts, reduce flooding risks, and ensure compliance with regulatory requirements for stormwater management.

EXHIBIT "D"
Conceptual Site Plan



EXHIBIT "D"
Conceptual Site Plan

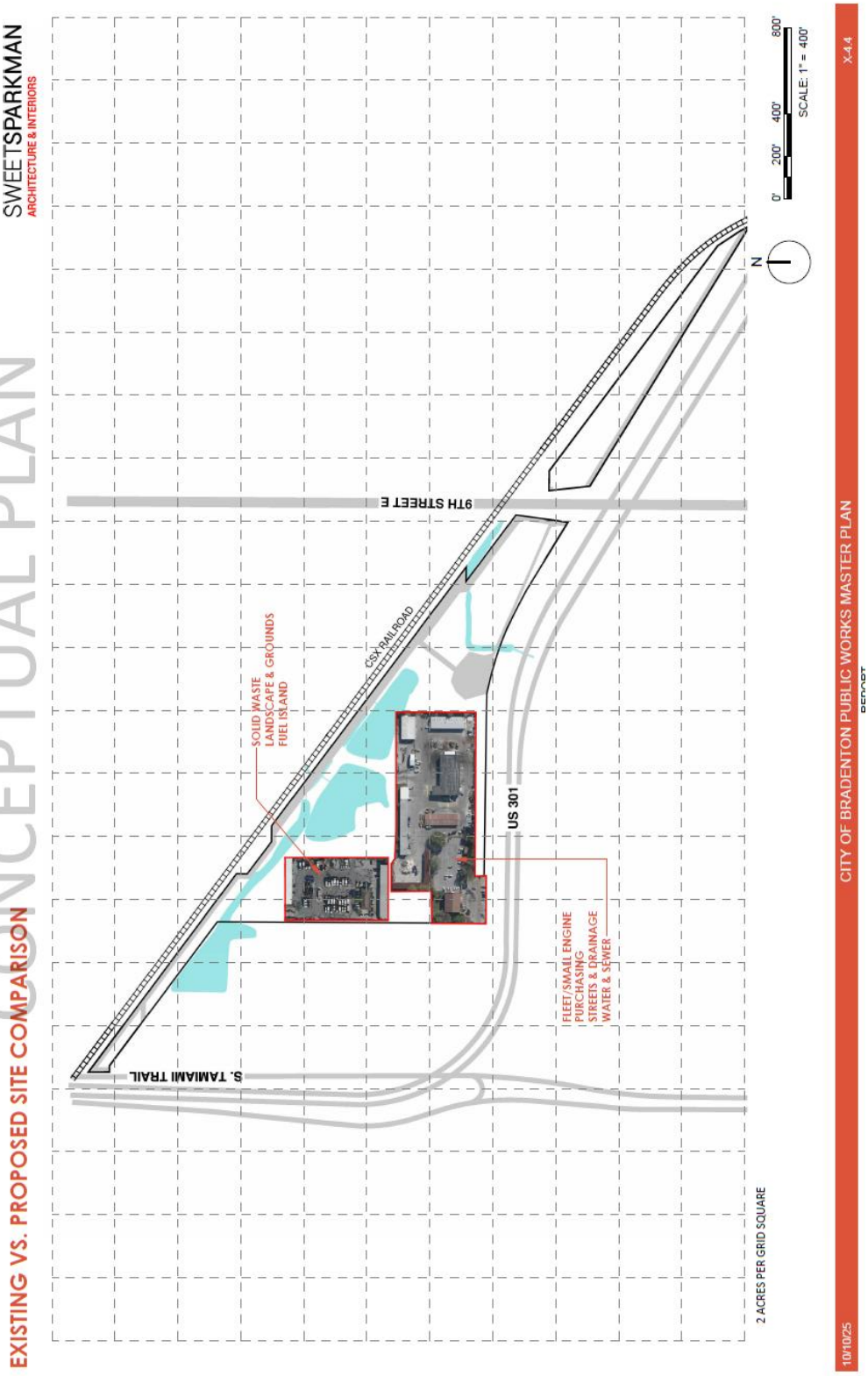


EXHIBIT "D"
Conceptual Site Plan



EXHIBIT "D"
Conceptual Site Plan

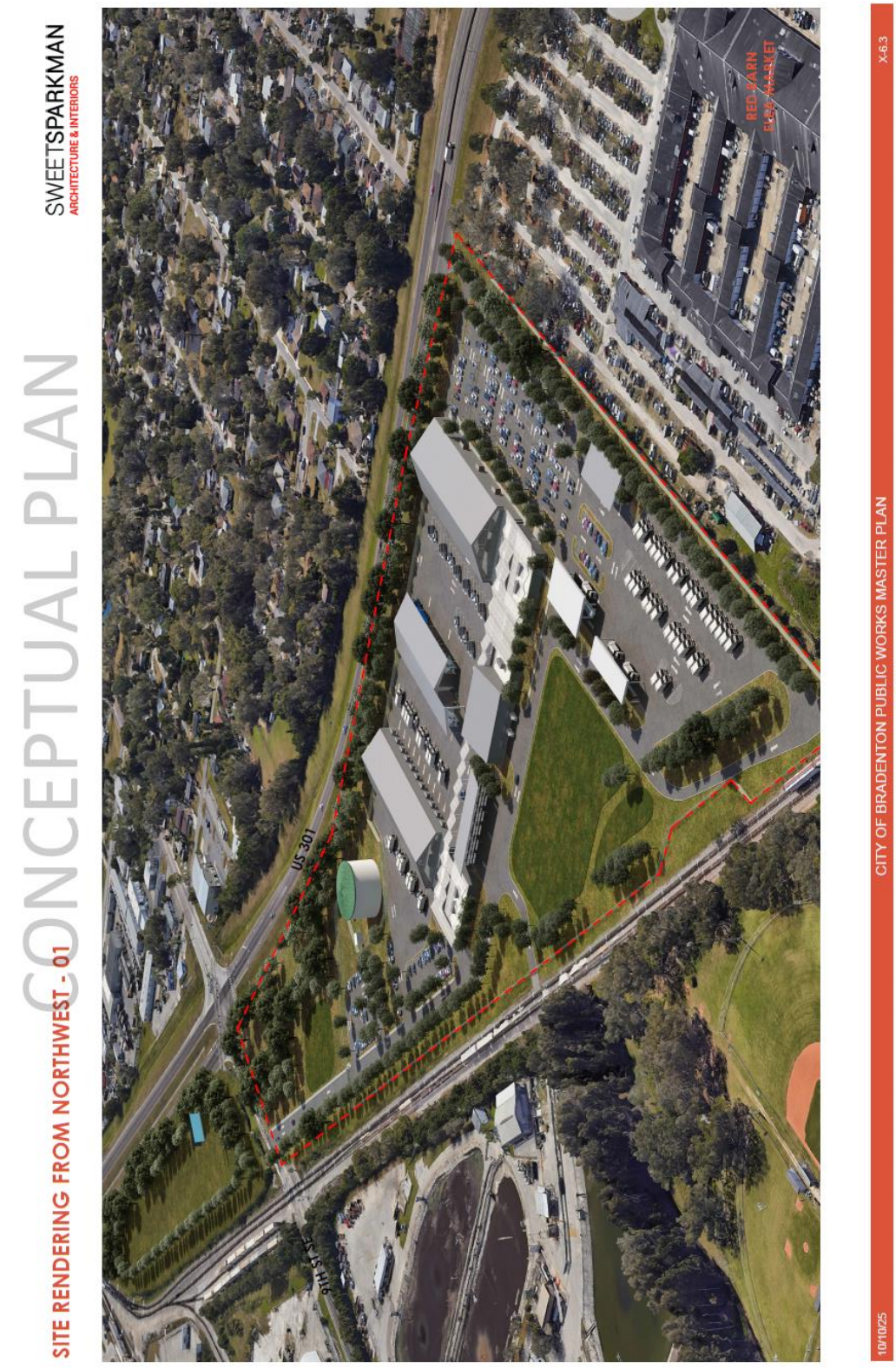


EXHIBIT "D"
Conceptual Site Plan



PLN-SUP-25-0025

Menu Reports Help

File Date: 12/11/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Special Use request to permit a Public Facility on the subject property. If granted, the city can utilize the property for various and necessary operations as permitted under the definition of a Publ includes but is not limited to the daily operations of the Department of Public Works & Facilities.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
1706 9th Street East-S...	PLANNING	Other		application/pdf	Uploaded	12/16/2
1706 9th Street East-S...	PLANNING	Other		application/pdf	Uploaded	12/16/2
1706 9th Street E-COB ...	PLANNING	Other		application/pdf	Uploaded	12/16/2
1706 9th Street E-DPW_...	PLANNING	Other	Site Master Plan	application/pdf	Uploaded	12/16/2

Show all

Address:

Owner Name: CITY OF BRADENTON

Owner Address: 101 12TH ST W, BRADENTON, FL 34205

Parcel No: 4633211009

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: **SPECIAL USE**

Type	Other
Other	Schedule 3.2.1.2

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Greg DeLong	Ready for Pr...	12/17/2025	Greg DeLong
Case Manager	Greg DeLong	Ready for Re...	12/17/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Greg DeLong	Pass	12/17/2025	Greg DeLong
Review Consolidation	Greg DeLong	Scheduled fo...	12/17/2025	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

bradenton
The Friendly City

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 1706 9th Street East

I, Rob Perry, the registered property owner(s) of the above noted property, do hereby authorize

Jean Totti — Print Name of Agent
City of Bradenton — 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

Signature of Owner(s)

Owner(s) Address (if different than property above)

Jean Totti
Digitally signed by Jean Totti
Date: 2025.12.08 10:19:11 -05'00'

Signature of Agent

888 13th Ave. East, Bradenton, FL
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 10th day of December 2025, produced Personally Known respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Mindy Whalen
Signature

Mindy Whalen, Notary Public
Print Name

Notary Public State of Florida
Mindy Whalen
My Commission HH 624175
Expires 3/16/2029

State of Florida
My Commission Expires: 3/16/2029

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.

   The site design will provide with a deceleration lane from US301 as requited by FDOT. Entrance on both 9th Street E and US301 by the RR tracks will be right-in/right-out as approved by FDOT. Designated parking areas, sidewalks connecting parking areas and building access will provide pedestrian protection.

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.

   There is no street parking, and all parking areas will be contained within the site. Photometrics studies will guarantee that no light will spread past the site limits and adversely affect neighboring lands or roads.

3. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   All service areas for vehicles, equipment and buildings will be located well within property limits and with ample distance separating them from neighboring properties.

4. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Existing electrical service will be increased to meet the new demand. Such service will be coordinated with FPL. Other utility services will be provided by the city meeting all current local and federal standards.

5. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Landscape buffers will be provided as required by SBC.

6. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   The city will limit signage to that allowed by SBC and will mostly be internal to the property. No illuminated or road signage is anticipated.

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.

   Most adjoining properties are industrial in nature and the inclusion of office and operations buildings will only contribute to improve the area.

8. Adequacy of land and/or building which are to be used.

   All construction will follow local and federal regulations to guarantee that any development on the property will positively impact the area.

9. General compatibility or appropriateness with adjacent properties and other properties in the district with special consideration given to proposed hours of operation.

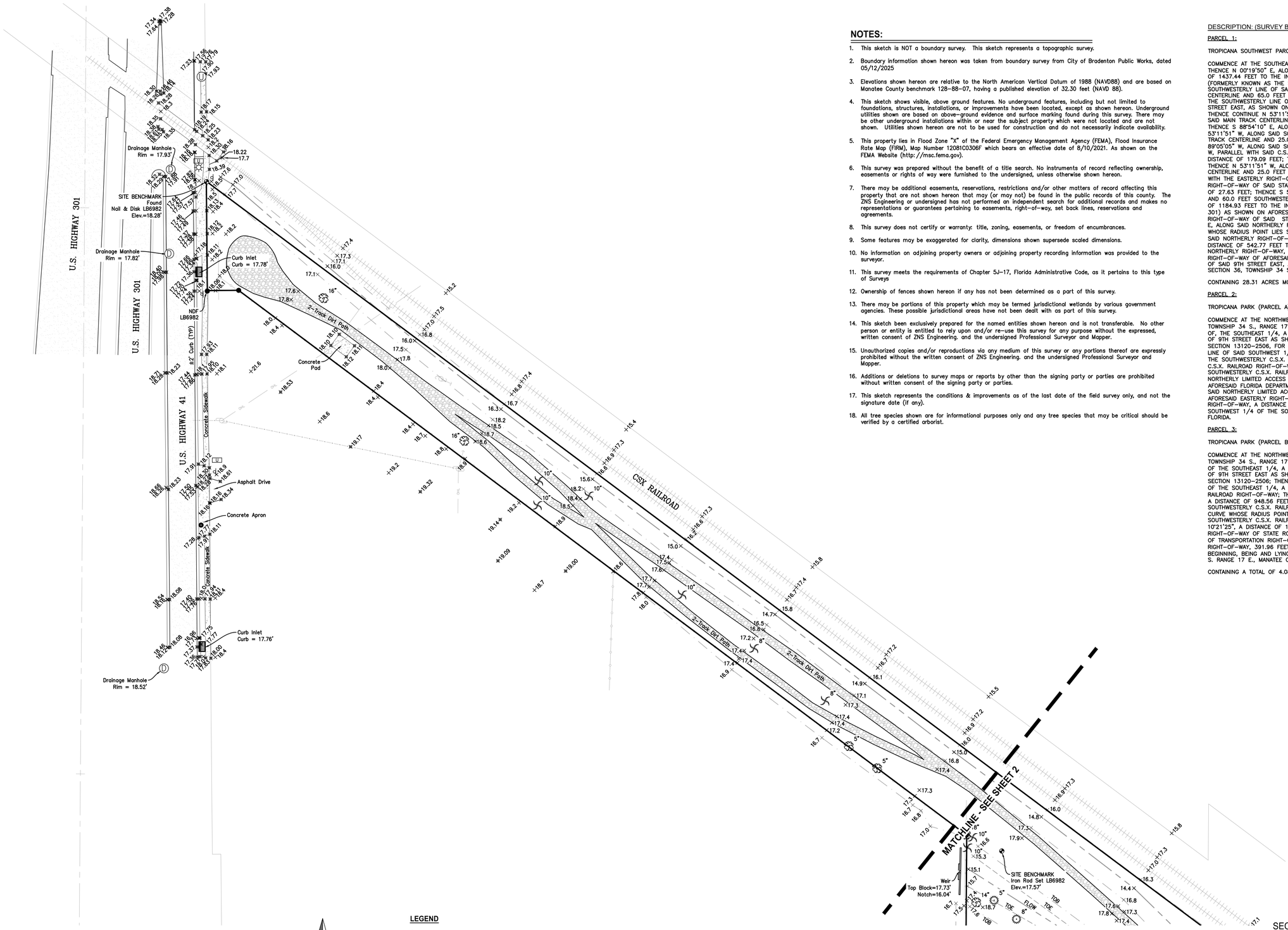
   All operations on this property will match or meet the operations of neighboring properties.

10. Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.

    The development on this property will meet all of the FDEP and SWFWMD requirements. Many of the existing conditions will be improved with the development.

11. Consistency with the City of Bradenton Comprehensive Plan.

    The proposed development meets the city's objectives and comprehensive plan.



NOTES:

1. This sketch is NOT a boundary survey. This sketch represents a topographic survey.
2. Boundary information shown hereon was taken from boundary survey from City of Bradenton Public Works, dated 05/12/2025
3. Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and are based on Manatee County benchmark 128-88-07, having a published elevation of 32.30 feet (NAVD 88).
4. This sketch shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
5. This property lies in Flood Zone "X" of the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12081C0306F which bears an effective date of 8/10/2021. As shown on the FEMA Website (http://msc.fema.gov).
6. This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
7. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
8. This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
9. Some features may be exaggerated for clarity, dimensions shown supersede scaled dimensions.
10. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
11. This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys
12. Ownership of fences shown hereon if any has not been determined as a part of this survey.
13. There may be portions of this property which may be termed jurisdictional wetlands by various government agencies. These possible jurisdictional areas have not been dealt with as part of this survey.
14. This sketch been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering, and the undersigned Professional Surveyor and Mapper.
15. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
16. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
17. This sketch represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
18. All tree species shown are for informational purposes only and any tree species that may be critical should be verified by a certified arborist.

DESCRIPTION: (SURVEY BY OTHERS - SEE NOTE 2, THIS PAGE)

PARCEL 1:

TROPICANA SOUTHWEST PARCEL (COUNTY)

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36 TOWNSHIP 34 S, RANGE 17 E; THENCE N 00°19'50" E, ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1437.44 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD COASTLINE RAILROAD); THENCE N 53°11'51" W, ALONG THE SOUTHWESTERLY LINE OF SAID C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH THE C.S.X. MAIN LINE TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 67.18 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY WITH THE WESTERLY RIGHT-OF-WAY OF 9TH STREET EAST, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 13120-2506, FOR A POINT OF BEGINNING; THENCE CONTINUE N 53°11'51" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID MAIN TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 374.18 FEET; THENCE S 88°54'10" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, 68.54 FEET; THENCE N 53°11'51" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 25.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 1446.68 FEET; THENCE N 89°05'05" W, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, 68.24 FEET; THENCE N 53°11'51" W, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 65.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 179.09 FEET; THENCE N 00°23'07" E, ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY, 49.71 FEET: THENCE N 53°11'51" W, ALONG SAID C.S.X. RAILROAD RIGHT-OF-WAY, PARALLEL WITH SAID C.S.X. MAIN TRACK CENTERLINE AND 25.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 1104.58 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 55; THENCE S 00°30'55" E, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 55, A DISTANCE OF 96.51 FEET; THENCE N 89°29'05" E, A DISTANCE OF 27.63 FEET; THENCE S 53°11'51" E, PARALLEL WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY AND 60.0 FEET SOUTHWESTERLY THEREFROM, A DISTANCE OF 802.97 FEET; THENCE S 00°24'36" W, A DISTANCE OF 1184.93 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 683 (U.S. 301) AS SHOWN ON AFORESAID F.D.O.T RIGHT-OF-WAY MAPS; THENCE S 89°04'20" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 683 (U.S. 301), A DISTANCE OF 719.47 FEET; THENCE S 89°03'49" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 307.14 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 12°01'01" W, A DISTANCE OF 1592.39 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", A DISTANCE OF 542.77 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE S 58°27'13" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 308.55 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF AFORESAID 9TH STREET EAST; THENCE N 07°40'57" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID 9TH STREET EAST, A DISTANCE OF 233.52 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 36, TOWNSHIP 34 S, RANGE 17 E, MANATEE COUNTY, FLORIDA.

CONTAINING 28.31 ACRES MORE OR LESS.

PARCEL 2:

TROPICANA PARK (PARCEL A)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E.; THENCE S 89°18'13" E., ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF, THE SOUTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 13120-2506, FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 87.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY; THENCE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY A DISTANCE OF 948.56 FEET; THENCE S 00°16'20" W, LEAVING SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 121.85 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF- WAY OF STATE ROAD NO. 683 (U.S. HIGHWAY 301), AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE N 58°27'13" W. ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY, A DISTANCE OF 970.67 FEET TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST; THENCE N 06°00'58" W, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 184.34 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

PARCEL 3:

TROPICANA PARK (PARCEL B)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S., RANGE 17 E.; THENCE S 89°18'13" E. ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF 9TH STREET EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13120-2506; THENCE CONTINUE S 89°18'13" E, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 87.61 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY; THENCE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 948.56 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 53°11'51" E, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 306.82 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 53°17'55" W, 930.06 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°21'25", A DISTANCE OF 168.12 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD NO. 683 (U.S. HIGHWAY 301), AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE N 58°27'13" W, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY, 391.96 FEET; THENCE N 00°16'20" E, A DISTANCE OF 121.85 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 34 S. RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING A TOTAL OF 4.08 ACRES MORE OR LESS

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- DIP DUCTILE IRON PIPE
- TYP TYPICAL
- LB LICENSED BUSINESS
- OAK TREE
- PALM TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

FLORIDA CERTIFICATE No. 6809
DATE OF CERTIFICATION 11/05/2025

BY: KAVIN C. WILMOTT, P.S.M.

IF PRINTED THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED COMPLYING WITH FS 5J-17.062.

