AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, March 20, 2024
101 OLD MAIN STREET, BRADENTON, FL 34205

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

a) Planning & Community Development: Planning Commission Meeting Minutes of February 21, 2024.
Draft Meeting Minutes - February 21, 2024.pdf

5. 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.

6. AGENDA ITEMS

a) Planning & Community Development: Variance Application, Case VA.24.0151. Review and approval of Final Order from the February 21, 2024, meeting.
Case VA.24.0151 - Final Order Memo.pdf
Case VA.24.0151 - Final Order .pdf

b) Planning & Community Development: Zoning Atlas Amendment, Ordinance 4025, Case LU.23.4560:
An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; Changing zoning from T4-R, General Urban Restricted to T4-O, General Urban Open, for properties located at 910 Riverside Drive East, 111 10th Street East, 1008 Riverside Drive East, 1010 Riverside Drive East, and 1020 Riverside Drive East (Parcel ID Numbers 3219300005, 3210500359, 3210500309, 3212400000, and 3210500409); and more particularly described herein; providing for applicability, providing for severability; and providing for an effective date. Request filed by Margaret Tusing of ZNS Engineering; agent for owner MRW Associates, LLC. This case was previously heard on February 21, 2024.
Application - Case LU.23.4560.pdf
Staff Report - Case LU.23.4560.pdf

c) Planning & Community Development: Zoning Atlas Amendment, Ordinance 4026, Case LU.23.4561:
An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O, General Urban Open to T5, Urban Center, for properties located at 214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, 304 9th Street East, and 402 9th Street East (Parcel ID Numbers 3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, 3136200007, and 3137500009); removing properties located at 214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, 304 9th Street East, 301 9th Street East, 201 9th Street East, 825 3rd Avenue East, 108 8th Street East, 106 8th Street East, 807 3rd Avenue East; and 402 9th Street East (Parcel ID Numbers 3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, 3136200007, 3218500001, 3217800006, 3135800005, 3139200004, 3140300009, 3137500009 and 3138800002) from the Antiques Overlay District; providing for applicability; providing for severability; and providing for an effective date. Request filed by Margaret Tusing of ZNS Engineering; agent for owner MRW Associates, LLC. This case was previously heard on February 21, 2024.

Application - Case LU.23.4561.pdf
Antiques Overlay District Removal Request - Case LU.23.4561.pdf
Staff Report - Case LU.23.4561.pdf

d) Planning & Community Development: Variance Application, Case VA.24.0402: Request filed by Greg Cameron, agent for Clover Cortez, LLC, for a variance to increase the maximum allowed sign area for a Shopping Center sign for the property located 5584 Cortez Road West (Parcel ID Number 5111120159) in the SCC (Suburban Commercial Corridor) zoning district.

Application - Case VA.24.0402.pdf
Staff Report - Case VA.24.0402.pdf
Final Order - Case VA.24.0402.pdf

e) Planning & Community Development: Comprehensive Plan Text Amendment, Ordinance 4035, Case CP.24.0363:
An Ordinance of the City of Bradenton, Florida, amending Policy 1.5.2, Hurricane and Evacuation Zone, of the Future Land Use Element of the City's Comprehensive Plan and Objective 5.3, Coastal Area Development, Policy 5.3.1, Coastal High Hazard Area, Policy 5.3.2, Conservation Zone, and Policy 5.3.4, Funding Priority, of the Coastal Management and Conservation Element of the City's Comprehensive Plan to allow the City to consider requests that increase the density of properties located within the Coastal High Hazard Area; providing for applicability; providing for repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

f) Planning & Community Development: Comprehensive Plan Map Amendment, Ordinance 4036, Case CP.24.0364:

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from RESHIGH (High Density Residential) to UCBD (Urban Central Business District) for lands totaling approximately 15.9 acres and generally located on the peninsula north of Manatee Avenue West, west of 15th Street West and east of Wares Creek (Parcel ID Numbers 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3339000006, 3339500109, 3340910052, and 3335100059) and more particularly described herein; providing for applicability; providing for repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

g) Planning & Community Development: Zoning Atlas Amendment, Ordinance 4037, Case LU.24.0361:

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas changing zoning from T4-O (General Urban Open Transect District) and T4-R (General Urban Restricted Transect District) to T5 (General Urban Center Transect District) for lands totaling approximately 15.9 acres and generally located on the peninsula north of Manatee Avenue West, west of 15th Street West and east of Wares Creek (Parcel ID Numbers 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3339000006, 3339500109, 3340910052, and 3335100059) and more particularly described herein; providing for applicability; providing for repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

7. DISCUSSION ITEMS

8. DIRECTOR'S REPORT

9. 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
941-932-9470
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. 4.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Planning Commission Meeting Minutes of February 21, 2024.

SUGGESTED ACTION: Approval as submitted.

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
Review and approval of the meeting minutes from the February 21, 2024, meeting.

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the meeting minutes of February 21, 2024, as submitted.

ATTACHMENTS:
Draft Meeting Minutes - February 21, 2024.pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
February 21, 2024

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Darin Autrey-Vice Chair, Michael Jones, Michael Neal, Kurt Landefeld, Richard Whetstone, Keith Green-Alternate.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Asst. Director, Planning and Community Development, Jamie Schindewolf-Sr. Planner, Monica Friedl-City Planner, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 1:59 p.m.
2. Pledge of Allegiance.
3. Mayor Gene Brown thanked the Planning Commissioners and stated that he appreciates everything that they do.
4. Motion to approve the January 17, 2024 Meeting Minutes by Commissioner Whetstone, and seconded by Commissioner Green. Motion passed unanimously.

PUBLIC COMMENT

No speakers came forward to speak on non-agenda items.

AGENDA ITEMS:

1. **Variance Application: Case VA.23.5138:** Review and approval of Final Order from the January 17, 2024 meeting.

Staff Recommendation: Jamie Schindewolf spoke on behalf of the City. She stated that this is a final order and just needs action by the Planning Commission.

Motion: Commissioner Green motioned to approve. Commissioner Whetstone seconded the motion. Motion passed unanimously.

2. **Right-of-Way Vacation Application: Ordinance 4033, Case RV.24.0120**: Request filed by the City of Bradenton, for a right-of-way vacation for a portion of a 16-ft. alley located north of 2229 Manatee Avenue East (Parcel ID Number 1319900109) in the UCC (Urban Commercial Corridor) zoning district.

Staff Recommendation: Greg DeLong spoke on behalf of the City. Staff recommends approval with no stipulations.

DRAFT

Public Comment: Chair Bakker opened the Public Hearing.
Ken Harrington, 2214 3rd Ave. E., Bradenton, FL, stated that his property borders this right-of-way. He discussed access to other right-of-ways.
Thomas Shumard, 231 22nd St. E., Bradenton, FL, is a neighbor of this property for 18 years. He spoke about the new fire station, traffic flow, lighting, and the neighborhood.

Public Hearing was closed.

Motion: Commissioner Autrey motioned to approve. Commissioner Landefeld seconded. Motion passed unanimously.

3. **Variance Application, Case VA.24.0151:** Request filed by Jennifer Vilone, agent for Kathleen Holewa, for a variance to increase the allowable impervious coverage calculation for property located at 2114 Grand Flora Trail (Parcel ID Number 1383505009) in the R-1 (Low Density, Single Family) zoning district

Staff Recommendation: Monica Friedl spoke on behalf of the City. Staff recommends denial based on conditions.

The Commission discussed pervious pavers and structures.

Applicant: Jason Zavala, owner of Sunscape Pools, 13112 Sweetwater Way, Bradenton, FL, spoke on behalf of the applicant. His company will be using pervious pavers and this fits into the 50% rule, as discussed.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Autrey motioned to approved with the stipulation that pervious pavers are used for water flow and the applicant supplies data. Commissioner Green seconded. Motion passed 5 to 1.

4. **Special Use Permit, Resolution 24-20, Case SU.24.0223:** Request file by Robert Woodring, agent for owner CBR Holdings LLC, for a Special Use Permit to allow for a Lounge and Indoor Amusement Center (pinball and video games) at property located at 412 12th Street West (Parcel ID Number 3319300004) in the T5 (Urban Center Transect District) zoning district.

Staff Recommendation: Greg DeLong spoke on behalf of the City. Staff recommends approval.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

DRAFT

Public Hearing was closed.

Motion: Commissioner Autrey motioned to approve. Commissioner Landefeld seconded. Motion passed unanimously.

5. **Variance Application, Case VA.23.4895:** Request filed by Randy Goodfred, agent for Universal Health Services Inc. and Jakalyse Inc., for variances to increase the number of permitted wall signs, allow monument signs visible from 75th Street West in excess of the code allowance for number of signs, allow for an increase in the overall size of the sign and the percentage of changeable copy permitted on a new monument sign along 75th Street West, and allow a new pole sign in excess of the allowable square footage along Manatee Avenue West; for properties located at 633 75th Street West and 7481 Manatee Avenue West (Parcel ID Numbers 3899400559 and 3899400609) in the SCC (Suburban Commercial Corridor) zoning district.

Staff Recommendation: Monica Friedl spoke on behalf of the City. Staff recommends denial based on criteria.

Applicant: Joshua (inaudible), Manatee Memorial Hospital, 26 2nd St., Bradenton, FL, spoke about the ease of access for this new location of this E.R.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve. Commissioner Autrey seconded. Motion passed unanimously.

6. **Zoning Atlas Amendment, Ordinance 4025, Case LU.23.4560:** Request filed by Margaret Tusing of ZNS Engineering; agent for owner MRW Associates, LLC, for a zoning atlas amendment to rezone properties located at 910 Riverside Drive East, 111 10th Street East, 1008 Riverside Drive East, 1010 Riverside Drive East and 1020 Riverside Drive East (Parcel ID Numbers 3219300005, 3210500359, 3210500309, 3212400000, and 3210500409) from T4-R (General Urban Restricted) to the T4-O (General Urban Open) zoning district.

Staff Recommendation: Jamie Schindewolf spoke on behalf of the City. Staff recommends approval.

Applicant: Margaret Tusing, ZNS Engineering, 1023 Manatee Ave. W., Bradenton, FL, showed Power Point presentation and stated that this is consistent with the area.
Also, Forrest Cypret, 5117 (inaudible) Ave., Sarasota, FL, discussed questions from Commissioner Green about a Daiquiri Deck and the location of the restaurant. He has spoken to the neighbors and will work with them. He feels that this restaurant is a great asset to the area.

DRAFT

Public Comment: Chair Bakker opened the Public Hearing.
Carey Newton, Home Improvements by Carey LLC, 112 10th St. E., Bradenton, FL, sent an email to staff opposing the change in the zoning. Her email stated that she is concerned about growth, infrastructure, and traffic. It stated that she is also concerned about property values and the benefits of the builders.
Dale Ward, 819 3rd Ave. E., Bradenton, FL, is opposed to the change in zoning. He feels that residents would rather see more houses.
Kendall McDonald, 1002 Riverside Dr. E., Bradenton, FL, is opposed to the rezoning. His home is directly next to where the 6 stories will be. The neighbors are surrounded by 3 story buildings. He is also concerned about a Daiquiri Deck being so close to a park and Riverwalk. Currently there is low traffic in the area.
Paul Grivas, 106 9th St. E., Bradenton, FL, is opposed to the change. He stated that he had not received notice of this change. He is concerned about the traffic and the on-street parking.

Public Hearing was closed.

Applicant: Forrest Cypret stated that his restaurants serve more food than alcohol, and this will be a family environment.

Motion: Commissioner Green motioned to approve. Commissioner Autrey seconded. Motion passed unanimously.

7. **Zoning Atlas Amendment, Ordinance 4026, Case LU.23.4561:** Request filed by Margaret Tusing of ZNS Engineering; agent for owner MRW Associates, LLC, for a zoning atlas amendment to rezone properties located at 214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, and 304 9th Street East (Parcel ID Numbers 3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, and 3136200007) from T4-O (General Urban Open) to the T5 (Urban Core) zoning district. The applicant is also requesting to remove 214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, 304 9th Street East, 301 9th Street East, 201 9th Street East, 825 3rd Avenue East, 108 8th Street East, 106 8th Street East, and 807 3rd Avenue East (Parcel ID Numbers 3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, 3136200007, 3218500001, 321800006, 3135800005, 3139200004, 3140300009, and 3138800002) from the Antiques Overlay District.

Staff Recommendation: Jamie Schindewolf spoke on behalf of the City. Staff recommends approval.

Applicant: Margaret Tusing, ZNS Engineering, 1023 Manatee Ave. W., Bradenton, FL, discussed the rezoning and the changes that are being requested.
Also, applicant Forrest Cypret was available for questions.

Public Comment: Chair Bakker opened the Public Hearing.

Carl Callahan, 114 25th St. W., Bradenton, FL, discussed the district, the area, and the uses. He brought up the intent of the Land Use Regulations.
Paul Grivas, 106 9th St. E., Bradenton, FL, stated that he was not notified of these requests. He lives adjacent to the property and does not feel that the sewer system can handle the extra hotels, units, etc. He also spoke about traffic and roads. He is opposed.
Dale Ward, 819 3rd Ave. E., Bradenton, FL, is opposed. His house is in the middle of this development.
Thomas Shumard, 231 22nd St. E., Bradenton, FL, is opposed to the development. He spoke about sewage, water, and the street being torn up.

Public Hearing was closed.

Applicant: Margaret Tusing, ZNS Engineering, 1023 Manatee Ave. W., Bradenton, FL, stated that the Land Use Regulations already allowed the number of units, etc. They will work with the neighbors.
Also, applicant Forrest Cypret stated that signs were posted throughout the neighborhood.

Motion: Commissioner Landefeld motioned to approve. Commissioner Green seconded. Motion passed 5 to 1.

Director's Report:
Greg DeLong discussed Volunteer Board Policies and a mandatory training that will take place on March 11th, 2024 at 2:00 in Council Chambers. It will be partly about City emails. One of the long-term goals is to use Granicas.
Robin Singer added that Commissioners download agendas on iPads and see them on-line.
Mr. DeLong gave an update on meetings.
Ms. Singer spoke about the Visioning Process. Staff has been at the Saturday Market and along Riverwalk passing out post cards and flyers. She discussed future meetings for the Visioning Process. There will also be an on-line survey.

Adjournment: The meeting adjourned at 3:57 p.m.

DRAFT

Ben Bakker, Chair

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

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Monica Friedl, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Variance Application, Case VA.24.0151.
Review and approval of Final Order from the February 21, 2024, meeting.

SUGGESTED ACTION: Move to approval of Final Order for VA.24.0151.

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
On February 21, 2024, Planning Commission voted to approve VA.24.0151 with stipulations. This item brings the Final Order reflecting this action before the Commission for a final vote.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Approve of Final Order for VA.24.0151.

ATTACHMENTS:
Case VA.24.0151 - Final Order Memo.pdf
Case VA.24.0151 - Final Order .pdf

Phone: (941) 932-9400

101 Old Main Street
Bradenton, FL 34205

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

To: Planning Commission

From: Monica Friedl, City Planner

Date: March 20, 2024

Re: Final Order for VA.24.0151

On February 21, 2024, the City of Bradenton Planning Commission heard case number VA.24.0151, variance request regarding increasing the maximum allowed impervious coverage for the R-1 zoning district for the home located at 2114 Grand Flora Trail. The Planning Commission moved to approve this variance with stipulations. The Final Order has been prepared to reflect this action by the Planning Commission.

FINAL ORDER
VARIANCE NO. VA.24.0151

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON APPROVING VARIANCE NO. VA.24.0151 TO ALLOW FOR AN INCREASE IN IMPERVIOUS COVERAGE CALCULATION FOR A PROPOSED POOL, SPA AND DECK ADDITION FOR THE PROPERTY LOCATED AT 2114 GRAND FLORA TRAIL, BRADENTON, FL 34208 (PARCEL ID 1383505009), AS MORE PARTICULARY DESCRIBED HEREIN.

WHEREAS, Kathleen Holewa ("Property Owner") owns the property located at 2114 Grand Flora Trail, Bradenton, FL., more particularly described in Exhibit "A" (the "Property"), and submitted an application for a variance to increase the allowed impervious surface coverage from 50% to 66% due to the construction of a pool, deck and pad for mechanical equipment, 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 RESLOW (Low Density Residential); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as R-1 (Low Density, Single Family);

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 3.2.2.1, provides standards regarding Area and Dimensional requirements for impervious lot coverage, which allows for a maximum of 50% impervious surface coverage in the R-1 district; and

WHEREAS, the Planning Commission held a noticed public hearing on February 21, 2024, at which the Commission received testimony and evidence from the applicant, City Planning staff, and members of the public in attendance.

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 presented at public hearing, 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 allow for an increased maximum impervious coverage of 66%.

c. The proposed variance meets 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 for the Property, to allow for increased impervious surface coverage of 66%, subject to the following stipulations:

a. No building or decking shall be located within the property's easement areas.
b. Pervious pavers shall be used for the proposed scope of work and the applicant shall provide city staff with supplemental documentation on the percolation of such pervious pavers prior to installation.

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 FEBRUARY, 2024.

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

ATTEST:

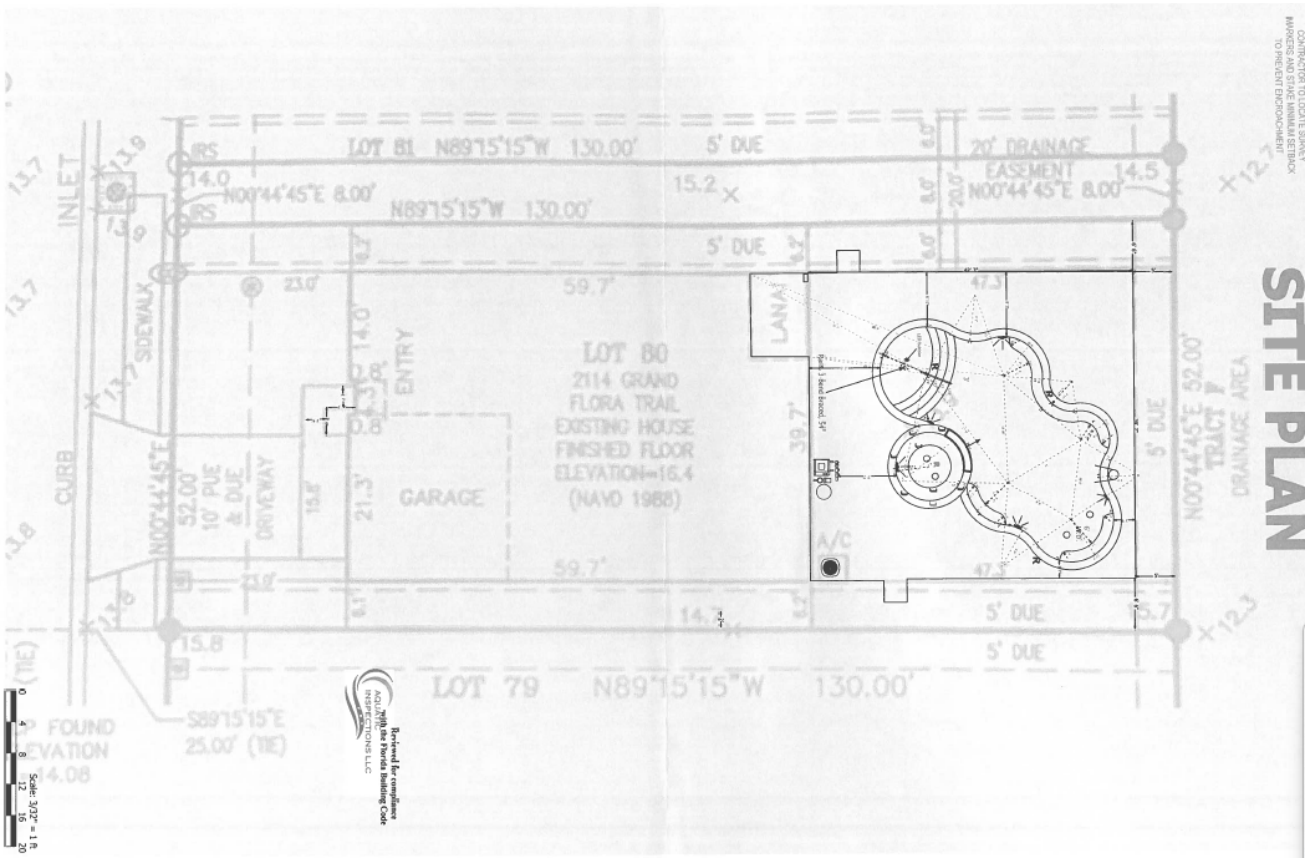
Lori Brunner CLERK	Benjamin Bakker CHAIR

EXHIBIT "A"

Legal Description:

Sec/Twp/Rge: 31-34S-18E
Neighborhood: 4072; VILLAGES OF GLEN CREEK
Subdivision: 1382101; VILLAGES OF GLEN CREEK PHASE 1B; LOT 80
Description: LOT 80, VILLAGES OF GLEN CREEK PH 1B PI#13835.0500/9

Exhibit "B"


SITE PLAN
LOT 81 N89°15'15"W 130.00'
5' DUE
20' DRAINAGE EASEMENT
N00°44'45"E 8.00'
N89°15'15"W 130.00'
LOT 80
2114 GRAND FLORA TRAIL
EXISTING HOUSE
FINISHED FLOOR ELEVATION=16.4
(NAVD 1988)
GARAGE
ENTRY
LANAI
A/C
DRIVEWAY
CURB
INLET
SIDEWALK
LOT 79 N89°15'15"W 130.00'
S89°15'15"E 25.00' (TIE)
Reviewed for compliance 2020 the Florida Building Code

AGENDA ITEM NO. 6.b

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Zoning Atlas Amendment, Ordinance 4025, Case LU.23.4560:
An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; Changing zoning from T4-R, General Urban Restricted to T4-O, General Urban Open, for properties located at 910 Riverside Drive East, 111 10th Street East, 1008 Riverside Drive East, 1010 Riverside Drive East, and 1020 Riverside Drive East (Parcel ID Numbers 3219300005, 3210500359, 3210500309, 3212400000, and 3210500409); and more particularly described herein; providing for applicability, providing for severability; and providing for an effective date. Request filed by Margaret Tusing of ZNS Engineering; agent for owner MRW Associates, LLC. This case was previously heard on February 21, 2024.

SUGGESTED ACTION: Recommend approval of Case LU.23.4560.

Planning Commission heard the proposed request at their February 21, 2024, meeting, and the Commission recommended approval of the request (vote 6-0).

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is requesting a Zoning Atlas Amendment to rezone parcels from T4-R (General Urban Restricted) to T4-O (General Urban Open). The subject parcels all have an underlying Future Land Use designation of UV (Urban Village).

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Recommend to City Council approval of Case LU.23.4560.

ATTACHMENTS:
Application - Case LU.23.4560.pdf
Staff Report - Case LU.23.4560.pdf

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

November 4, 2023

Robin Singer, Director
City of Bradenton
Planning & Community Development
101 Old Main Street West
Bradenton, Florida 34205-7865

Re: Request to Rezone 5 Parcels from T4-R to T4-O
The Village at Bradenton Riverwalk

Dear Ms. Singer:

On behalf of our client, MRW Associates, LLC, we are requesting a rezoning of five (5) parcels from the T4-R to T4-O zoning district to allow consideration of a wider range of non-residential uses such as office, retail, restaurants, and café than what is allowed in the T4-R zoning district.

The following are the parcels that are in included in our Zoning Atlas Amendment Application:

Parcel 1
910 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3219300005
0.2710 Acres
Single Family Residential
FROM 1/4 LN BETWEEN N1/2 & S1/2 OF SE1/4 SEC 25, TWN 34S, RNG 17E MEASURE N ALG E SIDE OF CENTRAL AVE (9TH ST) A DIST OF 813 FT, TH E 107 1/2 FT FOR POB, TH N TO MANATEE RIVER, TH E 107 1/2 FT M/L TO GLAZIER ST (10TH ST), TH S ALG W SIDE OF GLAZIER ST (10TH ST) TO N SIDE OF YOUNG PROPERTY AS DESC IN DB 216 PG 25, BEING A PT DUE E OF POB; TH W, ALG N SIDE OF YOUNG PROPERTY 107 1/2 FT M/L TO POB, TOGETHER WITH ALL FILLED IN LAND AND ALL RIP RTS, EXCEPT A STRIP OF LAND ADJOINING THE SEAWALL ACROSS FRONT OF THIS PROPERTY 60 FT WIDE, DEEDED TO CITY OF MANATEE, AND LESS S 100 FT OF ABOVE DESC LAND AS DESC IN DB 271 PG 369. (OR 0618/0733) PI#32193.0000/5

Parcel 2
111 10th STREET E, BRADENTON, FL 34208-1250
3210500359
0.1442 Acres
Vacant Residential Platted

LOT 4 BLK B, CE WILDER'S SUBDIV; LESS THE E 18 FT THEREOF AND TOGETHER WITH THAT PORTION OF THE ADJOINING 12 FT VACATED ALLEY LYING N OF SD PROPERTY. (OR 2676/5530) PI#32105.0035/9

Parcel 3
1008 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3210500309
0.3546 Acres
Vacant Residential Platted
LOT 1 AND THE E 30 FT OF LOT 2 AND THE E 18 FT OF LOT 4, BLK B, CE WILDER'S SUBDIV; TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ABUTTING SD PARCELS. (OR 2676/5530) PI#32105.0030/9

Parcel 4
1010 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3212400000
0.2150 Acres
Single Family Residential
LOT 1 DAVIS MANATEE CO SUB, SD LOT BEING 60 FT IN FRONT, 163 FT IN DEPTH & 60.9 FT IN BACK, ALSO A STRIP 60.9 FT IMMEDIATELY N OF SD LOT BET THE BLVD & THE SEA WALL, SAID STRIP CONT WITHIN THE E & W LINE OF SD LOT 1 EXTENDED. INCL RIP RTS PI#32124.0000/0

Parcel 5
1020 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3210500409
0.2897 Acres
Vacant Residential Platted
LOT 2 AND THE W 20 FT OF LOT 3, DAVIS-MANATEE CO'S SUBDIV (OR 2676/5530) PI#32105.0040/9

If at any time, during the review of this Application, you or the Case Manager has any questions, please do not hesitate to contact me at MargaretT@znseng.com or 941-748-8080 ext. 120. We look forward to working with the City of Bradenton on this project.

Sincerely,
Margaret C Tusing
Margaret C. Tusing, Senior Planner

Zoning Atlas Amendment Application

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

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: MRW Associates LLC

Owner Address: 4837 Swift Rd Ste 202 Sarasota 34231 Telephone: 941-915-5838

Name of Agent: ZNS Engineering LLC

Agent Address: 1023 Manatee Ave W 34205 Telephone: 941-748-8080

Owner/Agent Email: margarett@znseng.com

PROPERTY INFORMATION (REQUIRED)

Property Address: See attached for Property Address List

Parcel ID: See attached for Parcel ID List Acreage: See attached for Acreage List

Current Use of Property: See Attached for Current Use of Property List

Proposed Use of Property: Commercial including restaurant, coffee shop, retail

Current Zoning: T4-R (~~Same in Add~~) JS Proposed Zoning: T4-O (~~Same Add~~ JS ~~where applicable~~)

*click to view Zoning map *click to view Zoning map

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process. Include one (1) electronic copy (pdf) of Application and all support materials.