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 1 OF 6

T:_2025_City\Bradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:04 PM, ByVonHasv

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 3

SITE BENCHMARK
Iron Rod Set LB6982
Elev.=17.57'

Weir
Top Block=17.73'
Notch=16.04'

SITE BENCHMARK
Iron Rod Found LB2241
Elev.=16.29'

SITE BENCHMARK
Nail & Disk LB6982
Elev.=16.83'

SITE BENCHMARK
Iron Rod Set LB2241
Elev.=21.12'

2-Track Dirt Path

CSX RAILROAD

Asphalt Path

Asphalt Drive

Mitered End Section
18"PVC Inv.=10.64'

End of Pipe
18"PVC Inv.=10.27'

Concrete Headwall
Top of Wall=16.8'
36"RCP Inv.=9.46'

Concrete Headwall
Top of Wall=16.9'
36"RCP Inv.=9.53'

Mitered End Section
34"x53"RCP Inv.=12.28'

Mitered End Section
34"x53"RCP Inv.=12.48'

End of Pipe
36"RCP Inv.=9.35'
Weir in Pipe=10.84'

End of Pipe
36"RCP Inv.=9.31'
Weir in Pipe=10.71'

Concrete Headwall
Top of Wall=17.0'
24"RCP Inv.=13.72'

End of Pipe
15"DIP Inv.=11.06'

Concrete Headwall
Top of Wall=15.7'
34"x53"RCP Inv.=11.63'

Grate Inlet
24"RCP Inv.=14.00'

Concrete Headwall
Top of Wall=16.1'
34"x53"RCP Inv.=11.99'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE
DIP DUCTILE IRON PIPE
TYP TYPICAL
LB LICENSED BUSINESS
MES MITERED END SECTION

- OAK TREE
- ORNAMENTAL TREE
- UNKNOWN TREE

SCALE 1"=40'

SCALE: 1" = 40'

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 2 OF 6

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\LOB_TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:04 PM, ByYoritzaV

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

Asphalt Path

Asphalt Path

Asphalt Path

Asphalt Path

Asphalt Path

TOE

TOB

U.S. HIGHWAY 301

Grass Median

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE
DIP DUCTILE IRON PIPE
TYP TYPICAL
LB LICENSED BUSINESS
MES MITERED END SECTION

- OAK TREE
- PALM TREE
- PINE TREE
- DEAD TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

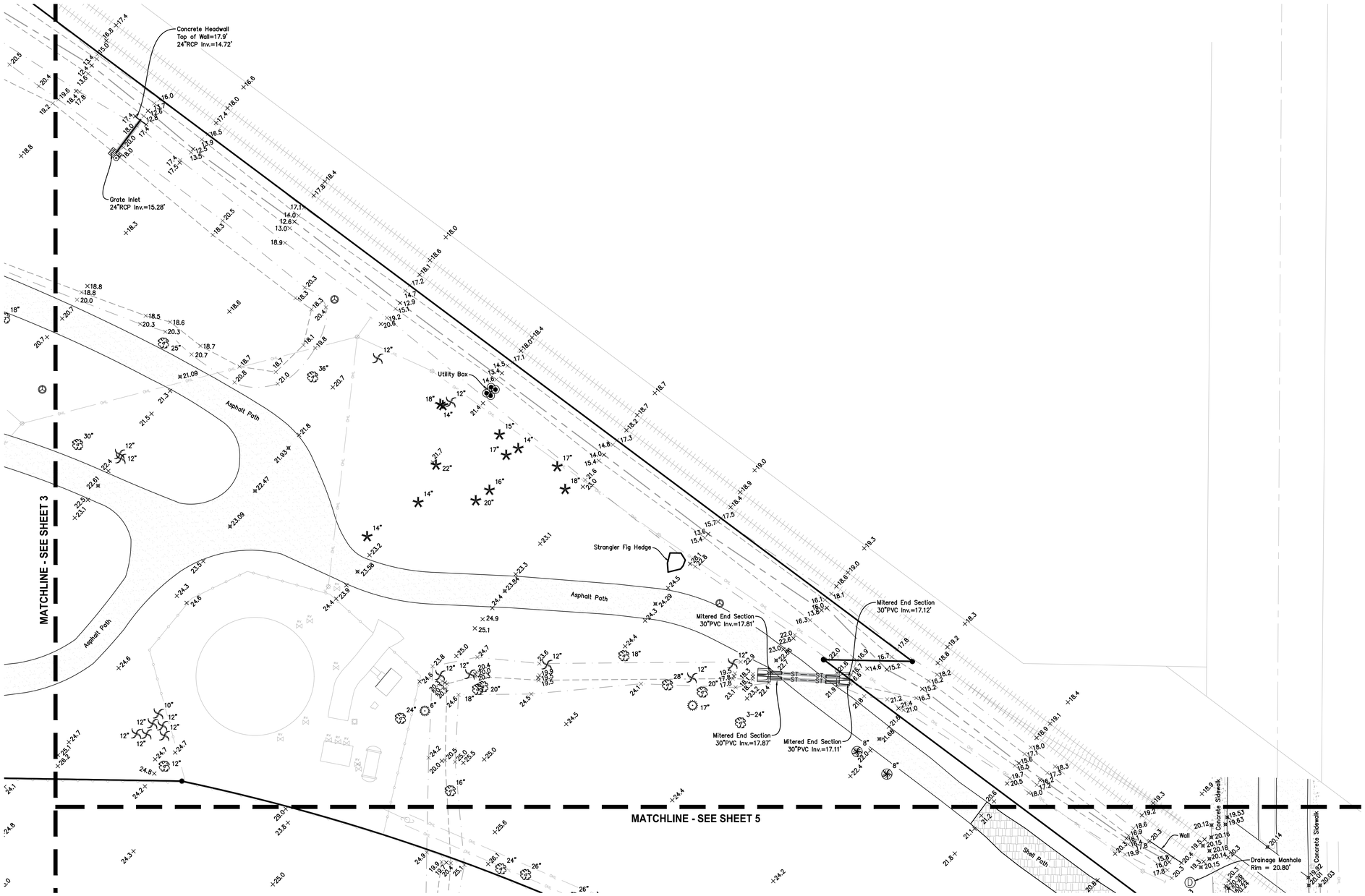
T:_2025_City\Bradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByVonYatsov

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 3 OF 6



LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION
- UTILITY POLE
- BOLLARD

- CHAINLINK FENCE (CLF)
- OHL — OVERHEAD LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION

- OAK TREE
- PALM TREE
- PINE TREE
- ORNAMENTAL TREE

SCALE 1"=40'

SCALE: 1" = 40'

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByYordiZaV

TOPOGRAPHIC SURVEY

OF

PARCELS OF LAND

LOCATED IN

SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 4 OF 6

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

U.S. HIGHWAY 301

9TH STREET E

Grass Median

Concrete Sidewalk

Asphalt Path

Shell Path

Concrete Headwall
Top of Wall=17.9'
36"RCP Inv.=19.57'
36"RCP Inv.=19.44'

Drainage Manhole
Rim = 20.80'

Curb Inlet
Curb = 20.40'

Curb Inlet
Curb = 20.57'

Drainage Manhole
Rim = 20.70'

Grate Inlet
N 38"x60"RCP Inv.=16.09'
S 38"x60"RCP Inv.=16.16'

Drainage Manhole
Rim = 21.44'

Concrete Headwall
Top of Wall=20.8'
18"RCP Inv.=17.01'

Rip-rap

Weir
Top Block=19.38'
Notch=18.81'

5/8"IRF
LB 2241

Mitered End Section
36"RCP Inv.=18.27'

Grate Inlet
Rim=26.21'

Mitered End Section
24"RCP Inv.=19.72'

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION
- UTILITY POLE
- BOLLARD
- ELECTRIC METER
- FIBER LINE MARKER
- TRAFFIC SIGNAL BOX
- GAS LINE MARKER
- CHAINLINK FENCE (CLF)
- OVERHEAD LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION

- OAK TREE
- PALM TREE
- PINE TREE
- ORNAMENTAL TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByYvetzov

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ADDED TREE DATA	YV	11/05/2025
REVISION	BY	DATE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY dml FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 5 OF 6

MATCHLINE - SHEET 5

Grate Inlet
Rim=29.92'

Mitered End Section
24"RCP Inv.=Filled

Grate Inlet
Rim=40.07'

Mitered End Section
18"CMP Inv.=Filled

Grate Inlet
Rim=49.50'

Mitered End Section
18"CMP Inv.=Filled

Grate Inlet
Rim=53.18'

Mitered End Section
18"CMP Inv.=Filled

U.S. HIGHWAY 301

Grass Median

TOB

TOE

FLOW

SCALE 1"=40'

SCALE: 1" = 40'

LEGEND

- BENCHMARK
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- CATCH BASIN
- DRAINAGE MANHOLE
- UTILITY MANHOLE
- UTILITY BOX
- LIGHT POLE
- SIGN POST
- MONITORING WELL
- ELECTRIC HAND HOLE
- GRATE INLET
- MITERED END SECTION
- UTILITY POLE
- BOLLARD
- FIBER LINE MARKER
- TRAFFIC SIGNAL BOX
- GAS LINE MARKER

- CHAINLINK FENCE (CLF)
- OHL — OVERHEAD LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK (TOB)
- TOE OF SLOPE (TOE)
- FLOW LINE (FLOW)
- RAILROAD

RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
TYP	TYPICAL
LB	LICENSED BUSINESS
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE

- OAK TREE
- PALM TREE
- PINE TREE
- ORNAMENTAL TREE
- UNKNOWN TREE

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

T:_2025_CityOfBradenton\Tropicana Parcel Topo (45782)\Survey\COB TROPICANA TOPO.dwg, Plot Date:11/5/2025 3:05 PM, ByYvanTsov

REVISION	BY	DATE
ADDED TREE DATA	YV	11/05/2025

TOPOGRAPHIC SURVEY
OF
PARCELS OF LAND
LOCATED IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

DRAWN BY YV FIELD BY BURKE JOB NO. 45782 FIELD DATE 06-12-2025 SCALE 1"=40' SHEET 6 OF 6

CITY OF BRADENTON PUBLIC WORKS MASTER PLAN

REPORT

PROJECT #: 24806

10/10/25

bradenton
The Friendly City

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

OWNER

CITY OF BRADENTON

888 13TH AVE E, BRADENTON FL 34208
WWW.CITYOFBRADENTON.COM/PUBLICWORKS

CONTACT:
JEAN TOTTI
CONSTRUCTION PROJECT ADMINISTRATOR
JEAN.TOTTI@BRADENTONFL.GOV
941.462.1999

ARCHITECT

SWEET SPARKMAN ARCHITECTURE & INTERIORS

1819 MAIN STREET, SUITE 400, SARASOTA FL, 34236
WWW.SWEETSPARKMAN.COM

CONTACT:
RAM VENKAT, AIA
SENIOR PROJECT MANAGER
RVENKAT@SWEETSPARKMAN.COM
941.315.9508

CIVIL/ FUEL ENGINEER

WESTON & SAMPSON ENGINEERS, INC.

4210 METRO PKAY #230, FORT MYERS, FL 33916
WWW.WESTONANDSAMPSON.COM

CONTACT:
JOSEPH ZONGOL, PE
REGIONAL DIRECTOR | SENIOR ASSOCIATE
ZONGOLJ@WSEINC.COM
239.737.2013

MEPFP ENGINEER

ME3 CONSULTING ENGINEER, LLC

5300 PAYLOR LANE, SARASOTA FL 34240
WWW.ME3-ENGR.COM

CONTACT:
BRYAN P. ZAF, PE, LEED AP
VICE PRESIDENT / PRINCIPAL
BRYAN@ME3-ENGR.COM
941.748.1319

STRUCTURAL ENGINEER

SNELL ENGINEERING

1517 STATE ST #202, SARASOTA, FL 34236
WWW.SNELLENG.COM

CONTACT:
CORD VAN NOSTRAND, PE, SE
PRINCIPAL / DIRECTOR OF ENGINEERING
CORD@SNELLENG.COM
941.954.0681

COST ESTIMATOR

FOURIE CONSULTANTS

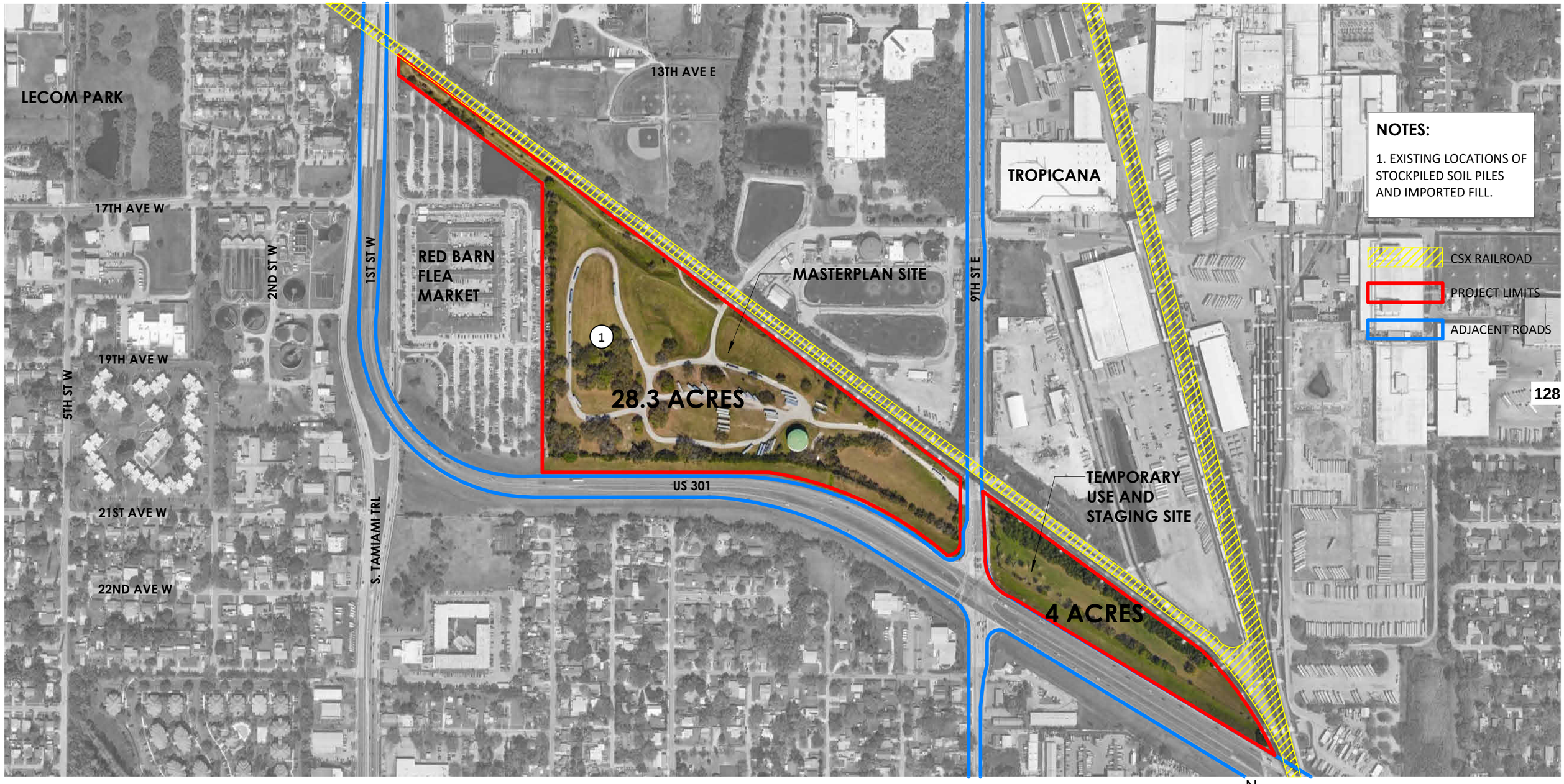
1600 E. 8TH AVE, SUITE A200, TAMPA FL 33605
WWW.FCICOST.COM

CONTACT:
RICK FOURIE, CCM
FOUNDER / PRINCIPAL
RFOURIE@FCICOST.COM
813.919.9921

PROJECT TEAM

PROJECT SITE AND LIMITS

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



28-Acres Parcel Address: 1706 9th Street East, Bradenton, FL 34208
4-Acres Parcel Address: 2145 9th Street East, Bradenton, FL 34205

SITE DEVELOPMENT GUIDELINES

The new Public Works and Utilities Facility is envisioned as a modern, efficient, and resilient operations hub for the City of Bradenton. The following guiding objectives have been identified to inform the master planning process and ensure the new campus meets both current and future needs:

Centralize Operations
The new facility will consolidate all major Public Works and Utilities divisions—currently dispersed across multiple locations—into a single, coordinated campus. Centralization reduces inefficiencies caused by travel between sites, improves interdepartmental communication, strengthens supervision, and enhances the delivery of services to the community.

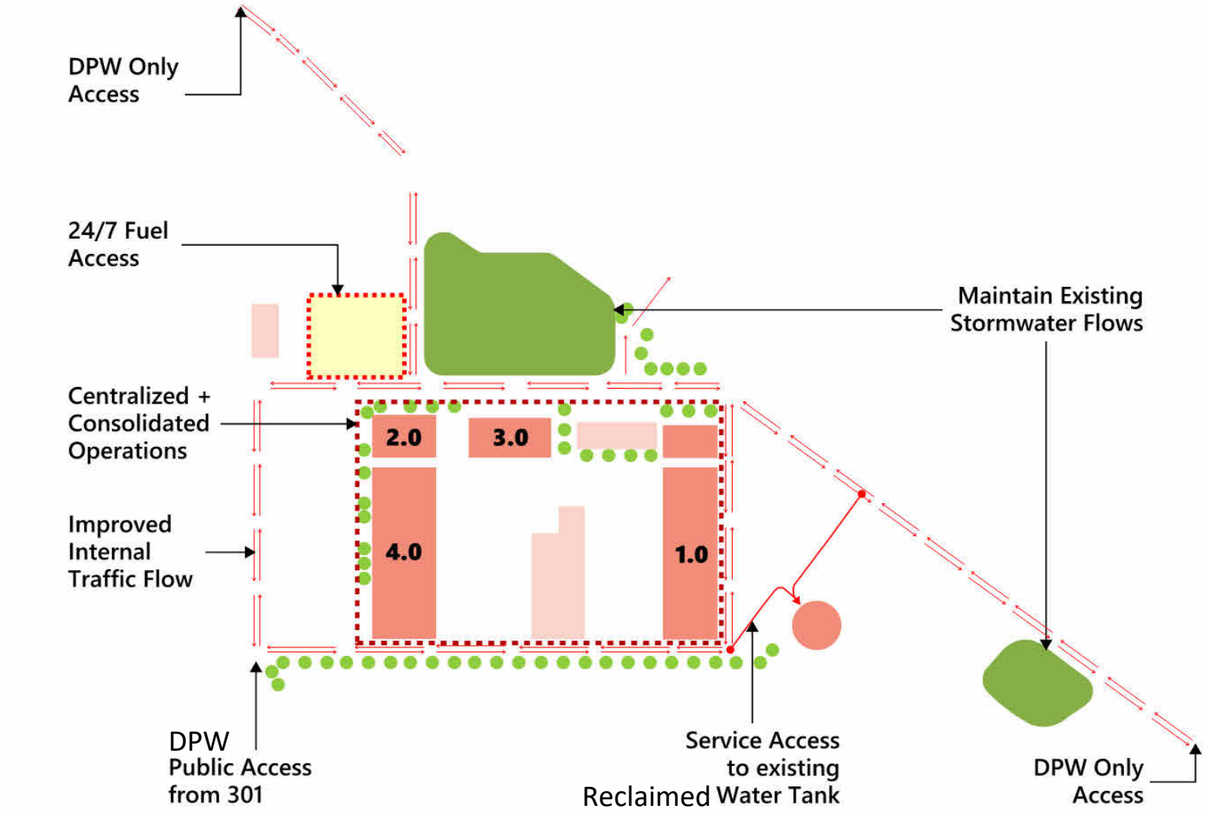
Consolidate and Maximize the Public Works Footprint
The master plan will focus on optimizing the use of the available 28-acre site by organizing buildings, yards, storage areas, and circulation zones to reduce redundant spaces and overlap between divisions. Strategic consolidation ensures that the facility uses the site to its fullest potential while reserving capacity for future growth and technological upgrades.

Minimize Internal Street Crossings Within the Public Works Area
The current layout forces vehicles and equipment to cross internal drives and operational paths multiple times each day, leading to congestion, inefficiencies, and safety hazards. The new master plan will establish dedicated circulation routes that separate heavy equipment and fleet movements from employee and visitor traffic. This improved internal traffic flow will enhance safety, reduce vehicle wear and fuel consumption, and streamline daily operations.

Provide 24/7 Access to Fuel
The master plan prioritizes the integration of secure, on-site fueling infrastructure that is available to the City 's fleet and emergency vehicles at all times. This capability is critical during emergencies, severe weather events, and after-hours operations when public fueling stations may be inaccessible or disrupted. A reliable, dedicated fueling facility will ensure uninterrupted service and response readiness.

Separate and Provide Direct Access to Solid Waste Operations
Solid Waste operations require large vehicles with frequent ingress and egress. The new design will provide a dedicated, direct access route for Solid Waste vehicles that avoids conflicts with other divisions ' traffic. This separation improves operational efficiency, reduces safety risks, and limits wear on internal drives that serve lighter-duty vehicles.

Establish Access from US-301
By introducing a new or improved access point from US-301, the master plan will strengthen the connection between the Public Works campus and the regional transportation network. This access is vital for large service vehicles and equipment deliveries, improving logistical efficiency while reducing impacts on local streets and adjacent neighborhoods.



Maintain Service Access to the Existing Water Tank
The City's reclaimed water storage tank is a critical utility asset that must remain fully accessible for maintenance, emergency response, and future upgrades. The master plan will preserve and enhance dedicated access routes to the tank to ensure uninterrupted service, maintain water supply infrastructure, and minimize operational disruptions.

Maintain Existing Stormwater Flows
Sustainable site development is a key principle of the master plan. The design will respect and maintain existing stormwater flow patterns while incorporating modern drainage and retention systems. These improvements will minimize environmental impacts, reduce flooding risks, and ensure compliance with regulatory requirements for stormwater management.

PROPOSED MASTER PLAN

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



LEGEND

- BUILDING
- COVERED STORAGE
- GREEN AREAS
- STORMWATER (DRY RETENTION)
- SIDEWALK
- ASPHALT
- SITE BOUNDARY
- FENCE LINE

1.0 FLEET / SMALL ENGINE
Buidling: *(37,812 SF)* Site: *(4.0 Acres)*

2.0 Solid Waste
Building: *(9,600 SF)* Site: *(3.8 Acres)*

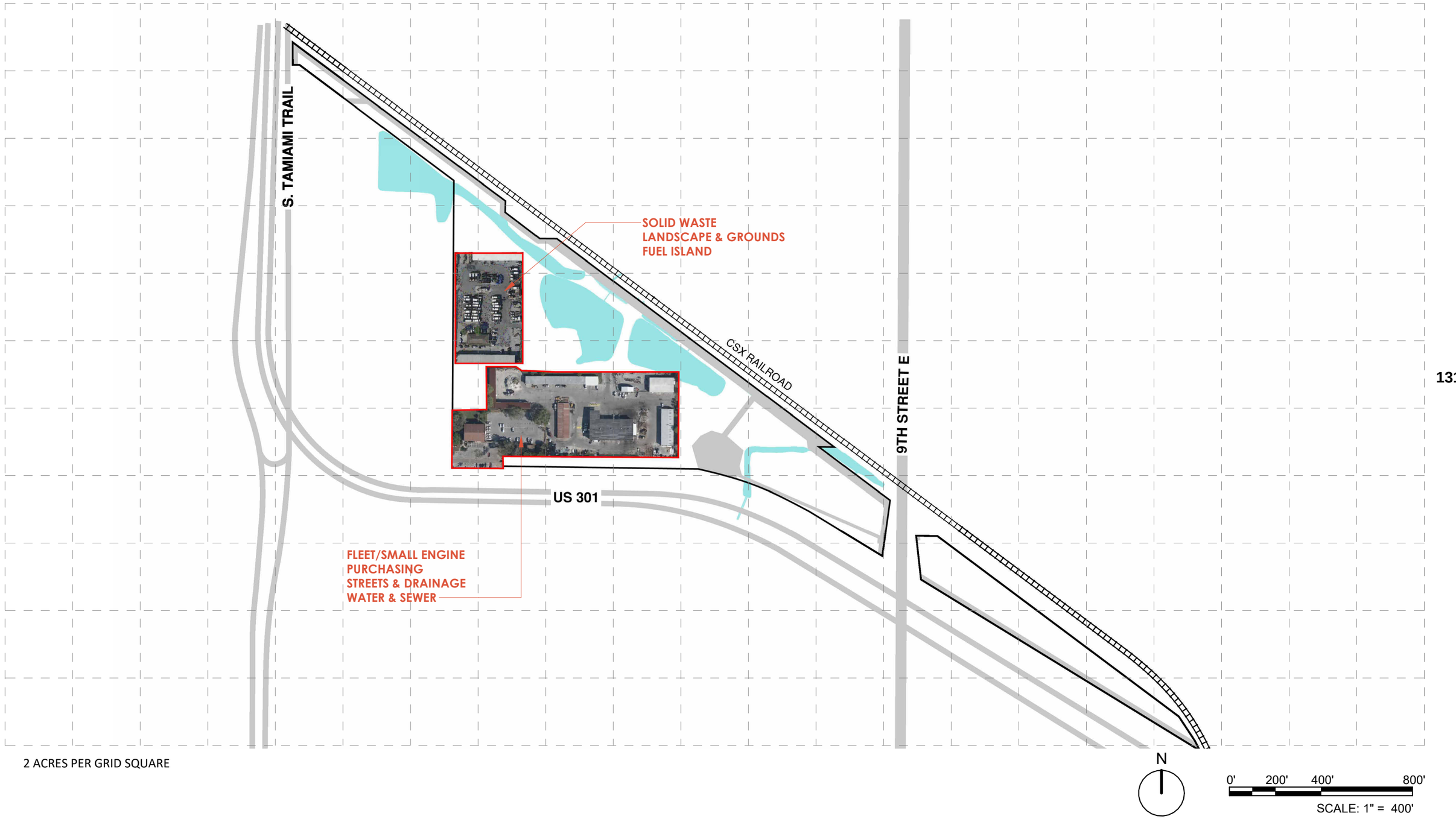
3.0 Purchasing
Building: *(11,250 SF)* Site: *(1.0 Acres)*

4.0 Central Ops / Field Ops
Building: *(31,900 SF)* Site: *(1.05 Acres)*

- **Landscape & Grounds** Site: *(0.8 Acres)*
- **Street Drainage** Site: *(0.2 Acres)*
- **Water & Sewer** Site: *(0.4 Acres)*
- **Mechanical | Lift Stations** Site: *(0.2 Acres)*
- **Electrical/Facilities** Site: *(0.4 Acres)*
- **Central Ops** Site: *(0.04 Acres)*

5.0 Fuel Island / Vehicle Wash
Site: *(0.8 Acres)*

EXISTING VS. PROPOSED SITE COMPARISON



PROPOSED MASTER PLAN

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



LEGEND

- BUILDING
- COVERED STORAGE
- GREEN AREAS
- STORMWATER (DRY RETENTION)
- SIDEWALK
- ASPHALT
- SITE BOUNDARY
- FENCE LINE

1.0 FLEET / SMALL ENGINE
Buidling: *(37,812 SF)* Site: *(4.0 Acres)*

2.0 Solid Waste
Building: *(9,600 SF)* Site: *(3.8 Acres)*

3.0 Purchasing
Building: *(11,250 SF)* Site: *(1.0 Acres)*

4.0 Central Ops / Field Ops
Building: *(31,900 SF)* Site: *(1.05 Acres)*

- **Landscape & Grounds**
  Site: *(0.8 Acres)*
- **Street Drainage**
  Site: *(0.2 Acres)*
- **Water & Sewer**
  Site: *(0.4 Acres)*
- **Mechanical | Lift Stations**
  Site: *(0.2 Acres)*
- **Electrical/Facilities**
  Site: *(0.4 Acres)*
- **Central Ops**
  Site: *(0.04 Acres)*

5.0 Fuel Island / Vehicle Wash
Site: *(0.8 Acres)*

SITE RENDERING FROM NORTHWEST - 01

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



SITE RENDERING FROM SOUTHWEST - 02

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



AGENDA ITEM NO. 9.e

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** RESOLUTION 26-04 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0023 TO OPERATE A DRIVE THRU SERVICE STATION/REPAIR FACILITY IN THE SCC (SUBURBAN COMMERCIAL CORRIDOR) ZONING DISTRICT FOR PROPERTY LOCATED AT 3511 MANATEE AVENUE WEST, BRADENTON, FL (PARCEL 3677000006) BRADENTON, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Resolution 26-04. If the action is to recommend approval, staff recommends the following stipulation be applied to the approval: During the Site Improvement Permitting phase, the site plan shall be reviewed for compliance with the Florida Fire and Building Codes and with City of Bradenton Land Use regulations, as applicable.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant is requesting a Special Use permit for the purpose of operating a drive-thru service station/repair facility in the Suburban Commercial Corridor (SCC) zoning district at the property located at 3511 Manatee Avenue West.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Resolution 26-04 with the stipulation recommended by staff.

ATTACHMENTS:
Resolution 26-04
Staff Report
Application

CITY OF BRADENTON
RESOLUTION 26-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0023 TO OPERATE A DRIVE THRU SERVICE STATION/REPAIR IN THE SCC (SUBURBAN COMMERCIAL CORRIDOR) ZONING DISTRICT FOR PROPERTY LOCATED AT 3511 MANATEE AVENUE WEST, BRADENTON, FL (PARCEL 3677000006) BRADENTON, FLORIDA; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, MANATEE TAKE 5 LLC (the "Property Owner"), owns the property located at 3511 Manatee Avenue West (parcel ID 3677000006) Bradenton, Florida, 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 Suburban Commercial Corridor (SCC); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Suburban Commercial Corridor (SCC) zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations Table 3.2.1.2 identifies uses in the SCC zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations Table 3.2.1.2 identifies Service Station/Repair Facilities as a Special Use in the SCC zoning district; and

WHEREAS, Herb Green, agent for the Property Owner submitted an application for a Special Use Permit to operate a Service Station/Repair Facility; and

WHEREAS, the Planning Commission held a noticed public hearing on January 21, 2026 at which the Board received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on February 11, 2026, 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 Service Station/Repair Facility as generally shown on the Conceptual Site Plan attached hereto as Exhibit "B".

c. The Planning Commission, which is designated as the local planning agency, determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.

d. The Planning Commission recommended approval with the stipulations recommended by Staff.

The proposed use with stipulations meets Section 3.3.2 of the Land Use Regulations, as further described below.

a. 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.
b. Access point are provided on two frontages and located so as to best suit the use and property.
c. All buildings are located an adequate distance from property lines and streets.
d. Any nuisance or hazardous feature of the use is adequately screened, buffered or separated.
e. Adequate ingress and egress to property and proposed structures, with particular regard for automobiles and pedestrian safety and convenience, and emergency access, are provided.
f. Off-street parking and loading areas are appropriately located and designed There will be no smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
g. Refuse and service areas are appropriately located and designed to address availability, adequacy and effect upon surrounding properties.
h. Utilities are available and adequate to serve the property in a similar manner to surrounding properties.
i. Sufficient screening is provided to protect surrounding properties from view of the premises; and internal noises from the use.
j. Proposed signage and exterior lighting adequately address glare, traffic safety and compatibility and harmony with surrounding properties.
k. The proposed use does not hinder the development of nearby vacant properties or adversely affect their economic value.
l. The land and/or building which are to be used are adequate.
m. The use is generally compatible with adjacent properties and other property in the district, including proposed hours of operation.
n. The proposed use will not adversely affect the environmental quality of the district.
o. The proposed use is consistent with the City's Comprehensive Plan.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow a Service Station/Repair Facility as generally shown on the conceptual Site Plan attached hereto as Exhibit "B", with the following stipulations:

1. During the Site Improvement Permitting phase, the site plan shall be reviewed for compliance with the Florida Fire and Building Codes and with City of Bradenton Land Use regulations, as applicable.

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.

ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE CITY COUNCIL OF THE CITY OF BRADENTON this 11TH DAY OF FEBRUARY, 2026.

ATTEST:

_____
Tamara Melton
CITY CLERK

_____
Gene Brown
MAYOR

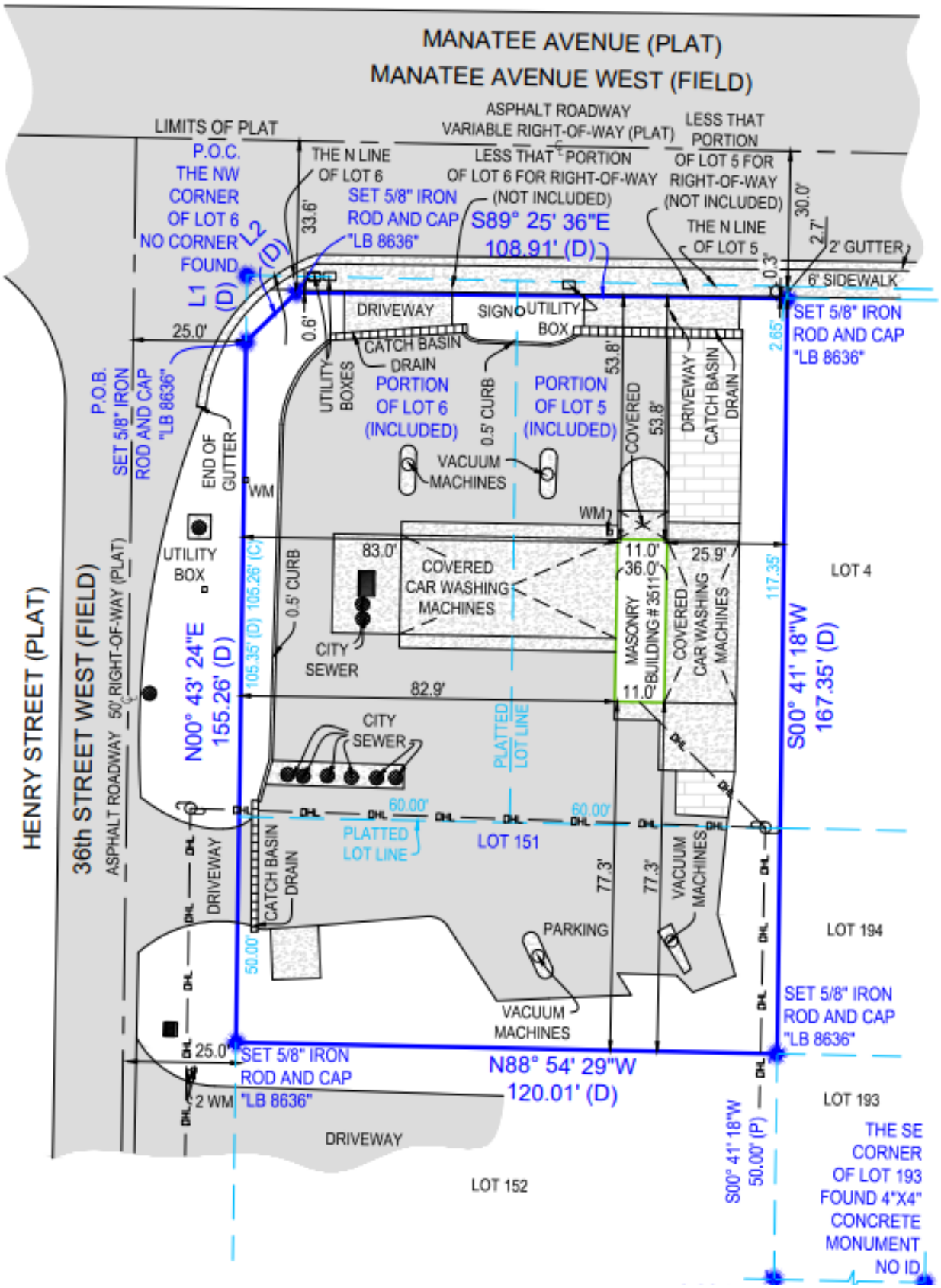
APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT A

A PORTION OF LOTS 5 & 6 AND ALL OF LOT 151, ROSEDALE SUB, MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD LOT 6; TH S 00 DEG 43 MIN 24.11 SEC W, ALG THE W LN OF SD LOT 6, 14.65 FT FOR A POB; SD PT BEING ON THE ELY R/W LN OF 36TH ST W, (50 FT WIDE); TH N 45 DEG 38 MIN 53.61 SEC E, 15.58 FT TO THE SLY R/W LN OF MANATEE AVE (SR 64), 35 FT FROM THE SURVEY LN OF SR 64; TH S 89 DEG 25 MIN 36.89 SEC E, ALG SD R/W LN, 108.91 FT TO THE E LN OF SD LOT 5; TH S 00 DEG 41 MIN 20 SEC W, ALG SD E LN OF LOT 5, 167.35 FT TO THE SE COR OF SD LOT 151; TH N 88 DEG 54 MIN 29.13 SEC W, ALG S LN OF SD LOT 151, 120.01 FT TO SD ELY R/W LN OF 36TH ST W; TH N 00 DEG 43 MIN 24.11 SEC E, ALG SD R/W LN, 155.26 FT TO THE POB (1258/2761) PI#36770.0000/6.

EXHIBIT B


MANATEE AVENUE (PLAT)
MANATEE AVENUE WEST (FIELD)
LIMITS OF PLAT
ASPHALT ROADWAY
VARIABLE RIGHT-OF-WAY (PLAT)
LESS THAT PORTION
OF LOT 5 FOR
RIGHT-OF-WAY
(NOT INCLUDED)
P.O.C.
THE NW
CORNER
OF LOT 6
NO CORNER
FOUND
THE N LINE
OF LOT 6
LESS THAT PORTION
OF LOT 6 FOR RIGHT-OF-WAY
(NOT INCLUDED)
SET 5/8" IRON
ROD AND CAP
"LB 8636"
S89° 25' 36"E
108.91' (D)
THE N LINE
OF LOT 5
30.0'
2.7'
2' GUTTER
0.3'
6' SIDEWALK
L1 (D)
L2 (D)
33.6'
0.6'
25.0'
DRIVEWAY
SIGN
UTILITY BOX
CATCH BASIN
DRAIN
UTILITY BOXES
PORTION
OF LOT 6
(INCLUDED)
0.5' CURB
PORTION
OF LOT 5
(INCLUDED)
53.8'
COVERED
53.8'
DRIVEWAY
CATCH BASIN
DRAIN
2.65'
SET 5/8" IRON
ROD AND CAP
"LB 8636"
P.O.B.
SET 5/8" IRON
ROD AND CAP
"LB 8636"
END OF
GUTTER
WM
VACUUM
MACHINES
WM
UTILITY
BOX
83.0'
COVERED
CAR WASHING
MACHINES
11.0'
36.0'
25.9'
MASONRY
BUILDING # 3511
COVERED
CAR WASHING
MACHINES
117.35'
LOT 4
105.35' (D) 105.26' (C)
0.5' CURB
CITY
SEWER
82.9'
11.0'
N00° 43' 24"E
155.26' (D)
S00° 41' 18"W
167.35' (D)
HENRY STREET (PLAT)
36th STREET WEST (FIELD)
ASPHALT ROADWAY
50' RIGHT-OF-WAY (PLAT)
CITY
SEWER
PLATTED
LOT LINE
60.00'
PLATTED
LOT LINE
60.00'
LOT 151
DRIVEWAY
CATCH BASIN
DRAIN
77.3'
77.3'
VACUUM
MACHINES
PARKING
LOT 194
50.00'
VACUUM
MACHINES
SET 5/8" IRON
ROD AND CAP
"LB 8636"
25.0'
SET 5/8" IRON
ROD AND CAP
"LB 8636"
2 WM
N88° 54' 29"W
120.01' (D)
LOT 193
DRIVEWAY
S00° 41' 18"W
50.00' (P)
THE SE
CORNER
OF LOT 193
FOUND 4"X4"
CONCRETE
MONUMENT
NO ID
LOT 152

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 21, 2026

Staff Report

Case Number: PLN-SUP-25-0023 / RES 26-04
Applicant: Herb Green, Agent
Address: 3511 Manatee Ave W, Bradenton Fl 34205
Zoning/Future Land Use: SCC (Suburban Commercial Corridor)/SCC (Suburban Commercial Corridor)
Flood Zone: X

Surrounding Property:

Zoning:
North: UCC (Urban Commercial Corridor)
South: County Property
East: County Property
West: County Property

Future Land Use:
North: UCC (Urban Commercial Corridor)
South: County Property
East: County Property
West: County Property

Summary of Request

The applicant is seeking approval of a Special Use Permit for a Drive Thru Service Station / Repair for property located at 3511 Manatee Ave W, Bradenton, FL, also identified as Parcel Number 3677000006. The subject property is zoned Suburban Commercial Corridor (SCC) with a future land use being the same. The property is approximately 0.4545 acres.

The lot is a currently existing Car Wash, which is listed as a special use within the Land Use Regulations chart 3.2.1.2. Service Station/Repair is also listed as a Special Use in this same Land Use Regulations chart. The future land use of SCC is listed within the Comprehensive Plan, stating that the future land

use must "commensurate with suburban arterial roadways such as gas stations, car washes, drive through restaurants, open storage, mini-storage, retail, office, automotive sales, automotive repair and service, hotel, motel, restaurants, and social services.

The subject parcels and surrounding area are shown on the following aerial map.

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

L.U.R. 3.3.1. All Special Uses shall comply at minimum with the following standards. Additional requirements may be made by City Council to ensure compatibility of uses.

L.U.R. 3.3.1.1. All Special Uses shall be subject to the general standards of these Land Use Regulations 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.

L.U.R. 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.

Staff Response *The applicant is not showing a 10-foot landscaped strip, but there is landscaping present on site.*

REVIEW CRITERIA

L.U.R. 3.3.2. 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.

L.U.R. 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.

L.U.R. 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.

L.U.R. 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.

L.U.R. 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 has noted there is existing ingress/egress and that their proposed use should be below the current traffic levels.

L.U.R. 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 regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

Staff Response: The proposed project has two points of egress, one 36th Street West and a right-turn only onto Manatee Avenue West.

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: The plans do show enough parking per the Land Use Regulations, including an ADA space.

c) Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

Staff Response: The proposed plan shows a refuse area. Public Works will have to verify that the location is feasible for service.

d) Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

Staff Response: The proposed project will not change any of the existing utilities.

e) Screening, buffering or separation of any nuisance or hazardous feature of the use.

Staff Response: As mentioned, there is existing landscaping.

f) Proposed sign and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Staff Response: Any lighting or signage shall be in accordance with the City of Bradenton's requirements. If additional lighting or signage is proposed, review during the building permit process will ensure compliance with applicable standards.