- ▶ Zoning Atlas Amendment Application
- ▶ Application Fee: $5,520 ($4,000 if advertised concurrently with a FLUM Amendment)
- ▶ Notarized Property Disclosure of Interest Affidavit (see page 2 for Property Disclosure of Interest Affidavit)
- ▶ Letter of Request
- ▶ Notarized Agent Authorization Form, if applicable
- ▶ Findings of Fact/Review Criteria (see page 3 for Zoning Atlas Amendment Review Criteria)
- ▶ Ten(10) copies of Conceptual Plans of Proposed Development, if applicable
- ▶ Legal Description of Property

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner/Applicant — Date: 9/28/23

CITY STAFF ONLY

Application Fees:
Fee Required: **$5,520**
$4,000 (if submitted with FLUM Amendment)

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐ _____

APPLICATION #: _____

2ND CC READ:

1ST CC READ:

PC:

DRC:

REVIEW DATE - TO BE COMPLETED BY CITY STAFF

Zoning Atlas Amendment Application

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

bradenton
The Friendly City

DISCLOSURE AFFIDAVIT — REQUIRED

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
James A Hughbanks 4837 Swift Rd Ste 202 Sarasota 34231 Mgr (owner X contract purchaser ___)	
Troy D Syprett 4837 Swift Rd Ste 202 Sarasota 34231 Manag (owner X contract purchaser ___)	78%
Matthew Grover (owner X contract purchaser ___)	22%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): MRW Associates LLC

NOTARY — REQUIRED

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 27 day of Sept, 2023, by Troy Syprett, who is personally known to me or who has produced _____ as identification.

_____
Signature

Jennifer Alfaro, Notary Public
Print Name

JENNIFER ALFARO
Notary Public - State of Florida
Commission # GG 981426
My Comm. Expires May 16, 2024
Bonded through National Notary Assn.

State of Florida – My Commission Expires: May 16 2024

Zoning Atlas Amendment Application

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

AMENDMENT REVIEW CRITERIA

An amendment to the Land Use Regulations Zoning Map may be requested by a property owner or owners.

LAND USE REGULATION ZONING MAP AMENDMENT REVIEW CRITERIA

Prepare detailed written responses, using factual statements to explain how the requested Land Use Regulation Zoning Map Amendment complies with the following criteria

REQUIRED

A. *Consistency with Comprehensive Plan*

All Land Use Regulation Zoning District assignments shall be consistent with the Comprehensive Plan, including the Future Land Use Map and Future Land Use Element goals, objectives and policies. The Land Use Regulation Zoning District assigned shall be consistent with the land use category of the Future Land Use Map.

Policy 1.3.2

B. *Consistency with Land Use Regulations*
Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

C. *Land Use Compatibility*
The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

D. *Provision of Adequate Public Facilities*
The assigning of Land Use Regulation Zoning Districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

E. *Public Interest*
Land Use Regulation Zoning District designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

AMENDMENT PROCEDURES

LAND USE REGULATIONS ZONING MAP AMENDMENT REVIEW PROCEDURE

1. The Planning Commission shall review the proposed Land Use Regulation Zoning Map Amendment using the criteria listed above, shall hold a public hearing after due public notice, and shall make a written recommendation to the City Council. The recommendation shall be approval or denial of the requested Land Use Regulations Zoning Map Amendment. The reccomendation shall be based on competent substantial evidence.

2. The City Council shall hold two public hearings on the proposed ordinance for a Land Use Regulations Zoning Map Amendment, and the Planning Commission recommendation shall be read into the record. At the seconding hearing, City Council action shall be to approve the amendment to the Land Use Zoning Map as proposed by the applicant, or approve an amendment to another Land Use Zoning Map designation deemed more appropriate than the one applied for, or deny the request.

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: See attached Property Address List

I, MRW Associates, LLC, the registered property owner(s) of the above noted property, do hereby authorize

Margaret C. Tusing — Print Name of Agent

ZNS Engineering LC — 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)

4837 Swift Rd Ste 202, Sarasota 34231 — Owner(s) Address (if different than property above)

Signature of Agent

1023 Manatee Ave 7th FL 34205 941-748-8080 — Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 27th day of Sept 2023 produced FLDL respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

Jennifer Alfaro, Notary Public
Print Name

JENNIFER ALFARO
Notary Public - State of Florida
Commission # GG 981426
My Comm. Expires May 16, 2024
Bonded through National Notary Assn.

State of Florida
My Commission Expires: May 16 2024

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
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bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

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I, MRW Associates, LLC, the registered property owner(s) of the above noted property, do hereby authorize

Margaret C. Tusing — Print Name of Agent
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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

4837 Swift Rd Ste 202, Sarasota 34231
Signature of Owner(s) — Owner(s) Address (if different than property above)

Margaret C. Tusing
Signature of Agent

1023 Manatee Ave E 7th FL 34205 941-748-8081 x120
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 29th day of November 2023, produced _____ personally known respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Robin Brown
Signature

ROBIN BROWN
MY COMMISSION # HH372918
EXPIRES: April 10, 2027

Robin Brown, Notary Public
Print Name

State of Florida
My Commission Expires: April 10, 2027

ZONING ATLAS AMENDMENT APPLICATION FROM T4-R TO T4-O
THE VILLAGE AT BRADENTON RIVERWALK
LIST OF PROPERTY ADDRESSES, PARCEL ID, ACREAGES, CURRENT USES OF PROPERTY, AND LEGAL DESCRIPTIONS

910 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3219300005
0.2710 Acres
Single Family Residential
FROM 1/4 LN BETWEEN N1/2 & S1/2 OF SE1/4 SEC 25, TWN 34S, RNG 17E MEASURE N ALG E SIDE OF CENTRAL AVE (9TH ST) A DIST OF 813 FT, TH E 107 1/2 FT FOR POB, TH N TO MANATEE RIVER, TH E 107 1/2 FT M/L TO GLAZIER ST (10TH ST), TH S ALG W SIDE OF GLAZIER ST (10TH ST) TO N SIDE OF YOUNG PROPERTY AS DESC IN DB 216 PG 25, BEING A PT DUE E OF POB; TH W, ALG N SIDE OF YOUNG PROPERTY 107 1/2 FT M/L TO POB, TOGETHER WITH ALL FILLED IN LAND AND ALL RIP RTS, EXCEPT A STRIP OF LAND ADJOINING THE SEAWALL ACROSS FRONT OF THIS PROPERTY 60 FT WIDE, DEEDED TO CITY OF MANATEE, AND LESS S 100 FT OF ABOVE DESC LAND AS DESC IN DB 271 PG 369. (OR 0618/0733) PI#32193.0000/5

110 10th STREET E, BRADENTON, FL 34208-1250
3210500359
0.1442 Acres
Vacant Residential Platted
LOT 4 BLK B, CE WILDER'S SUBDIV; LESS THE E 18 FT THEREOF AND TOGETHER WITH THAT PORTION OF THE ADJOINING 12 FT VACATED ALLEY LYING N OF SD PROPERTY. (OR 2676/5530) PI#32105.0035/9

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3210500309
0.3546 Acres
Vacant Residential Platted
LOT 1 AND THE E 30 FT OF LOT 2 AND THE E 18 FT OF LOT 4, BLK B, CE WILDER'S SUBDIV; TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ABUTTING SD PARCELS. (OR 2676/5530) PI#32105.0030/9

1010 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3212400000
0.2150 Acres
Single Family Residential
LOT 1 DAVIS MANATEE CO SUB, SD LOT BEING 60 FT IN FRONT, 163 FT IN DEPTH & 60.9 FT IN BACK, ALSO A STRIP 60.9 FT IMMEDIATELY N OF SD LOT BET THE BLVD & THE SEA WALL, SAID STRIP CONT WITHIN THE E & W LINE OF SD LOT 1 EXTENDED. INCL RIP RTS PI#32124.0000/0

1020 RIVERSIDE DR E, BRADENTON, FL 34208-1250
3210500409
0.2897 Acres
Vacant Residential Platted
LOT 2 AND THE W 20 FT OF LOT 3, DAVIS-MANATEE CO'S SUBDIV (OR 2676/5530) PI#32105.0040/9

REQUEST TO REZONE FROM T4-R TO T4-O
LAND USE REGULATION ZONING MAP AMENDMENT REVIEW CRITERIA
THE VILLAGE AT BRADENTON RIVERWALK

ZNS ENGINEERING, LC

NOVEMBER 2023

A. Consistency with Comprehensive Plan
Policy 1.3.2 Requests for rezoning

The city shall deny requests for rezoning that are inconsistent with the Comprehensive Plan. The City shall evaluate the following criteria for requests for rezoning:

- The area is small compared to the districts surrounding the parcel in question.
  Response: As shown on the attached rezoning map, most of the property surrounding the requested rezoning is currently zoned T4-O (approximately 2.1 acres zoned T4-R and approximately 9.59 acres zoned T4-O). The requested rezoning properties total approximately 1.2745-acres.

- The new district allows land uses inconsistent with those allowed in the vicinity.
  The difference between the existing T4-R zoning and the requested T4-O zoning is:
  - **A wider range of non-residential uses such as office, retail, restaurants, and café. The Future Land Use of the property is Urban Village (UV). UV includes these non-residential uses as permitted uses.**

- The new district would confer a special benefit on the individual property owner not commonly enjoyed by the owners of surrounding properties.
  As previously noted, most of the existing zoning in the general area is T4-O. The request to rezone approximately 1.2745-acres to T4-O will not confer any special benefit to the Applicant that the other T4-O properties don't already have.

- The proposed zoning is not consistent with the goals, objectives, and policies in the text of the comprehensive plan and the future land use map.
  The Future Land Use of the rezoning property is Urban Village (UV). The intent of the UV is to anticipate the area to develop with the character, lifestyle, and friendliness of a village with permitted uses to encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. The permitted uses are small lot single family dwellings, multiple-family rowhouses and midrise housing types, flex houses providing live-work opportunities, professional and medical offices, *retail stores*, *artisanal uses*, *restaurants*, *personal and professional services*, civic

and recreation uses, greenspace. The request to rezone the existing T4-R parcels is consistent with the intent of the UV future land use category by allowing a broader range of non-residential uses in the area.

B. Consistency with Land Use Regulations

Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

The purpose and intent of the Land Use Regulations is to implement the city's comprehensive plan through the establishment of certain regulations, procedures, and standards for reviewing and approving all development orders, permits, and use of land within the incorporated area of the city. This ordinance is enacted in order to protect and preserve the public health, safety, and general welfare and to assist in the orderly and controlled growth and development of the city. It is the further intent of this ordinance that the city's LURs establish an efficient, effective and equitable regulatory and procedural code relating to the use of land and development within the city.

The future land use of the subject rezoning properties is Urban Village (UV) which permits, in addition to other uses, r*etail stores, artisanal uses, restaurants, personal and professional services* uses. The existing zoning T4-R does *not* permit these italicized uses. The Applicant's intent is to have a restaurant, café, and possible retail uses on the rezoned properties.

C. Land Use Compatibility

The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

As shown on the attached rezoning map, the requested T4-O zoning exists on properties owned by the Applicant as well as other properties in the general area.

D. Provision of Adequate Public Facilities

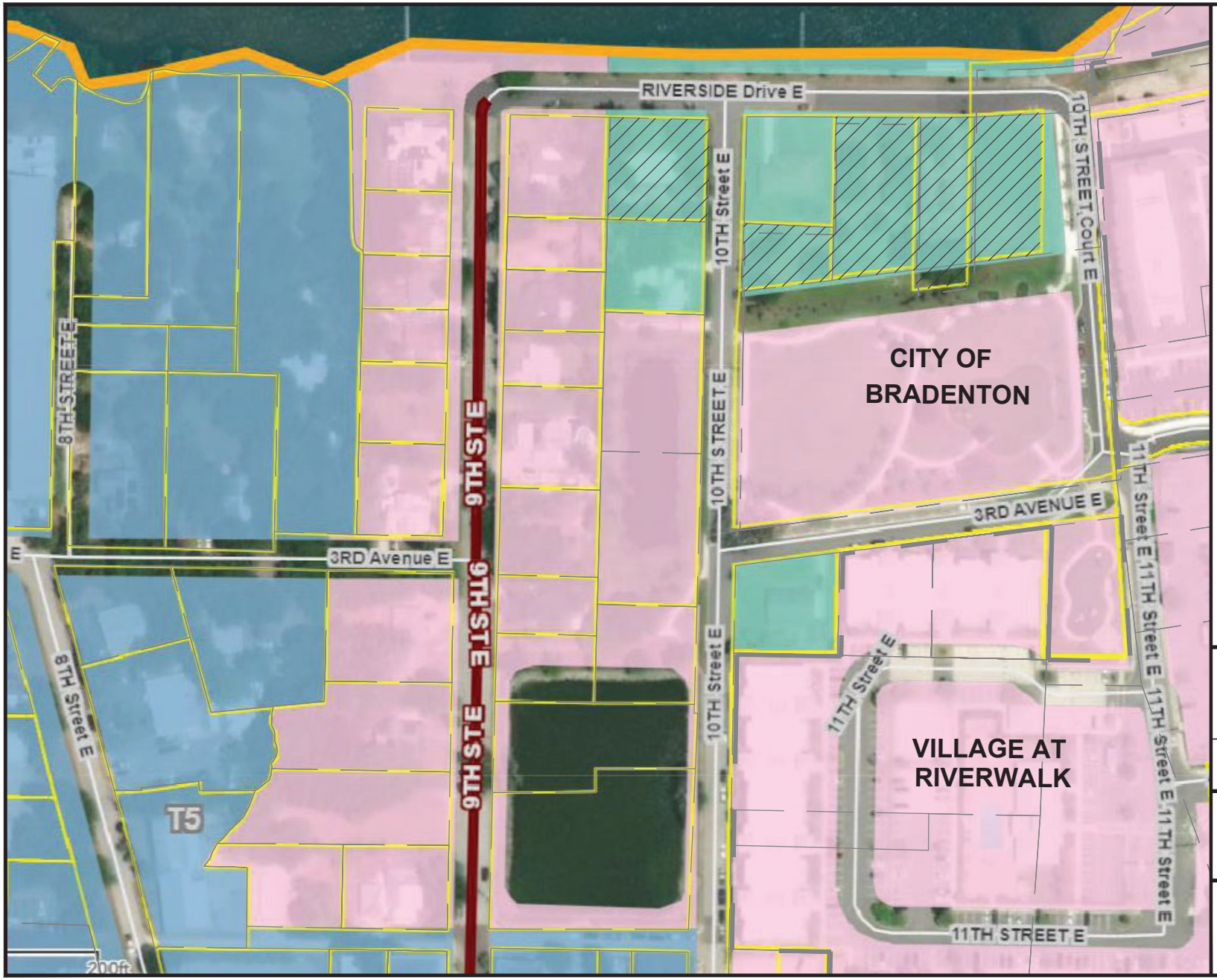
The assigning of Land Use Regulation Zoning Districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

Water, sanitary sewer, roadways, and drainage facilities currently exist adjacent to the rezoning parcels. After the rezoning, as the project moves through the development review process it will be determined if the existing infrastructure can support the proposed use(s) or if upgrades to the existing infrastructure will be required.

E. Public Interest

Land Use Regulation Zoning District designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The proposed rezoning of 1.2745-acres will not be in conflict with the public interest as most of the properties in this area are zoned T4-O.



Development Data

PARCELS

MRW ASSOCIATES 1.2745± Acres

0 50' 100' 200'

NORTH

SCALE: 1" = 100'

REZONING MAP FROM T4-R TO T4-O

THE VILLAGE AT BRADENTON RIVER WALK

SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVENUE WEST, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

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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.

City of Bradenton
Planning and Community Development Department
Planning Commission
March 20, 2024

Staff Report

Case Number:	LU.23.4560
Applicant:	Margaret Tusing of ZNS Engineering, LLC, agent for MRW Associates, LLC
Addresses:	910 Riverside Drive East, 111 10th Street East, 1008 Riverside Drive East, 1010 Riverside Drive East and 1020 Riverside Drive East
Parcel IDs:	3219300005, 3210500359, 3210500309, 3212400000, and 3210500409
Current Zoning:	T4-R (General Urban Restricted)
Requested Zoning:	T4-O (General Urban Open)
Future Land Use:	UV (Urban Village)
Flood Zone:	AE

Surrounding Property Zoning:

Current Zoning:	West: T4-O; East: T-4O; North: Manatee River; South: T4-O
Future Land Use:	West: UV; East: UV North: Manatee River; South: UV

Margaret Tusing of ZNS Engineering, LLC, has submitted an application for a Zoning Atlas Amendment to rezone parcels from T4-R (General Urban Restricted) to T4-O (General Urban Open). The subject parcels all have an underlying Future Land Use designation of UV (Urban Village).

The subject properties are currently a mixture of single family residential and vacant. The properties make up approximately 1.27 acres.



Figure 1. Rezone Request from T4-R to T4-O

The above map shows the parcels that are subject to the request for a rezoning from T4-R to T4-O. The following describes the characteristics of each district.

The Form Based Code states:

> T-4 General Urban Zone consists of a mixed use but primarily a residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
>
> > General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered
> > Commercial activity; balance between landscape and buildings; presence of pedestrians
> > Building Placement: Shallow to medium front and side yard Setbacks
> > Frontage Types: Porches, fences, Dooryards
> > Typical Building Height: 2 to 3-Story with a few taller Mixed-Use buildings
> > Type of Civic Space: Squares, Greens

The T-4 zone has two different subzones: T-4R (General Urban Restricted) and T-4O (General Urban Open). T-4O is more permissive than T4-R, which predominately allows residential uses. The following chart (Table 4.7) describes the allowed uses in each zoning district. T4-O allows significantly more non-residential uses. Table 4.4 of the Form Based Code, which

describes height bonuses, indicates that in T4-R, structures should be 1 to 2.5 stories, with a potential height after all bonuses of 3.5 stories. In T4-O, structures should be 1 to 3 stories, with a potential height after all bonuses of 6 stories.

a. RESIDENTIAL	T3 T4-S	T4-R	T4-O	T5	T6	SD
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
b. LODGING						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed and Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
c. OFFICE						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
d. RETAIL AND SERVICE						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Café/Sidewalk Café<20 seats (1)			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
Secondhand Store			P	P	P	SU
Pawnshop						SU
e. CIVIC						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly (3)	SU	P	P	P	P	P

f. OTHER: URBAN FARMING	T3 T4-S	T4-R	T4-O	T5	T6	SD
Grain/Food Storage						P
Greenhouse <200 SF	P	P	P			P
Veterinary Clinic		P	P			P
g. OTHER: AUTOMOTIVE						
Service Station/Repair			SU	SU		SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive-Through Facility			SU	SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty			SU	SU		SU
Shopping Center						SU
Shopping Mall						SU
h. OTHER: CIVIL SUPPORT						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		P SU	P SU	P SU	P SU	P SU
Marina		SU	SU	SU	SU	SU
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private (3)	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other – Child Care Center (2)(3)	SU	SU	SU	SU	SU	SU
j. OTHER: INDUSTRIAL						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage (4)			SU			P

P = PERMITTED SU = SPECIAL USE BLANK = NOT ALLOWED

1. City Council approval may be required Refer to Section 2.2.20 and 4.3.1 for alcoholic beverage sales and approval requirements. Establishments with alcoholic beverage sales are exempt from distance separation requirements from Religious Assembly uses.

Figure 2. Table 4.7 Specific Function & Use

UV – Urban Village *(Future Land Use Classification):*

The Comprehensive Plan states:

> The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism.
>
> Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is also prohibited.

The uses allowed in T4-O are appropriate in the Urban Village future land use district.

Land Use Regulations:

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City. Staff response is in bold below each criterion.:

> 3.1.5 *Criteria for land use atlas district designations*. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.
>
> > 3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

T-4O is consistent with the future land use category of UV, and many existing areas zoned T4-O have been assigned this future land use category.

3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

The rezoning request is a continuation of the T4-O zoning that surrounds these few parcels. The rezoning would leave two remaining parcels zoned T4-R, but this is not unprecedented in the immediate area (as shown on Figure 1 above).

3.1.5.3 *Adequate public facilities*. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

The rezoning request does not increase the allowed density or intensity. These are governed by the underlying future land use. The area around these properties is largely already zoned T-4O.

3.1.5.4 *Public interest*. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The rezoning request represents a small expansion of an existing district. It does not introduce hazardous or noxious potential uses to the surrounding properties that already have the T4-O designation.

3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs.

The rezoning request meets the intent of the Land Use Regulations and the Form Based Code, meant to promote a walkable, mixed-use, urban downtown core.

Surrounding Environment/Properties:

The neighborhood consists primarily of single-family homes with some vacant lots. There are a couple duplexes in the area. Glazer-Gates Park is south of the rezoning request and the eastern portion of Riverwalk is nearby. Shoreview Apartments are adjacent to the request and The Preserve at Riverwalk apartments are within a block. The following photos show the existing character of the neighborhood.



Figure 3. Photos of the Neighborhood

Summary and Recommendation:

It appears that the proposed rezoning request meets the intent of the Form Based Code that growth strategies should encourage infill and redevelopment in urban areas and that neighborhoods should provide a mix of uses and housing types. The rezoning allows for many additional uses but will bring the properties into conformance with the surrounding area that already has been designated T4-O.

Staff recommends **approval** of the rezoning request from T4-R to T4-O.

Respectfully submitted,



Jamie Schindewolf
Senior Planner

Exhibits:

Exhibit A: Location Map

Exhibit B: Future Land Use Map

Exhibit C: Zoning Map

Exhibit A
Location Map



Exhibit B
Future Land Use Map

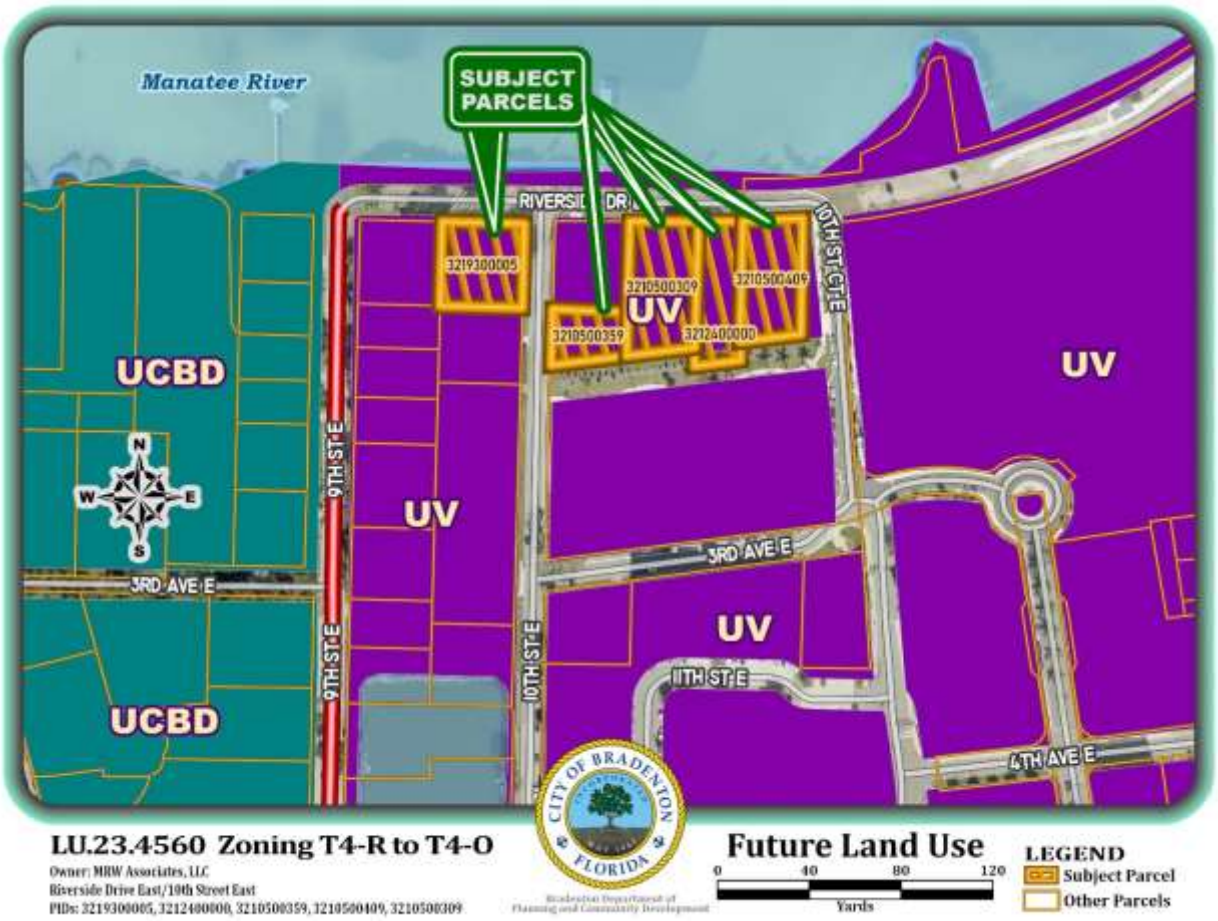


Exhibit C
Zoning Map



AGENDA ITEM NO. 6.c

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Zoning Atlas Amendment, Ordinance 4026, Case LU.23.4561:
An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O, General Urban Open to T5, Urban Center, for properties located at 214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, 304 9th Street East, and 402 9th Street East (Parcel ID Numbers 3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, 3136200007, and 3137500009); removing properties located at 214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, 304 9th Street East, 301 9th Street East, 201 9th Street East, 825 3rd Avenue East, 108 8th Street East, 106 8th Street East, 807 3rd Avenue East; and 402 9th Street East (Parcel ID Numbers 3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, 3136200007, 3218500001, 3217800006, 3135800005, 3139200004, 3140300009, 3137500009 and 3138800002) from the Antiques Overlay District; providing for applicability; providing for severability; and providing for an effective date. Request filed by Margaret Tusing of ZNS Engineering; agent for owner MRW Associates, LLC. This case was previously heard on February 21, 2024.

SUGGESTED ACTION: Vote to recommend approval of Case LU.23.4561.

Planning Commission heard the proposed request at their February 21, 2024, meeting, and the Commission recommended approval of the request (vote 5-1).

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The request is for a Zoning Atlas Amendment to rezone parcels from T4-O (General Urban Open) to T5 (Urban Center) and to remove parcels owned by MRW Associates, LLC from the Antique Overlay District.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Recommend to City Council approval of Case LU.23.4561.

ATTACHMENTS:
Application - Case LU.23.4561.pdf
Antiques Overlay District Removal Request - Case LU.23.4561.pdf
Staff Report - Case LU.23.4561.pdf

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

Updated January 26, 2024 / November 4, 2023

Robin Singer, Director
City of Bradenton
Planning & Community Development
101 Old Main Street West
Bradenton, Florida 34205-7865

Re: Request to Rezone 7 Parcels from T4-0 to T5
The Village at Bradenton Riverwalk

Dear Ms. Singer:

On behalf of our client, MRW Associates, LLC, we are requesting a rezoning of seven (7) parcels owned by MRW Associates, LLC and one (1) contract purchase parcel owned by Joseph T. Proietti from the T4-0 to T5 zoning district to allow consideration of a higher density multi-family development that can be achieved with the increased height of up to 12 stories (with all bonuses achieved) in the T5 zoning district than the height allowed in the T4-0 zoning district.

The following are the parcels that are in included in our Zoning Atlas Amendment Application:

Parcel 1
214 9th ST E, BRADENTON, FL 34208-1250
3134700008
0.2181 Acres
Multi-Family Residential
LOT 1 BLK C WILDER SUB PI#31347.0000/8

Parcel 2
208 9TH ST E, BRADENTON, FL 34208-1250
3134800006
0.1919 Acres
Vacant
LOT 2 BLK C WILDER SUB PI#31348.0000/6

Parcel 3
112 9TH ST E, BRADENTON, FL 34208-1250
3134900004
0.1265 Acres
Single Family Residential
S 58 FT OF LOT 3 BLK C WILDER SUB PI#31349.0000/4

Parcel 4
110 9TH ST E, BRADENTON, FL 34208-1250

3135000002
0.1265 Acres
Single Family Residential
N 30 FT OF LOT 3 & S 28 FT OF LOT 4 BLK C WILDER SUB PI#31350.0000/2

Parcel 5
108 9TH ST E, BRADENTON, FL 34208-1250
3135100000
0.1527 Acres
Single Family Residential
N 60 FT LOT 4 & LOT 5, LESS N 90 FT BLK C WILDER SUB PI#31351.0000/0

Parcel 6
406 9TH ST E, BRADENTON, FL 34208-1250
3137900001
0.3489 Acres
Vacant Residential Platted
S 90 FT OF LOT 13 LESS S 10 FT EASTERLING SUB PI#31379.0000/1

Parcel 7
304 9TH ST E, BRADENTON, FL 34208-1250
3136200007
0.3746 Acres
Duplex
LOT 2, N 15 FT OF LOT 8, EASTERLING SUB, EXCEPTING ANY PART THEREOF AS CONVEYED TO FLORA ORCUTT DESC (DB 118 P 19) PI#31362.0000/7

Parcel 8 - Contract Purchase Property
402 9th ST E, BRADENTON, FL 34208
3137500009
PROIETTI, JOSEPH T
0.3419 Acres
Single-family Residential
S 85 FT OF LOT 8 EASTERLING SUB EXCEPTING ANY PART THEREOF CONV BY MRS ENGLISH TO FLORA ORCUTT PER DB 118 P 19, ALSO N 10 FT OF LOT 13 PI#31375.0000/9

If at any time, during the review of this Application, you or the Case Manager has any questions, please do not hesitate to contact me at MargaretT@znseng.com or 941-748-8081 ext. 120. We look forward to working with the City of Bradenton on this project.

Sincerely,
Margaret C Tusing
Margaret C. Tusing, Senior Planner

Zoning Atlas Amendment Application

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

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: MRW Associates LLC

Owner Address: 4837 Swift Rd Ste 202 Sarasota 34231 Telephone: 941-915-5838

Name of Agent: ZNS Engineering LLC

Agent Address: 1023 Manatee Ave W 34205 Telephone: 941-748-8080

Owner/Agent Email: margarett@znseng.com

PROPERTY INFORMATION (REQUIRED)

Property Address: See attached for Property Address List

Parcel ID: See attached for Parcel ID List Acreage: See attached for Acreage List

Current Use of Property: See Attached for Current Use of Property List

Proposed Use of Property: Commercial including restaurant, coffee shop, retail

Current Zoning: T4-O (some in AOD) Proposed Zoning: T5 (remove AOD where applicable)

*click to view Zoning map *click to view Zoning map

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process. Include one (1) electronic copy (pdf) of Application and all support materials.

- ▶ Zoning Atlas Amendment Application
- ▶ Application Fee: $5,520 ($4,000 if advertised concurrently with a FLUM Amendment)
- ▶ Notarized Property Disclosure of Interest Affidavit (see page 2 for Property Disclosure of Interest Affidavit)
- ▶ Letter of Request
- ▶ Notarized Agent Authorization Form, if applicable
- ▶ Findings of Fact/Review Criteria (see page 3 for Zoning Atlas Amendment Review Criteria)
- ▶ Ten(10) copies of Conceptual Plans of Proposed Development, if applicable
- ▶ Legal Description of Property

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner/Applicant Date 10/1/23

CITY STAFF ONLY

Application Fees:
Fee Required: **$5,520**
$4,000 (if submitted with FLUM Amendment)

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐ _____

APPLICATION #: _____

CITY STAFF ONLY

2ND CC READ:

1ST CC READ:

PC:

DRC:

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

Zoning Atlas Amendment Application

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

bradenton
The Friendly City

DISCLOSURE AFFIDAVIT — REQUIRED

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
James A Hughbanks 4837 Swift Rd Ste 202 Sarasota 34231 Mgr (owner X contract purchaser ___)	
Troy D Syprett 4837 Swift Rd Ste 202 Sarasota 34231 Manag (owner X contract purchaser ___)	78%
Mattew Grover (owner X contract purchaser ___)	22%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): MRW Associates LLC

NOTARY — REQUIRED

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 27th day of Sept, 2023, by Troy Syprett, who is personally known to me or who has produced _____ as identification.

_____
Signature

Jennifer Alfaro, Notary Public
Print Name

JENNIFER ALFARO
Notary Public - State of Florida
Commission # GG 981426
My Comm. Expires May 16, 2024
Bonded through National Notary Assn.

State of Florida – My Commission Expires: May 16 2024

Zoning Atlas Amendment Application

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

AMENDMENT REVIEW CRITERIA

An amendment to the Land Use Regulations Zoning Map may be requested by a property owner or owners.

LAND USE REGULATION ZONING MAP AMENDMENT REVIEW CRITERIA

Prepare detailed written responses, using factual statements to explain how the requested Land Use Regulation Zoning Map Amendment complies with the following criteria

REQUIRED

A. Consistency with Comprehensive Plan

All Land Use Regulation Zoning District assignments shall be consistent with the Comprehensive Plan, including the Future Land Use Map and Future Land Use Element goals, objectives and policies. The Land Use Regulation Zoning District assigned shall be consistent with the land use category of the Future Land Use Map.

Policy 1.3.2

B. Consistency with Land Use Regulations
Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

C. Land Use Compatibility
The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

D. Provision of Adequate Public Facilities
The assigning of Land Use Regulation Zoning Districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

E. Public Interest
Land Use Regulation Zoning District designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

AMENDMENT PROCEDURES

LAND USE REGULATIONS ZONING MAP AMENDMENT REVIEW PROCEDURE

1. The Planning Commission shall review the proposed Land Use Regulation Zoning Map Amendment using the criteria listed above, shall hold a public hearing after due public notice, and shall make a written recommendation to the City Council. The recommendation shall be approval or denial of the requested Land Use Regulations Zoning Map Amendment. The reccomendation shall be based on competent substantial evidence.

2. The City Council shall hold two public hearings on the proposed ordinance for a Land Use Regulations Zoning Map Amendment, and the Planning Commission recommendation shall be read into the record. At the seconding hearing, City Council action shall be to approve the amendment to the Land Use Zoning Map as proposed by the applicant, or approve an amendment to another Land Use Zoning Map designation deemed more appropriate than the one applied for, or deny the request.

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: See attached Property Address List

I, MRW Associates LLC, the registered property owner(s) of the above noted property, do hereby authorize

Margaret C. Tusing — Print Name of Agent

ZNS Engineering LC — 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)

4837 Swift Rd Ste 202, Sarasota 34231 — Owner(s) Address (if different than property above)

Signature of Agent

1023 Manatee Ave 7th FL 34205, 941-748-8080 — Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 27th day of Sept. 2023, produced FLDL respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

Jennifer Alfaro, Notary Public
Print Name

JENNIFER ALFARO
Notary Public - State of Florida
Commission # GG 981426
My Comm. Expires May 16, 2024
Bonded through National Notary Assn.

State of Florida
My Commission Expires: May 16 2024

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4837 Swift Rd Ste 202, Sarasota 34231
Signature of Owner(s) — Owner(s) Address (if different than property above)

1023 Manatee Ave E 7th FL 34205 941-748-8081 x120
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 29th day of November 2023, produced _____ personally known respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

ROBIN BROWN
MY COMMISSION # HH372918
EXPIRES: April 10, 2027

Robin Brown, Notary Public
Print Name

State of Florida
My Commission Expires: April 10, 2027

Zoning Atlas Amendment Application

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

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Joseph T Proietti

Owner Address: 402 9th St E, Bradenton Telephone:

Name of Agent: Margaret C. Tusing, ZNS Engineering LC

Agent Address: 1023 Manatee Ave W, 7th FL Bradenton Telephone: 941-748-8080

Owner/Agent Email: MargaretT@znseng.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 402 9th Street East, Bradenton 34208

Parcel ID: 3137500009 Acreage: 0.3419 Acres

Current Use of Property: Single Family Residential

Proposed Use of Property: Multi-family

Current Zoning: T4-O/AOD Proposed Zoning: T5 / Remove from AOD

*click to view Zoning map *click to view Zoning map

MATERIALS FOR REVIEW (REQUIRED)

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- ▶ Ten(10) copies of Conceptual Plans of Proposed Development, if applicable
- ▶ Legal Description of Property

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Joseph T Proietti 12/19/23

Signature of Owner/Applicant Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$5,520**
$4,000(if submitted with FLUM Amendment)

FEE COLLECTED: $

RECEIPT #:

Application Sufficiency:
Sufficient:☐
Incomplete:☐

APPLICATION #:

REVIEW DATES - TO BE COMPLETED BY CITY STAFF

1ST CC READ:

2ND CC READ:

PC:

DRC:

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If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

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NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Joseph T Proietti 402 9th St E (owner X contract purchaser ___)	100%
(owner ___ contract purchaser ___)	
(owner ___ contract purchaser ___)	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Joseph T Proietti

NOTARY — REQUIRED

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 19th day of December, 2023, by Joseph T Proietti, who is personally known to me or who has produced Florida Drivers License as identification.

_____
Signature

Amber Zusman, Notary Public
Print Name

AMBER ZUSMAN
Notary Public - State of Florida
Commission # HH 296173
My Comm. Expires Aug 1, 2026

State of Florida – My Commission Expires: Aug 1st 2026

Zoning Atlas Amendment Application

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Policy 1.3.2

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Agent Authorization Form

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101 Old Main Street, Bradenton, FL 34205
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PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: 402 9th St E, Bradenton 34208

I, Joseph T Proietti, the registered property owner(s) of the above noted property, do hereby authorize

Margaret C Tusing, ZNS Engineering, LC

Print Name of Agent — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

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

1023 Manatee Ave W, 7th Floor, 34205, 941-748-8080

Signature of Agent — Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 19th day of December, produced Florida Drivers License. Exp 7/15/26 respectively, as identification and who did (did not) take an oath:

Signature

Amber Zusman, Notary Public
Print Name

AMBER ZUSMAN
Notary Public - State of Florida
Commission # HH 296173
My Comm. Expires Aug 1, 2026

State of Florida
My Commission Expires: August 1, 2026

Agent Authorization Form

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

bradenton
The Friendly City

AGENT AUTHORIZATION — REQUIRED

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 402 9th St E., Bradenton 34208

I, Joseph T Proietti, the registered property owner(s) of the above noted property, do hereby authorize

Margaret C Tusing — Print Name of Agent

ZNS Engineering, LC — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

Signature of Owner(s)

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

Signature of Agent

1023 Manatee Ave W, 7th FL, Bradenton 34205 941-748-8081 x120

Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26 day of January, produced personally known to me respectively, as identification and who did (did not) take an oath:

Signature

Shaara Johnson, Notary Public
Print Name

SHAARA JOHNSON
Notary Public-State of Florida
Commission # HH 165642
My Commission Expires
August 16, 2025

State of Florida
My Commission Expires: August 16, 2025

ZONING ATLAS AMENDMENT APPLICATION FROM T4-O TO T5
THE VILLAGE AT BRADENTON RIVERWALK
LIST OF PROPERTY ADDRESSES, PARCEL ID, ACREAGES, CURRENT USES OF PROPERTY, AND LEGAL DESCRIPTIONS

214 9th ST E, BRADENTON, FL 34208-1250
3134700008
0.2181 Acres
Multi-Family Residential
LOT 1 BLK C WILDER SUB PI#31347.0000/8

208 9TH ST E, BRADENTON, FL 34208-1250
3134800006
0.1919 Acres
Vacant
LOT 2 BLK C WILDER SUB PI#31348.0000/6

112 9TH ST E, BRADENTON, FL 34208-1250
3134900004
0.1265 Acres
Single Family Residential
S 58 FT OF LOT 3 BLK C WILDER SUB PI#31349.0000/4

110 9TH ST E, BRADENTON, FL 34208-1250
3135000002
0.1265 Acres
Single Family Residential
N 30 FT OF LOT 3 & S 28 FT OF LOT 4 BLK C WILDER SUB PI#31350.0000/2

108 9TH ST E, BRADENTON, FL 34208-1250
3135100000
0.1527 Acres
Single Family Residential
N 60 FT LOT 4 & LOT 5, LESS N 90 FT BLK C WILDER SUB PI#31351.0000/0

406 9TH ST E, BRADENTON, FL 34208-1250
3137900001
0.3489 Acres
Vacant Residential Platted
S 90 FT OF LOT 13 LESS S 10 FT EASTERLING SUB PI#31379.0000/1

304 9TH ST E, BRADENTON, FL 34208-1250
3136200007
0.3746 Acres
Duplex
LOT 2, N 15 FT OF LOT 8, EASTERLING SUB, EXCEPTING ANY PART THEREOF AS CONVEYED TO FLORA ORCUTT DESC (DB 118 P 19) PI#31362.0000/7

Contract Purchase Property
402 9th ST E, BRADENTON, FL 34208
3137500009
PROIETTI, JOSEPH T
0.3419 Acres
Single-family Residential
S 85 FT OF LOT 8 EASTERLING SUB EXCEPTING ANY PART THEREOF CONV BY MRS ENGLISH TO FLORA ORCUTT PER DB 118 P 19, ALSO N 10 FT OF LOT 13 PI#31375.0000/9

REQUEST TO REZONE FROM T4-0 TO T-5
LAND USE REGULATION ZONING MAP AMENDMENT REVIEW CRITERIA
THE VILLAGE AT BRADENTON RIVERWALK

ZNS ENGINEERING, LC

UPDATED DECEMBER 2023
SEPTEMBER 2023

A. Consistency with Comprehensive Plan
Policy 1.3.2 Requests for rezoning

The city shall deny requests for rezoning that are inconsistent with the Comprehensive Plan. The City shall evaluate the following criteria for requests for rezoning:

- The area is small compared to the districts surrounding the parcel in question.
  Response: As shown on the attached rezoning map, most of the property surrounding the requested rezoning is currently zoned T-5 (approximately 2.59-acres zoned T4-O and approximately 4.55 acres zoned T-5). The requested rezoning properties total approximately 1.8811 acres.

- The new district allows land uses inconsistent with those allowed in the vicinity.
  The difference between the existing T4-O zoning and the requested T-5 zoning is:
  - **Increased height of residential structures from a maximum of 6 stories to a maximum of 12 stories (with all bonuses achieved).**

- The new district would confer a special benefit on the individual property owner not commonly enjoyed by the owners of surrounding properties.
  As previously noted, most of the existing zoning in the area is T-5. The request to rezone approximately 1.8811-acres to T-5 will not confer any special benefit to the Applicant that the other T-5 properties don't already have.

- The proposed zoning is not consistent with the goals, objectives, and policies in the text of the comprehensive plan and the future land use map.
  The Future Land Use of the rezoning property is Urban Central Business District (UCBD). The intent of the UCBD is to allow and encourage a mixture and range of uses generally considered compatible with traditional urban core. The permitted uses are office, personal and professional services, commercial, parks, entertainment venues, civic uses, retail public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and *medium to high density residential*. The request to rezone the existing T4-O parcels is consistent with the intent of the UCBD future land use category by allowing a higher

density residential project with the increase in the number of stories from 6 to 12 (with all bonuses achieved).

B. Consistency with Land Use Regulations

Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

The purpose and intent of the Land Use Regulations is to implement the city's comprehensive plan through the establishment of certain regulations, procedures, and standards for reviewing and approving all development orders, permits, and use of land within the incorporated area of the city. This ordinance is enacted in order to protect and preserve the public health, safety, and general welfare and to assist in the orderly and controlled growth and development of the city. It is the further intent of this ordinance that the city's LURs establish an efficient, effective, and equitable regulatory and procedural code relating to the use of land and development within the city.

The future land use of the subject rezoning properties is Urban Central Business District (UCBD) which permits, in addition to other uses, *medium to high density residential*. The existing zoning T4-O limits the maximum height of structures to 6 stories. To achieve the density associated with the UCBD, additional stories are required.

C. Land Use Compatibility

The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

As shown on the attached rezoning map, the requested T-5 zoning exists on properties owned by the Applicant as well as other properties in the general areas.

D. Provision of Adequate Public Facilities

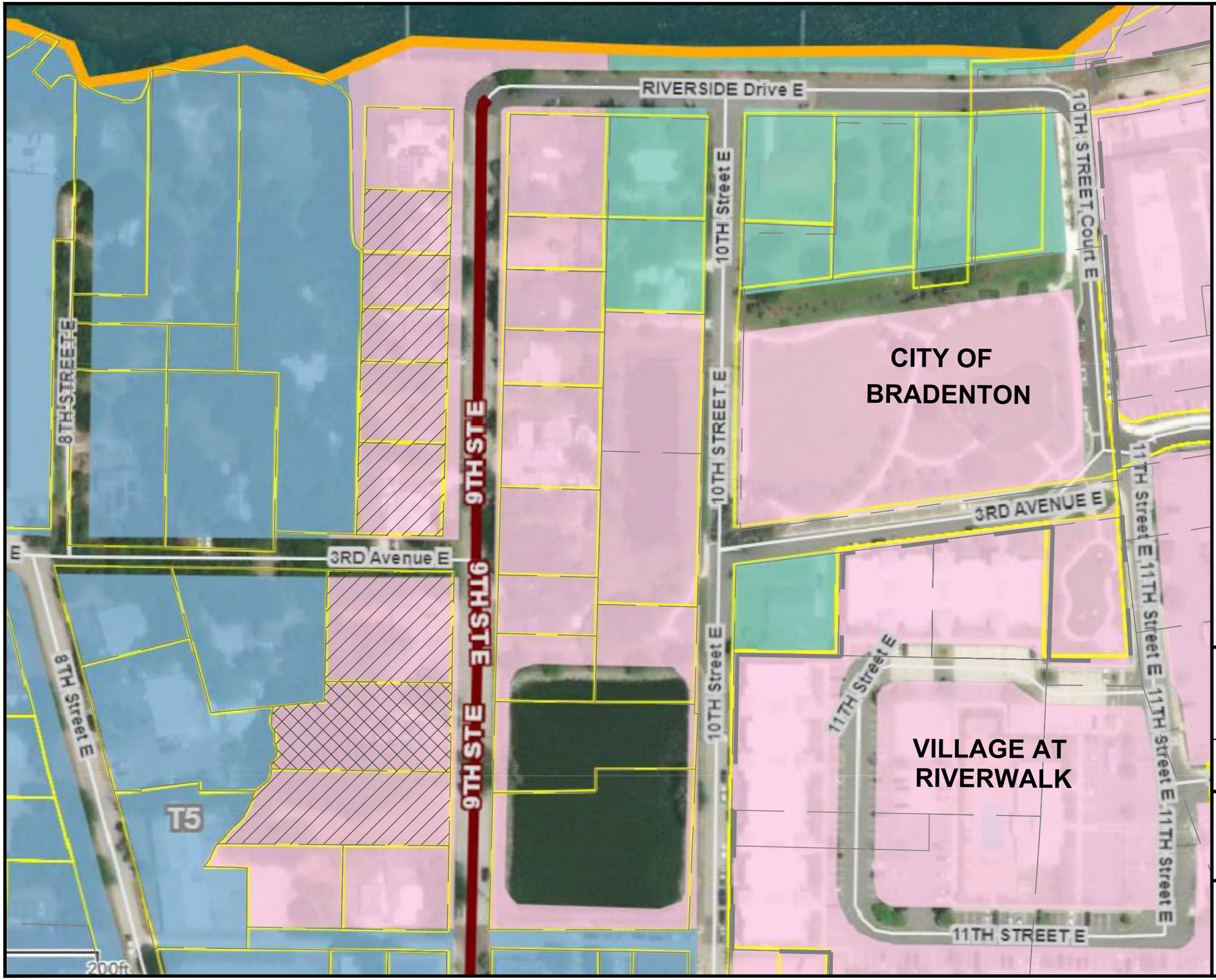
The assigning of Land Use Regulation Zoning Districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

Water, sanitary sewer, roadways, and drainage facilities currently exist adjacent to the rezoning parcels. After the rezoning, as the project moves through the development review process it will be determined if the existing infrastructure can support the proposed use(s) or if upgrades to the existing infrastructure will be required.

E. Public Interest

Land Use Regulation Zoning District designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The proposed rezoning of 1.8811-acres will not be in conflict with the public interest as most of the properties in this area are zoned T-5.



Development Data

PARCELS

- MRW ASSOCIATES 1.5392± Acres
- UNDER CONTRACT 0.3419± Acres

NORTH

0 50' 100' 200'

SCALE: 1" = 100'

REZONING MAP FROM T4-O TO T-5

THE VILLAGE AT BRADENTON RIVER WALK

SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

1023 MANATEE AVENUE WEST, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

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ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

REQUEST TO REMOVE PROPERTIES FROM THE ANTIQUES OVERLAY DISTRICT (AOD) THE VILLAGE AT BRADENTON RIVERWALK

ZNS ENGINEERING, LC

January 2024

Analysis

The Applicant, MRW Associates, has submitted two rezoning applications for properties within the Antiques Overlay District (AOD). Of the 20 parcels owned or under contract by MRW Associates, 14 parcels are within the AOD; of the 14 AOD parcels 2 are currently vacant, the remaining are occupied by residential units (multi-family, duplex and single family). The AOD was adopted in 2005 and was incorporated in the Form-Based Code when it was adopted in 2011. As stated in FBC Section 4.15.3.: "The purpose of the AOD is to encourage appropriate home occupation and home business uses oriented toward, or supporting an antique collectibles theme with an underlying environment of historic and artistic themes contributing to a desirable mixed-use character. Any proposed home occupation or home business use related and contributing directly to an antiques-oriented theme, as determined by the PCD director, unless indicated otherwise, may be approved administratively by the PCD director if the proposed use meets and complies with the minimum standards contained in this subsection."

According to Staff, an application for use of this overlay district has not been filed since its adoption. Also, with the adoption of the Form Based Code, this overlay district becomes unnecessary because the Form Based Code permits either by right, or as a Special Use, the same uses within the AOD.

The Applicant, proposes the following uses:

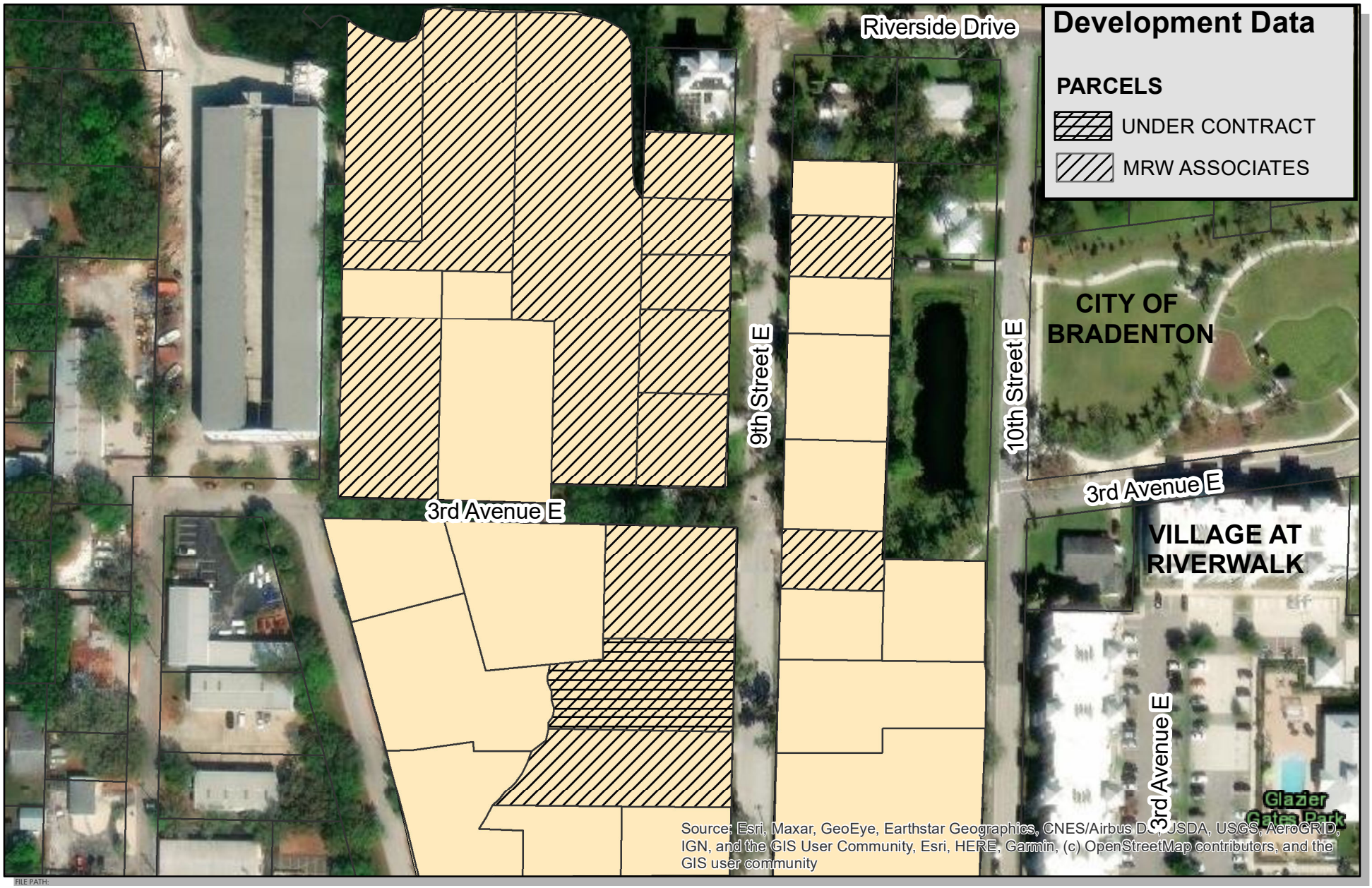
- Multi-family between 8th Street East and 9th Street East (Urban Central Business District [UCBD) and T5 zoning)

- Non-residential such as café, restaurant, retail stores, artisanal uses, personal and professional services between 9th Street East and 10th Street Court East (Urban Village [UV] and T4-O zoning)

The UCBD future land use category is the most intensive future land use category (8.0 FAR and 40 du/ac) as is the T5 zoning. The UV future land use category (0.70 FAR and 25 du/ac) is a less intensive future land use category than UCBD, as is the T4-O zoning. To restrict uses to those identified in the AOD, is inconsistent with the intent of the UCBD and UV future land uses categories and the T5 and T4-O zoning districts and would unnecessarily restrict the redevelopment of this area.

The Applicant respectfully requests the Bradenton City Council to remove the attached parcels (Attachments 1 and 2) from Antiques Overlay District (AOD).