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: The applicant asserts there will not be a negative effect on nearby property value.

h) Adequacy of land and/or building which are to be used.

Staff Response: The land and the building is adequate for changing the usage from a car wash to an oil change service station.

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: There will be no change in compatibility or appropriateness from what is currently existing to what is being proposed.

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: The land should be compatible with any new environmental changes that come from changing from car wash to oil change.

k) Consistency with the City's Comprehensive Plan.

Staff Response: *The property is in accordance with the SCC Future Land Use Zoning in the City's Comprehensive Plan.*

Respectfully submitted,

Brandon Wink

Brandon Wink
Planner
City of Bradenton

Exhibits

Exhibit 1: Location Map

Exhibit 2: Future Land Use Map

Exhibit 3: Zoning Map

Exhibit 4: Site Plan

Exhibit 1

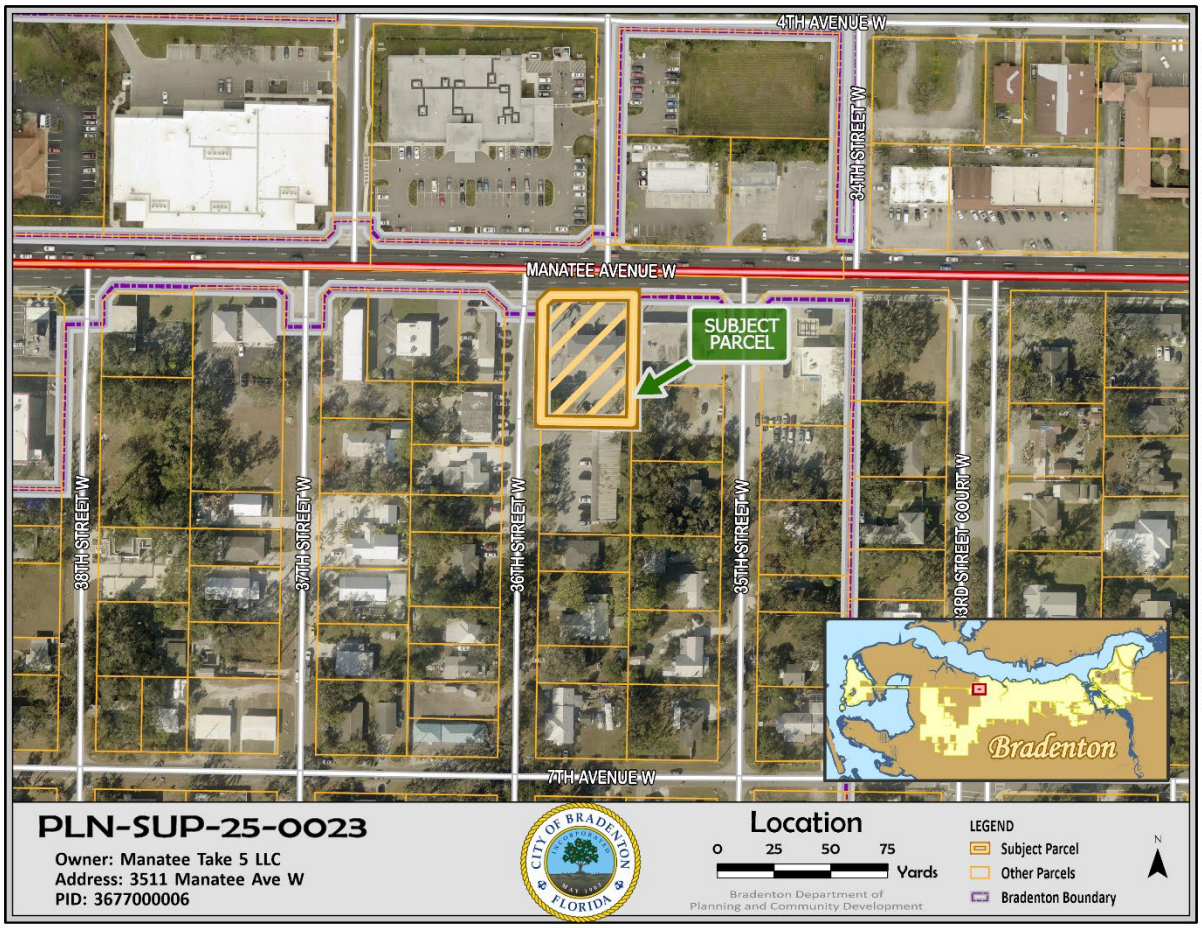

4TH AVENUE W
34TH STREET W
MANATEE AVENUE W
SUBJECT PARCEL
38TH STREET W
37TH STREET W
36TH STREET W
35TH STREET W
33RD STREET COURT W
7TH AVENUE W
Bradenton
PLN-SUP-25-0023
Owner: Manatee Take 5 LLC
Address: 3511 Manatee Ave W
PID: 3677000006
CITY OF BRADENTON FLORIDA
Location
0 25 50 75
Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

Exhibit 2

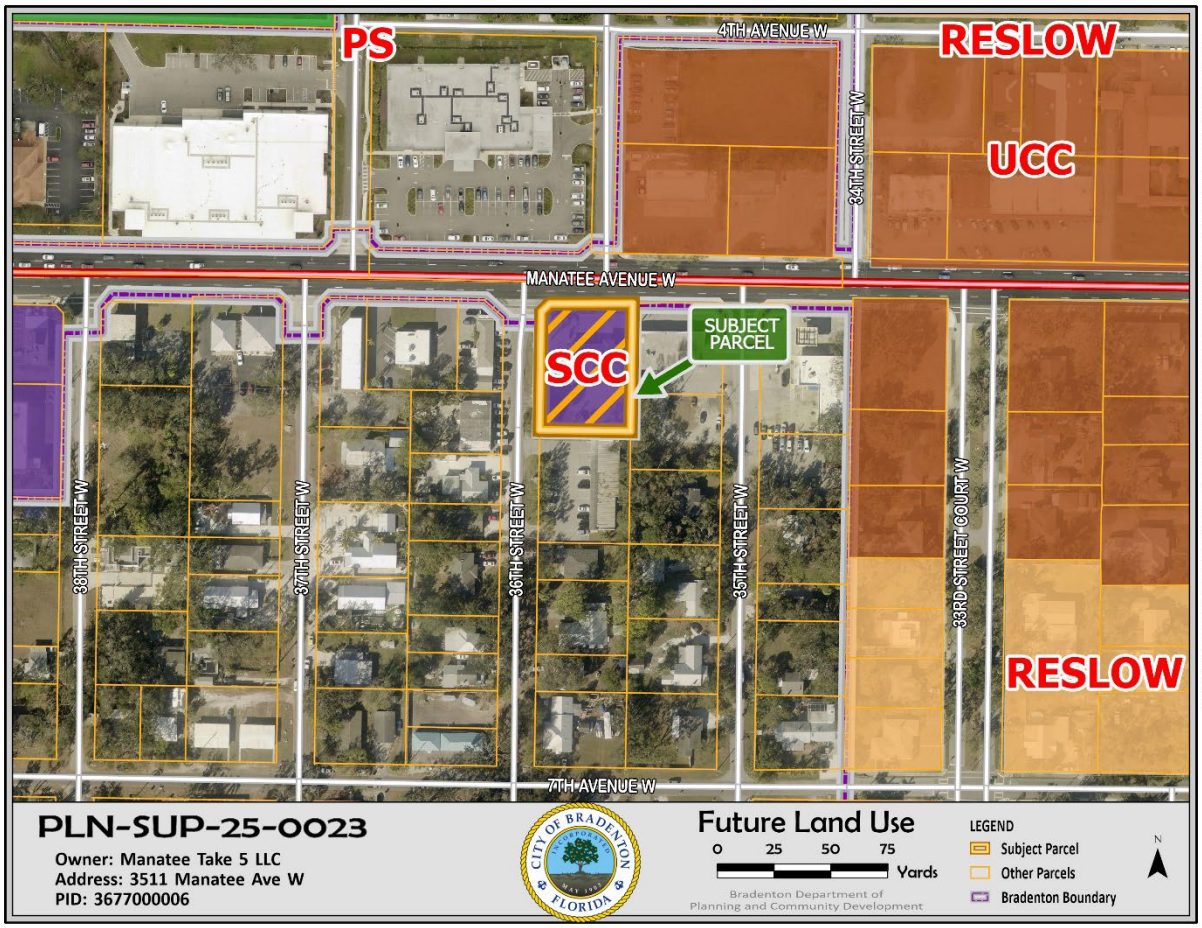

PS
4TH AVENUE W
RESLOW
UCC
34TH STREET W
MANATEE AVENUE W
SUBJECT PARCEL
SCC
38TH STREET W
37TH STREET W
36TH STREET W
35TH STREET W
33RD STREET COURT W
RESLOW
7TH AVENUE W
PLN-SUP-25-0023
Owner: Manatee Take 5 LLC
Address: 3511 Manatee Ave W
PID: 3677000006
CITY OF BRADENTON FLORIDA
Future Land Use
0 25 50 75
Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

Exhibit 3

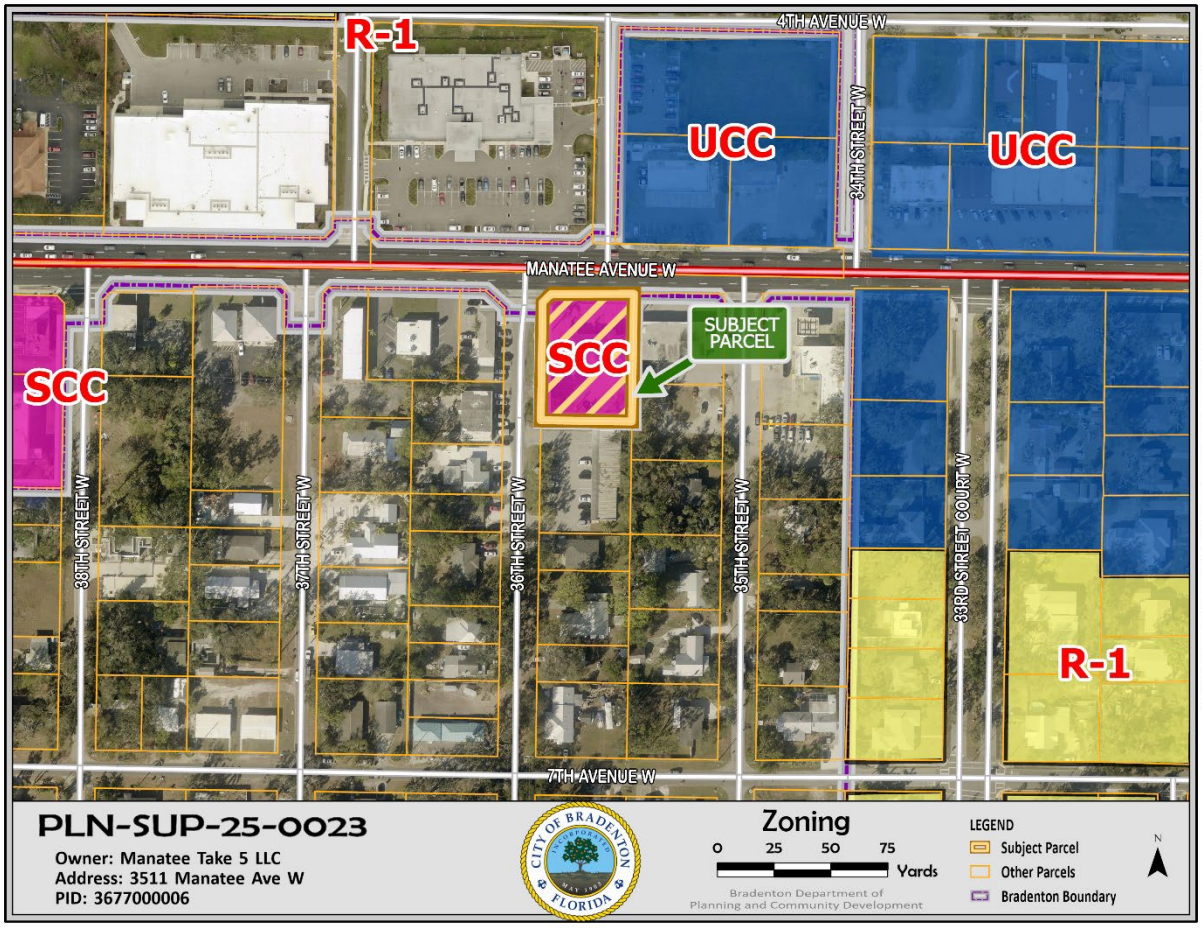
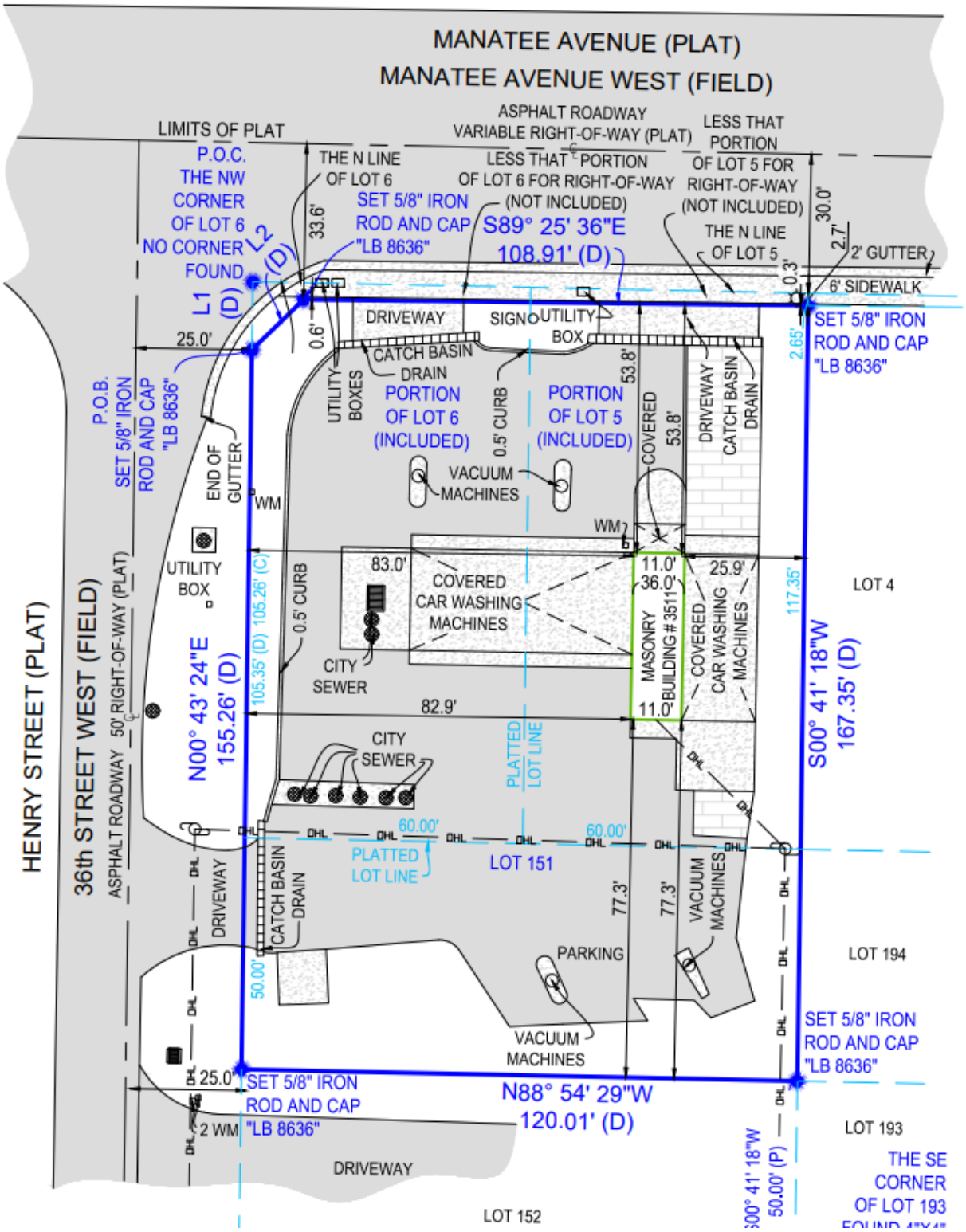

R-1
4TH AVENUE W
UCC
UCC
34TH STREET W
MANATEE AVENUE W
SCC
SCC
SUBJECT PARCEL
38TH STREET W
37TH STREET W
36TH STREET W
35TH STREET W
33RD STREET COURT W
R-1
7TH AVENUE W
PLN-SUP-25-0023
Owner: Manatee Take 5 LLC
Address: 3511 Manatee Ave W
PID: 3677000006
CITY OF BRADENTON FLORIDA
Zoning
0 25 50 75
Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

Exhibit 4


MANATEE AVENUE (PLAT)
MANATEE AVENUE WEST (FIELD)
LIMITS OF PLAT
ASPHALT ROADWAY
VARIABLE RIGHT-OF-WAY (PLAT)
LESS THAT PORTION
OF LOT 5 FOR
RIGHT-OF-WAY
(NOT INCLUDED)
P.O.C.
THE NW
CORNER
OF LOT 6
NO CORNER
FOUND
THE N LINE
OF LOT 6
LESS THAT PORTION
OF LOT 6 FOR RIGHT-OF-WAY
(NOT INCLUDED)
SET 5/8" IRON
ROD AND CAP
"LB 8636"
S89° 25' 36"E
108.91' (D)
THE N LINE
OF LOT 5
30.0'
2.7'
2' GUTTER
0.3'
6' SIDEWALK
L1
(D)
L2
(D)
33.6'
0.6'
DRIVEWAY
SIGN
UTILITY
BOX
SET 5/8" IRON
ROD AND CAP
"LB 8636"
2.65'
25.0'
CATCH BASIN
DRAIN
UTILITY
BOXES
PORTION
OF LOT 6
(INCLUDED)
0.5' CURB
PORTION
OF LOT 5
(INCLUDED)
53.8'
COVERED
53.8'
DRIVEWAY
CATCH BASIN
DRAIN
P.O.B.
SET 5/8" IRON
ROD AND CAP
"LB 8636"
END OF
GUTTER
VACUUM
MACHINES
WM
WM
UTILITY
BOX
83.0'
COVERED
CAR WASHING
MACHINES
11.0'
36.0'
25.9'
LOT 4
0.5' CURB
105.35' (D) 105.26' (C)
CITY
SEWER
117.35'
MASONRY
BUILDING # 3511
COVERED
CAR WASHING
MACHINES
N00° 43' 24"E
155.26' (D)
82.9'
11.0'
S00° 41' 18"W
167.35' (D)
CITY
SEWER
PLATTED
LOT LINE
OHL
60.00'
PLATTED
LOT LINE
LOT 151
60.00'
77.3'
77.3'
VACUUM
MACHINES
DRIVEWAY
CATCH BASIN
DRAIN
PARKING
LOT 194
50.00'
VACUUM
MACHINES
SET 5/8" IRON
ROD AND CAP
"LB 8636"
25.0'
SET 5/8" IRON
ROD AND CAP
"LB 8636"
N88° 54' 29"W
120.01' (D)
2 WM
DRIVEWAY
LOT 193
S00° 41' 18"W
50.00' (P)
THE SE
CORNER
OF LOT 193
LOT 152
HENRY STREET (PLAT)
36th STREET WEST (FIELD)
ASPHALT ROADWAY 50' RIGHT-OF-WAY (PLAT)

PLN-SUP-25-0023

Menu Reports Help

File Date: 11/25/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Renovate existing automotive car wash into a Take 5 stay in your car quick oil change facility.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
24-70XX_TAKE5 MANATEE_...	PLANNING	Other	Building and site plan	application/pdf	Uploaded	12/09/2
3511 Manatee Av W Surv...	PLANNING	Other	survey	application/pdf	Uploaded	12/09/2
Letter of Request Revi...	PLANNING	Correspondence	Letter of Request R...	application/pdf	Uploaded	12/09/2
Notorized AgentAuthori...	PLANNING	Correspondence	Notarized Agent Aut...	application/pdf	Uploaded	12/09/2
T5 Traffic Impact Comp...	PLANNING	Other	Traffic Impact	application/pdf	Uploaded	12/09/2

Show all

Address: 3511 MANATEE Ave W, BRADENTON, FL 34205

Owner Name: Manatee Take 5 LLC

Owner Address: 541 PARK ST, DUNEDIN, FL 334698

Parcel No: 3677000006

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
Lisa Green	Cadjazz Enginee...	Applicant	Active
Herb Green	Cadjazz Enginee...	Authorized Agent	Active

Job Value: $0.00

Total Fee Assessed: $1,870.00

Total Fee Invoiced: $1,870.00

Balance: $1,870.00

Custom Fields:

SPECIAL USE

Type	Other
4.3.3 Automotive Uses	_

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Brandon Wink	Ready for Pr...	12/10/2025	Greg DeLong
Case Manager	Brandon Wink	Ready for Re...	12/10/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Brandon Wink	Pass	12/10/2025	Greg DeLong
Review Consolidation	Brandon Wink	Scheduled fo...	12/10/2025	Greg DeLong
DRC				
Planning Commission	Brandon Wink			
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

bradenton
The Friendly City

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 3511 Manatee Ave. West, Bradenton FL 34205

I, Paul Gasner Manager / Manatee Take 5 LLC, the registered property owner(s) of the above noted property, do hereby authorize

Herb Green P.E. — Print Name of Agent
Cadjazz Engineering — 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

Signature of Owner(s)

541 Park St., Dunedin, FL 34698
Owner(s) Address (if different than property above)

Signature of Agent

117 E Monumnet Ave., Kissimmee, FL 407-738-1979
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 9th day of December, produced _____ respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Carol Y Augustyniak
Signature

CAROL Y AUGUSTYNIAK Notary Public
Print Name

State of Florida
My Commission Expires: _____

CAROL Y AUGUSTYNIAK
Notary Public - State of Florida
Commission # HH 318663
My Comm. Expires Oct 3, 2026
Bonded through National Notary Assn.