ANTIQUE OVERLAY DISTRICT



FILE PATH:

THE VILLAGE AT BRADENTON RIVERWALK

SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST

SCALE: 1"=500'
SOURCE: MANATEE COUNTY

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
201 5th AVE DR EAST BRADENTON, FL 34208
PO BOX 9448 BRADENTON, FL 34206
TELEPHONE 941.748.8080 FAX 941.748.3316

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATIC AND GENERAL REFERENCE ONLY. THE DATA CONTAINE HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTI

Attachment 2

LIST OF PROPERTY ADDRESSES, PARCEL ID, ACREAGES, CURRENT USES OF PROPERTY, AND LEGAL DESCRIPTIONS

214 9th ST E, BRADENTON, FL 34208-1250
3134700008
0.2181 Acres
Multi-Family Residential
LOT 1 BLK C WILDER SUB PI#31347.0000/8

208 9TH ST E, BRADENTON, FL 34208-1250
3134800006
0.1919 Acres
Vacant
LOT 2 BLK C WILDER SUB PI#31348.0000/6

301 9TH ST E, BRADENTON, FL 34208
3218500001
0.1562 Acres or 6,804 Square Feet
Single Family Residential
FM 1/4 SEC LN BET THE N & S1/2 OF SE1/4 OF SEC 25; GO N ALG E SIDE OF CENTRAL AVE 483 FT TO POB; TH E 107.5 FT; TH N 63 FT; TH W 107.5 FT; TH S 63 FT TO POB AS DESC (1138/509) SUB OF W1/2 OF SE1/4 PI#32185.0000/1

112 9TH ST E, BRADENTON, FL 34208-1250
3134900004
0.1265 Acres
Single Family Residential
S 58 FT OF LOT 3 BLK C WILDER SUB PI#31349.0000/4

110 9TH ST E, BRADENTON, FL 34208-1250
3135000002
0.1265 Acres
Single Family Residential
N 30 FT OF LOT 3 & S 28 FT OF LOT 4 BLK C WILDER SUB PI#31350.0000/2

108 9TH ST E, BRADENTON, FL 34208-1250
3135100000
0.1527 Acres
Single Family Residential
N 60 FT LOT 4 & LOT 5, LESS N 90 FT BLK C WILDER SUB PI#31351.0000/0

201 9TH STREET E., BRADENTON, FL 34208-1219
3217800006
0.1612 Acres
Single Family Residential
N 15 FT OF LOT 5, LOT 6 H T GLAZIER SUB PI#32178.0000/6

406 9TH ST E, BRADENTON, FL 34208-1224
3137900001
0.3489 Acres
Vacant Residential Platted
S 90 FT OF LOT 13 LESS S 10 FT EASTERLING SUB PI#31379.0000/1
302 9TH ST E, BRADENTON, FL 34208-1222

3136200007
0.3746 Acres
Duplex
LOT 2, N 15 FT OF LOT 8, EASTERLING SUB, EXCEPTING ANY PART THEREOF AS CONVEYED TO FLORA ORCUTT DESC (DB 118 P 19) PI#31362.0000/7

402 9TH ST E, BRADENTON, FL 34208-1224
3137500009
0.3419 Acres
Single Family Residential
S 85 FT OF LOT 8 EASTERLING SUB EXCEPTING ANY PART THEREOF CONV BY MRS ENGLISH TO FLORA ORCUTT PER DB 118 P 19, ALSO N 10 FT OF LOT 13 PI#31375.0000/9

825 3RD AVE E, BRADENTON, FL 34208-1203
3135800005
1.2780 Acres
Single Family Residential
W1/2 OF LOT 1 ALSO A STRIP OF LAND 30 FT WIDE ACROSS THE E SIDE OF THE FOL DESC PROP; BEG AT A PT 170 FT N & 139 FT E OF THE SW COR OF THE WILLIS E DRISCOLL RES IN MAN FLA AS THE SAME APPEARS OF REC IN DB H P 133; E 69.56 FT, N TO MAN RIVER, WLY ALG SD RIVER TO A PT DIRECTLY N OF POB; S TO POB, TOGETHER WITH THE RIP RTS THEREUNTO BELONGING, LESS A STRIP 10 FT WIDE OFF THE S END THEREOF FOR ALLEY PURPOSES AS SET OUT IN DEED REC IN DB 115 P 438, ABOVE PROP DESC ORB 160 P 494, PRMCF EASTERLING SUB PI#31358.0000/5

108 8TH ST E, BRADENTON FL 34208
3139200004
0.6500 Acres
Single Family Residential
BEG AT INTERSEC OF N LN OF 3RD AVE AND E LN OF 8TH ST, WHICH PT IS SW COR OF A B MURPHY PROP, DB 64 P 382; THEN N 170 FT, THEN E 81.5 FT FOR A POB, THEN E 97 FT, THEN N TO WATERS OF MAN RIVER; W ALG RIVER TO PT N OF POB, THEN S TO POB, LESS S 10 FT FOR AN ALLEY, ALL BEING IN E1/2 OF NE1/4 OF SW1/4 OF SEC 25,

LESS S 50 FT OF SD LOT, ALSO A STRIP OF LD 30 FT WIDE BY 81.5 FT LONG RUNNING FM ABOVE DESC PROP TO 8TH ST, BEING MORE SPECIFI- CLLY DESC AS FOLL; BEG AT INTERSEC OF N LN OF 3RD AVE & E LN OF 8TH ST; N 230 FT FOR POB; E 81.5 FT, N 30 FT, W 81.5 FT, S 30 FT TO POB, DESC ORB 43 P 169 PRMCF P-3 PI#31392.0000/4

106 8TH ST E, BRADENTON FL 34208
3140300009
0.4060 Acres
Single Family Residential
BEG AT INTERSEC OF N LN OF 3RD AVE & E LN OF 8TH ST, TH 260 FT M/L TO FENCE ON N SIDE OF DRIVEWAY FOR POB; TH 210 FT M/L TO MANATEE RIVER; TH ELY ALG RIVER TO A PT 81.5 FT E OF W BDRY LINE; TH S ON A LINE 81.5 FT E OF W BDRY LINE FOR A DIST OF 170 FT M/L TO A PIPE; TH W 81.5 FT TO POB; INCL RIP RTS AS DESC IN DB 284/577. (INST#202141144786), PI#31403.0000/9

807 3RD AVE E, BRADENTON FL 34208
3138800002
0.4059 Acres
Single Family Residential
BEG AT SW COR OF W E DRISCOLLS RESIDENCE PROP IN MANATEE, FLA, E 104 FT, N 120 FT, W 104 FT, S 120 FT TO POB, SD LAND BEING A PART OF THE NE 1/4 OF SW 1/4 OF SEC 25, TWN 34, RNG 17; ALSO: BEG AT THE SW COR OF A.B. MURPHY'S RESIDENCE PROPERTY IN MANATEE AS REC IN DB 64/382, TH N 120 FT FOR A POB; TH N 50 FT, TH E 104 FT, TH S 50 FT, TH W 104 FT TO THE POB; SUBJ HOWEVER, TO THE FOLLOWING PROVISION: A STRIP OF LAND 10 FT WIDE AND 104 FT LONG FROM THE N END OF SD TRACT IS TO THE DEDICATED BY THE OWNER OF SD PROPERTY FOR ALLEY PURPOSES, TO BE OPENED WHENEVER DEMANDED BY ANY ONE OF THE PROPERTY OWNERS OF ANY PART OF THE LAND FORMERLY OWNED BY WILLIS E DRISCOLL AS REC IN DB H/133 AND AFTER BEING OPENED, THE ALLEY IS NOT TO BE CLOSED WITHOUT CONSENT OF ALL OWNERS OF SD DRISCOLL PROPERTY. (INST#202241064677), PI#31388.0000/2

Attachment 3

ANTIQUES OVERLAY DISTRICT
USE TABLE

USE	**APPROVAL PROCEDURE**
PROFESSIONAL: Account, attorney, consultant mortgage broker psychologist, etc.	Special Use
ARTS & CRAFTS: Fine arts and jewelry, crafts creation and sales (i.e. painting, sculpture, stained glass, gallery)	Administrative
EATING/DRINKING ESTABLISHMENT: Café, restaurant, coffee shop, bakery	Use permission to be determined by PCD Director. Additional standards and review requirements may apply.
RETAIL/WHOLESALE: Antique collectibles and furniture, antique furniture restoration, boutique, and other similar, period types of uses	Administrative
OTHER USES	**APPROVAL PROCEDURE**
Other similar non-intensive, low traffic-generating non-residential uses	Administrative or Special use to be determined by PCD Director. Additional standards and review requirements may apply.
Day Care	Special Use
Public Event	Use permission to be determined by PCD Director. Additional standards and review requirements may apply.

City of Bradenton
Planning and Community Development Department
Planning Commission
March 20, 2024

Staff Report

Case Number:	LU.23.4561
Applicant:	Margaret Tusing of ZNS Engineering, LLC, agent for MRW Associates, LLC
Addresses:	214 9th Street East, 208 9th Street East, 112 9th Street East, 110 9th Street East, 108 9th Street East, 406 9th Street East, 304 9th Street East, and 402 9th Street East
Parcel IDs:	3134700008, 3134800006, 3134900004, 3135000002, 3135100000, 3137900001, and 3136200007
Current Zoning:	T4-O (General Urban Open) within Antique Overlay District
Requested Zoning:	T5 (Urban Center) with removal of Antique Overlay District
Future Land Use:	UV (Urban Village)
Flood Zone:	AE
Addresses:	301 9th Street East, 201 9th Street East
Parcel IDs:	3218500001, 3217800006
Current Zoning:	T4-O (General Urban Open) within Antique Overlay District
Requested Zoning:	T4-O (General Urban Open) with removal of Antique Overlay District
Future Land Use:	UV (Urban Village)
Flood Zone:	AE
Addresses:	825 3rd Avenue E, 108 8th Street East, 106 8th Street East, 807 3rd Avenue East, and 402 9th Street East
Parcel IDs:	3135800005, 3139200004, 3140300009, 3138800002
Current Zoning:	T-5 (General Urban Open) within Antique Overlay District
Requested Zoning:	T-5 (General Urban Open) with removal of Antique Overlay District
Future Land Use:	UV (Urban Village)
Flood Zone:	AE

Surrounding Property Zoning:

Current Zoning: West: T-5; East: T-4O/T-4R;
North: Manatee River; South: T-5/T4-O

Future Land Use: West: UCBD; East: UV
North: Manatee River; South: UCBD/UV

Margaret Tusing of ZNS Engineering, LLC, has submitted an application for a Zoning Atlas Amendment to rezone parcels from T4-O (General Urban Open) to T-5 (Urban Center) and to remove parcels owned by MRW Associates, LLC from the Antique Overlay District. The specific parcels subject to each request are listed above.

The subject parcels west of 9th Street East have an underlying Future Land Use designation of UCBD (Urban Central Business District). The applicant is requesting that all of these parcels be removed from the Antique Overlay District, and that the parcels zoned T4-O be rezoned to T-5. The parcels to the east of 9th Street East, which are zoned T4-O and are only requested to be removed from the Antique Overlay District, have an underlying Future Land Use designation of UV (Urban Village).

The subject properties are currently a mixture of single family residential, vacant, and one duplex (214 9th Street East).

Rezone Request from T4-O to T-5

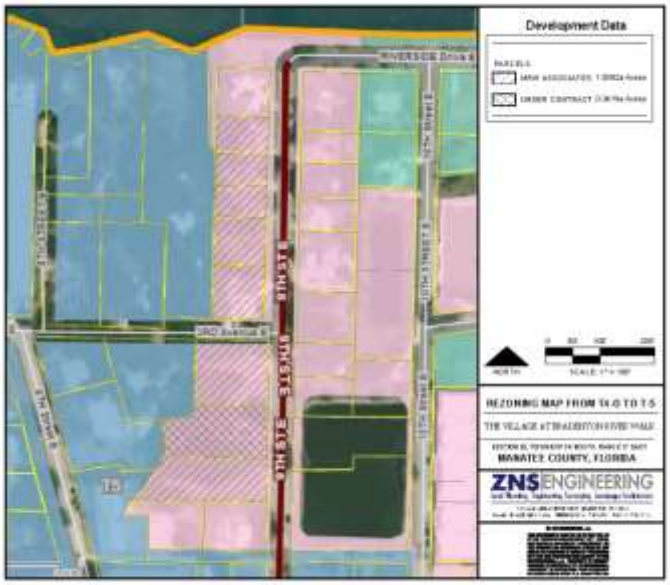


Figure 1. Rezone Request from T4-O to T-5

Figure 1 shows the parcels that are subject to the request for a rezoning from T4-O to T-5. These parcels make up approximately 1.88 acres. The following describes the characteristics of each district.

T4-O – General Urban Open *(Current Zoning Classification):*

The Form Based Code states:

> T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
>
> General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians
> Building Placement: Shallow to medium front and side yard Setbacks
> Frontage Types: Porches, fences, Dooryards
> Typical Building Height: 2 to 3-Story with a few taller Mixed-Use buildings
> Type of Civic Space: Squares, Greens

The T-4 zone has two different subzones: T-4R (General Urban Restricted) and T-4O (General Urban Open). T-4O is more permissive than T4-R, which predominately allows residential uses. The following chart (Table 4.7) describes the allowed uses in each zoning district. The only major difference in use allowance between T-4O and T-5 is that hotels are permitted in T-5 while greenhouses and veterinary clinics are not. T-5 also has some additional uses that are allowed by Special Use approval.

a. RESIDENTIAL	T3 T4-S	T4-R	T4-O	T5	T6	SD
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
b. LODGING						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed and Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
c. OFFICE						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
d. RETAIL AND SERVICE						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Café/Sidewalk Café<20 seats (1)			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
Secondhand Store			P	P	P	SU
Pawnshop						SU
e. CIVIC						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly (3)	SU	P	P	P	P	P

f. OTHER: URBAN FARMING	T3 T4-S	T4-R	T4-O	T5	T6	SD
Grain/Food Storage						P
Greenhouse <200 SF	P	P	P			P
Veterinary Clinic		P	P			P
g. OTHER: AUTOMOTIVE						
Service Station/Repair			SU	SU		SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive-Through Facility			SU	SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty			SU	SU		SU
Shopping Center						SU
Shopping Mall						SU
h. OTHER: CIVIL SUPPORT						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		P SU	P SU	P SU	P SU	P SU
Marina		SU	SU	SU	SU	SU
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private (3)	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other – Child Care Center (2)(3)	SU	SU	SU	SU	SU	SU
j. OTHER: INDUSTRIAL						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage (4)			SU			P

P = PERMITTED SU = SPECIAL USE BLANK = NOT ALLOWED

1. City Council approval may be required Refer to Section 2.2.20 and 4.3.1 for alcoholic beverage sales and approval requirements. Establishments with alcoholic beverage sales are exempt from distance separation requirements from Religious Assembly uses.

Figure 2. Table 4.7 Specific Function & Use

T5 – Urban Center Zoning District *(Proposed Zoning Classification):*

The Form Based Code states:

> T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It is meant to have a tight network of streets, with wide sidewalks, steady street tree planning and buildings set close to the sidewalks.
>
> General Character: Shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominately attached to buildings; trees within the public right-of-way; substantial pedestrian activity.
>
> Building Placement: Shallow setbacks or none; buildings oriented to street defining a street wall.
>
> Frontage Types: Stoops, Shopfronts, Galleries
>
> Typical Building Height: 3 to 5 story with some variation
>
> Type of Civic Space: Parks, plazas and squares, median landscaping

T4-O zoning allows for a pre-bonus height of up to 3 stories; with all possible bonuses, the tallest a building can be is 6 stories. T-5 allows a pre-bonus height of 5 stories, with a maximum height of 12 stories with all bonuses.

All of the parcels that are subject to the request to rezone from T4-O to T-5 fall under the Urban Central Business District (UCBD) Future Land Use Classification, which is described below. T-5 is an appropriate zoning district for parcels with a UCBD Future Land Use.

UCBD – Urban Central Business District *(Future Land Use Classification):*

The UCBD is the most intensely developed area of the City. It includes the Central Business District, Riverwalk, the West Historic District. Together, there sub-areas form the downtown of the City and provide a vital place for social, cultural, and economic interchange. The Urban Core is also a hub for governmental and civic uses.

The Comprehensive Plan states:

The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center. The UCBD land use category is further intended to implement the downtown and general redevelopment goals, objectives, and policies of the Future Land Use Element as well as to promote the accomplishment of the City's Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies, and regulations.

The UCBD allows and encourages a mixture and range of uses generally associated with or considered compatible with traditional urban core central business districts, particularly those that are pedestrian friendly, and not necessarily catering to automobile traffic. Proposed users within the area encourage the development of a lively, mixed-use, walkable downtown that effectively serves Bradenton residents, merchants, visitors, and employees. Permitted Uses include: offices, personal and professional services, commercial, parks, entertainment venues, civic uses, climate controlled mini storage facilities that are vertically mixed with other permitted uses (not permitted as stand-alone uses), retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential uses. Auto oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, and drive-thru's are prohibited unless located on US 301 or SR 64 (5^{th} Avenue and 6^{th} Avenue) a specifically authorized and approved by the City Council pursuant to the provision of the Land Use Regulations. Outdoor storage is prohibited.

Land Use Regulations:

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City. Staff response is in bold below each criterion.:

3.1.5 *Criteria for land use atlas district designations*. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals,

objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

T-5 is consistent with the future land use category of UCBD, and many areas that are already zoned T-5 have an underlying future land use designation of UCBD.

3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

The rezoning request is a continuation of the T-5 zoning district directly to the west. If approved, 9th Street East would divide this area of T-5 zoning from existing T4-O zoning. T4-O and T-5 allow most of the same uses, height allowance after bonuses is the most significant difference between these zoning classifications.

3.1.5.3 *Adequate public facilities*. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

The rezoning request does not increase the allowed density or intensity. These are governed by the underlying future land use. Possible water pressure issues that may arise from increased height would be the obligation of the developer to resolve.

3.1.5.4 *Public interest*. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The rezoning request represents a small expansion of an existing district. It does not introduce hazardous or noxious uses that may negatively impact surrounding properties.

3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs.

The rezoning request meets the intent of the Land Use Regulations and the Form Based Code, meant to promote a walkable, mixed-use, urban downtown core.

Surrounding Environment/Properties:

The neighborhood consists primarily of single-family homes with some vacant lots. There are a couple duplexes in the area. Glazer-Gates Park is a block to the east of the rezoning request, and the eastern portion of Riverwalk is nearby. The following photos show the existing character of the neighborhood.



Figure 3 Photos of the Neighborhood

Summary and Recommendation:

It appears that the proposed rezoning request does meet the intent of the Form Based Code. Growth strategies should encourage infill and redevelopment in urban areas and neighborhoods should provide a mix of uses and housing types. The rezoning from T4-O to T-5 does not increase allowed density or intensity and keeps most of the allowed uses the same. Height allowance is the major difference between these two districts, but to

achieve significant height, a developer will need to meet all bonus criteria including the provision of workforce housing units.

Staff recommends **approval** of the rezoning request from T4-O to T5.

Antique Overlay District Removal Request

In addition to the rezoning request, the applicant is requesting removal of the following properties from the Antique Overlay District (AOD). These properties represent approximately 4.94 acres.

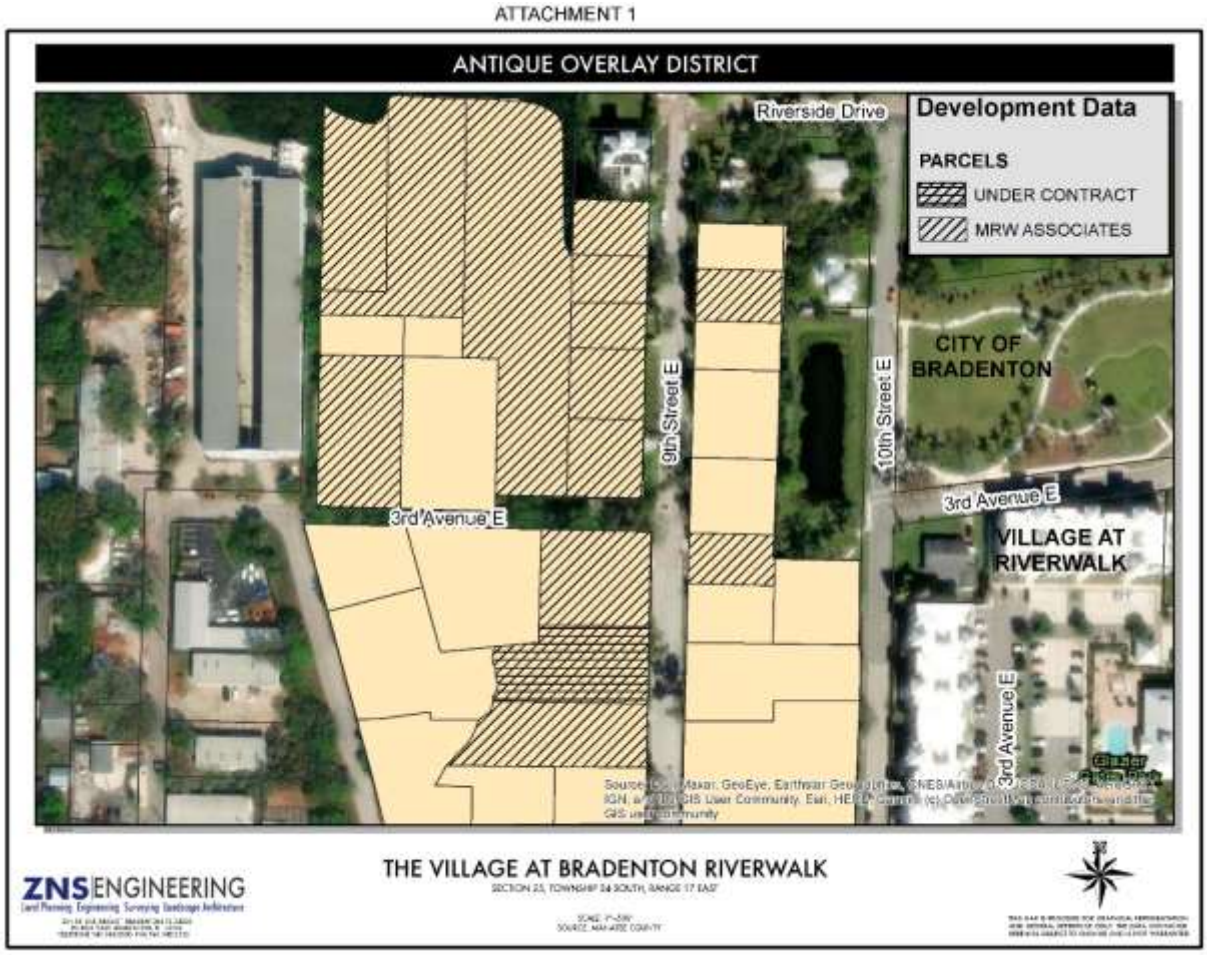


Figure 4. Parcels Subject to Removal from Antique Overlay District

The Form Based Code states:

> The purpose of the AOD is to encourage appropriate home occupation and home business uses oriented toward, or supporting an antique collectibles theme with an underlying environment of historic and artistic themes contributing to a desirable mixed-use character.

The Form Based Code also includes the chart below to describe the allowed uses and their approval procedures. It appears that the intent is to limit properties that are subject to this overlay to only the uses in this chart instead of the full use table.

USE	APPROVAL PROCEDURE	
	Administrative	Special Use
PROFESSIONAL: Accountant, attorney, consultant, mortgage broker, psychologist, etc.		✓
ART & CRAFTS: Fine arts and jewelry, crafts creation and sales (i.e. painting, sculpture, stained glass, gallery)	✓	
EATING/DRINKING ESTABLISHMENT: Cafe, restaurant, coffee shop, bakery	*	
RETAIL/WHOLESALE: Antique collectibles and furniture, antique furniture restoration, boutique, and other similar, period types of uses	✓	
OTHER USES	Administrative	Special Use
Other similar non-intensive, low traffic-generating non-residential uses	*	*
Day Care		✓
Public Event	*	

*Use permission to be determined by PCD Director. Additional standards and review requirements may apply

Figure 5. Uses in Antiques Overlay District

This same chart can be found in the Land Use Regulations, though the area is guided by the Form Based Code. Additionally, the Land Use Regulations include a column in SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS / PERMITTED USES AND SPECIAL USES that indicates permitted uses in the AOD; this chart significantly limits the allowed uses. However, the Form Based Code states, "The Land Use Regulations shall be used for subjects not covered by this Code **with the exception of Permitted Uses and Special District Regulations**" (emphasis added). Therefore, it appears that the restrictions present on Schedule 3.2.1.1 do not apply. However, the language and chart (Figure 5) from the Form Based Code still implies that the district is restricted to predominately home-based businesses.

The AOD was approved by City Council in 2005. In their analysis, staff wrote, "the intent of the ADO [later transposed as AOD] is to create a successful theme-based environment revolving around antiques and furniture, which nurtures the development of a sound, sustainable, economic base for revitalization". Staff concluded at that time that the overlay was "not

inconsistent with the Comprehensive Plan" and that it "may contribute to the positive redevelopment and economic stability of the Old Manatee Neighborhood".

When the Form Based Code was adopted in 2011, the AOD was not included. In April 2013, Ordinance 2948 added Historic Districts, the Village of the Arts Overlay District, and the Antiques Overlay District to the Form Based Code. The staff evaluation states that "this request will also add the city's special districts…and their district-specific development regulations." All of the properties under the AOD are zoned T4-O or T-5. These zoning districts, as shown on Figure 2 of this report, already permit live-work units by right.

The inclusion of the AOD in the Form Based Code, particularly the chart shown as Figure 5 above, appears to limit the types of live-work units allowed in the area, which may hinder the stated redevelopment and economic development intentions of the original adoption of the overlay. Further, staff is not aware of any applications that have sought to take advantage of the privileges afforded by the AOD. Zoning these properties T4-O and T-5, as assigned with the adoption of the Form Based Code in 2011, seems to indicate that the City was interested in the potential for more intensive redevelopment than was meant to be spurred by the AOD in 2005. The intention of adding the AOD back into the Form Based Code is unclear due to the limited staff evaluation provided, but may have been meant to scale back the allowances under T4-O and T-5.

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City. Staff response is in bold below each criterion.:

> 3.1.5 *Criteria for land use atlas district designations*. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.
>
> > 3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

The properties subject to this request are in the UCBD (Urban Central Business District) or UV (Urban Village) future land use categories. Removing the overlay does not create an inconsistency with the Comprehensive Plan; there are many properties outside of the overlay with T4-O or T-5 zoning and UCBD or UV future land use designation.

3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

Removing the Antiques Overlay District from these parcels would afford them the same development rights as many adjacent parcels (those zoned either T-5 or T4-O but without the overlay). Some remaining parcels in the vicinity will still be subject to the overlay, but the area in general has many properties that could currently develop into any of the T4-O or T-5 uses as they are not subject to the overlay. Removing the overlay and allowing these parcels to utilize the standard Function & Use Table would not create unique incompatibilities.

The area governed by the Form Based Code is meant to develop with a mixed-use pattern. Further, much of the land to the east of this request has developed since the adoption of the AOD and the Form Based Code into mid-density apartments; the character of the area has changed.

3.1.5.3 *Adequate public facilities*. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

The request does not increase the allowed density or intensity. It would allow the properties that are removed from the overlay to utilize the complete list of permitted uses for T-5 and T4-O without regard for the regulations found in Figure 5 of this report.

3.1.5.4 *Public interest*. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The request to remove these properties from the overlay does not introduce uses that are hazardous or noxious to the surrounding properties. It will allow the property owner to develop the parcels without the restrictions of the AOD; many of the surrounding properties already have this right. However, if the interest of the City is to restrict development in this area, removing the overlay will open the area to increased development opportunities.

3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs.

The request appears to meet the intent of the Land Use Regulations and the Form Based Code, which is to promote a walkable, mixed-use, urban downtown core.

Based on the criteria, staff recommends **approval** of the removal of the stated properties from the Antiques Overlay District. City Council may want to consider the practicality of keeping the overlay district active as a whole.

Respectfully submitted,



Jamie Schindewolf
Senior Planner

Exhibits:

Exhibit A: Location Map

Exhibit B: Future Land Use Map

Exhibit C: Zoning Map

Exhibit A
Location Map



Exhibit B
Future Land Use Map

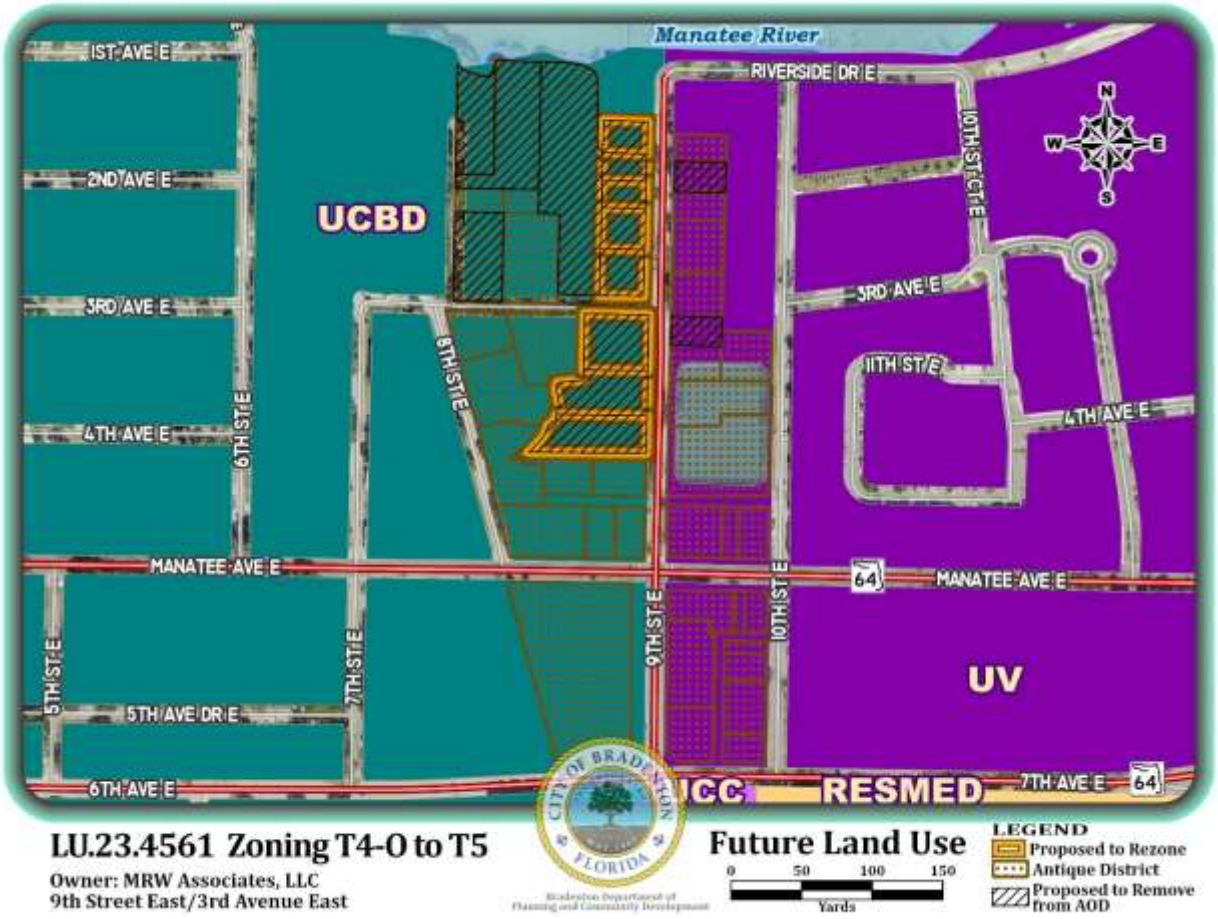
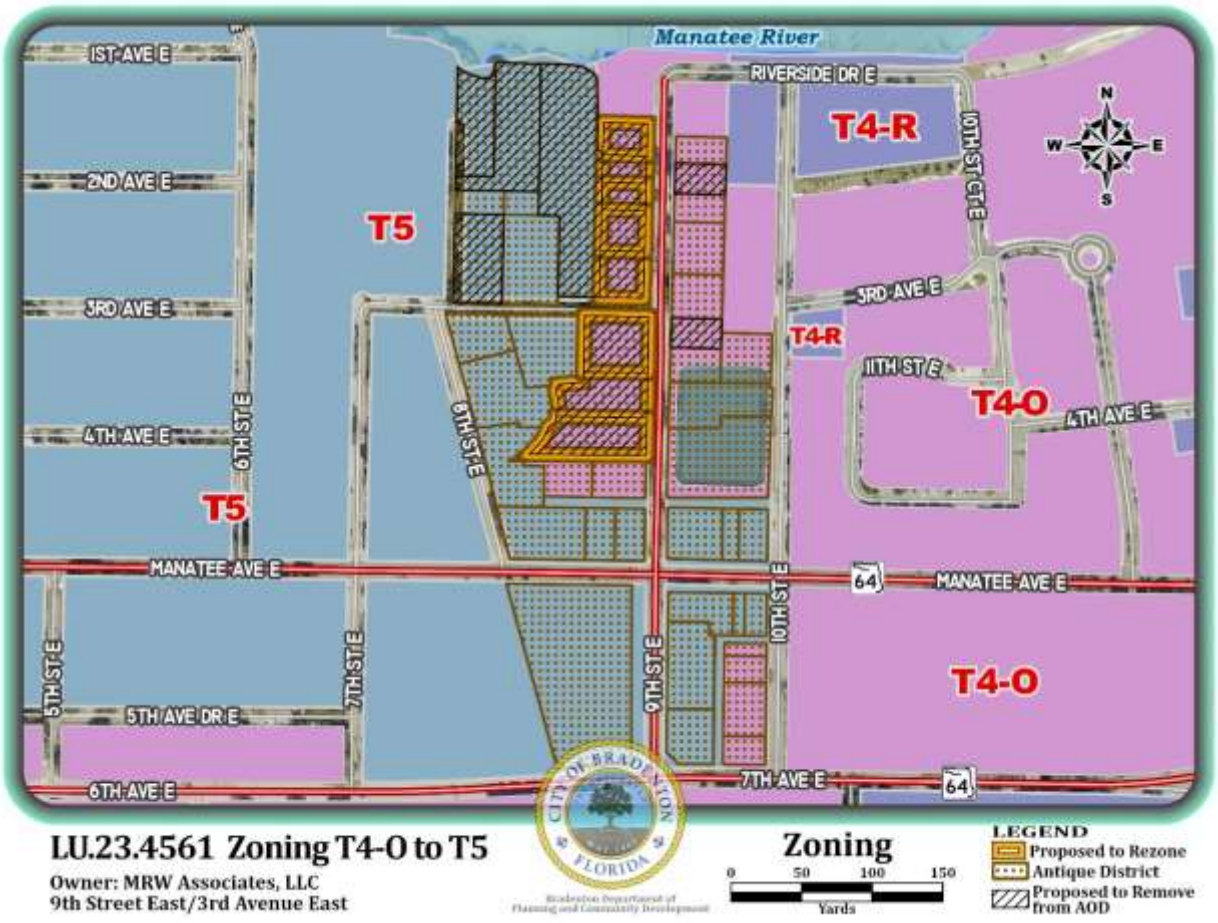


Exhibit C
Zoning Map



AGENDA ITEM NO. 6.d

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Monica Friedl, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Variance Application, Case VA.24.0402:
Request filed by Greg Cameron, agent for Clover Cortez, LLC, for a variance to increase the maximum allowed sign area for a Shopping Center sign for the property located 5584 Cortez Road West (Parcel ID Number 5111120159) in the SCC (Suburban Commercial Corridor) zoning district.

SUGGESTED ACTION: Approval of Case VA.24.0402

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is proposing to install a new 64 sf shopping sign along the frontage of 59th Street West, whereas the maximum allowable size is 32 sf. The proposed sign replaces a pylon sign that was removed due to a recent storm.

Per Schedule 5.5.3.2 of the Land Use Regulation, for the first 50 ft. of lot frontage, signs shall not exceed 32 sf. in size. The lot frontage along 59th Street West is approximately 39’-10” in length.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Conflict Counsel, City Attorney Erica Aguello.

SUGGESTED MOTION:
City Staff recommends Approval of VA.24.0402.

ATTACHMENTS:
Application - Case VA.24.0402.pdf
Staff Report - Case VA.24.0402.pdf
Final Order - Case VA.24.0402.pdf

RECEIVED
By Isabell Salazar at 9:07 am, Feb 05, 2024

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The Friendly City

Variance Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Clover Cortez, LLC

Owner Address: 4427 W. Kennedy Blvd. STE 250, Tampa, FL 33609 Telephone: 813-641-4261

Name of Agent: Greg Cameron

Agent Address: 4424 N Lois Ave Tampa Telephone: 813.363.5329

Owner/Agent Email: greg@image360palmharbor.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 5584 Cortez Rd. W, Bradenton, FL 34210

Parcel ID: 5111120159 Acreage: 15.42

Zoning: SCC - Suburban Commercial Corridor
*click to view Zoning map

Future Land Use: SCC - Suburban Commercial Corridor
*click to view FLU map

Ward #: 1
*click to view Ward map

Neighborhood #: Solana Vista
*click to view Neighborhoods map

(REQUIRED)

Type of Variance: Variance; After-the-fact Variance; Administrative Variance; After-the-fact Administrative Variance

Briefly Describe the Variance request: We are replacing an existing pylon sign that was taken down during a storm with a smaller monument sign.

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process. Include one (1) electronic copy (pdf) of the Application and all supporting materials.

- **Variance**
  - Application Fee: $995 ($1,245 if after-the-fact variance is required)
  - Notarized Agent Authorization Form (if applicable)
  - Letter of Request
  - Findings of Fact/Review Criteria (see page 2 for variance review criteria)
  - Property Survey (signed & sealed within the last three years)
  - Scaled Site Plan/Plot Plan
- **Administrative Variance**
  - Application Fee: $210* $370 if after-the-fact variance is required*
    * If ARB/Planning Commission Review is necessary, additional cost is $620
  - Letter of Request
  - Findings of Fact/Review Criteria (see page 2 for variance review criteria)
  - Property Survey (signed & sealed within the last three years)
  - Scaled Site Plan/Plot Plan

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner/Applicant Date 1/29/24

CITY STAFF ONLY

Variance Fee: **$995 or $1,245**
Admin Variance Fee: **$210* or $360***
*** Additional $620 if ARB/Planning Commission review is required**
FEE COLLECTED: $
RECEIPT #:

Application Sufficiency:
Sufficient:☐
Incomplete:☐
APPLICATION #: 240402

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

ARB:
Planning Commission:
DRC:

Variance Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

VARIANCE REVIEW CRITERIA

A Variance is permission granted by the Planning Commission to depart from a dimensional requirement of the Land Use Regulations (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 or signage requirement of the LURs.

VARIANCE REVIEW CRITERIA: 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 Variance if the request meets all eligibility criteria.

Prepare detailed written responses, using factual statements (called Findings of Fact) to explain how the requested Variance complies with each of the following review criteria:

A:

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 the Land Use Regulations or previously effective land use regulations, and;
2. Strict application of the provisions of the Land Use Regulations would deprive the applicant of reasonable use of his property, cause him unnecessary hardship, or deprive him of rights commonly enjoyed by other property owners in the same Land Use 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 district, and;
4. The application is for a Dimension Variance and would not authorize a use otherwise prohibited by the Land Use Regulations, and;
5. The Dimensional Variance is the minimum variance that will allow reasonable use of the property.

B: The application does not meet all of the criteria listed above, but environmentally-sensitive areas or trees as defined in Land Use Regulation Subsection 2.2.3.1 will be saved by the granting of the Variance.

VARIANCE PROCEDURES

VARIANCE REVIEW PROCEDURE

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 has been allowed for Staff, Board, or City Council, as determined by the Planning & Community Development (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 (Land Use Regulation 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. All approved Variances, including any attached conditions or restrictions, shall be recorded with the Clerk of the Circuit Court.

ADMIN VARIANCE ELIGIBILITY

VARIANCE REVIEW PROCEDURE

An Administrative Variance may be allowed for development of a **single-family house** on certain lots of record, unless the PCD Director defers such action to the Planning Commission. Administrative Variances cannot be granted for any dimensional relief other than lot square footage, lot width at the building line, and street frontage, and is only applicable to existing lots of record.

ADMINISTRATIVE VARIANCE ELIGIBILTIY

A property owner who finds that the dimensions of his or her lot of record makes it impossible or difficult to meet the requirement of the Land Use Regulations, relating to lot width at the building line, lot square footage, or street frontage may apply for an Administrative Variance.

ADMIN VARIANCE REVIEW CRITERIA

ADMINISTRATIVE VARIANCE REVIEW CRITERIA

Prepare detailed written responses, using factual statements (called Findings of Fact) to explain how the requested Administrative Variance complies with each of the following review criteria:

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 the Land Use Regulations or previously effective Land Use Regulations.

2. Strict application would prohibit the construction of a single family residence on the lot of record; and

3. The granting of the Administrative Variance would not confer on the applicant any special privilege denied to other property owners in the same Zoning Atlas district; and

4. The application is for an Administrative Variance for lot size, width and street frontage; and

5. The Administrative Variance is the minimum variance that will allow reasonable use of the property.

ADMIN VARIANCE POCEDURES

ADMINISTRATIVE VARIANCE REVIEW PROCEDURE

An eligible applicant may file an Administrative Variance application on forms provided by the PCD department, along with information required for review and the application review fee The applicant shall also submit a letter stating what Administrative Variance is being requested and specifically identifying the characteristics of the property that necessitates the granting of an Administrative Variance from the requirements of the Land Use Regulations.

The PCD Director shall review the application. If the eligibility criteria above are met, the PCD Director may grant the Variance as requested.

All approved Administrative Variances, including any attached conditions or restrictions, shall be recorded with the Clerk of the Circuit Court.

bradenton
The Friendly City

Variance Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: 5584 Cortez Rd. W, Bradenton, FL 34210

I, Lyle Fogarty, the registered property owner(s) of the above noted property, do hereby authorize

Greg Cameron — Print Name of Agent

Signs Now — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

Signature of Owner(s)

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

Signature of Agent

4424 N. Lois Ave Tampa
Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 29 day of January 2024, produced _____

FL Drivers license
F263-522-75-285-0
respectively, as identification and who did (did not) take an oath:

Signature

Stephanie Koons, Notary Public
Print Name

State of Florida
My Commission Expires: 7/12/25

RECEIVED
By Monica Friedl at 3:17 pm, Feb 20, 2024

1. "In response to the criteria for sign variance, I wish to clarify that the need for a dimensional variance on the property located at 5584 Cortez is strictly due to its unique [physical/geographical] characteristics. These conditions have existed independently of any actions taken by me or previous property owners and present a significant challenge to the placement and sizing of signs in accordance with the current land use regulations. I assure you that all previous modifications and developments on the property have been conducted in full compliance with the applicable land use regulations at the time. The requested variance is necessary to allow for reasonable use of the sign, which is currently restricted by these unique conditions. This request is made in good faith, with a clear understanding that the hardship necessitating the variance was not self-imposed but is inherent to the property's existing conditions. I am committed to adhering to all zoning and land use regulations and am willing to work closely with the planning authority to implement any recommended mitigation measures that would accompany the granting of this variance."

2. "The strict application of the current land use regulations significantly limits the reasonable use of my property at 5584 Cortez imposing an unnecessary hardship not experienced by other property owners within the same district. Unique conditions of my property, including the shape of the property and its existing other businesses., directly contribute to this hardship, restricting the effective use of signage essential for bringing in traffic, which is a right commonly enjoyed by others in the district. Unlike other properties that do not face these unique challenges, the strict enforcement of sign size and placement regulations on my property would [describe the specific impacts], thereby depriving me of the basic right to reasonable use of my property and placing undue economic burdens that others do not face. The variance I request is the minimum adjustment necessary to correct this disparity, allowing for reasonable and effective use of my property. This adjustment would not only alleviate the undue hardship but also ensure that my property is afforded the same rights and opportunities for use as others in the district. I am committed to working within the framework of the land use regulations and maintaining the integrity of our community's planning standards."

3. "I respectfully submit that the requested dimensional variance for 5584 Cortez is aimed not at securing any special privilege denied to other property owners within the same land use district but at rectifying a unique situation that unfairly limits the reasonable use of my property. My property is at a disadvantage, which the variance seeks to correct, thereby aligning it with the equitable use enjoyed by other properties in the district. There is no intention to alter the character of the neighborhood or to introduce uses that are inconsistent with the zoning regulations. Similar variances, where granted, have supported the principle of fairness and equality among properties facing unique challenges. This request is in keeping with those precedents, aiming to ensure that my property can be utilized to its full potential within the existing framework of community standards and regulations. Granting this variance would not confer upon me any advantages not already available to others in the district but would merely offer a

remedy to a specific, undue burden affecting the property's reasonable use. It is my hope that in recognizing the unique circumstances of my request, the board will find it consistent with the spirit of equitable treatment and the overall objectives of our land use policies."

4. "I hereby clarify that the variance request for 5584 Cortez is strictly limited to dimensional considerations and does not, in any way, seek to authorize uses of the property that are prohibited by our land use regulations. The variance sought pertains to [specify the dimensional aspect, e.g., sign height, building setback] It is important to note that the requested adjustments are solely for the purpose of enabling a reasonable use of the property within the constraints of its unique characteristics, while fully respecting and maintaining the permitted uses established by our zoning laws. The variance will not facilitate or permit any use not already allowed in this district, thereby ensuring compliance with the overarching goals and standards of our community's land use plan. The granting of this dimensional variance is anticipated to bring [mention any potential benefits], contributing positively to the neighborhood's character and functionality without deviating from the permitted range of uses. I assure the board and the community that this variance request is made in good faith, with a full understanding of and respect for the land use regulations that govern our district. It is my commitment to adhere to all zoning requirements, with the exception of this minor dimensional adjustment, which is crucial for the practical enjoyment and use of my property."

5. "The dimensional variance requested for 5584 Cortez represents the absolute minimum adjustment necessary to enable the reasonable use of the property. This request is the result of thorough analysis and consideration, aiming to ensure that the variance is strictly limited to what is essential for the property to be utilized effectively within its unique constraints. The specifics of the variance, including [list dimensions such as setback reductions, height increases, etc.], have been determined as the least amount of change needed to overcome the specific challenges presented by the property's [describe the challenges such as topography, existing structures, lot size]. These dimensions are crucial for [state the reason such as accessibility, visibility, functionality], which directly impacts the property's usability. Alternatives were explored, but none provided a viable solution without the adjustments specified in this variance request. This minimal variance is critical for transforming the property from its current underutilized state to one that allows for its intended use as permitted within our zoning district, thus aligning with the reasonable expectations for property use in this area. I am fully committed to remaining compliant with all other aspects of our land use and zoning regulations, understanding the importance of maintaining the integrity and character of our community. The requested variance is a measure of last resort, designed to allow for the property's reasonable use without imposing undue impact on the neighborhood or deviating from community standards. This variance is not sought for convenience but is a necessity for the practical enjoyment and utilization of the property, reflecting a thoughtful and measured approach to achieving compliance and functionality within the constraints of our land use policies." is strictly limited to dimensional considerations and does not, in any way, seek to authorize uses of the property that are prohibited by our land use regulations. The variance sought pertains to [specify the dimensional aspect, e.g., sign height, building setback], where a modification is necessary due to [describe the specific reason, such as topographical constraints, existing structures, or lot size]. It is important to note that the requested adjustments are solely for the purpose of enabling a

reasonable use of the property within the constraints of its unique characteristics, while fully respecting and maintaining the permitted uses established by our zoning laws. The variance will not facilitate or permit any use not already allowed in this district, thereby ensuring compliance with the overarching goals and standards of our community's land use plan. The granting of this dimensional variance is anticipated to bring [mention any potential benefits], contributing positively to the neighborhood's character and functionality without deviating from the permitted range of uses. I assure the board and the community that this variance request is made in good faith, with a full understanding of and respect for the land use regulations that govern our district. It is my commitment to adhere to all zoning requirements, with the exception of this minor dimensional adjustment, which is crucial for the practical enjoyment and use of my property."

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Who: Greenhouse Environmental

- Cassandra Arriel, 978-880-2551, cassie@mygreenhousepro.com

What: "We just purchased a new office that comes with three signs that we need to replace with our logo and name. The first signs measures 12ft W by 2ft L, the second sign measures 5.5 ft W by 1.11ft L the last sign measures 6ft L by 9.92 W."

Where: 9999 Plantation Blvd., Tampa, FL 33624 (prev. Barsch Animal Clinic)

- 1x Monument Panel (Plantation Blvd, turf)
- 1x Acrylic panel in cabinet sign (corrugated wall, above entrance)
- 2x Acrylic panels in Pylon/Cabinet sign (Linebaugh Ave., turf)
- (I saw a readerboard on the building as well in Google maps)

When: Deadline? -TBD

Why: New business moving in, need to update existing signage

How: Construction of signs? -TBD

Construction Documents For

Cortez Shopping Center (Modified)

Section 5, Township 35 South, Range 17 East
Manatee County, Florida

PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY: EXTREME SURVEYING OF FLORIDA, INC.
DESCRIPTION:

DESCRIPTION: PER TITLE COMMITMENT
PARCEL 1:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; RUN N 89°38'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 646.87 FEET TO THE POINT OF BEGINNING; THENCE N 89°46'40" E, A DISTANCE OF 214.00 FEET; THENCE N 00°[illegible]" W, A DISTANCE OF 282.00 FEET; THENCE N 89°46'40" E, A DISTANCE OF 398.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 40.00 FEET; THENCE S 89°46'40" W, A DISTANCE OF 220.00 FEET; THENCE N 00°00'00" W, A DISTANCE OF 90.00 FEET; THENCE N 89°46'40" E, A DISTANCE OF 970.69 FEET TO INTERSECT THE WEST LINE OF BLOCK "G", CAPE VISTA FIRST UNIT AS RECORDED IN PLAT BOOK 12, PAGE 74 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'43" W, ALONG SAID WEST LINE OF BLOCK "G" AND PARALLEL WITH AND 2.00 FEET EAST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 418.12 FEET TO THE WESTERLY TERMINUS OF THE SOUTH RIGHT OF WAY LINE OF 43RD AVENUE WEST AS SHOWN ON SAID PLAT OF CAPE VISTA FIRST UNIT; THENCE S 89°44'40" W, ALONG THE WESTERLY EXTENSION OF THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2.00 FEET TO THE SAID EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 00°00'43" W, ALONG THE SAID EAST LINE, A DISTANCE OF 272.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 684 (CORTEZ ROAD); THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: (1) S 89°38'34" W, A DISTANCE OF 36.41 FEET; THENCE S 89°46'40" W, A DISTANCE OF 776.38 FEET; THENCE N 00-00-00 W, A DISTANCE OF 185.13 FEET; THENCE S 89°46'40" W, A DISTANCE OF 203.00 FEET; (2) THENCE N 00°00'00" W, A DISTANCE OF 176.00 FEET; THENCE S 89°46'40" W, A DISTANCE OF 230.00 FEET TO THE ABOVE DESCRIBED EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE N 00°00'02" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.
LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.
PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY WARRANTY DEED DATED JULY 22, 1982 AND RECORDED JULY 26, 1982 IN OFFICIAL RECORDS BOOK 1001, PAGE 2064, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA: THENCE RUN N 89°38'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00-00-00 E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 564.87 FEET FOR A POINT OF BEGINNING; THENCE N 89°46'40" E, A DISTANCE OF 380.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 60.00 FEET; THENCE N 89°46'40" E, A DISTANCE OF 220.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 40.00 FEET; THENCE S 89°46'40" W, A DISTANCE OF 270.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 50.00 FEET; THENCE S 89°46'40" W, A DISTANCE OF 230.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.
PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY WARRANTY DEED DATED AND RECORDED OCTOBER 27, 1983 IN OFFICIAL RECORDS BOOK 1036, PAGE 3862, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR DRAINAGE AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

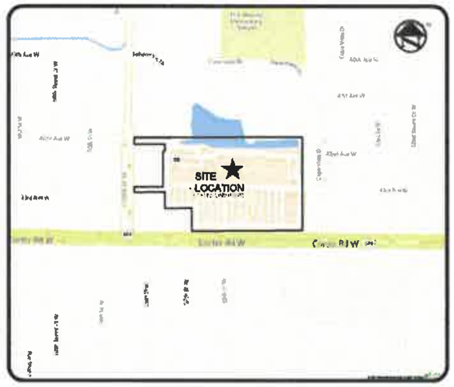
FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN S 00°00'43" W, ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 288.44 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'17" E, A DISTANCE OF 2.00 FEET TO THE NORTHWESTERLY TERMINUS OF AN UN-NAMED 50 FOOT WIDE STREET SEPARATING BLOCKS "G" AND "H", CAPE VISTA FIRST UNIT AS RECORDED IN PLAT BOOK 12, PAGE 73, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'43" W, ALONG THE WEST TERMINUS OF SAID 50 FOOT WIDE STREET AND ALONG THE WEST LINE OF SAID BLOCK "G", A DISTANCE OF 312.02 FEET; THENCE S 89°46'40" W, A DISTANCE OF 25.00 FEET; THENCE N 00°00'43" E, A DISTANCE OF 312.02 FEET; THENCE S 89°59'17" E, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.
LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.
PARCEL 4:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL NON-EXCLUSIVE CROSS EASEMENT AGREEMENT DATED AND RECORDED SEPTEMBER 23, 1991 IN OFFICIAL RECORDS BOOK 1013, PAGE 3036, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR INGRESS AND EGRESS UPON AND ACROSS ALL THOSE ENTRANCES, ROADWAYS AND DRIVES OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN N 89°38'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 634.87 FEET FOR A POINT OF BEGINNING; THENCE N 89°46'40" E, A DISTANCE OF 230.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 50.00 FEET; THENCE S 89°46'40" W, A DISTANCE OF 16.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 262.00 FEET; THENCE S 89°46'40" W, A DISTANCE OF 214.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE N 00°00'02" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 312.00 FEET TO THE POINT OF BEGINNING.
PARCEL 5:
TOGETHER WITH NON-EXCLUSIVE EASEMENTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS BY AND BETWEEN CORTEZ COMMONS, LTD, A FLORIDA LIMITED LIABILITY COMPANY AND CORTEZ-59, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 1767, PAGE 5442, AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 2641, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED THEREIN OVER THE FOLLOWING DESCRIBED LANDS:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; RUN THENCE N 89°38'17" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 946.87 FEET FOR A POINT OF BEGINNING; THENCE N 89°46'40" E, A DISTANCE OF 230.00 FEET; THENCE S 00-00-00 E, A DISTANCE OF 388.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CORTEZ ROAD (S.R. 684); THENCE S 89°46'40" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 28.49 FEET; THENCE N 89°47'18" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 190.18 FEET; THENCE N 44°19'37" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 103.71 FEET TO POINT ON THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE N 03°39'03" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.18 FEET; THENCE N 00°00'02" W, A DISTANCE OF 101.83 FEET TO THE POINT OF BEGINNING.
LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.
BEING THE SAME PREMISES CONVEYED TO WOC/HLP CORTEZ LLC, A WISCONSIN LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED, FROM CORTEZ COMMONS, LTD., A FLORIDA LIMITED PARTNERSHIP, DATED APRIL 14, 2016 AND RECORDED APRIL 14, 2016 IN MANATEE COUNTY CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDED BOOK [illegible], PAGE [illegible].