November 24, 2025

City of Bradenton
Department of Planning & Community Development 101 Old Main Street
Bradenton, Florida 34208

RE: Special Use Application for Take 5 Quick Oil Change In Suburban Commercial Center

To Whom It May Concern:

We are pleased to submit this request for special use that may allow a Take 5 Quick Oil Change automotive service station. The Take 5 includes 3 service bays for quick oil change and minor auto services that may include windshield wipers, oil filters, and air filters; along with the quick lube oil change service. The existing use of the site is a 4 bay car wash (3 self service and 1 automatic). This is consistent with a special use for Automotive Uses Schedule 3.2.1.2 LDC.

The proposed site is a 3 bay quick oil change facility designated by Institute of Transportation Engineering Land Use Code 941 that is estimated to generate 14 peak trips per day. The existing use is a Self Service car wash ITE Code 947 which estimates 19 peak hour trips per day. This is a reduction of 5 peak hour trips daily. This is a very low impact traffic generator and would be consistent with the SCC zoning that would support neighborhood scale automotive service facilities within immediate proximity of the SEC of the intersection of Manatee Ave W and 36th Street W.

The existing uses (and jurisdictions) adjacent to proposed site are as follows:
NEC – Stores 1 unit (Manatee County)
NWC – Professional Service and Medical (Manatee County)
SWC - Stores 1 unit (Manatee County) Adjacent to proposed parcel's use to our east is multiple unit stores (Manatee County).
Proposed Take 5 to be located at 3511 Manatee Ave W. ; the Take 5 automotive service use would be compatible and consistent with the surrounding existing uses and not be detrimental to the public health, safety, or welfare.

Special USE and SPECIAL USE-AMENDMENT REVIEW CRITERIA:

Special Use and Special Use-Amendments shall comply with and be reviewed using the Special Use criteria found in Section 3.3 of the Land Use Regulations to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

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 exists two (2) full accesses from Manatee Av and one full access from 36 Street West. The current level of service for the 4 bay self service carwash is acceptable, and the proposed Take 5 use will generate less average daily trips and less peak hour trips than the current use. Therefore, the proposed Take 5 will reduce the driveway impacts when compared with the current use.

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 proposed Take 5 will generate less traffic than the current use. There are six existing parking

spaces; Take 5 requires either 1.5 times 3 employees on shift (5 spaces) or 1 per employee on the largest shift (four) plus 1 space per 200 square feet of customer service/merchandise area (Take 5 has no customer service/merchandise area). Therefore, required parking is 5 maximum spaces. The existing site contains 6 spaces, and proposed improvements include adding a handicap parking space for a total of 7 parking spaces. Take 5 will be less of an impact for all of the above categories.

3. *Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.*
   The current location of refuse containment and collection will remain the same and has sufficient capacity to support Take 5 Quick Oil Change.

4. *Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.*
   The site has water and sewer service connections that serve the carwash facility. The existing service connections are more than adequate to provide Take 5 with water and sewer service, understanding that Take 5 has a much lower water/sewer demand versus the existing carwash facility.

5. *Screening, buffering or separation of any nuisance or hazardous feature of the use.*
   Take 5 provides all of its services within the service bays, and can be consider much less of a nuisance when compared to a carwash noise, debris, and water spray affects.

6. *Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.*
   Take 5 will use the current exterior lighting and sign location, by inspection, the site currently meets the sign and lighting codes, and Take 5 will maintain the same.

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.*
   Take 5 will make use of the current building location and orientation, with interior renovations for the change of use. The proposed use is consistent and compatible with the surrounding uses, and can be an improvement given that Take 5 employs worker that operate and maintain the facility. Therefore, Take 5 will not adversely affect the economic values.

8. *Adequacy of land and/or building which are to be used.*
   Take 5 Is making use of existing facilities by renovation of existing building and adding a handicap parking space, and the existing site is sufficient for access, circulation, parking, and has ample level of service.

9. *General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to proposed hours of operation.*
   Take 5 typical hours of operation are between 7 am and 7 pm daily, and this is less of an impact than the current carwash use that operates 24 hours daily.

10. *Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.*
    Take 5 poses no impacts to environmental quality of the district, and is compatible with the surrounding uses. The current use of carwash requires a Special Use approval. Granting a Take 5 a Special Use will allow Take 5 to operate at this location, with less impacts to site and surrounding uses as a 24 hour carwash.

11. *Consistency with the City of Bradenton Comprehensive Plan.*

Parcel has a future land use designation of suburban commercial corridor. Per Bradenton LDC "This district is designed to permit the development of commercial areas along major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial development" .***The proposed Take 5 use supports the needs of motorists and provide automobile oriented services. Therefore Take 5 is consistent and compatible with the Comprehensive Plan for this district.***

We appreciate Staff's attention to our request for special use approval for Take 5 ; if there is any additional information that we may provide, please feel free to call me so that we may help expedite the processing of our request.

Sincerely,

Herb Green, P.E.
Project Manager

BOUNDARY SURVEY
3511 MANATEE AVENUE WEST, BRADENTON, FL 34205



LOCATION MAP

NOT TO SCALE

SCALE:1"=30'

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LOTS 5 AND 6 AND ALL OF LOT 151, ROSEDALE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 298 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00° 43' 24.11" WEST ALONG THE WEST LINE OF SAID LOT 6, 14.65 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF- WAY LINE OF 36TH STREET WEST, 50 FEET WIDE; THENCE NORTH 45° 38' 53.61" EAST, 15.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE AVENUE (STATE ROAD 64), 35 FEET FROM THE SURVEY LINE OF STATE ROAD 64; THENCE SOUTH 89° 25' 36.89" EAST ALONG SAID RIGHT- OF-WAY LINE, 108.91 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00° 41' 18.20" WEST ALONG SAID EAST LINE OF LOT 5, 167.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 151; THENCE NORTH 88° 54' 29.13" WEST ALONG THE SOUTH LINE OF SAID LOT 151, 120.01 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF 36TH STREET WEST; THENCE NORTH 00° 43' 24.11" EAST ALONG SAID RIGHT-OF-WAY LINE, 155.26 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

MANATEE TAKE 5 LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BARNES WALKER TITLE, INC
SANDERS LAW GROUP P.A.
VALLEY NATIONAL BANK
MACFARLANE FERGUSON & MCMULLEN
SUNSHINE STATE ECONOMIC DEVELOPMENT CORP

FLOOD ZONE:

MAP NO. 12081C0301F
ZONE: X
EFF: 08/10/2021

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINES ON WESTERN AND NORTHERN SIDES OF LOT AS SHOWN.

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL- ARC LENGTH	U.E.-UTILITY EASEMENT
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK
(M)-MEASURED	SQ.FT.-SQUARE FEET
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED
PG-PAGE	D.E.-DRAINAGE EASEMENT
AC.-ACRES	P.U.E.- PUBLIC UTILITY EASEMENT
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT
EOW-EDGE OF WATER	O.H.E-OVERHEAD EASEMENT
TOB-TOP OF BANK	ELEV-ELEVATION
OHL-OVERHEAD LINE	FF-FINISHED FLOOR
C/O-CLEAN OUT	LS-LICENSED SURVEYOR
	LB-LICENSED BUSINESS
	PSM-PROFESSIONAL SURVEYOR & MAPPER

*-NUMBER
*-ASPHALT
*-CONCRETE
*-PAVER/BRICK
*-WOOD
W *-WELL
*-WATER VALVE
℄ *-CENTER LINE
*-CATCH BASIN
*-FIRE HYDRANT
*-FENCE
± *-PLUS OR MINUS
*-POLE
*-MANHOLE
X.XX' *-TOPOGRAPHIC ELEVATION
*-LIGHT POLE

FIELD DATE: 09/13/2025
DRAWN BY: A.K.
ORDER NO: 1000271389
REVISIONS:

NEXGEN LS LLC,
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8636
PHONE: 561.508.6272
FAX: 561.508.6309

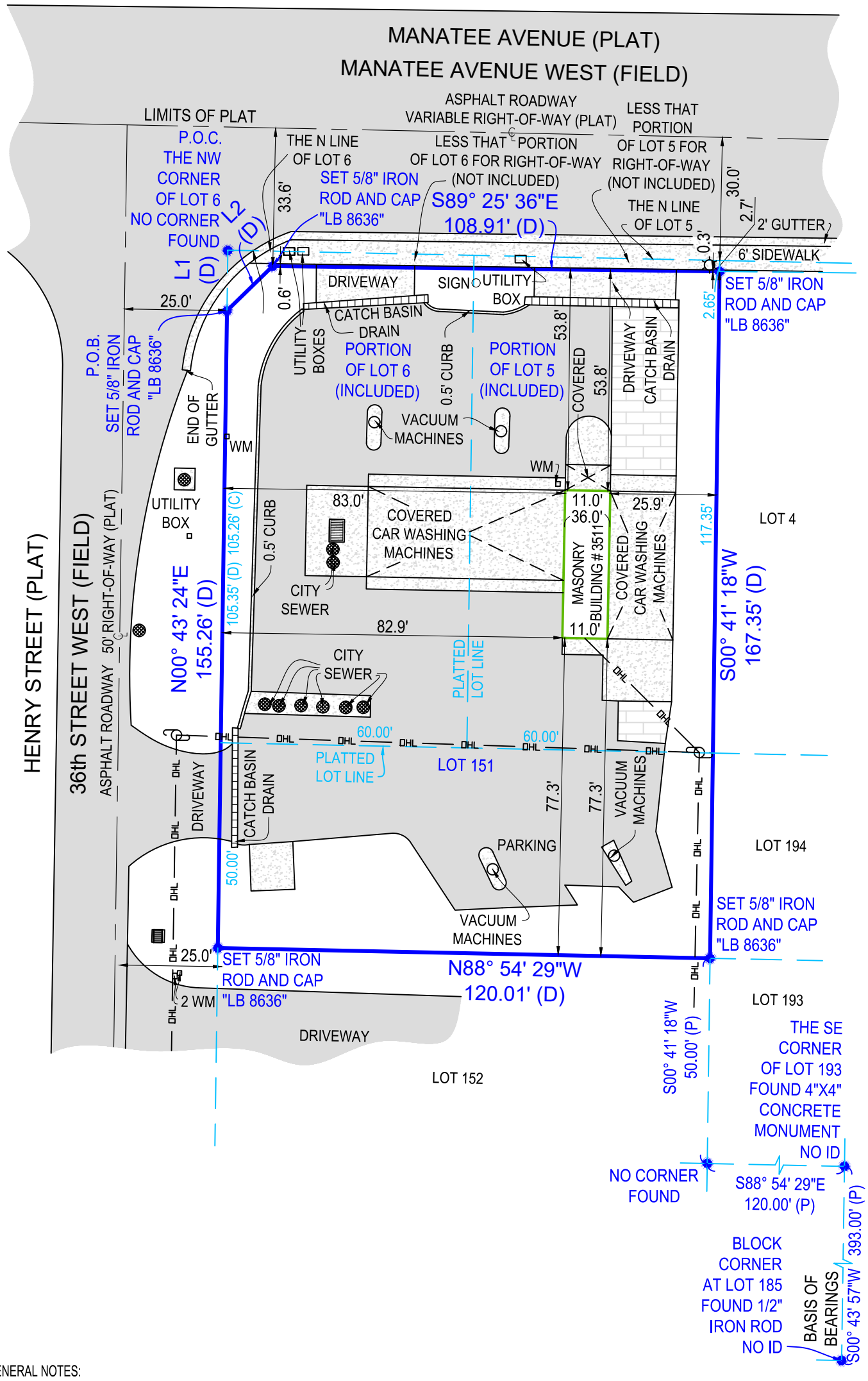
I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

DAVID P WINTERS License Number LS7034 STATE OF FLORIDA Professional Surveyor & Mapper

DAVID P. WINTERS PSM FLORIDA REGISTRATION NO. 7034
FOR THE LICENSED FIRM OF NEXGEN LS LLC,
LICENSED BUSINESS NO. 8636
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE TABLE		
	BEARING	LENGTH
L1	S00°43'24"W	14.65'
L2	N45°38'53"E	15.58'



GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
10) BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY LINE OF LOTS 185-193, BEING S00° 43' 57"W, PER PLAT.

6/4/2025 10:20 AM

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

3511 Manatee Avenue West
BRANDENTON, FLORIDA

BUILDING CODES

FACILITY DESCRIPTION

OIL CHANGE FACILITY
TYPE OF ROOF – FIBERGLASS SHINGLES, SLOPED

STRUCTURAL LOADS

SEE STRUCTURAL DRAWINGS
PROJECT IS LOCATED IN A WINDBORNE DEBRIS ZONE
ALL OPENINGS SHALL BE IMPACT RESISTANT

BUILDING AND SITE INFORMATION

ZONING – COMMERCIAL (SEE CIVIL)
LAND USE – COMMERCIAL (SEE CIVIL)
PARKING LOT CRITERIA (SEE CIVIL)

BUILDING HEIGHT AND AREA

HEIGHT – 1 STORY
EXISTING CARWASH AREA: INDUSTRIAL 2,028 SF
NEW TAKE 5 AREA: INDUSTRIAL 2,412 SF

TYPE OF CONSTRUCTION

V–B – NON–SPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

FBC 2023 306.1 – FACTORY INDUSTRIAL GROUP F
FBC 2023 306.2 – MODERATE–HAZARD FACTORY INDUSTRIAL, Group F–1
AUTOMOBILE AND OTHER MOTOR VEHICLES
FBC 2023 TABLE 1004.5 (INDUSTRIAL AREAS) 2,412 SF /100 SF = 23 OCCUPANT

PLUMBING REQUIREMENTS

FACTORY INDUSTRIAL
FPC 8TH EDITION SECTION 403.2 SEPARATE FACILITIES NOT REQUIRED.
FPC 8TH EDITION SECTION 410.2 SMALL OCCUPANCIES

	FIXTURES REQUIRED	FIXTURES PROVIDED
WATER CLOSETS –	1 PER 100	1
LAVATORIES –	1 PER 100	1
SERVICE SINK –	1	1 LAUNDRY SINK
ELEC WATER COOLER –	1 PER 400	WATER DISPENSER (SUBSTITUTION)

EGRESS REQUIREMENTS

EXIT ACCESS TRAVEL DISTANCE
2023 (8TH EDITION) FBC TABLE 1017.2 – NON–SPRINKLERED

MAXIMUM DISTANCE ALLOWABLE TO MAIN EXIT – 200'–0"
MAXIMUM DISTANCE TO SINGLE EXIT PROVIDED – 73'–8"

DESIGN CODE REFERENCE

NOTE: ALL CODES LISTED BELOW MAY NOT APPLY TO THIS PROJECT

BUILDING CODE – FLORIDA BUILDING CODE – 8th EDITION (2023)
PLUMBING CODE – FLORIDA PLUMBING CODE – 8th EDITION (2023)
MECHANICAL CODE – FLORIDA MECHANICAL CODE – 8th EDITION (2023)
FIRE CODE – FLORIDA FIRE PREVENTION CODE – 8th EDITION (2023)
GAS CODE – FLORIDA FUEL GAS CODE – 8th EDITION (2023)

NFPA 70 – NATIONAL ELECTRIC CODE – (2020)
NFPA 58 – LIQUEFIED PETROLEUM GAS – (2020)
NFPA 13 – SPRINKLER SYSTEM INSTALLATION (2019)
NFPA 72 – NATIONAL FIRE ALARM & SIGNALING CODE (2019)
NFPA 72E – AUTOMATIC DETECTION DEVICES (LATEST EDITION)
NFPA 101 – LIFE SAFETY CODE (2021)
NFPA 80 – FIRE DOORS AND WINDOWS (2019)
OSHA

ACI–318 – BUILDING REQUIREMENTS FOR REINFORCED CONCRETE (2019)
AISC CODE OF STANDARD PRACTICE (MANUAL OF STEEL CONSTRUCTION, 2017)
S–310 SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL
STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS, ADOPTED BY THE STEEL JOIST INSTITUTE AND THE AISC
SPECIFICATIONS FOR STRUCTURAL JOISTS USING ASTM A–325 BOLTS
STRUCTURAL WELDING CODE AWS D1.1
AISI SPECIFICATIONS FOR THE DESIGN OF LIGHT GAGE COLD FORMED STRUCTURAL STEEL MEMBERS FOR METAL DECKS
METAL BUILDING MANUFACTURERS ASSOCIATIONS DESIGN PRACTICES MANUAL
ASHRAE FOR MECHANICAL WORK

PRODUCT APPROVAL NUMBERS

BEST ROLLING DOORS, INC	FL10706.1
FLEMING/ BARON STEEL DOORS 6'–8" "IMPACT" STEEL SINGLE DOOR	FL14237.1
ALUM STOREFRONT WINDOW IMPACT RATED CORAL FL550T WET GLAZED PVB	FL 21038.1

CONSTRUCTION NOTES

NOTE: ALL NOTES LISTED BELOW MAY NOT APPLY TO THIS PROJECT

GENERAL

NOTE: ALL NOTES LISTED BELOW MAY NOT APPLY TO THIS PROJECT

G01 – THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
G02 – THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ALL WORKERS AND ALL OTHER PEOPLE PRESENT DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
G03 – THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS, SUPPORTS, OR ANY OTHER ITEMS WHICH MAY EFFECT STRUCTURAL DRAWINGS.

GENERAL CONDITIONS NOTES:

1. ALL STRUCTURES UTILIZING LIGHT WEIGHT TRUSS DESIGN FOR FLOORS OR ROOFS SHALL HAVE A SIGN PLACED ON THE BUILDING IN ACCORDANCE WITH F.A.C. 69A–60.0081.



LIGHTWEIGHT ROOF
NOTIFICATION SIGNAGE

APPROVED SYMBOL IS A MALTESE CROSS MEASURING 8" INCHES HORIZONTALLY AND 8" INCHES VERTICALLY, OF A BRIGHT RED REFLECTIVE COLOR

THE APPROVED SYMBOL SHALL BE PLACED WITHIN 24 INCHES TO THE LEFT OF THE MAIN ENTRY DOOR AND:

- BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE ON A CONTRASTING BACKGROUND; OR
- BE MOUNTED ON A CONTRASTING BASE MATERIAL WHICH IS THEN PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE.
- THE DISTANCE ABOVE THE GRADE, WALKING SURFACE OR THE FINISHED FLOOR TO THE BOTTOM OF THE SYMBOL SHALL BE NOT LESS THAN 4 FEET (48 IN.).
- THE DISTANCE ABOVE THE GRADE, WALKING SURFACE OR THE FINISHED FLOOR TO THE TOP OF THE SYMBOL SHALL BE NOT MORE THAN 6 FEET (72 IN.).

DRAWING INDEX

ARCHITECTURAL

COVER – BUILDING CODE DATA
ADA–1 – ADA GUIDELINES
LS1 – LIFE SAFETY PLAN
A1.0 – EXISTING/DEMO PLAN
A1.1 – PROPOSED FLOOR PLAN
A1.2 – ROOF PLAN
A1.3 – EQUIPMENT PLAN
A2.0 – EXISTING / PROPOSED ELEVATIONS
A2.1 – BUILDING SECTION
– DETAILS
A3.0 – ROLL UP DOOR SPECS
S1.0 – FOUNDATION PLAN
S2.0 – ROOF FRAMING PLAN

MECHANICAL

TO BE COMPLETED

ELECTRICAL

TO BE COMPLETED

PLUMBING

TO BE COMPLETED

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING, JR
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5
OIL CHANGE

3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK

ARCHITECT'S PROJECT No.:
24-7062

SHEET TITLE:
COVER
BUILDING CODE DATA
DESIGN REFERENCE
CONSTRUCTION NOTES

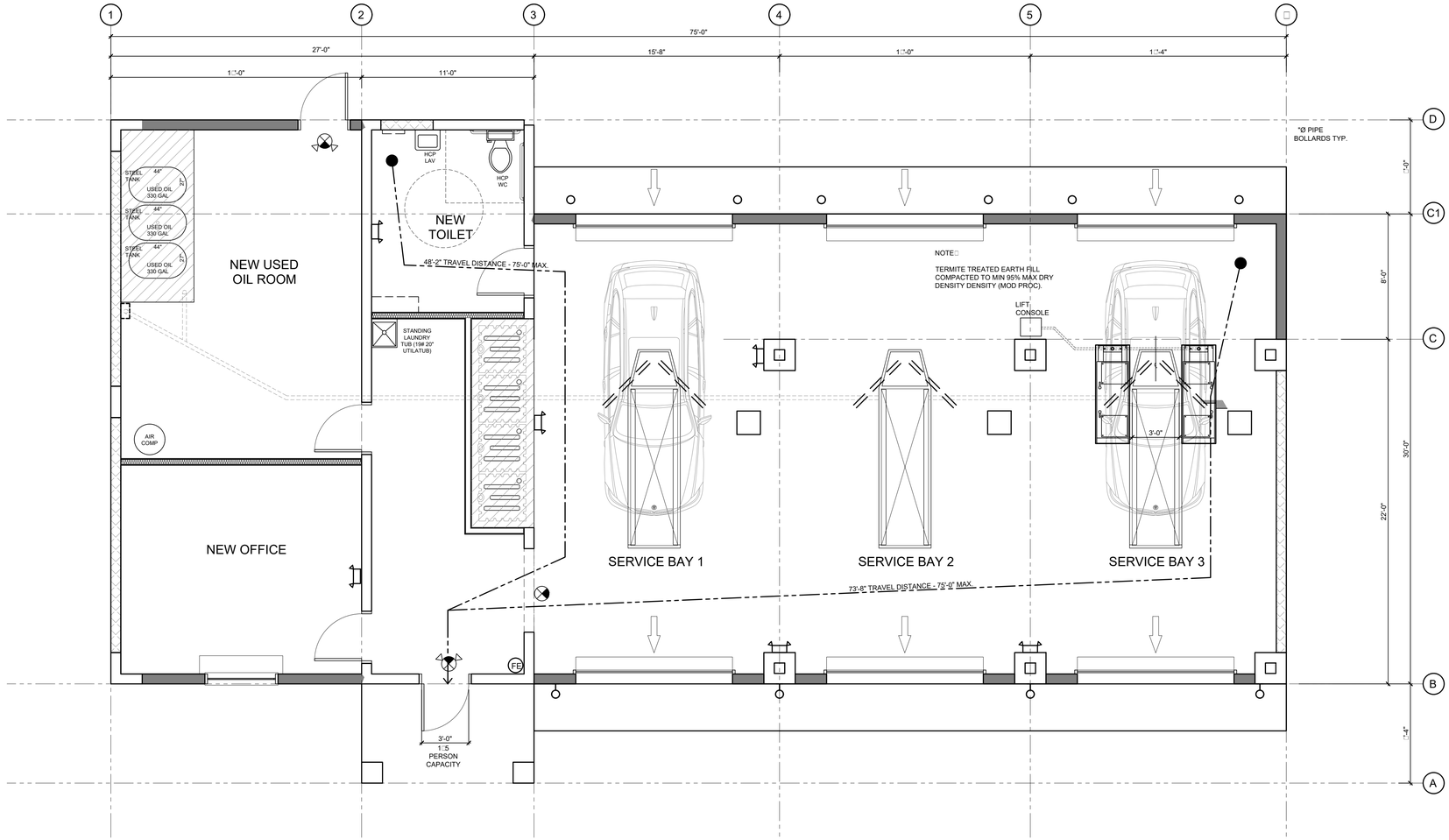
SHEET NUMBER
C1

C:\USERS\DPK.USER\ONEDRIVE\2024\COMMERCIAL\DON WALLACE\TAKE 5 MANATEE AVE CAR WASH CONVERSION\24-7062 TAKE5 MANATEE.DWG

6/4/2025, 10:20 AM

LIFE SAFETY SYSMBOLS

- COMBO ILLUMINATED EXIT LIGHTS WITH BACKUP BATTERIES
- ILLUMINATED EXIT LIGHTS WITH BACKUP BATTERIES
- ILLUMINATED DIRECTIONAL EXIT LIGHTS WITH BACKUP BATTERIES
- FE — 2A10BC FIRE EXTINGUISHER ON WALL MOUNTED
- WALL MOUNTED□2-HEAD EMERGENCY LIGHT W□BATTERY BACK UP



LIFE SAFETY PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING, JR.
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

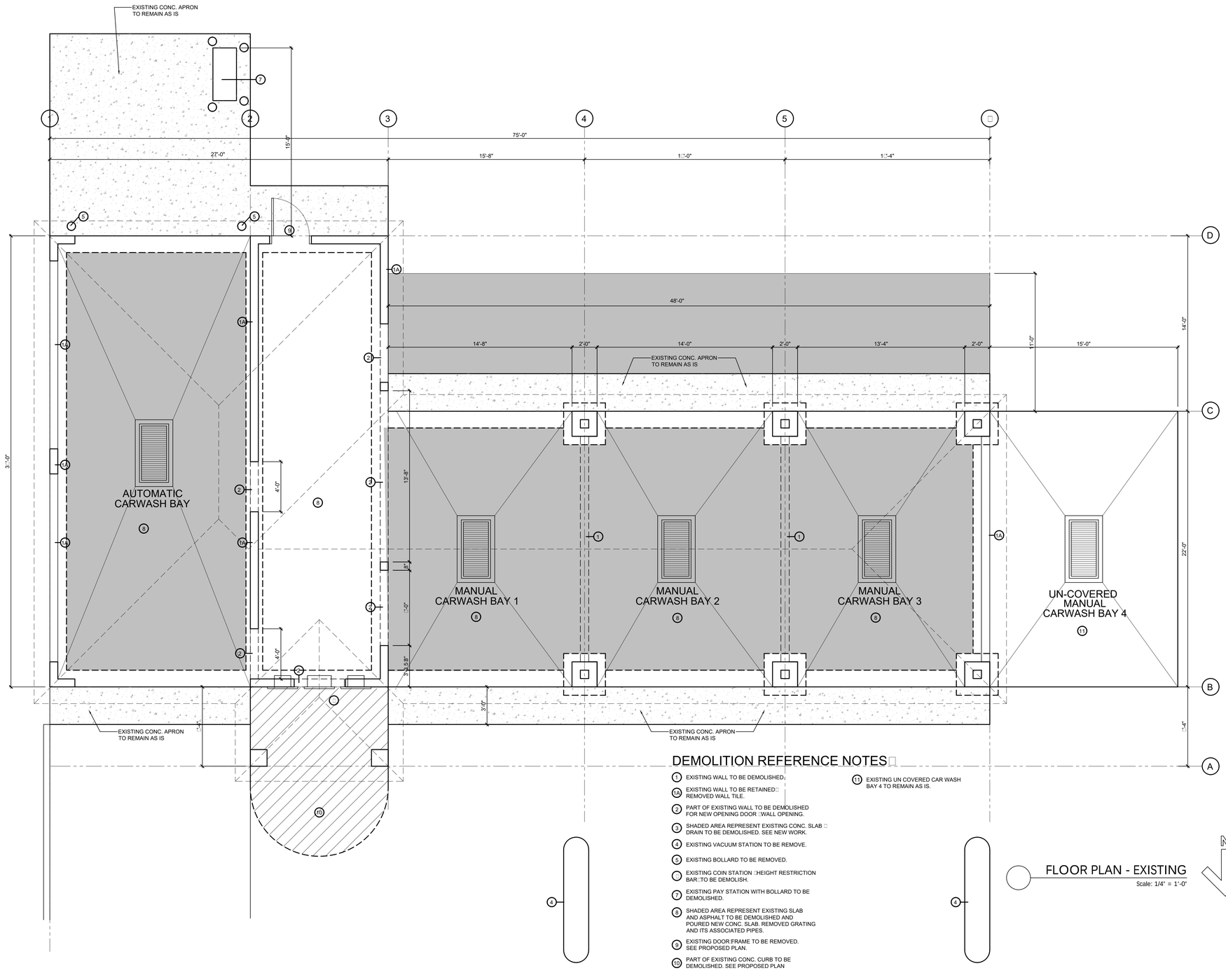
3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:
24-7062

SHEET TITLE:
LIFE SAFETY PLAN

SHEET NUMBER
LS1

C:\USERS\DPK USER\ONEDRIVE\ 2024\ COMMERCIAL\ DON WALLACE\ TAKE 5 MANATEE AVE CAR WASH CONVERSION\ 24-7XXX_TAKE5_MANATEE.DWG



DEMOLITION REFERENCE NOTES

1. EXISTING WALL TO BE DEMOLISHED.
1A. EXISTING WALL TO BE RETAINED□ REMOVED WALL TILE.
2. PART OF EXISTING WALL TO BE DEMOLISHED FOR NEW OPENING DOOR □WALL OPENING.
3. SHADED AREA REPRESENT EXISTING CONC. SLAB □ DRAIN TO BE DEMOLISHED. SEE NEW WORK.
4. EXISTING VACUUM STATION TO BE REMOVE.
5. EXISTING BOLLARD TO BE REMOVED.
6. EXISTING COIN STATION □HEIGHT RESTRICTION BAR□TO BE DEMOLISH.
7. EXISTING PAY STATION WITH BOLLARD TO BE DEMOLISHED.
8. SHADED AREA REPRESENT EXISTING SLAB AND ASPHALT TO BE DEMOLISHED AND POURED NEW CONC. SLAB. REMOVED GRATING AND ITS ASSOCIATED PIPES.
9. EXISTING DOOR□FRAME TO BE REMOVED. SEE PROPOSED PLAN.
10. PART OF EXISTING CONC. CURB TO BE DEMOLISHED. SEE PROPOSED PLAN
11. EXISTING UN COVERED CAR WASH BAY 4 TO REMAIN AS IS.

FLOOR PLAN - EXISTING
Scale: 1/4" = 1'-0"

N

6/4/2025 10:20 AM

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING JR.
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:
24-7062

SHEET TITLE:
EXISTING / DEMO &

SHEET NUMBER
A1.0

C:\USERS\DPK USER\ONEDRIVE\2024\COMMERCIAL\DON WALLACE\TAKE 5 MANATEE AVE CAR WASH CONVERSION\24-7XXX_TAKE5_MANATEE.DWG

NOTES:

1.CONCRETE MUST BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH REINFORCEMENT

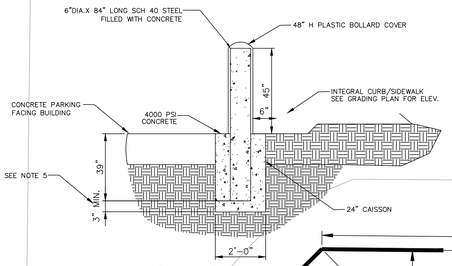
2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 1" THICK BROWN (RQ-440C). 6" PIPE FITMENT, WITH DOME TOP, 48" TALL.

3. DESIGN PARAMETERS:
- 20 MPH
- 5,000 LB VEHICLE

4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.

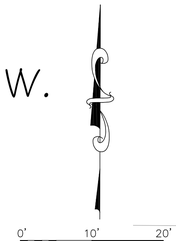
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.

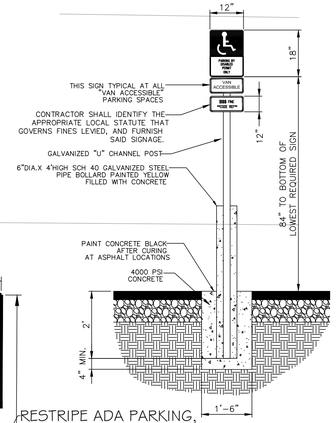
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS AND AWAIT WRITTEN INSTRUCTIONS PRIOR TO INSTALLATION.



TYPICAL BOLLARD DETAIL

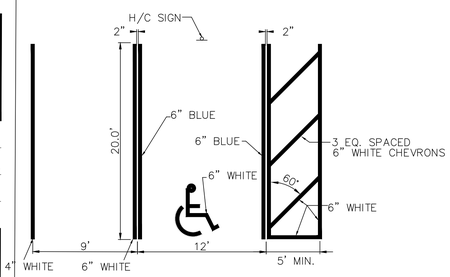
MANATEE AVENUE W.





HANDICAP SIGN & SIGN BOLLARD DETAIL

SCALE = NTS



ADA PARKING STALL DETAIL

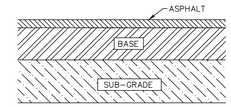
(NOT TO SCALE)

LEGEND

SF —— SILT FENCE/EROSION CONTROL

NEW 6" THICK CONCRETE PAVEMENT

NEW ASPHALT PAVEMENT



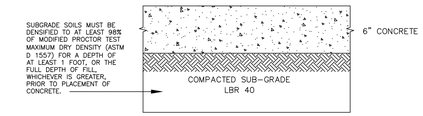
ASPHALT 1.5" TYPE S-3 OR SP 9.5 ASPHALTIC CONCRETE SURFACE COURSE

BASE 6" LIMEROCK LBR 100 OR RECYCLED CONCRETE BASE LBR 130 COMPACTED TO 98% DENSITY PER MODIFIED PROCTOR TEST AASHTO T-180

SUB-GRADE 12" COMPACTED SUB-GRADE COMPACTED TO 98% DENSITY MODIFIED PROCTOR TEST PER AASHTO T-180, MINIMUM LBR 40

TYPICAL PAVEMENT SECTION

SCALE = NTS

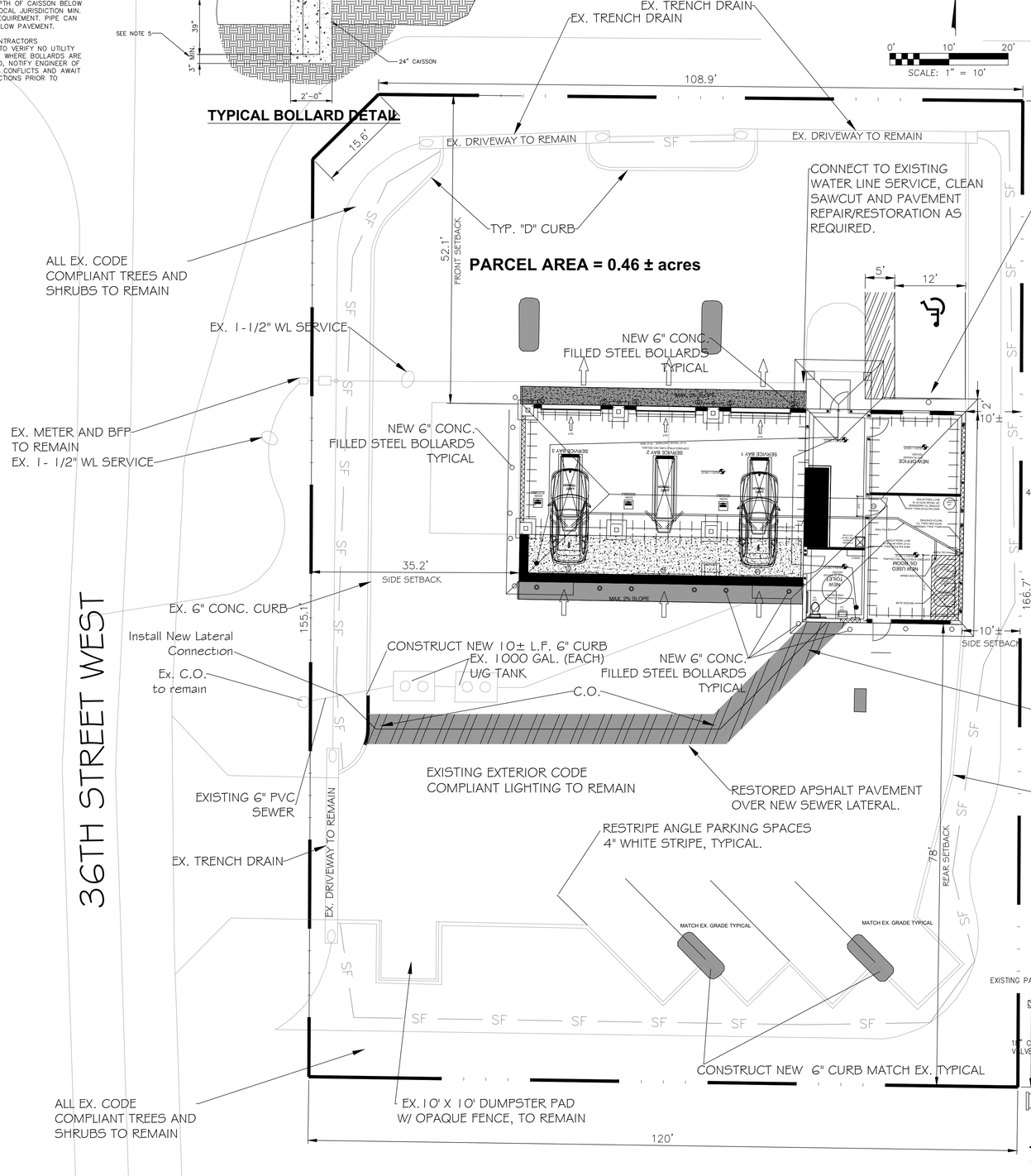


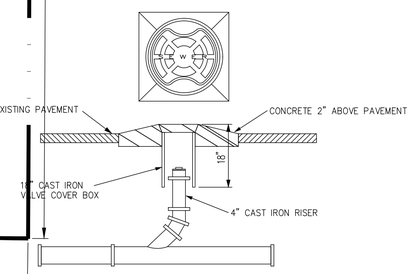
GENERAL CONTRACTOR SHALL PROVIDE CONCRETE AT TRASH ENCLOSURE AND APRON AS FOLLOWS:

• MINIMUM 3,000 PSI COMPRESSIVE STRENGTH CONCRETE WITH FIBER REINFORCEMENT, MINIMUM MODULUS OF RUPTURE OF 600 PSI

TYPICAL CONCRETE PAVEMENT DETAIL

SCALE = NTS



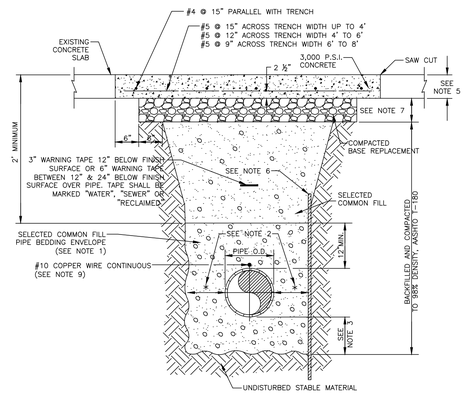


TRAFFIC BEARING CLEANOUT

SCALE = NTS

NOTES:

1. USE OF TYPE A-2 AND A-3 PIPE BEDDING TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT STAGE 1 BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. THICKNESS TO MATCH EXISTING OR BE 8" MINIMUM, WHICHEVER IS GREATER.
6. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISHED GRADE OR 12" BELOW SUBGRADE.
7. BASE SHALL BE 8" MINIMUM THICKNESS CRUSHED CONCRETE.
8. TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH ALL WEATHER SURFACE AT ALL TIMES. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
9. TRACER WIRE NOT REQUIRED FOR GRAVITY SEWERS.
10. NOTES 5. THRU 8. ARE MINIMUM REQUIREMENTS. REFER TO MANATEE COUNTY HIGHWAY AND TRAFFIC STANDARDS FOR ADDITIONAL REQUIREMENTS.