Site Verification

1. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT/ENGINEER IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.
2. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHALL PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION.
4. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING ANY MATERIALS.

Site Data Table

Project Location	City of Bradenton, Florida
Total Parcel Area	692,907 SF (15.90 Ac.)
Address	5578 Cortez Rd West, Bradenton, FL 34210
Section/Township/Range	Section 5, Township 35 South, Range 17 East
Parcel ID	5111120159
Existing Use	Shopping Center
Proposed Use	Shopping Center Pre App Date / 6/1/21 - PM. 21.2123
Zoning	SCC
Future Land Use	SCC
Flood Zone	X
Flood Map	12081C0303, Revised 03-17-2014
Building Setbacks: Front	35
Side	10
Rear	25
Required Parking	Retail: 1/200 sf for 1st 10,000 sf 2/add'l 500 sf net floor area (less restrooms, hallways, storage) Restaurant: 1 space for every 3 seats
Existing Building	121,290 sf
Proposed Building	20,349 sf Removed + 43,896 sf Added = 144,837 sf (19.4% Increase) = 142,437 sf Shopping Center + Ex. 2,400 sf Restaurant Tenant w/ 40 seats
Proposed Restrooms, Hallways, Storage	18,448 sf
Total SF used towards parking	142,437 sf - 18,448 sf = 123,989 sf
Parking Calculations	1/200 sf for 1st 10,000 sf = 50 spaces (113,989/500) x 2 = 455.95 spaces 40 Seats * 1/3 = 13.33 spaces
Required Parking	520 Spaces (9 ada spaces)
Proposed Parking	551 Spaces (31 ada spaces) (3.80 spaces / 1,000 sf) Parking Waiver Approved Dated 10/25/21 (See Attached)
Max Height	35
Max FAR	.5
Proposed FAR	= 144,837/ 642,907 = 0.22



Vicinity Map

n.t.s.



VERTICAL DATUM INFORMATION
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY BENCHMARK "[illegible]" HAVING A PUBLISHED ELEVATION OF [illegible] FEET (NAVD 88)

Sheet List Table

Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GENERAL NOTES
3.0	AERIAL SITE PLAN
4.0	MASTER DEMO PLAN
5.0	MASTER SITE PLAN
5.1	[illegible] SITE PLAN
6.1	[illegible] PAVING, GRADING, AND DRAINAGE PLAN
6.2	BUILDING B SITE AND DRAINAGE PLAN
7.0	MASTER UTILITY PLAN
7.1	[illegible] UTILITY PLAN
7.2	BUILDING B UTILITY PLAN
8.0	WATER DETAILS
8.1	WATER DETAILS
9.0	SEWER UTILITY DETAILS
10.0	SITE DETAILS
11.0	PAVING, GRADING, AND DRAINAGE DETAILS
12.0	TRASH WELL RAMP
13.0	BEST MANAGEMENT PRACTICES PLAN
13.1	BEST MANAGEMENT PRACTICES DETAILS
1.0	TREE REMOVAL PLAN
2.0	LANDSCAPE PLAN
3.0	SCHEMATIC IRRIGATION PLAN
1.1	EXISTING PHOTOMETRICS PLAN
1.2	PROPOSED PHOTOMETRICS PLAN
2.1 – V 2.4	SURVEY

FDOT PERMIT APP
DRAINAGE: 2021-D-194-00067
SR 684 (CORTEZ ROAD W)
SECTION 13060
MP: 4.[illegible]

ACCESS CONNECTION PERMIT NOT REQUIRED. NON-SIGNIFICANT CHANGE

Utility Providers:

Water & Sewer:
City of Bradenton Public Works
1411 9th St. W
Bradenton, fl 34205
Phone: (941)708-6300

Power & Lighting: FPL
416 Manatee Avenue West
Bradenton, fl 34205
Phone: (941)917-0708

Cable/Phone: Charter
3611 Queen Palm Dr. 2nd floor
Tampa, fl 33619
Phone:(813)436-2312
Name: John Whelan
Email: John.Whelan@charter.com

Manatee Utility operations
4410 66th street west
bradenton, fl 34210
Phone: (941)798-6756
Name: Christian Zitzow
Email: christian.zitzow@mymanatee.org
NOTE: MANATEE NOT A PROVIDER BUT SEVERAL UTILITIES ARE LOCATED ADJACENT IN COUNTY ROW

GAS: Teco People's Gas
8261 Vico Ct
Sarasota, fl 34240
Phone: (352)201-7990
Name: Joe Palmeri
Email: JDPalmeri@tecoenergy.com

Cable/Phone: Frontier
1701 Ringling Blvd.
Sarasota, fl 34234
Phone: (941)906-8707
Name: Alicia Lamonte
Email: alicia.lamothe1@ftr.com

UTILITY SOURCE & OWNERSHIP

	SOURCE	OWNERSHIP
POTABLE WATER	City	City
WASTEWATER	City	City
RECLAIMED/IRRIGATION WATER	N/A	N/A

NOTES:
1. EXISTING UTILITIES ARE DEPICTED BASED OFF OF CITY OF BRADENTON EXISTING GIS UTILITY MAP AND HISTORICAL PLANS. CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES IN CONFLICT PRIOR TO STARTING WORK.
2. UTILITIES ARE PROVIDED BY THE CITY OF BRADENTON.
3. 59th STREET IN MANATEE COUNTY ROW
4. CORTEZ (SR 684) IS FDOT ROW
5. CAPE VISTA DR. IN MANATEE COUNTY ROW
6. 43 AVE. IS CITY OF BRADENTON ROW, COUNTY MAINTAINED
7. ANY TOC PERMITS AND PLANS ARE NOT INCLUDED.
8. CITY TO OWN AND MAINTAIN ALL WATERMAIN UP TO THE METER AND/OR BACKFLOW DEVICE.
9. CITY TO OWN AND MAINTAIN ALL SEWER UP TO CLEANOUT ADJACENT TO BUILDING.

Project Team Members:

Developer:
Clover Investment Properties
601 North Ashley Drive
Tampa, Florida 33602
Phone: (813) 641-4261

Engineer:
LevelUp Consulting, LLC
505 E. Jackson Street Suite 200
Tampa, Florida 33602
Phone: (813) 375-0616

Surveyor:
Extreme Surveying Of Florida, INC.
29340 Rhodin Plence
Wesley Chaple, Florida 33545
Phone: (813) 973-2092

Architect:
EMPAD Architecture and Interior Design
1901 Ulmerton Rd #195
Clearwater, Forida 33762
Phone: (727) 570-9506

Call 48 Hours Before You Dig
Know what's below. Call before you dig. 811
1 (800) 432-4770

LVLUP

Project Name: Cortez Shopping Center (Modified)

CONSTRUCTION PLAN REVISIONS	
07/27/22	MODIFIED 1ST SUBMITTAL
09/09/22	MODIFIED 2ND SUBMITTAL
09/23/22	MODIFIED 3RD SUBMITTAL
12/21/22	MODIFIED - PRECON CHANGES
01/05/23	TRANSFORMERS SHIFTED
3/16/23	C8.1 STRIPE REMAINING 3 SPACES IN THIS AREA FOR GROCER

PATRICK ELY PAYNE
LICENSE NO. 85381
3/16/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER [illegible]

GENERAL NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER/ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER
5. WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO DUKE ENERGY, VERIZON, BRIGHTHOUSE, TECO PEOPLE GAS AND THEIR SUBCONTRACTORS.
6. THE WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF BRADENTON.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. THE LAYOUTS INDICATED IN THE PLANS ARE NOT EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
9. PRIOR TO ANY CLEARING, AREAS THAT ARE CUT CORRIDORS SHALL BE ROOT PRUNED WITH A DOSKO BRAND ROOT PRUNER, OR APPROVED EQUAL. PROVIDE TREE PROTECTION BARRICADES, IN ACCORDANCE WITH THE CITY OF BRADENTON SPECIFICATIONS, AROUND EXISTING TREES TO REMAIN. COORDINATE WITH OWNER'S ARBORIST PRIOR TO REMOVAL OF EXISTING TREES IN CONFLICT WITH PROPOSED UNDERGROUND UTILITIES.
10. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY OF BRADENTON LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
11. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BRADENTON PUBLIC WORKS AND UTILITIES INFRASTRUCTURE SPECIFICATIONS, JANUARY, 2017.
12. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
13. DISTURBED AREAS IN THE FDOT RIGHT OF WAY WILL BE SODDED.
14. ALL WORK WITHIN THE FDOT RIGHT-OF-WAY MUST MEET CRITERIA SHOWN IN THE FDOT PLANS PREPARATION MANUAL AND FDOT STANDARD INDEXES.

SAFETY NOTES

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
4. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
5. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
6. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE-ONE (1-800-432-4770) TO ARRANGE FIELD LOCATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
10. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

SITE PLAN AND COORDINATE GEOMETRY NOTES

1. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY CONDUCTED BY DEUEL SURVEY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
4. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED. NO ENGINEER'S CERTIFICATIONS, FOR FINALIZATION PURPOSES, WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE ENGINEER.

PAVING AND GRADING NOTES

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACK FILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
7. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
8. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO APPLICABLE F.D.O.T. STANDARD INDEXES.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT TO CITY OF BRADENTON AND FDOT SPECIFICATIONS. UPON COMPLETION OF PROPOSED CONSTRUCTION, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
10. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
11. THE CONTRACTOR IS RESPONSIBLE TO PREVENT ANY WIND OR STORMWATER RUNOFF EROSION AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN THAT MEETS REGULATORY REQUIREMENTS. REFER TO THE STORMWATER POLLUTION PREVENTION NOTES.
12.
13. ALL TRUNCATED DOMES TO BE ADA MATS, YELLOW IN COLOR, AND CONSTRUCTED OF THE PREFORMED GLUED AND ANCHORED DESIGN THAT IS APPROVED TO THE SURFACE OF THE FINISHED CONCRETE.
14. SUB-GRADE STABILIZER TO EXTEND 6" BEYOND BACK OF CURB.
15. LOTS THAT ARE FILLED PRIOR TO INDIVIDUAL HOME CONSTRUCTION WILL REQUIRE TEMPORARY STABILIZATION BY SEEDING AND MULCHING THE LOTS AFTER FINAL GRADING HAS OCCURRED.

DEWATERING NOTES

1. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATION SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF 5' OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER IF SIGNIFICANT CLAY LAYERS ARE ENCOUNTERED DURING POND EXCAVATION. POND EXCAVATION DEPTHS MAY BE RAISED TO ELIMINATE OR MINIMIZE EXCAVATION OF CLAY MATERIAL. IF THE EXCAVATION EXPOSES CLAYS OR VERY CLAYEY SANDS TO THE FINAL POND SURFACES, THE EXPOSED CLAY AND CLAYEY AREAS SHALL BE COVERED WITH ONE FOOT OF CLEAN SANDY SOILS.
3. POND BERMS ADJACENT TO WETLANDS, WHERE SHOWN, SHALL BE CONSTRUCTED AS EARLY AS PRACTICAL IN THE RELATED POND EXCAVATION OPERATION. THE PURPOSE IS TO PREVENT TURBID WATER DISCHARGE TO THE WETLAND DURING POND EXCAVATION. CONTROL STRUCTURES ARE TO BE TEMPORARILY BLOCKED IF NECESSARY TO PREVENT DISCHARGE OF TURBID WATERS.
4. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS AND TO PROTECTED UPLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS. POND TURBIDITY LEVELS MUST BE VISUALLY EVALUATED UPON CONSTRUCTION COMPLETION. ADDITIONAL MEASURES SUCH AS TEMPORARY LOWERING OF POND WATER LEVELS BY PUMPING TURBID WATER TO OVERLAND FILTRATION MAY BE NECESSARY TO PREVENT DIRECT DISCHARGE OF TURBID WATER TO ADJACENT WETLANDS.

DRAINAGE NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE CITY OF BRADENTON, DEPT OF ENVIRONMENT AND INFRASTRUCTURE STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
2. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MITERED END SECTIONS WHICH ARE NOT INCLUDED IN LENGTHS.
3. ALL DRAINAGE STRUCTURE TOPS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
4. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
5. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.

CLEARING / DEMOLITION NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE CITY OF BRADENTON AND OR THE OWNER.
2. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

CONSTRUCTION STANDARDS AND SPECIFICATIONS

1. MAINTENANCE OF TRAFFIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND IN ACCORDANCE WITH STATE OF FLORIDA D.O.T. STANDARD INDEX 600.
2. ALL PAVEMENT STRIPING AND TRAFFIC FLOW ARROWS SHALL BE THERMOPLASTIC COMPOUND, MEETING THE REQUIREMENTS OF AASHTO M 249-79 (1986) AND BE INSTALLED IN SUBSTANTIAL COMPLIANCE WITH F.D.O.T. STANDARD FOR ROAD AND BRIDGE CONSTRUCTION 1991, SECTION 711 WITH RPMS PER FDOT #17352.
3. ALL WORK PERFORMED WITHIN THE RIGHT OF WAY SHALL CONFORM TO:
   a.) FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2004) (AKA: STANDARD SPECS)
   b.) FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND OPERATIONS ON THE STATE HIGHWAYS SYSTEM, LATEST EDITION, (AKA: STANDARD INDEX) COMPLIANCE
   c.) WITH ALL APPLICABLE INDICES IS REQUIRED. FDOT ROADWAY PLANS PREPARATION MANUAL VOLUME 1, CHAPTERS 2 AND 25 (2004)
   d.) FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION, JANUARY 2002.
   e.) ALL TRAFFIC STRIPES AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL FURNISH THE FDOT WITH THE MANUFACTURE'S CERTIFICATION THAT THE THERMOPLASTIC IS "LEAD-FREE".
4. ALL PROPOSED PAVEMENT MARKINGS TO MEET AND MATCH EXISTING PAVEMENT MARKINGS.

LAKE / POND EXCAVATION NOTE

1.) NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC WETLANDS MANAGEMENT STAFF MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. *IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.

NATURAL RESOURCES

1.) PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
2.) DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY OF BRADENTON.
3.) ADEQUATE PROTECTION MEASURES (I.E. BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
4.) ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

GENERAL OPERATION AND MAINTENANCE PLAN FOR SURFACE WATER MANAGEMENT SYSTEM

1.) THE OWNER SHALL CHECK WEIR (AND/OR ORIFICE) IN ALL CONTROL STRUCTURES PERIODICALLY TO ASSURE THAT THEY ARE FREE FROM DEBRIS WHICH MAY HAVE EFFECT ON THEIR HYDRAULIC FUNCTION. ANY DAMAGES OR CLOGGING NEED TO BE REPAIRED AND/OR CLEANED IMMEDIATELY.
2.) THE OWNER AND/OR OPERATION/MAINTENANCE ENTITY SHALL NOT CONSTRUCT OR MAINTAIN ANY BUILDING OR STRUCTURE OR UNDERTAKE OR PERFORM ANY ACTIVITY IN THE WETLANDS, BUFFER AREAS, DRAINAGE EASEMENTS AND CONSERVATION AREAS.
3.) THE POND BANKS SHOULD BE REGULARLY MOWED, WITH GRASS CLIPPINGS REMOVE FROM THE POND, AND NOTE THAT ANY ERODED BANKS SHOULD BE REPAIRED AND RESODDED TO MAINTAIN THE CORRECT VOLUME.
4.) PICK UP GRASS CLIPPINGS AFTER CUTTING, MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP, LIMIT FERTILIZER USE AROUND THE RETENTION POND AND DO NOT FERTILIZE GRASS IN THE POND AREA.
5.) RESOD DISTURBED SIDE SLOPE AND ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
6.) ALL STORMWATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES, (INCLUDING OIL SKIMMERS AND DISCHARGE PIPES), SHOULD BE INSPECTED ON REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER SEVERE RAINFALLS. THEY SHOULD BE MAINTAINED TO OPERATE AS DESIGNED BY REMOVING BUILT UP DEBRIS AND VEGETATION FROM INLETS, OUTLETS, CULVERTS, REPAIR DETERIORATION STRUCTURES.
7.) NOTE THAT CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY OR THROUGH STORM SEWERS TO THE STORMWATER FACILITY. TREATMENT PONDS ARE DESIGNED TO REMOVE NORMAL ROAD, PARKING LOT, ROOF, AND YARD RUNOFF ONLY.
8.) NO ALTERATION OF ANY PART OF THE STORMWATER FACILITIES IS PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
9.) IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE ON SURFACE WATER MANAGEMENT SYSTEM THAN TO LET IT FAIL AND THEN HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
10.) THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM THE WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER MANAGEMENT DISTRICT. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICTS SURFACE WATER REGULATION MANAGER, LOCAL SERVICE OFFICE.

SANITARY SEWER NOTES

1.) SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
2.) WHERE SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH PIPES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPES (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.
3.) ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
4.) WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
5.) A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6.) IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7.) WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8.) MINIMUM FORCE MAIN DEPTH IS 48". MINIMUM GRAVITY SEWER LINE DEPTH IS 5'.
9.) ALL ON SITE PVC GRAVITY SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE CITY OF BRADENTON WATER AND WASTE WATER TECHNICAL MANUAL. SOLID WALL PVC PIPE SHALL COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MINIMUM WALL THICKNESS OF SDR-26 IS REQUIRED. REFERENCE EXHIBIT 6 8-4A FOR SERVICE LATERAL DETAIL.
10.) ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE AGENCY STANDARDS AND SPECIFICATIONS.
11.) PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS.
12.) ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO PLACEMENT OF PAVING AND AGAIN PRIOR TO OBTAINING CERTIFICATE OF BASE OCCUPANCY. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
13.) THE CONTRACTOR SHALL PERFORM AN INFILTRATION OR EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
14.) GRAVITY SANITARY SEWER PIPES WHICH ARE LOCATED UNDER UNPAVED AREAS SHALL COMPLY WITH AWWA C-900 AND SHALL BE CLASS 150 SDR 18.

WATER DISTRIBUTION NOTES

1.) SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
2.) WHERE SANITARY SEWERS, RECLAIMED WATER MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.
3.) ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
4.) WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
5.) A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6.) IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7.) WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8.) ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
9.) ALL WATER SYSTEM WORK SHALL CONFORM TO THE CITY OF BRADENTON UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.
10.) CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY AND PER ABOVE REQUIREMENTS.
11.) ALL ON SITE PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 AND SHALL BE CLASS 150 SDR 18. ALL ON-SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 150 AND MEET REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241. WATER MAINS SMALLER THAN 1 1/2" SHALL BE P.E. PIPE MEETING AWWA C-901. PIPE SHALL BE POLY-E DRISCO-PIPE 5100 ULTRALINE OR ENDOPURE BY ENDOT OR APPROVED EQUAL. PIPE SHALL BE BLUE OR ENCASED IN BLUE SLEEVE.
12.) ALL DUCTILE IRON PIPE AND JOINTS SHALL BE IN ACCORDANCE WITH THE CITY OF BRADENTON UTILITIES DEPARTMENT TECHNICAL MANUAL MATERIAL SPECIFICATIONS.
13.) ALL DUCTILE FITTINGS SHALL BE COMPACT WITH A MINIMUM PRESSURE RATING OF 350 PSI AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA STANDARD C-153/A21.53, LATEST EDITION. ALL FITTINGS SHALL BE COATED AND LINED AS SPECIFIED ABOVE FOR DUCTILE IRON PIPE.
14.) THRUST BLOCKS ARE NOT ALLOWED FOR WATER MAINS LARGER THAN 4 INCHES.
15.) ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH THE CITY OF BRADENTON UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND MUNICIPALITY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
16.) CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND PRESSURE TEST ON ENTIRE WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.
17.) PIPE DEFLECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION.
18.) ALL EXISTING AND PROPOSED VALVE BOXES SHALL BE ADJUSTED TO FINISHED GRADES AS ESTABLISHED IN THE FIELD. NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER.
19.) WHERE A HOSE OR OTHER CONNECTION TERMINATES, THE CONTRACTOR SHALL PROVIDE AND INSTALL 2" x 4" STAKE WITH A MINIMUM OF EIGHTEEN INCHES (18") ABOVE GROUND AND TWO FEET (2') BELOW GROUND THE TOP TWELVE INCHES (12") ARE TO BE PAINTED BLUE.
20.) THE CONTRACTOR/ENGINEER OF RECORD MUST CONTACT THE CITY OF BRADENTON.
21.) THE CONTRACTOR WILL FURNISH AND INSTALL THE TAPPING SLEEVE AND VALVE. THE CITY OF BRADENTON WATER RESOURCE SERVICES WILL PERFORM THE TAPPING OPERATION.
22.) ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 18 GAUGE, COPPER TRACER WIRE.
23.) THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER ON THE LANE CLOSEST TO THE HYDRANT.
24.) THE ENGINEER OF RECORD AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE EXISTING OR PROPOSED MANATEE COUNTY RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO THE MANATEE COUNTY PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE ENGINEER OF RECORD AND/OR CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR CODING METHODS AND PROCEDURES

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NOT TO SCALE

CONSTRUCTION PLAN REVISIONS

1	4/12/22	MODIFIED 1ST SUBMITTAL
2	6/6/22	MODIFIED 2ND SUBMITTAL
3	9/4/22	MODIFIED 3RD SUBMITTAL
4	12/21/22	MODIFIED - PRECOR CHANGES
5	1/18/23	TRANSFORMERS SHIFTED

CORTEZ SHOPPING CENTER MODIFIED

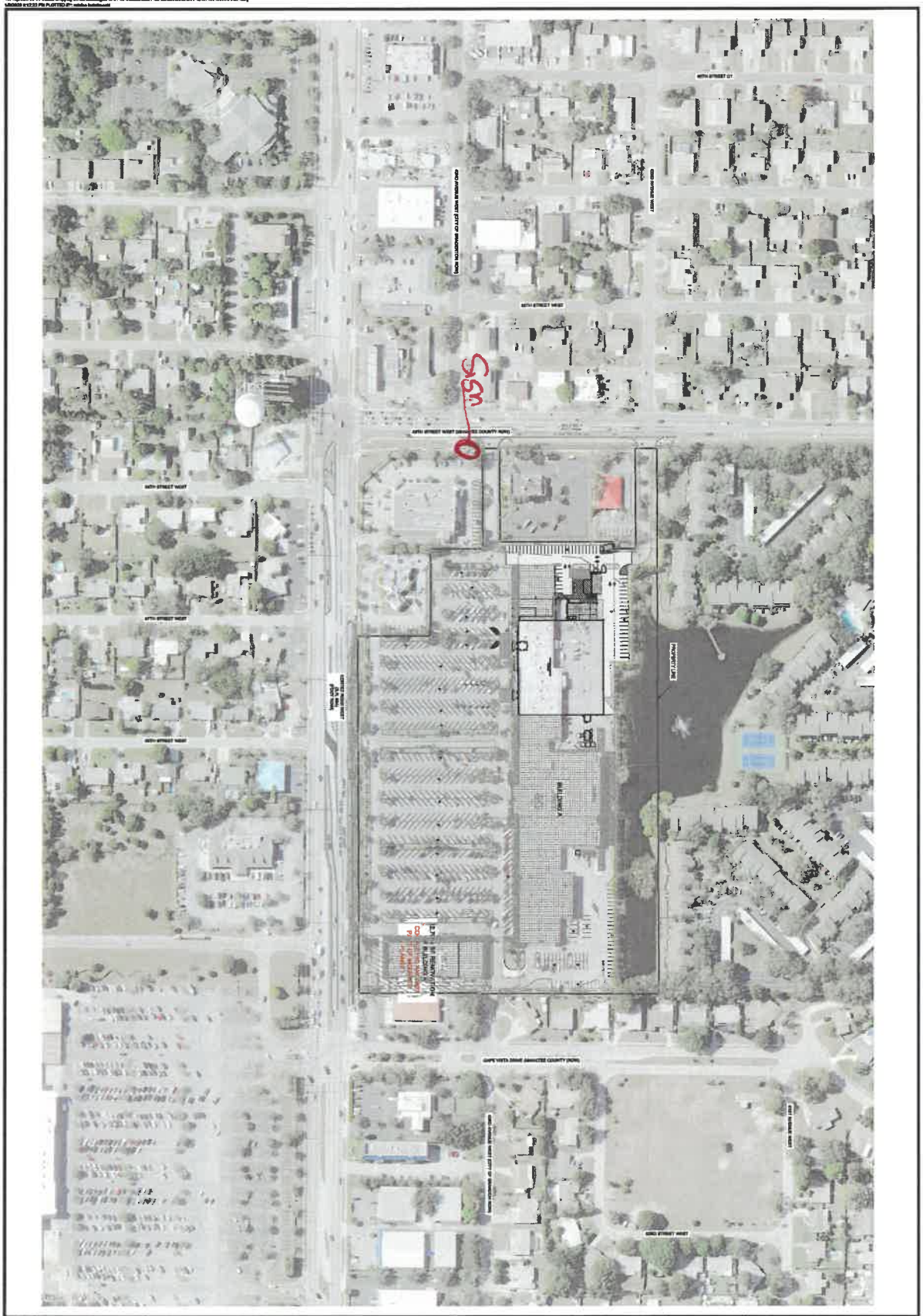
CLIENT: CLIENT INFORMATION

GENERAL NOTES

Engineering Business Certificate of Authorization No. 30771
Florida Certificate of Authorization No. LC00000000
PATRICK ELY PAYNE LICENSE NO. 85381 1/5/23 STATE OF FLORIDA PROFESSIONAL ENGINEER
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381