MANATEE COUNTY PUBLIC WORKS DEPARTMENT			TRENCH WITH CONCRETE PAVEMENT SURFACE TYPE A-1 PIPE BEDDING	UG-13
REV.BY	DATE	MAY 10, 2011		PAGE 113
CLB/BR	11/10	DATE OF APPROVAL		

DESIGNED BY:	HLG	DRAWN BY:	SEP	CHKD BY:	HLG
JOB NUMBER:	CDJ-14-03 13 DG PSL	DATE:	11/2013	SCALE: 1"=30'	

NO.	REVISIONS	DATE	APPL
1			
2			
3			
4			
5			

SITE PLAN

TAKE 5 BUILDING RENOVATION- 3511 MANATEE AV W.
BRADENTON, FLORIDA

TAKE 5 BRADENTON

CADAZZ
• Engineering Consultants •
PO Box 450006 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 348-7552

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM CADAZZ ENGINEERING

SEAL

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER CADAZZ, LLC CERTIFICATION OF AUTHORIZATION # 28509

SHEET NUMBER

C2

FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
SERVICE BAYS	CONC.□SEALED ✳	CONC. CURB	CMU□PAINTED	NONE	EXPOSED STRUCTURE	✳ RED STAIN W□SAND TEXTURE B-C PLYWD. NOTE 1□2□3□4□7□8□9□10
MANAGER'S OFFICE	CONC.□SEALED ✳	VINYL	PLYWOOD□PAINTED CMU□PAINTED	1□2" GWB	8'-0"	✳ SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1□3□4□8□9□10
NEW TOILET RM.	CONC.□SEALED ✳	VINYL	CMU□PAINTED GWB□PAINTED	1□2" PLYWD.	8'-0"	✳ SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1□3□4□8□9□10□11
NEW USED OIL ROOM	CONC.□SEALED ✳	CONC. CURB	CMU□PAINTED CEMENT BOARD, PAINTED	1□2" PLYWD.	EXPOSED STRUCTURE	✳ SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1□2□3□4□8□7□9□10

NOTE 1□PAINT EXPOSED WALL SURFACE (GWB OR PLYWOOD)
NOTE 2□PAINT EXPOSED CEILING
NOTE 3□ALL INTERIOR FINISHES ARE TO MEET TABLE 803.5 OF THE FBC 2017.
NOTE 4□INTERIOR PAINT COLOR TO BE EGGSHELL WHITE (SW 700□ "EXTRA WHITE") EXCEPT WHERE NOTED.
NOTE 7□ SEE STRUCTURAL DWGS FOR DEPRESSED SLAB DETAILS
NOTE 8□STAIN - H□C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002084
NOTE 9□SEALER - H□C PRO SERIES SOLVENT BASED DECORATIVE CONC. SEALER (CLEAR)
NOTE 10□ALL INTERIOR TRIM TO BE "INDUSTRIAL GRAY" (SW 7017 "DORIAN GRAY")
NOTE 11□ALL INTERIOR WALL PAINT AT TOILET ROOM TO BE ACRYLIC WASHABLE SEMI-ENAMEL PAINT

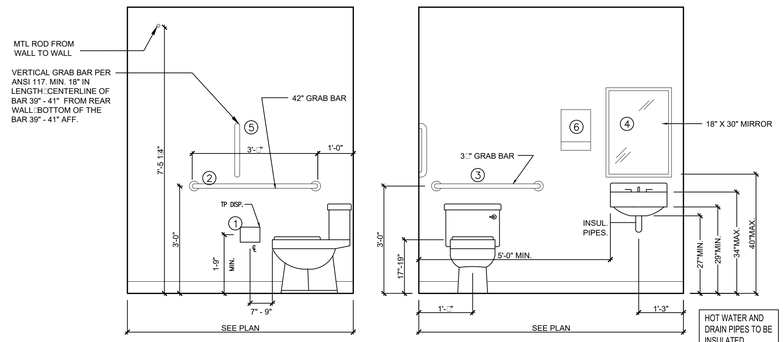
DOOR SCHEDULE

MARK	SI□E	DOOR TYPE	DOOR FINISH	FRAME	FRAME FINISH	HARDWARE	ELEV.	REMARKS
D1	3' x 7'-4"	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY INT	SET 1	A	CLOSER□LOCKSET□THRESHOLD. NOTE 1□2□5 □ □
D2	3' x □'-8"	SOLID CORE	PAINT GRAY EXT GRAY INT	H.M.	PAINT DK BRON□E EXT GRAY INT	SET 3	C	CLOSER□LOCKSET NOTE 1□2□4 □ 5
D3	10' x 10'-8"	ROLL UP DOOR	BEST ROLLING DOOR "CHOCOLATE"	H.M.	CLOPAY "CHOCOLATE"	–	D	COIL UP DOOR NOTE 3□
D4	3' x □'-8"	SOLID CORE	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY INT	SET 1	B	LOCKSET□CLOSER. 12" S□ LOUVER AT BOT. NOTE 1□2□

DOOR AND WINDOW NOTES
NOTE 1□HARDWARE TO BE LEVER ACTION AND MEET ALL ADA RE□UIREMENTS
NOTE 2□HARDWARE TO BE COMMERCIAL GRADE
NOTE 3□HARDWARE PER MANUF. RE□IREMENTS
NOTE 4□SAFETY GLA□ING TO MEET ANSI □97.1 CLASS A
NOTE 5□DARK BRON□E PAINT COLOR TO BE (SW □07□ "TURKISH COFFEE")
NOTE □□EXTERIOR DOOR WHEN INDICATED ON PLAN A1.1

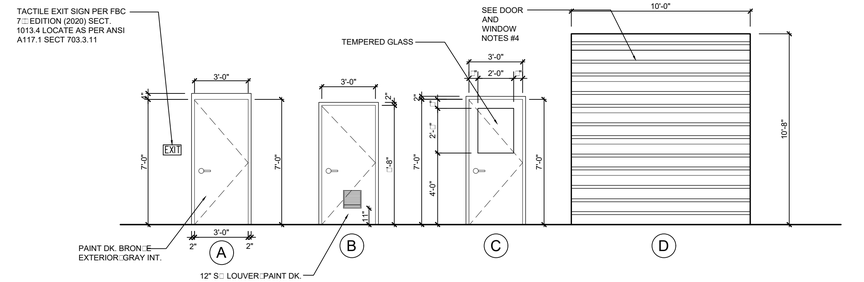
WINDOW SCHEDULE

B	4'-8' x 4'-0"	FIXED GLASS	DOUBLE PANE□LOW-E GLASS□ TINTED	-	ALUM.	ANODI□ED □DARK BRON□E EXT - PAINT GRAY INT	——	NOTE 4



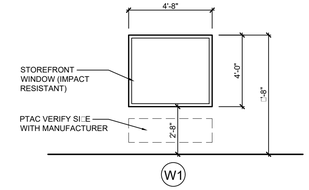
TYPICAL ADA TOILET ELEVATION

Scale: 1/2" = 1'-0"



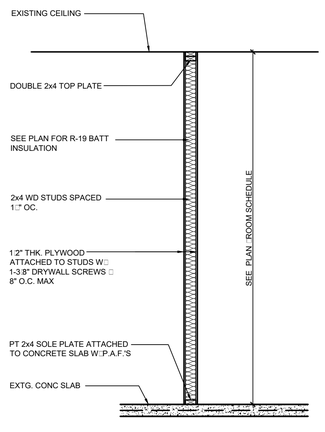
DOOR TYPE ELEVATIONS

Scale: 1/4" = 1'-0"



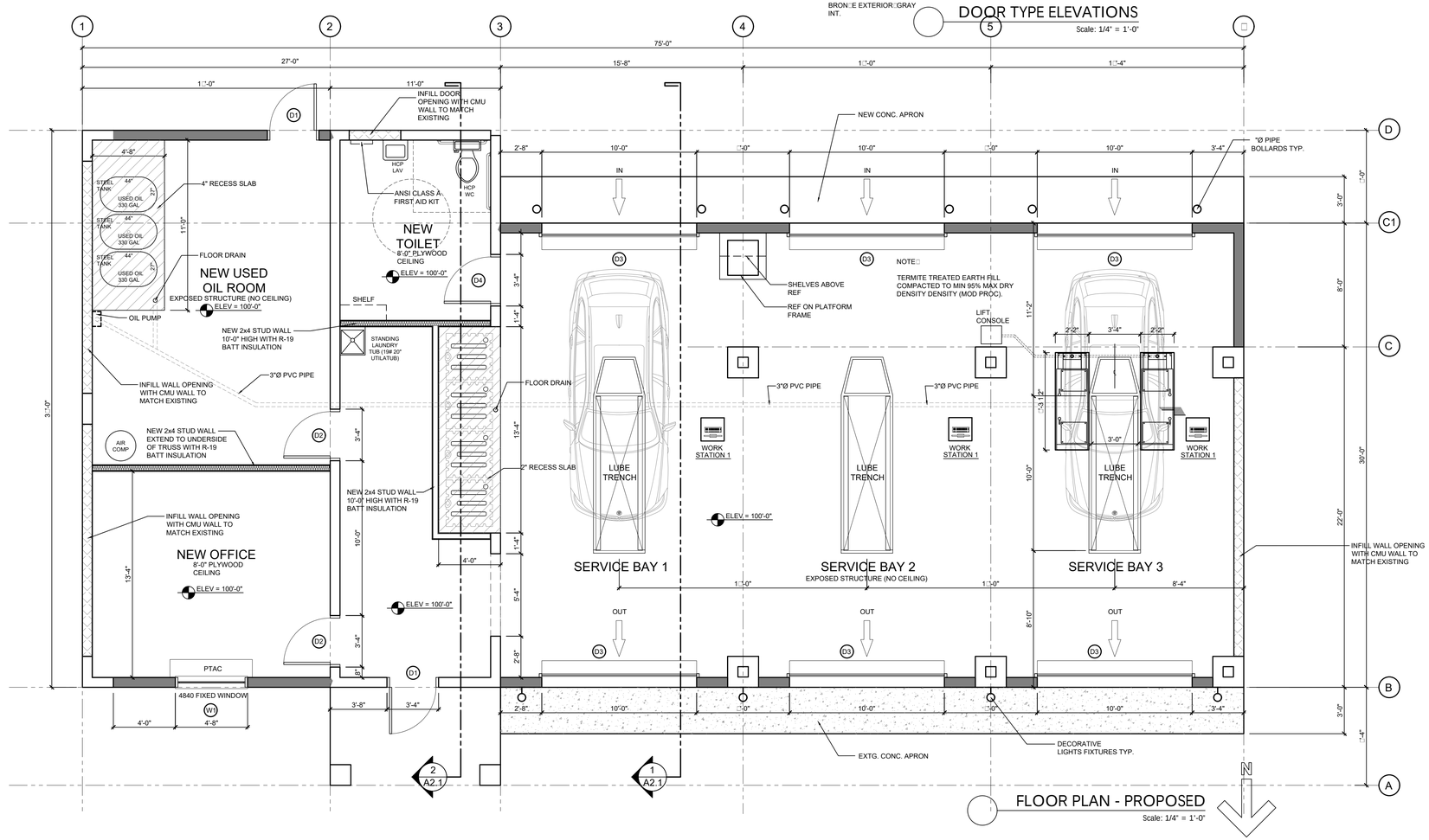
WINDOW TYPE ELEVATION

Scale: 1/4" = 1'-0"



2x4 WALL DETAIL SECTION

Scale: 1/2" = 1'-0"



FLOOR PLAN - PROPOSED

Scale: 1/4" = 1'-0"

6/4/2025 10:20 AM

C:\USERS\DPK. USER\ONEDRIVE_2024\COMMERCIAL\DON WALLACE\TAKE 5 MANATEE AVE CAR WASH CONVERSION\24-7XXX_TAKE5_MANATEE.DWG

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING, JR.
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.: 24-7062

SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER
A1.1

WIRE SHELVING:

12" WIRE SHELVING TO BE "CLOSETMAID - SUPERSLIDE" OR EQUAL, ON ADJUSTABLE MOUNT HARDWARE W/ VERT. STANDARDS AT 24" O.C. MAX. SPACING.

16" WIRE SHELVING TO BE "CLOSETMAID - MAX LOAD" OR EQUAL, ON HEAVY DUTY "MAX LOAD" ADJUSTABLE MOUNT HARDWARE W/ VERT STANDARDS AT 24" O.C. MAX. SPACING.

CLOSET ROD TO BE "CLOSETMAID" EPOXY COATED STEEL "SUPER SLIDE SYSTEM" W/ CORNER ROUNDER BAR. SUPPORTS TO BE HEAVY DUTY METAL "J" BRACKETS. PROVIDE CLOSET ROD END CAPS AT EACH END.

ALL FINISHES TO BE BRUSHED CHROME.

OPERATIONAL NOTES:
CLASS 1 LIQUIDS ARE NOT STORED IN TAKE 5 BUILDINGS.

CLASS IIIB LIQUID (MOTOR OIL) IS STORED IN THE BACK ROOM AREA WHICH IS VENTILATED AS REQUIRED. SEE MECHANICAL SHEETS.

NO LIQUIDS ARE STORED IN THE LUBE TRENCHES

VEHICLES ARE OPERATED ONLY FOR THE DURATION OF MOVING THEM INTO AND OUT OF THE BUILDING.

TRENCH FINISH

(2) COATS OF EPOXY AT WALLS AND FLOOR OF TRENCHES. RUST-OLEUM 2-PART EPOXY 6500 SYSTEM. COLOR: NAVY GRAY

NOTE:

PIT FRAMES AND ROLLING DRAIN PANS TO BE PROVIDED BY G.C., G.C. IS TO COORDINATE MANUFACTURE OF PIT RAILS AND TO CONTACT MANUFACTURER OF OIL DRAIN PANS AND SCHEDULE DELIVERY. G.C. IS TO TAKE DELIVERY AND INSTALL FRAMES AND ROLLING PANS PRIOR TO SUBSTANTIAL COMPLETION.

OIL DRAIN PAN MANUFACTURER CONTACT INFORMATION:

JEFF JOHNSON,
JEFF@OFAB.NET

(352)427-1713

NOTE: INSULATE OFFICE WALLS AS REQ'D TO ATTAIN R-19 VALUE

NOTE: SLOPE FLOOR IN SERVICE AREA 1/4" PER FT MIN. TO LUBE TRENCHES

NOTE: CUSTOMERS WAIT INSIDE THIER CARS. NO WAITING AREA IS PROVIDED.

NOTE: PROVIDE R-19 BATT INSUL FACED IN OFFICE WALLS

TAKE 5 OIL CHANGE, LLC
STORAGE SYSTEM REVIEW

SYSTEMS ARE DIVIDED INTO 2 SEPARATE PROCESSES.

1. **USED OIL -**
   AFTER A TAKE 5 TECHNICIAN DIRECTS AND GUIDES THE CUSTOMER OVER A SHALLOW TRENCH THE USED OIL IS DRAINED INTO A ROLLING DRAIN PAN THAT IS POSITIONED UNDER THE VEHICLE. THE OIL FILTER IS ALSO CHANGED ABOVE THE DRAIN PAN. WHEN NECESSARY, THE DRAIN PANS ARE EMPTIED TO DESIGNATED OIL TANKS VIA ¾" GASOLINE-RATED HOSE, ROUTED THROUGH CHASES TO THE STORAGE ROOM. THE HOSES ARE CONNECTED VIA A VACUUM DIAPHRAGM PUMP, SO THE SYSTEM IS TOTALLY NON-PRESSURIZED. 100% OF TAKE 5'S USED OIL AND OIL FILTERS ARE RECLAIMED AND RECYCLED BY OSHA CERTIFIED USED OIL RECYCLING COMPANIES.

2. **NEW OIL -**
   WE STORE NEW BULK OILS IN RHINO GRAVITY FEED SYSTEMS INSIDE THE BAY AREAS. THESE SYSTEMS HAVE NO PUMPS OR PRESSURE, ARE APPROVED BY OSHA AND DOT, AND ARE LOCATED WITHIN A RECESSED AREA WITHIN THE SHOP. TAKE 5 ALSO CARRIES A MINIMUM AMOUNT OF RETAIL BOTTLED OILS FOR SPECIALTY VEHICLES AS NECESSARY.

NOTES -

1. TYPE OF LIQUIDS BEING STORED ARE CLASS IIIB LUBRICANTS ONLY.
2. ALL TANKS ARE ABOVE GROUND, SINGLE WALL. 3 ARE STEEL AND 12 ARE HIGH-DENSITY POLYETHYLENE.
3. VOLUME OF TANKS:
   (3) WASTE OIL TANKS OF APPROXIMATELY 330 GALLONS EACH
   (9) NEW OIL RHINO TANKS OF 120 GALLONS EACH
   (4) NEW OIL RHINO TANKS OF 220 GALLONS EACH

FOR CONTAINMENT - BULK TANKS ARE PLACED WITHIN RECESSED AREAS. THE RECESSED AREAS ARE CONNECTED VIA 3" CHASES TO THE SHALLOW TRENCHES, PROVIDING SECONDARY CONTAMINATION. EACH TRENCH MEASURES 10' X 3' X 30', YIELDING A TOTAL EXTRA VOLUME OF 1,683 GALLONS, IN ADDITION TO THE RECESSED AREAS WHERE THE TANKS ARE LOCATED.

4. TAKE 5 DOES NOT INCORPORATE DRAINS IN THEIR SHOP, SHALLOW TRENCH, OR STORAGE AREAS. THE ONLY DRAIN IN A TAKE 5 IS LOCATED IN THE RESTROOM.
5. WE MOP OUR FLOORS, RINSING THE MOP IN A MOP SINK THAT IS CONNECTED DIRECTLY TO AN OIL SEPARATOR.
6. THE OIL SEPARATOR IS CLEANED/EMPTIED/MAINTAINED BY THE OSHA CERTIFIED RECYCLING COMPANY THAT COLLECTS AND RECYCLES THE USED OIL.
7. SOME TANKS ARE PLACED ON SHOP FLOOR BETWEEN BAYS.

GENERAL NOTES:

1. **ALL ITEMS ARE TO BE PURCHASED, PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR**. UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL USE NATIONAL PURCHASING ACCOUNTS FOR VENDORS LISTED BELOW.

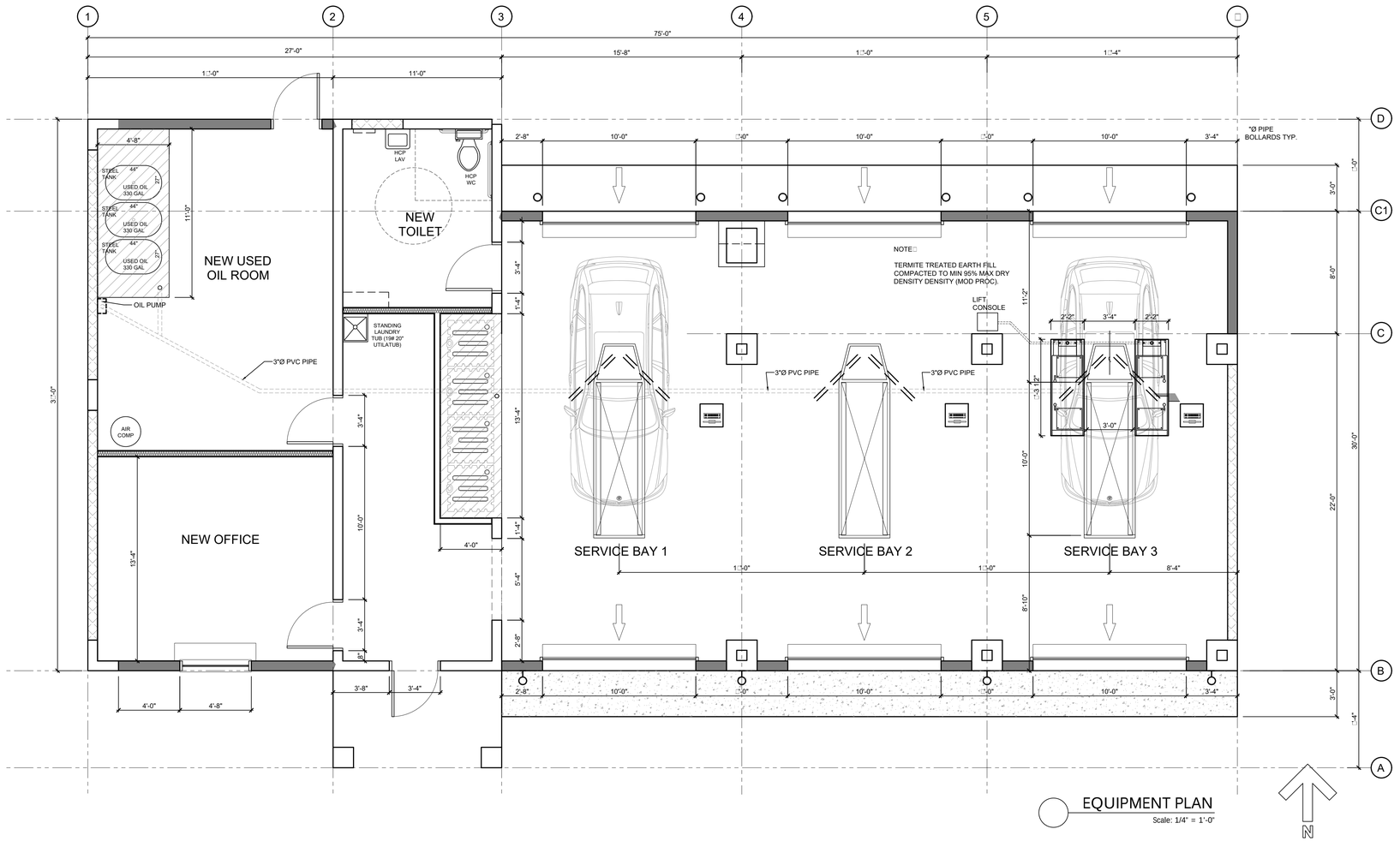
#	E□UIPMENT SCHEDULE	PURCHASED BY	INSTALLED BY	VENDOR
1.	NEW OIL TOTE TANKS	F□	CORP	
2.	USED OIL TANKS	F□	VENDOR	
3.	PIT FRAMES (PRE-FABRICATED)	GC	GC	
4.	ROLLING DRAIN PANS	GC	GC	
5.	OFFICE SHELVING	GC	GC	
□	OIL SEPARATOR PLUMBER	GC	GC	
7.	COOLANT MACHINE	F□	CORP	
8.	PODIUM WORK STATIONS	F□	CORP	
9.	COMPUTERS	F□	CORP	
10.	COMPUTER MONITORS	F□	CORP	
11.	DROP SAFE	F□	CORP	
12.	AIR COMPRESSOR	F□	VENDOR	
13.	USED OIL PUMPS	F□	VENDOR	
14.	SERVICE AREA SHELVING	F□	GC	
15.	BACK ROOM SHELVING	F□	GC	