PROJECT No. 171-01-01

SHEET C 2.0



PROJECT No.	17-01-01	
SHEET	C 3.01	

PATRICK LEVI PAYNE, REGISTERED LANDSCAPE ARCHITECT, No. 6324, STATE OF FLORIDA, 10/23

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

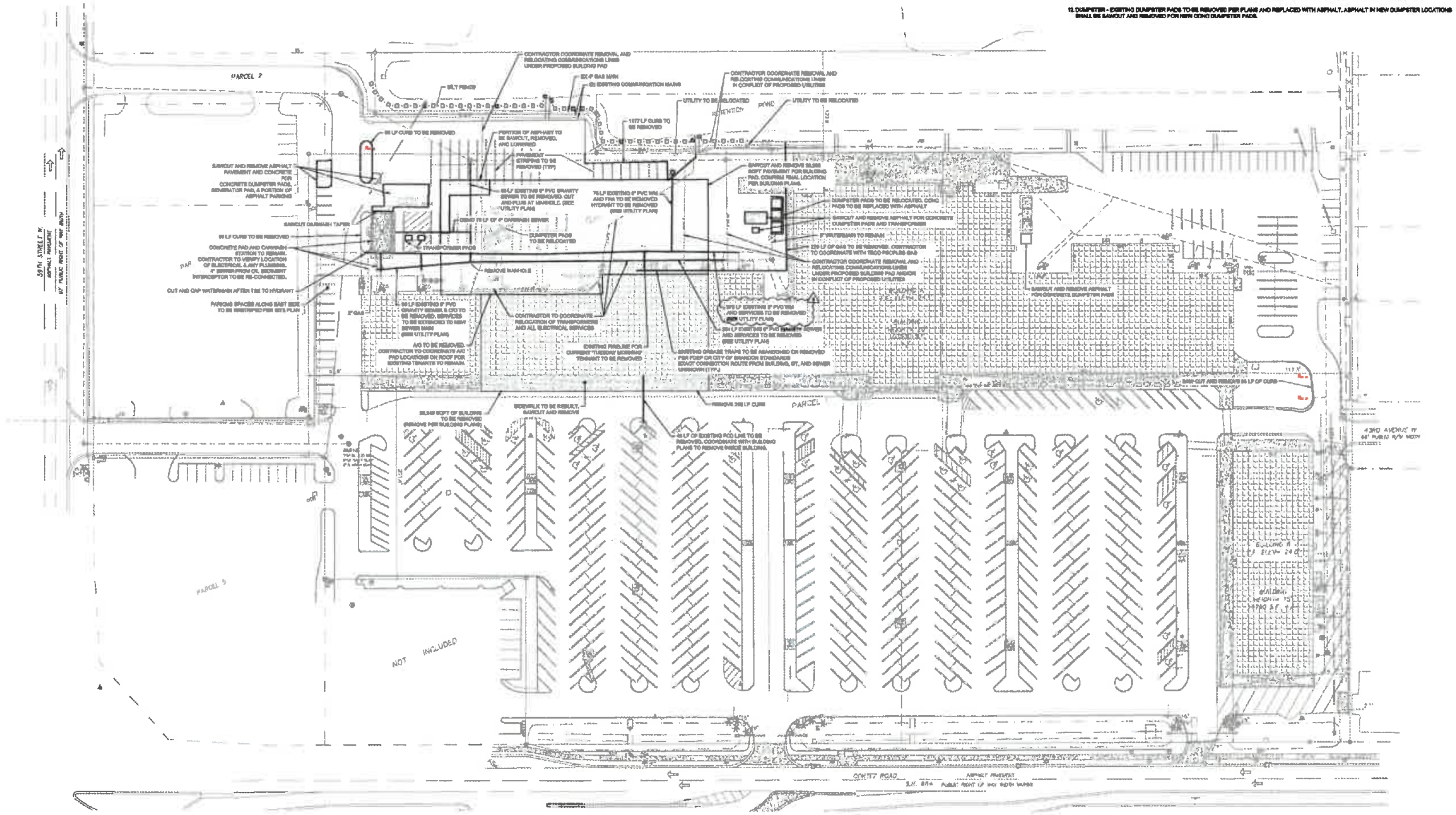
AERIAL SITE PLAN

CONSTRUCTION PLAN REVISIONS		
1	07/27/23	MODIFIED 1ST SUBMITTAL
2	09/05/23	MODIFIED 2ND SUBMITTAL
3	09/29/23	MODIFIED 3RD SUBMITTAL
4	12/11/23	MODIFIED - PASCO CHANGES
5	01/05/24	TRANSFORMERS SHIFTED

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DEMOLITION NOTES

1. DEMOLITION AREA SHOWN ON PLAN IS A GENERAL REPRESENTATION. ACTUAL EXTENTS OF PAVING, CURBING, SIDEWALK, ROAD BASES, DRAINAGE, ETC. REMOVAL THAT IS NECESSARY SHALL BE DETERMINED AT TIME OF CONSTRUCTION BY CONTRACTOR AND/OR OWNER.
2. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES.
3. NO SEPTIC TANKS WERE LOCATED ON THE SURVEY. SHOULD A SEPTIC TANK BE FOUND AND IS TO BE ABANDONED, THE SEPTIC TANK SHOULD BE PUMPED OUT, BOTTOMS RUPTURED, AND FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL. A PERMIT WILL BE REQUIRED FROM FLORIDA DEPARTMENT OF HEALTH PRIOR TO WORK BEING PERFORMED.
4. NO WELLS WERE LOCATED ON THE SURVEY. SHOULD A WELL BE FOUND, THE EXISTING WELL AND WELL TANKS TO BE ABANDONED BY A LICENSED CONTRACTOR PER CHAPTER 40D-3 OF THE SWFWMD REGULATION OF WELLS.
5. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
6. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
7. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED.
8. BUILDING - REMOVE EXISTING PAVEMENT FOR BUILDING FOUNDATION AS SHOWN ON PLANS. COORDINATE WITH BUILDING PLANS FOR FOUNDATION REQUIREMENTS.
9. ELECTRIC - EXISTING ELECTRIC TO BE LOCATED. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING SERVICE AND NEW SERVICE DESIGN WITH POWER COMPANY.
10. UTILITIES - EXISTING UTILITIES ARE DEPICTED BASED OFF BEST AVAILABLE INFORMATION (CITY OF BRADENTON EXISTING GIS UTILITY MAP AND HISTORICAL PLANS). CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES IN CONFLICT PRIOR TO STARTING WORK.
11. UTILITY EASEMENTS - WATER AND SEWER MAINS ARE PUBLIC UTILITIES LOCATED IN AN EASEMENT DEDICATION TO CITY OF BRADENTON. EASEMENTS TO VACATED AND RELOCATED OVER PROPOSED UTILITY LOCATIONS.
12. FOR ALL UTILITY WORK PAVEMENT WILL NEED TO BE REMOVED AND REPLACED PER CITY OF BRADENTON DETAILS ON SHEETS 8.0-8.2.
13. DUMPSTER - EXISTING DUMPSTER PADS TO BE REMOVED PER PLANS AND REPLACED WITH ASPHALT. ASPHALT IN NEW DUMPSTER LOCATIONS SHALL BE SAWCUT AND REMOVED FOR NEW CONC DUMPSTER PADS.



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SCALE IN FEET (0 – 100)

CONSTRUCTION PLAN REVISIONS	
[illegible]	MODIFIED 1ST SUBMITTAL
[illegible]	MODIFIED 2ND SUBMITTAL
[illegible]	MODIFIED 3RD SUBMITTAL
[illegible]	MODIFIED - PRECON CHANGES
[illegible]	TRANSFORMERS SHIFTED

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

MASTER DEMO PLAN

PATRICK ELY PAYNE
LICENSE NO. 85381
1/5/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER

PROJECT No.	171-01-01
SHEET	C 4.0

Site Data Table

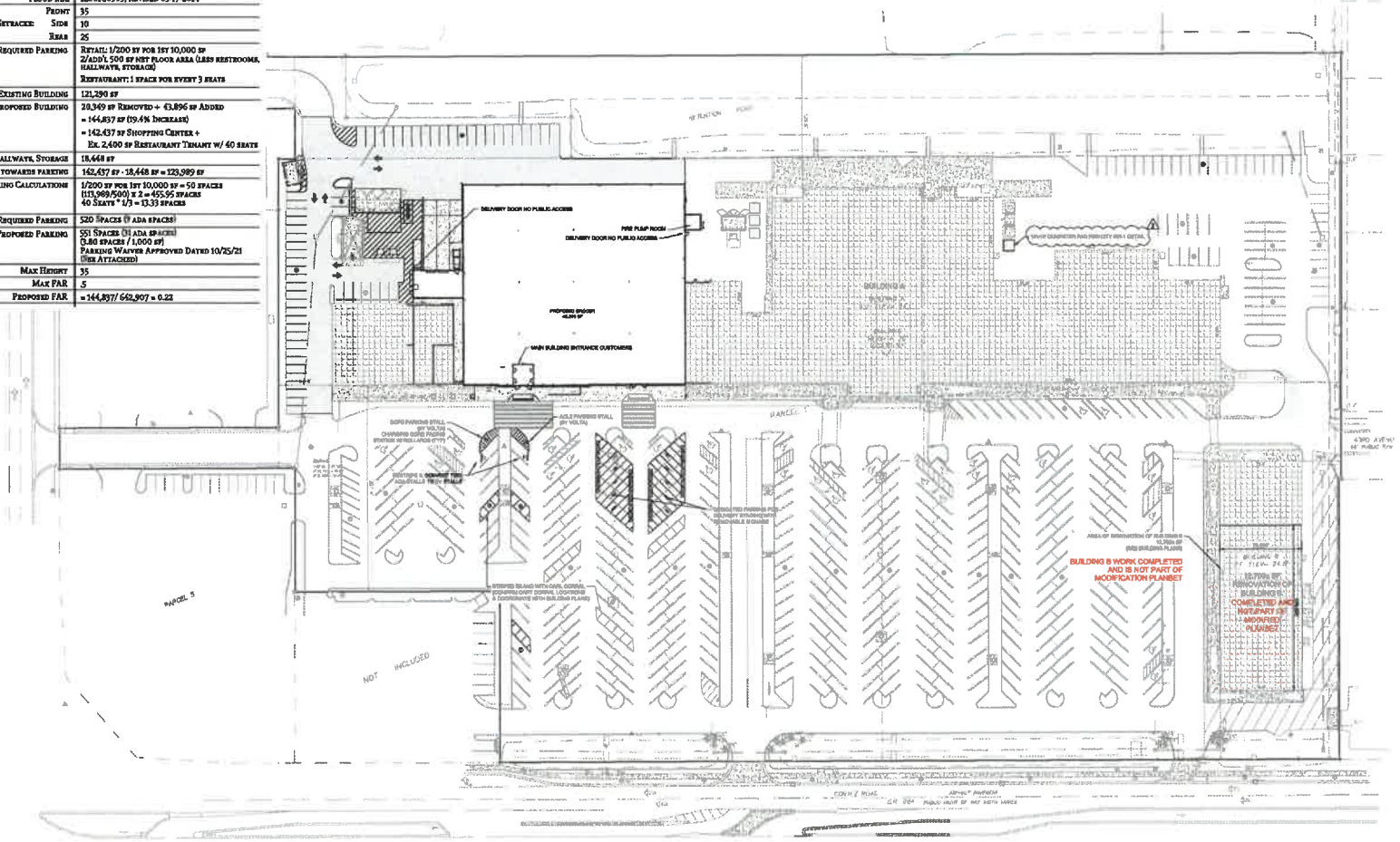
Project Location	City of Bradenton, Florida
Total Parcel Area	692,907 SF (15.90 Ac.)
Address	5578 Cortez Rd West, Bradenton, FL 34210
Section/Township/Range	Section 5, Township 35 South, Range 17 East
Parcel ID	5111120159
Existing Use	Shopping Center
Proposed Use	Shopping Center Pre App Date / 6/1/21 - PM. 21.2123
Zoning	SCC
Future Land Use	SCC
Flood Zone	X
Flood Map	12081C0503, Revised 03-17-2014
Building Setbacks: Front	35
Building Setbacks: Side	10
Building Setbacks: Rear	25
Required Parking	Retail: 1/200 sf for 1st 10,000 sf 2/add'l 500 sf net floor area (less restrooms, hallways, storage) Restaurant: 1 space for every 3 seats
Existing Building	121,290 sf
Proposed Building	20,349 sf Removed + 43,896 sf Added = 144,837 sf (19.4% Increase) = 142,437 sf Shopping Center + Ex. 2,400 sf Restaurant Tenant w/ 40 seats
Proposed Restrooms, Hallways, Storage	18,448 sf
Total SF used towards parking	142,437 sf - 18,448 sf = 123,989 sf
Parking Calculations	1/200 sf for 1st 10,000 sf = 50 spaces (113,989/500) x 2 = 455.95 spaces 40 Seats * 1/3 = 13.33 spaces
Required Parking	520 Spaces (9 ADA spaces)
Proposed Parking	551 Spaces (11 ADA spaces) (3.80 spaces / 1,000 sf) Parking Waiver Approved Dated 10/25/21 (See Attached)
Max Height	35
Max FAR	.5
Proposed FAR	= 144,837/ 692,907 = 0.22

SIGNAGE NOTE:

1. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE CITY OF BRADENTON PUBLIC WORKS DEPARTMENT ADD-WAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- EDGE OF WATER
- FEMA FLOOD LINE
- TRACT LINE
- LOT LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- PVC FENCE



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CONSTRUCTION PLAN REVISIONS

6/22/23	MODIFIED 1ST SUBMITTAL	
11/06/23	MODIFIED 2ND SUBMITTAL	
02/06/24	MODIFIED 3RD SUBMITTAL	
03/21/24	MODIFIED - PROCOM CHANGES	
04/19/24	TRANSFORMERS SHIFTED	

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

MASTER SITE PLAN

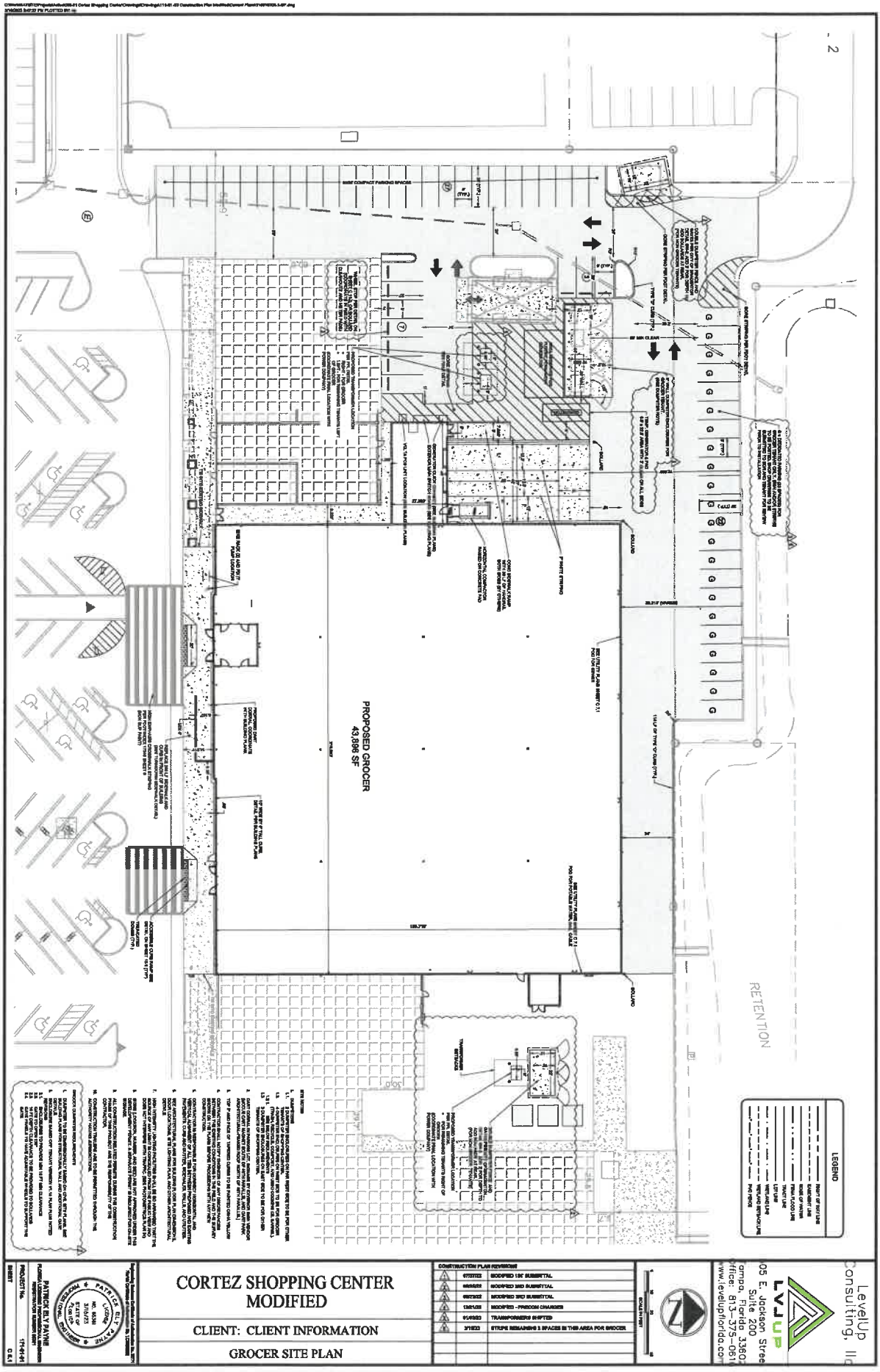
Engineering Business Certificate of Authorization No. 34771
Florida Certificate of Authorization No. LC26000548

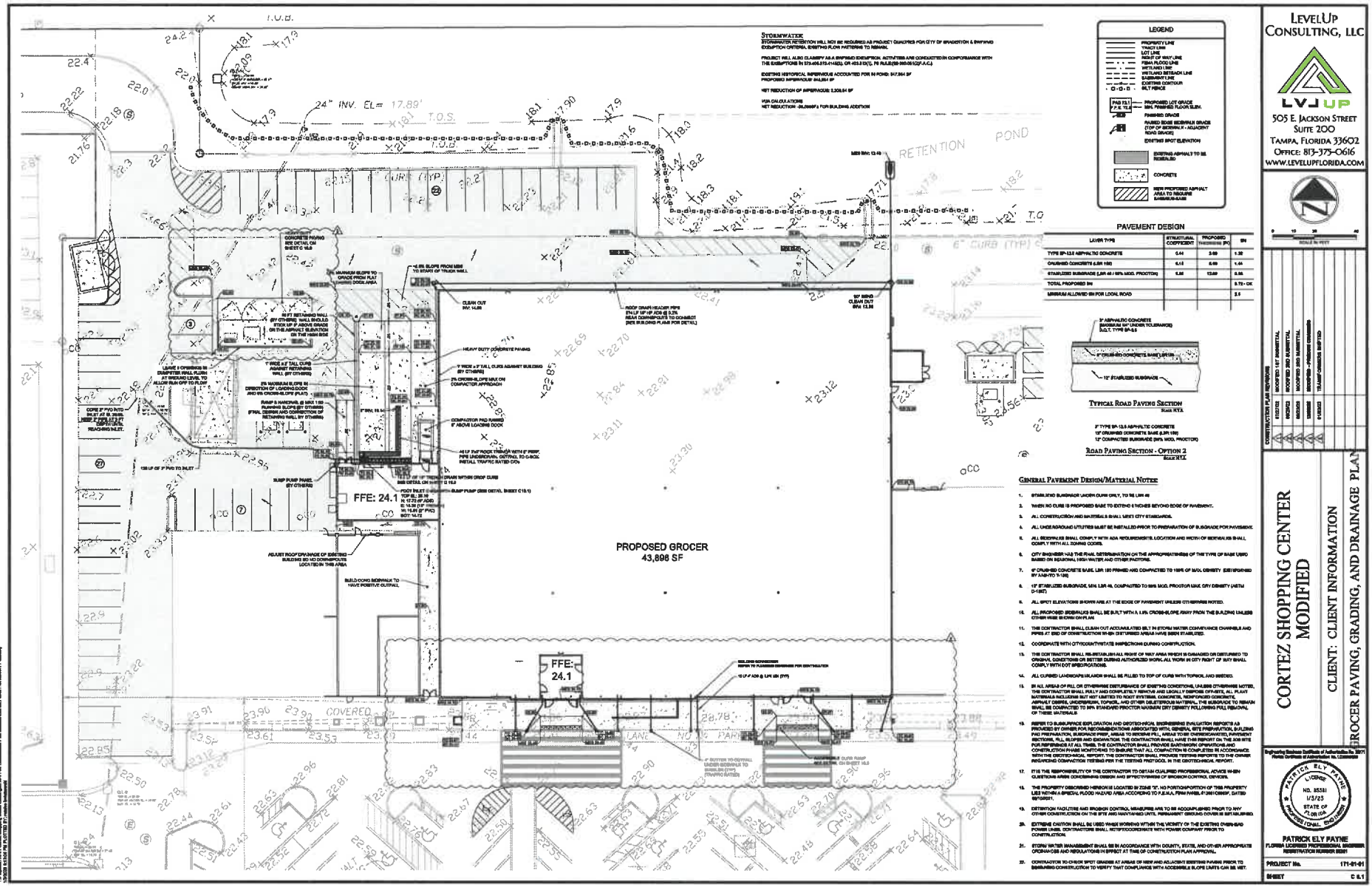
PATRICK ELY PAYNE
LICENSE NO. 83361
1/5/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 83361

PROJECT No. 171-01-01

SHEET C 5.0


PROPOSED GROCER
43,896 SF
RETENTION
LEGEND
CONSTRUCTION PLAN REVISIONS
CORTEZ SHOPPING CENTER
MODIFIED
CLIENT: CLIENT INFORMATION
GROCER SITE PLAN
LevelUp Consulting, llc
PATRICK ELY PAYNE



STORMWATER

STORMWATER RETENTION WILL NOT BE REQUIRED AS PROJECT QUALIFIES FOR CITY OF BRADENTON & MANATEE EXEMPTION CRITERIA. EXISTING FLOW PATTERNS TO REMAIN.

PROJECT WILL ALSO CLASSIFY AS A SWFWMD EXEMPTION. ACTIVITIES ARE CONDUCTED IN CONFORMANCE WITH THE EXEMPTIONS IN 373.406.5 (1-14)(D), OR 40.3.10(1), FS RULE(62-330.051(2)F.A.C.)

EXISTING HISTORICAL IMPERVIOUS ACCOUNTED FOR IN POND: 847,964 SF
PROPOSED IMPERVIOUS AVAILBLE SF

NET REDUCTION OF IMPERVIOUS: 2,309.64 SF

VUA CALCULATIONS
NET REDUCTION: -26,099SF'S FOR BUILDING ADDITION

LEGEND

PROPERTY LINE
TRACT LINE
LOT LINE
RIGHT OF WAY LINE
FEMA FLOOD LINE
WETLAND LINE
WETLAND SETBACK LINE
EASEMENT LINE
EXISTING CONTOUR
SILT FENCE
PAD FG.1 / F.F. 15.6 — PROPOSED LOT GRADE / MIN. FINISHED FLOOR ELEV.
FINISHED GRADE
PAVED EDGE SIDEWALK GRADE (TOP OF SIDEWALK - ADJACENT ROAD GRADE)
EXISTING SPOT ELEVATION
EXISTING ASPHALT TO BE RESEALED
CONCRETE
NEW PROPOSED ASPHALT AREA TO REQUIRE SAWCUT-SEAL

PAVEMENT DESIGN

LAYER TYPE	STRUCTURAL COEFFICIENT	PROPOSED THICKNESS (IN)	SN
TYPE SP-12.5 ASPHALTIC CONCRETE	0.44	3.00	1.32
CRUSHED CONCRETE (LBR 100)	0.13	9.00	1.44
STABILIZED SUBGRADE (LBR 40 / 98% MOD. PROCTOR)	0.08	12.00	0.96
TOTAL PROPOSED SN			3.72 - OK
MINIMUM ALLOWED SN FOR LOCAL ROAD			2.5

TYPICAL ROAD PAVING SECTION
Scale: NTS

1" TYPE SP-12.5 ASPHALTIC CONCRETE
12" CRUSHED CONCRETE BASE (LBR 100)
12" COMPACTED SUBGRADE (98% MOD. PROCTOR)

ROAD PAVING SECTION - OPTION 2
Scale: NTS

GENERAL PAVEMENT DESIGN/MATERIAL NOTES

1. STABILIZED SUBGRADE UNDER CURB ONLY, TO BE LBR 40
2. WHEN NO CURB IS PROPOSED BASE TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
3. ALL CONSTRUCTION AND MATERIALS SHALL MEET CITY STANDARDS.
4. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PRESERVATION OF SUBGRADE FOR PAVEMENT.
5. ALL SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS. LOCATION AND WIDTH OF SIDEWALKS SHALL COMPLY WITH ALL ZONING CODES.
6. CITY ENGINEER HAS THE FINAL DETERMINATION ON THE APPROPRIATENESS OF THE TYPE OF BASE USED BASED ON SEASONAL HIGH WATER AND OTHER FACTORS.
7. 6" CRUSHED CONCRETE BASE, LBR 100 PRIMED AND COMPACTED TO 100% OF MOD. DENSITY (DETERMINED BY AASHTO T-180)
8. 12" STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO 98% MOD. PROCTOR MAX. DRY DENSITY (ASTM D-1557)
9. ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
10. ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 1.5% CROSS-SLOPE AWAY FROM THE BUILDING UNLESS OTHER WISE SHOWN ON PLAN
11. THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
12. COORDINATE WITH CITY/COUNTY/STATE INSPECTIONS DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS CHANGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN CITY RIGHT OF WAY SHALL COMPLY WITH DOT SPECIFICATIONS.
14. ALL CURBED LANDSCAPE ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.
15. IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERGROUND, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
16. REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION REPORTS AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH: GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, SUBGRADE PROOF, AREAS TO BE OVEREXCAVATED, AREAS TO BE UNDERCUT/BACKFILLED, PAVEMENT SECTIONS, FILL SLOPES AND EXCAVATION. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN CLARIFYING AREAS CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES.
18. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X", NO PORTION/PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FIRM PANEL #12081 C0560F, DATED 09/18/2021.
19. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
20. EXISTING CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH POWER COMPANY PRIOR TO CONSTRUCTION.
21. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
22. CONTRACTOR TO CHECK SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING PAVING PRIOR TO BEGINNING CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH ACCESSIBLE SLOPE LIMITS CAN BE MET.

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0 10 20 40
SCALE IN FEET

CONSTRUCTION PLAN REVISIONS

1	07/27/23	ADDITION 1ST SUBMITTAL
2	09/29/23	MODIFIED 2ND SUBMITTAL
3	10/30/23	MODIFIED 3RD SUBMITTAL
4	12/04/23	ADDITION - PROVIDE CLARIFICATION
5	12/18/23	ADDITION - PROVIDE CLARIFICATION
6	01/08/24	TRANSFORMERS SHIFTED

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

GROCER PAVING, GRADING, AND DRAINAGE PLAN

Engineering Business Certificate of Authorization No. 32071
Florida Certificate of Authorization No. 1328/8928

PATRICK ELY PAYNE
LICENSE NO. 85581
1/3/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85581

PROJECT No. 171-01-01
SHEET C 5.1

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CONSTRUCTION PLAN REVISIONS

1	12/27/23	RESPONSE TO 1ST SUBMITTAL
2	3/5/2024	RESPONSE 2ND SUBMITTAL
3	4/5/2024	RESPONSE 3RD SUBMITTAL
4	5/21/25	RESPONSE - PROCESS CHANGE
5	6/16/25	TRANSP. CONCEPTUAL SHIFTED

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

BUILDING B SITE AND GRADING PLAN

Engineering Business Certificate of Authorization No. 30771
Florida Certificate of Authorization No. LC26000568

PATRICK ELY PAYNE
LICENSE NO. 85381
1/3/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381

PROJECT No. 171-01-01

SHEET C 5.3

Utility Easements Notes

EASEMENTS FOR EXISTING AND PROPOSED UTILITIES WILL BE REQUIRED AS PART OF THE IMPROVEMENTS. THESE EASEMENTS FOR THE WATERMAIN AND GRAVITY SEWERMAIN ARE CONCEPTUALLY SHOWN ON THE PLANS. FINAL LOCATION OF EASEMENTS WILL BE IDENTIFIED DURING CONSTRUCTION AND SKETCH AND LEGALS TO BE PROVIDED BY SURVEYOR.
EASEMENT AGREEMENTS SHALL BE PREPARED BY THE DEVELOPER, REVIEWED/APPROVED BY THE CITY AND RECORDED BY THE DEVELOPER PRIOR TO THE PROJECT RECEIVING A CO APPROVAL BY PUBLIC WORKS.

Sequencing of Utility Construction

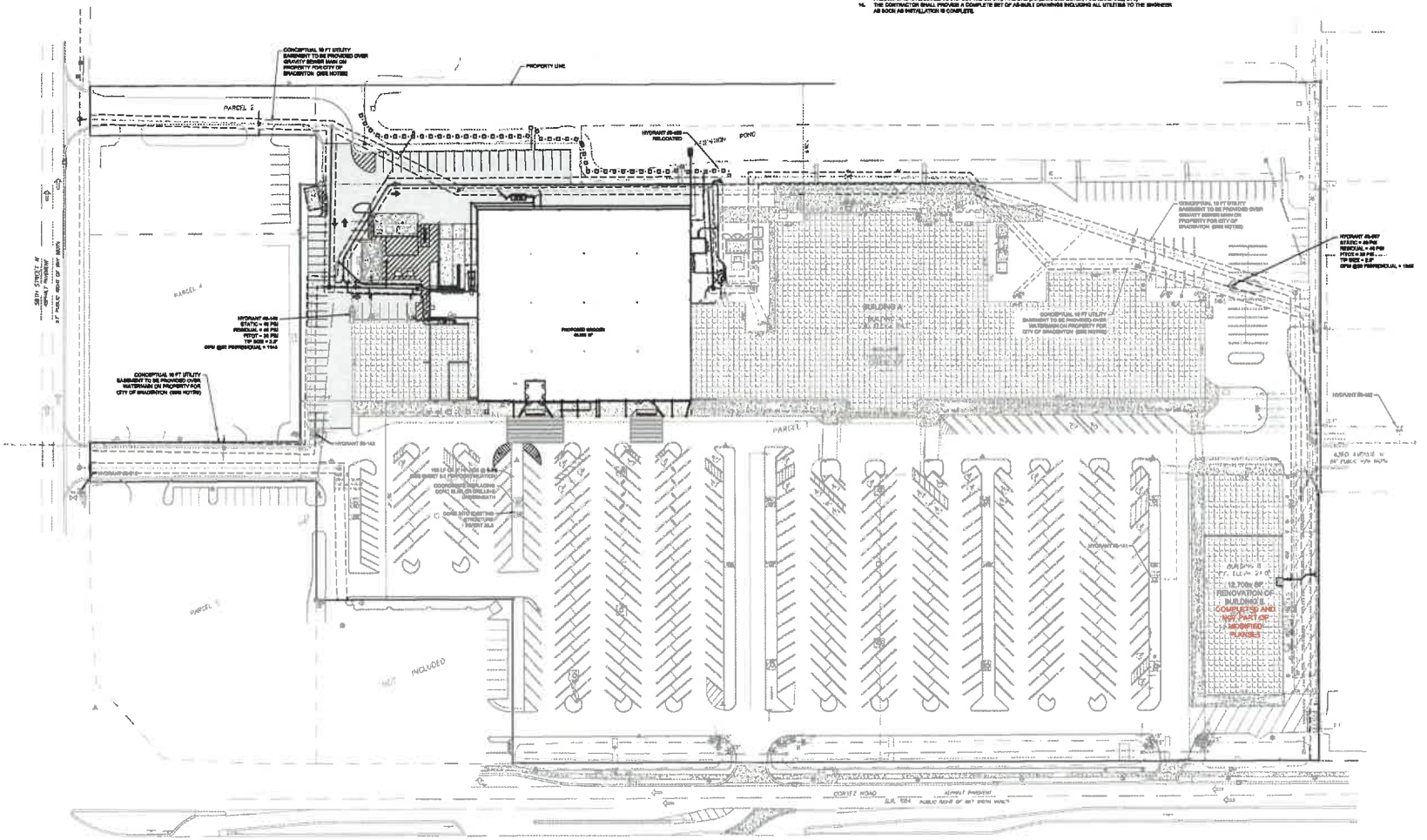
1. FINAL SEQUENCING TO BE DETERMINED AT TIME OF PRECON WITH CITY STAFF
2. ALL PROPOSED UTILITIES TO BE PLACED INTO SERVICE PRIOR TO THE REMOVAL OF UTILITIES
3. COORDINATE WITH CITY STAFF TO SHUT OFF ANY VALVES NEEDED
4. COORDINATE WITH TENANTS FOR TEMPORARY SHUT OF UTILITIES

General Utility Notes:

1. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION BETWEEN ANY CROSSING OF WATERMAIN, GRAVITY SEWER AND STORM SEWER.
2. ALL WATER AND SEWER UTILITIES ON-SITE ARE PURELY OWNED AND MAINTAINED. SEWER LATERALS, GREASE TRAPS, AND ALL WATERMAIN AFTER THE BACKFLOWS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
3. UTILITY EASEMENTS - WATER AND SEWER MAINS ARE PUBLIC UTILITIES LOCATED IN AN EASEMENT DEDICATION TO CITY OF BRADENTON. EASEMENTS TO VACATED AND LOCATION OVER PROPOSED UTILITY LOCATIONS.
4. ALL SANITARY SEWER 8" SDR35 PVC UNLESS NOTED OTHERWISE.
5. ALL JOINTS TO BE RESTRAINED PER CITY DETAIL.
6. WATER SUPPLY AND FIRE HYDRANTS SHALL COMPLY WITH NFPA-1 CH. 14.3
7. BUILDINGS MUST COMPLY WITH NFPA-1, CHAPTER 18 AT/MLE 18.4.5.1.1.
8. METER AND METER CONNECTIONS WILL BE PROVIDED BY CITY OF BRADENTON
9. ALL DIP TO BE CLASS 52 DIP WATERMAIN
10. POWER COMPANY NOTE - POWER TO BE PROVIDED BY FLORIDA POWER & LIGHT.
11. GAS COMPANY NOTE - GAS COMPANY PROVIDER IS TECO PEOPLES GAS
12. DOMESTIC WATER NOTE - WATER COMPANY PROVIDER IS CITY P BRADENTON
13. IRRIGATION WATER NOTE - EXISTING IRRIGATION METER TO BE RECEIVED BY LANDLORD AND LANDSCAPE INSTALLER.
14. FIRE LINE NOTE - FIRE WATER COMPANY PROVIDER IS CITY OF BRADENTON
15. COORDINATE AS REQUIRED WITH CITY INSPECTORS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS. NOTE AT PRECON, WHO IS REQUIRED TO INSPECT THE ON-SITE FIRE LINE (BUILDING INSPECTOR, FIRE MARSHALL, ETC)
16. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS INCLUDING ALL UTILITIES TO THE ENGINEER AS SOON AS INSTALLATION IS COMPLETE.

LEGEND

- WATER MAIN
- GATE VALVE
- REDUCER
- FIRE HYDRANT ASSEMBLY
- TEMPORARY BACTERIOLOGICAL SAMPLE POINT
- MANHOLE W/ FLOW DIRECTION
- CLEANOUT



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SCALE: IN FEET

CONSTRUCTION PLAN SUBMITTAL		
1	08/27/25	RECEIVED 1ST SUBMITTAL
2	09/29/25	RECEIVED 2ND SUBMITTAL
3	10/29/25	RECEIVED 3RD SUBMITTAL
4	12/15/25	RECEIVED - PERMISSION TO PROCEED
5	12/18/25	TRANSFORMERS SHIFTED

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

MASTER UTILITY PALN

Engineering Business Certificate of Authorization No. 35771
Florida Certificate of Authorization No. LC26000548

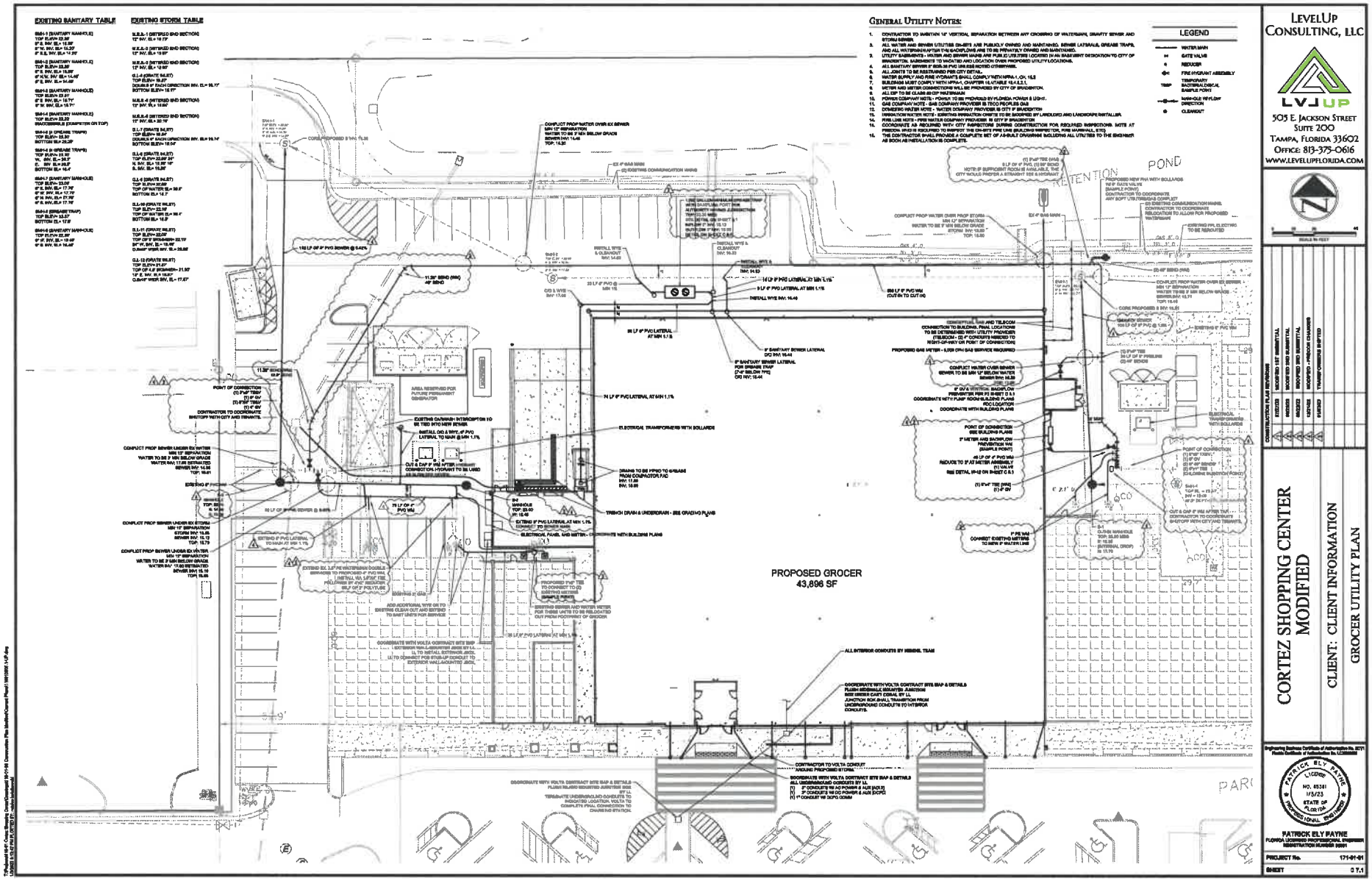
PATRICK ELY PAYNE
LICENSE NO. 85381
1/3/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

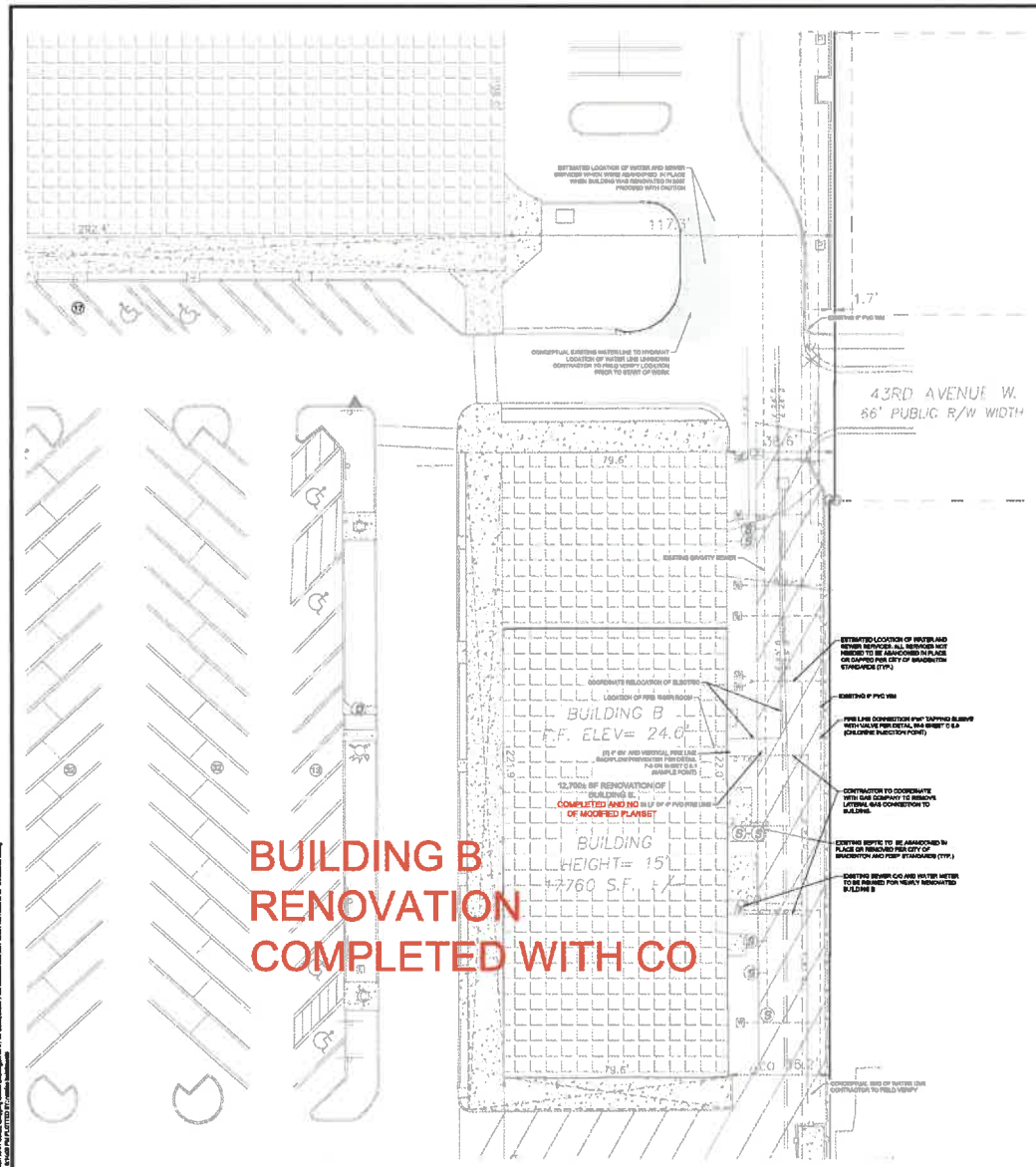
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381

PROJECT No. 171-01-01

SHEET C 7.0

T:\Projects\171-01 Cortez Shopping Center\Drawings\171-01-01 Construction Plans\Submittals\Current Plans\171-01-01 - MUP.dwg
Jan 03, 2026 - 8:47:55am by Patrick Ely Payne


EXISTING SANITARY TABLE
EXISTING STORM TABLE
GENERAL UTILITY NOTES:
LEGEND
PROPOSED GROCER
43,896 SF
CONFLICT PROP WATER OVER EX SEWER
MIN 12" SEPARATION
WATER TO BE 6" MIN BELOW GRADE
SEWER INV: 14.48
TOP: 18.30
CONFLICT PROP SEWER UNDER EX WATER
MIN 18" SEPARATION
WATER TO BE 2' MIN BELOW GRADE
WATER INV: 17.65 ESTIMATED
SEWER INV: 14.98
TOP: 18.01
CONFLICT PROP SEWER UNDER EX STORM
MIN 12" SEPARATION
STORM INV: 15.85
SEWER INV: 15.13
TOP: 18.79
CONFLICT PROP SEWER UNDER EX WATER
MIN 12" SEPARATION
WATER TO BE 2' MIN BELOW GRADE
WATER INV: 17.65 ESTIMATED
SEWER INV: 15.13
TOP: 18.80
CONFLICT PROP WATER OVER PROP STORM
MIN 12" SEPARATION
WATER TO BE 6" MIN BELOW GRADE
STORM INV: 16.80
TOP: 18.80
CONFLICT PROP WATER OVER EX SEWER
MIN 12" SEPARATION
WATER TO BE 6" MIN BELOW GRADE
SEWER INV: 14.71
TOP: 18.40
CONFLICT WATER OVER SEWER
SEWER TO BE MIN 12" BELOW WATER
SEWER INV: 14.80
TOP: 18.80
CONFLICT PROP WATER OVER EX SEWER
MIN 12" SEPARATION
WATER TO BE 6" MIN BELOW GRADE
SEWER INV: 14.71
TOP: 18.40
CONFLICT PROP SEWER UNDER EX WATER
MIN 12" SEPARATION
WATER TO BE 2' MIN BELOW GRADE
WATER INV: 17.65 ESTIMATED
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MIN 12" SEPARATION
STORM INV: 15.85
SEWER INV: 15.13
TOP: 18.79
CONFLICT PROP SEWER UNDER EX WATER
MIN 12" SEPARATION
WATER TO BE 2' MIN BELOW GRADE
WATER INV: 17.65 ESTIMATED
SEWER INV: 15.13
TOP: 18.80
CORE PROPOSED 8 INV: 15.36
152 LF OF 8" PVC SEWER @ 0.42%
11.25° BEND (HM)
45° BEND
POINT OF CONNECTION
(1) 3"x6" TEE
(1) 6" DV
(1) 6"x4" DV
CONTRACTOR TO COORDINATE
SHUTOFF WITH CITY AND TENANTS.
AREA RESERVED FOR
FUTURE PERMANENT
GENERATOR
EXISTING CA/WASH - INTERCEPTOR TO
BE TIED INTO NEW SEWER
INSTALL CAO & WYE of PVC
LATERAL TO MAIN @ MIN 1.1%
CUT & CAP 6" WM AFTER HYDRANT
CONNECTION. HYDRANT TO BE USED
FOR CONSTRUCTION WATER
EXISTING 8" PVC
SEWER
75 LF OF 6"
PVC WM
EXTEND 6" PVC LATERAL
TO MAIN AT MIN 1.1%
EXTEND EX. 3.5" PE WATERMAIN DOUBLE
SERVICES TO PROPOSED 4" PVC WM &
INSTALL 4in 1.5"x1" TEE
FOLLOWED BY 2'x2' REDUCER
SILT OF 2" POLYLOK
EXISTING 2" GAS
ADD ADDITIONAL WYE OR TY
EXISTING CLEAN OUT AND EXTEND
TO SAVT UNITS FOR SERVICE
COORDINATE WITH VOLTA CONTRACT WITH SHOP
DRAWINGS FOR LOCATION AND SIZE OF 1.5"
LL TO INSTALL EXTERIOR JBOX.
LL TO CONNECT FOR STUB-UP CONDUIT TO
EXTERIOR WALL-MOUNTED JBOX.
EXISTING 8" PVC LATERAL AT MIN 1.1%
CONNECT TO SEWER MAIN
ELECTRICAL PANEL AND METER - COORDINATE WITH BUILDING PLANS
PROPOSED 1"x6" TEE
TO CONNECT TO (2)
EXISTING METERS
(SIMPLEX PAIR)
EXISTING SEWER AND WATER METER
FOR THESE UNITS TO BE RELOCATED
OUT FROM FOOTPRINT OF GROCER
36 LF 6" PVC LATERAL AT MIN 1.1%
DV
MANHOLE
TOP: 20.00
IN: 10.40
EXTEND 6" PVC LATERAL AT MIN 1.1%
CONNECT TO SEWER MAIN
TRENCH DRAIN & UNDERDRAIN - SEE GRADING PLANS
ELECTRICAL TRANSFORMERS WITH BOLLARDS
DRAINS TO BE PIPED TO 6 GALLON
FOG SEPARATOR
ALL INTERIOR CONDUITS BY MSHNL TEAM
COORDINATE WITH VOLTA CONTRACT SITE MAP & DETAILS
FLUSH MSHNL/LE MOUNTED JUNCTION BOX
SEE SHEET E-001 FOR LL
JUNCTION BOX SHALL TRANSITION FROM
UNDERGROUND CONDUITS TO INTERIOR
CONDUITS.
CONTRACTOR TO VOLTA CONDUIT
ANGLING PROPOSED STORM
COORDINATE WITH VOLTA CONTRACT SITE MAP & DETAILS
ALL UNDERGROUND CONDUITS BY LL
(1) 2" CONDUITS TO AC POWER & AUX (ACP)
(1) 2" CONDUIT W/ DC POWER & AUX (DCP2)
(1) 1" CONDUIT W/ DCP2 COMM
COORDINATE WITH VOLTA CONTRACT SITE MAP & DETAILS
FLUSH ROUND MOUNTED JUNCTION BOX
BY LL
TERMINATE UNDERGROUND CONDUITS TO
INDICATED LOCATION. VOLTA TO
COMPLETE FINAL CONNECTION TO
CHARGING STATION.
PARK
POND
RETENTION
LEVELUP
CONSULTING, LLC
LVLUP
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM
SCALE IN FEET
CONSTRUCTION PLAN REVISIONS
1 07/27/23 REVISIONS PER SUBMITTAL
2 08/25/23 REVISIONS PER SUBMITTAL
3 09/27/23 REVISIONS PER SUBMITTAL
4 10/24/23 REVISIONS PER SUBMITTAL
5 11/16/23 REVISIONS - PROCESS CHANGES
6 01/08/24 TRANSFORMERS SHIFTED
7 01/29/24 PERMITS
CORTEZ SHOPPING CENTER
MODIFIED
CLIENT: CLIENT INFORMATION
GROCER UTILITY PLAN
Engineering Business Certificate of Authorization No. 30771
Florida Certificate of Authorization No. LC26000550
PATRICK ELY PAYNE
LICENSE
NO. 85381
1/3/23
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381
PROJECT No. 171-01-01
SHEET C 7.1



LEGEND

- WATER MAIN
- GV GATE VALVE
- R REDUCER
- FIRE HYDRANT ASSEMBLY
- TEMP TEMPORARY BACTERIOLOGICAL SAMPLE POINT
- MANHOLE W/ FLOW DIRECTION
- D CLEANOUT

GENERAL UTILITY NOTES:

1. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION BETWEEN ANY CROSSING OF WATERMAIN, GRAVITY SEWER AND STORM SEWER.
2. ALL WATER AND SEWER UTILITIES ON-SITE ARE PUBLICLY OWNED AND MAINTAINED. SEWER LATERALS, GREASE TRAPS, AND ALL WASTEWATER AFTER THE BACKFLOW ARE TO BE PRIVATELY OWNED AND MAINTAINED.
3. UTILITY EASEMENTS - WATER AND SEWER MAINS ARE PUBLIC UTILITIES LOCATED IN AN EASEMENT DEDICATION TO CITY OF BRADENTON. EASEMENTS TO VACATED AND LOCATION OVER PROPOSED UTILITY LOCATIONS.
4. ALL SANITARY SEWER 8" SDR-35 PVC UNLESS NOTED OTHERWISE.
5. ALL JOINTS TO BE RESTRAINED PER CITY DETAIL.
6. WATER SUPPLY AND FIRE HYDRANTS SHALL COMPLY WITH NFPA-1, CH. 85.3
7. BUILDINGS MUST COMPLY WITH NFPA-1, CHAPTER 18 AVAILABLE 18.4.5.2.1.
8. METER AND METER CONNECTIONS WILL BE PROVIDED BY CITY OF BRADENTON.
9. ALL CAP TO BE CLASS 52 DIP WATERMAIN.
10. POWER COMPANY NOTE - POWER TO BE PROVIDED BY FLORIDA POWER & LIGHT.
11. GAS COMPANY NOTE - GAS COMPANY PROVIDED BY TECO PEOPLES GAS
12. DOMESTIC WATER NOTE - WATER COMPANY PROVIDED BY CITY OF BRADENTON
13. IRRIGATION WATER NOTE - EXISTING IRRIGATION CREETS TO BE MODIFIED BY LANDLORD AND LANDSCAPE INSTALLER.
14. FIRE LINE NOTE - FIRE WATER COMPANY PROVIDED BY CITY OF BRADENTON
15. COORDINATE AS REQUIRED WITH CITY INSPECTORS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS. NOTE AT PRECON, WHO IS REQUIRED TO INSPECT THE ON-SITE FIRE LINE (BUILDING INSPECTOR, FIRE MARSHALL, ETC)
16. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS INCLUDING ALL UTILITIES TO THE ENGINEER AS SOON AS INSTALLATION IS COMPLETE.

EXISTING SANITARY TABLE

SMH-1 (SANITARY MANHOLE)
TOP ELEV= 22.29'
6" S. INV.= 15.49'
6" W. INV. ELV.= 14.39'
6" ELE. INV. ELV.= 14.39'

SMH-2 (SANITARY MANHOLE)
TOP ELEV= 23.04'
8" S. INV.= 14.49'
6" NW. INV. ELV.= 14.49'
8" S. INV. ELV.= 14.49'

SMH-3 (SANITARY MANHOLE)
TOP ELEV= 23.01'
8" E. INV. ELV.= 16.71'
8" W. INV. ELV.= 16.71'

SMH-4 (SANITARY MANHOLE)
TOP ELEV= 23.07'
INACCESSIBLE (DUMPSTER ON TOP)

SMH-5 (GREASE TRAP)
TOP ELEV= 23.24'
BOTTOM ELV.= 22.24'

SMH-6 (GREASE TRAP)
TOP ELEV= 24.24'
N. INV. ELV.= 20.2'
S. INV. ELV.= 20.2'
BOTTOM ELV.= 19.4'

SMH-7 (SANITARY MANHOLE)
TOP ELEV= 24.07'
8" W. INV. ELV.= 17.75'
8" W. INV. ELV.= 17.75'
8" E. INV. ELV.= 17.75'

SMH-8 (GREASE TRAP)
TOP ELEV= 23.27'
BOTTOM ELV.= 17.0'

SMH-9 (SANITARY MANHOLE)
TOP ELEV= 23.25'
8" W. INV. ELV.= 16.49'
8" S. INV. ELV.= 16.69'

EXISTING STORM TABLE

M.E.S.-1 (ATTERED END SECTION)
12" INV. ELV.= 19.73'

M.E.S.-2 (ATTERED END SECTION)
12" INV. ELV.= 19.07'

M.E.S.-3 (ATTERED END SECTION)
12" INV. ELV.= 18.39'

G.I.-1 (GRATE INLET)
TOP ELEV= 19.47'
DOUBLE 8" EACH DIRECTION INV. ELV.= 16.77'
BOTTOM ELEV= 16.27'

M.E.S.-4 (ATTERED END SECTION)
12" INV. ELV.= 19.64'

M.E.S.-5 (ATTERED END SECTION)
12" INV. ELV.= 20.19'

G.I.-7 (GRATE INLET)
TOP ELEV= 19.39'
DOUBLE 8" EACH DIRECTION INV. ELV.= 13.74'
BOTTOM ELEV= 13.64'

G.I.-9 (GRATE INLET)
TOP ELEV= 22.66' 24'
N. INV. ELV.= 12.66' 18"
S. INV. ELV.= 12.99'

G.I.-8 (GRATE INLET)
TOP ELEV= 23.56'
TOP OF WATER ELV.= 20.0'
BOTTOM ELV.= 19.7'

G.I.-10 (GRATE INLET)
TOP ELEV= ELV.19'
TOP OF WATER ELV.= 20.4'
BOTTOM ELV.= 19.0'

G.I.-11 (GRATE INLET)
TOP ELEV= 22.69'
TOP OF 2' SIDEWIDTH= 22.19'
24" W. INV. ELV.= 13.40'
O-SHIP WIDTH INV. ELV.= 23.09'

G.I.-12 (GRATE INLET)
TOP ELEV= 21.07'