GC GENERAL CONTRACTOR
FZ FRANCHISEE
CORP TAKE 5 CORPORATE
VENDOR PREFERRED INSTALLER

C□rr□□□□□□□□
E□□□□ □□□l□□□□□r□ F□r F□rd□
T□□□ 5 O□C□□□□□
F□r□□r□ 11□2019

F□rd□ □□ □□ A□□□□

B□□L□r□□□□□□ E□□□□□ □□□LLC
G□□□□B□□□
P.O. B□x 819
S□r□□□□FL 32959
321-2□1-□450
G□□□□□□□□□ □□ □□□□□



EQUIPMENT PLAN
Scale: 1/4" = 1'-0"

N

6/4/2025 10:20 AM

C:\USERS\DPK USER\ONEDRIVE\2024\COMMERCIAL\DON WALLACE\TAKE 5 MANATEE AVE CAR WASH CONVERSION\24-7062 TAKE5 MANATEE.DWG

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING, JR.
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

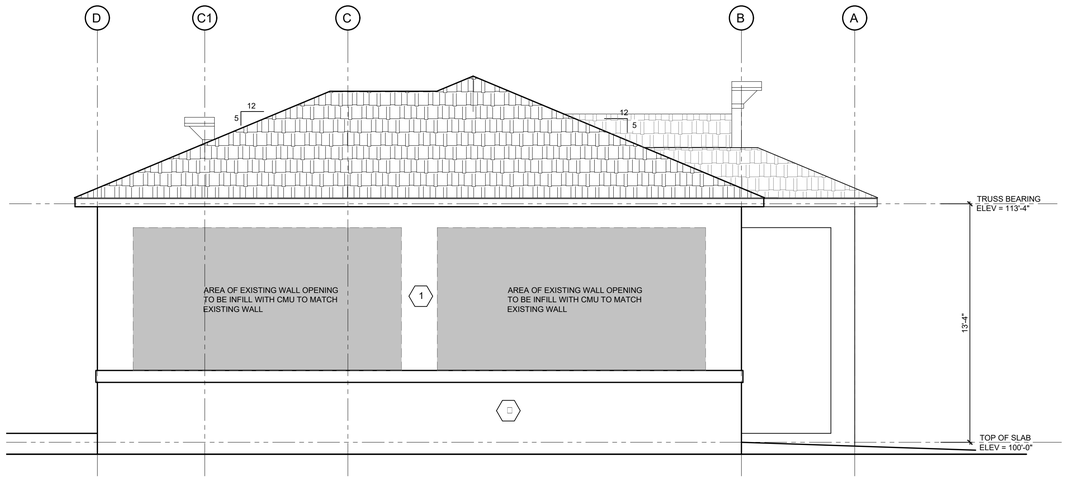
3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK

ARCHITECT'S PROJECT No.:
24-7062

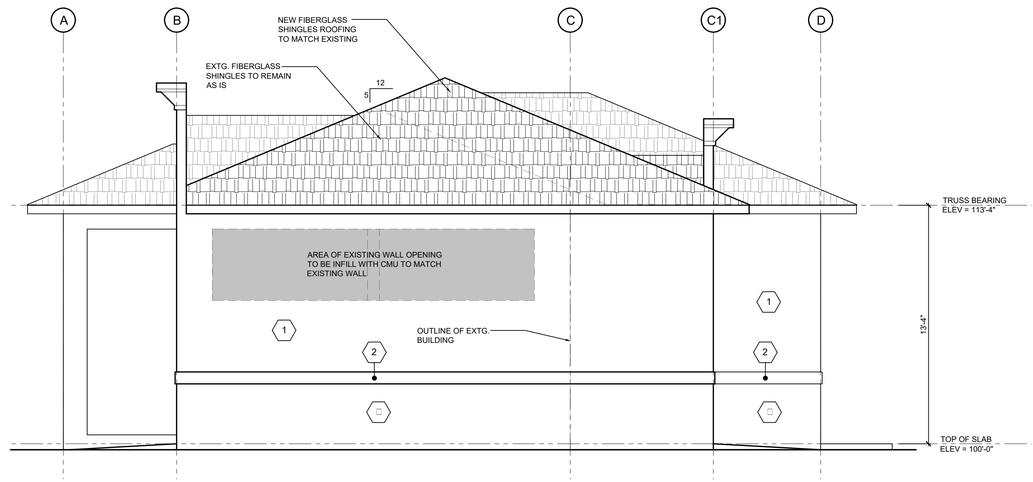
SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER
A1.3



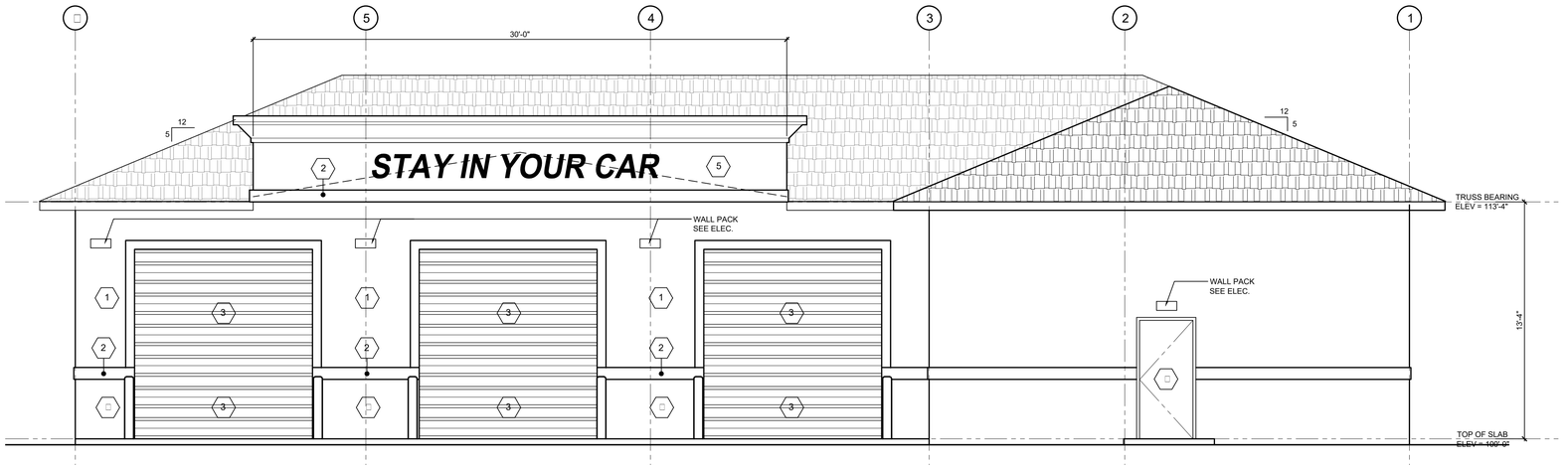
LEFT SIDE ELEVATION - PROPOSED

Scale: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - PROPOSED

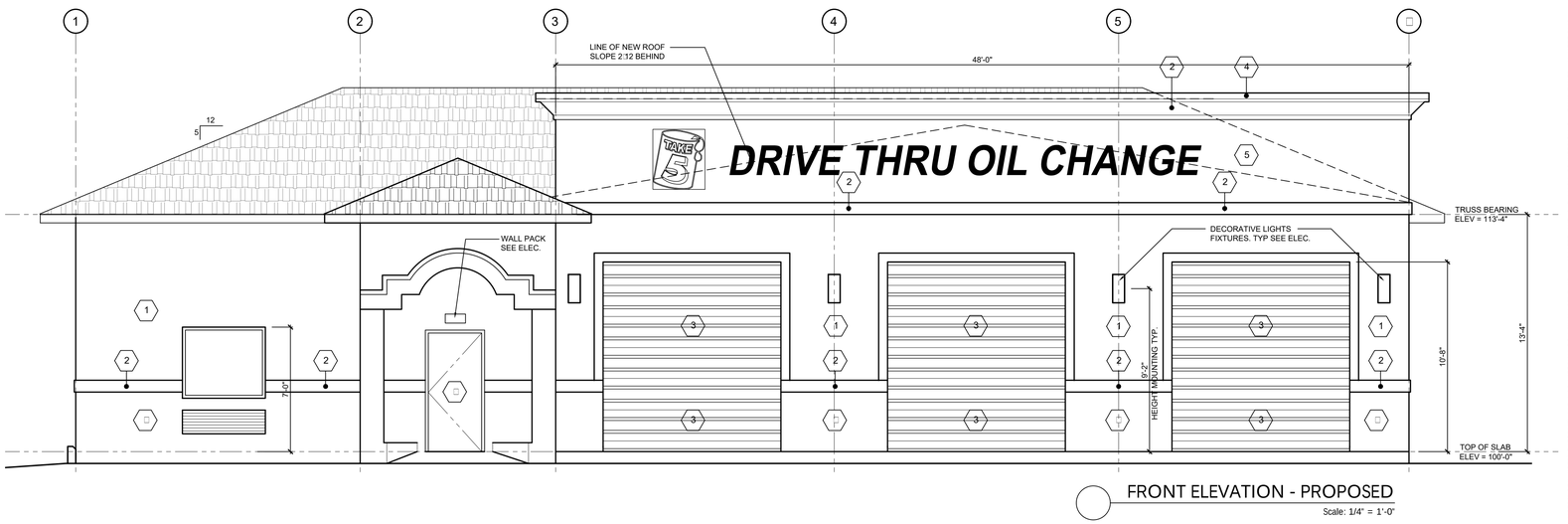
Scale: 1/4" = 1'-0"



REAR ELEVATION - PROPOSED

Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
NO.	AREA	COATS	COLOR
1	STUCCO ON CMU MAIN COLOR	–	MATCH SW COLOR #7□93□STONEBRIAR
2	STUCCO ON STYROFOAM ACCENT BAND □ CORNICE	–	MATCH SW COLOR #7□78□COTTAGE CREAM
3	COIL UP DOOR	–	MATCH SW □097□STURDY BROWN
4	PREFINISHED ALUMINUM COPING	–	MATCH SW COLOR #□871□POSITIVE RED
5	EIFS SYSTEM SECONDARY COLOR	–	MATCH SW COLOR #□871□POSITIVE RED
□	PAINTED STUCCO WALL BASE COLOR	–	MATCH SW □097□STURDY BROWN
7	FASCIA	–	MATCH SW COLOR #7□78□COTTAGE CREAM



FRONT ELEVATION - PROPOSED

Scale: 1/4" = 1'-0"

6/4/2025 10:20 AM

C:\USERS\DPK.USER\ONEDRIVE\2024\COMMERCIAL\DON WALLACE\TAKE 5 MANATEE AVE CAR WASH CONVERSION\24-7XXX TAKE5 MANATEE.DWG

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA
DAVID PAUL KING JR
AR0012999
REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.: 24-7062

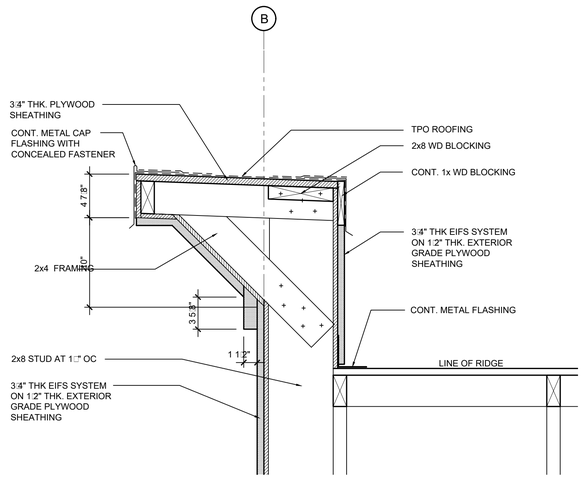
SHEET TITLE:

EXTERIOR ELEVATIONS
EXISTING / PROPOSED

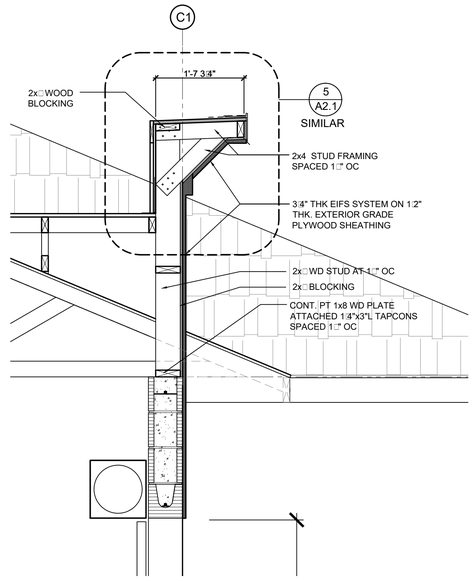
SHEET NUMBER

A2.0

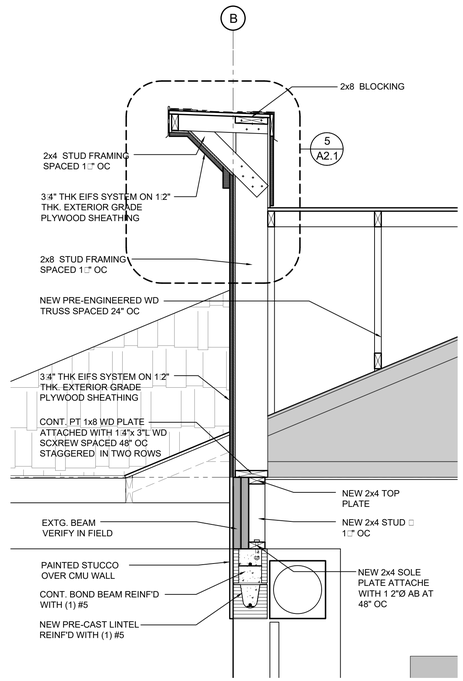
6/4/2025 10:20 AM



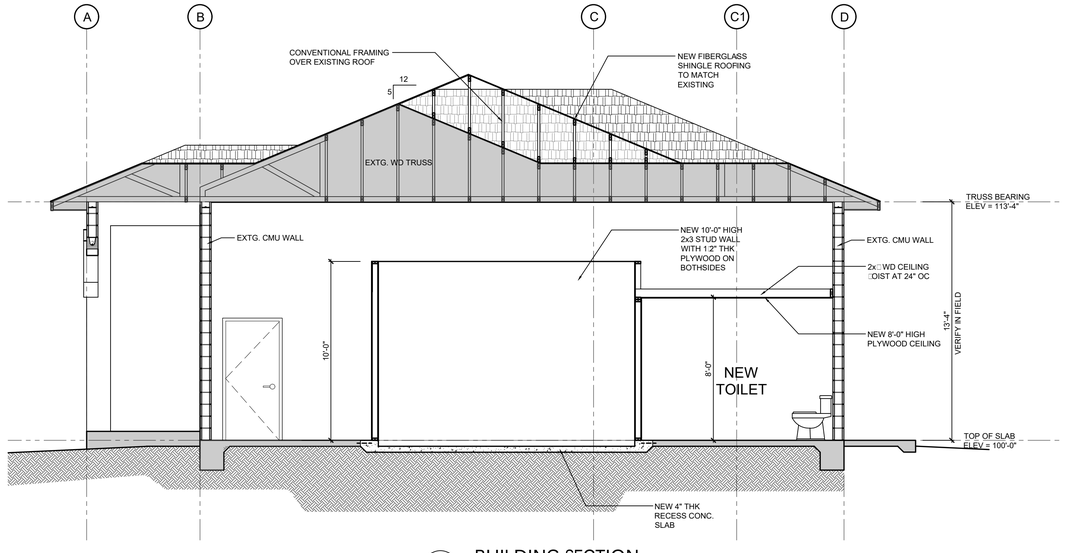
5 PARAPET WALL TRIM DETAIL
Scale: 1 1/2" = 1'-0"



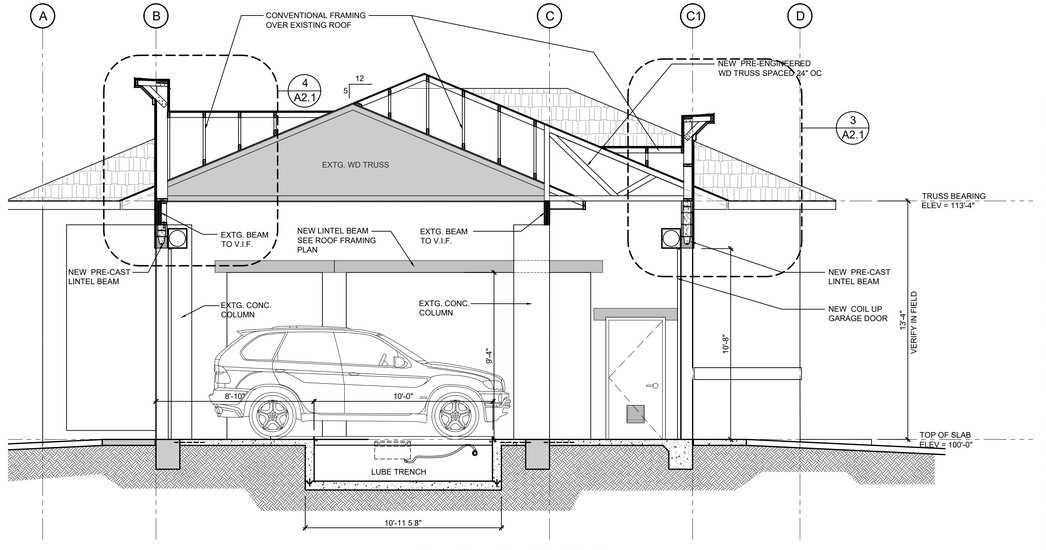
4 PARAPET DETAIL
Scale: 3/4" = 1'-0"



3 PARAPET DETAIL
Scale: 3/4" = 1'-0"



2 BUILDING SECTION
Scale: 1/4" = 1'-0"



1 BUILDING SECTION
Scale: 1/4" = 1'-0"

C:\USERS\DPK.USER\ONEDRIVE\2024\COMMERCIAL\DON WALLACE_TAKE 5 MANATEE AVE CAR WASH CONVERSION\24-7062_TAKE5_MANATEE.DWG

DRAWING ISSUE: FOR REVIEW
DATE: 04 SEP 2024
REVISED:

SEAL

STATE OF FLORIDA · DAVID PAUL KING JR · AR0012999 · REGISTERED ARCHITECT

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

REMODEL OF EXISTING CARWASH

FOR

TAKE 5 OIL CHANGE

3511 Manatee Avenue West
BRANDENTON, FLORIDA

DRAWN BY: RBC
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.: 24-7062

SHEET TITLE:
BUILDING SECTION

SHEET NUMBER
A2.1

Cadjazz Engineering Consultants
Take 5 Comparison to Carwash @ 3511 Manatee Avenue West
City of Bradenton

TRAFFIC IMPACT STATEMENT
Prepared November 22, 2025
Parcel ID #3677000006

Narrative

The property exists as a four (4) bays (three bays of self-service car wash and one automatic carwash), formerly known as Friendly City Carwash. The automatic carwash generated more trips than self service, nevertheless, we estimated 4 bayThe proposed project is to renovate existing building from approximately 2,094 square feet four bay carwash into a 3 bay stay in your car oil change facility. This TIS summary is intended to support the de minimus traffic change and reduction of vehicle trips when comparing the existing self-service car wash with proposed Take 5 Quick Oil Change.

Trip Generation Take 5 Quick Oil Change

Table 1 and 2 below indicates the estimated trips using ITE Trip Generation 12th Edition pm peak hour rate comparison for Take 5 (ITE 941) and Self Service Carwash (ITE 947).

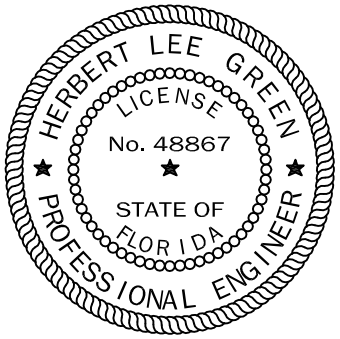
TABLE 1. Trip Generation

ITE Code	Land Use Type	Size	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	AM Peak-Hour Total Trips
941	Quick Oil Change	3 Bays	8	6	14
	Total	3 Bays	8	6	14

TABLE 2. Trip Generation

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
947	Self-Service Carwash	4 Bays	10	9	19
	Total	4 Bays	10	9	19

Based on the ITE trip generation comparison, the Take 5 quick oil change service will generate 5 less peak hour trips or more than 26% less peak hour trips than existing self service carwash, and based on the trip comparison, we can state that the Take 5 will be less traffic impact than the existing self service carwash.



AGENDA ITEM NO. 12.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

SUBJECT:

City Council Meeting - December 10, 2025:

- Resolution 25-99: 126 5th Ave. Dr. E., 604-608 2nd St. E., | Drive-Thru | Approved (vote 4-1)
- Resolution 25-101: 2435 Riverview Blvd. | Dock | Approved (vote 5-0)
- Resolution 25-102: 1512 Ballard Park Dr. | Group Care Facility | Approved (vote 5-0)

City Council Meeting - January 14, 2026:

- Ordinance 4065 | Text Amendment related to fences (1st Reading)
- Ordinance 4066 | Comp. Plan Amendment for Coastal High Hazard Area in Urban Core (1st Reading)

City Council Meeting - January 28, 2026:

- Final Order PLN-APL-25-0003: 1114 12th St. W. | Appeal of Planning Commission decision

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

N/A

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
N/A

ATTACHMENTS: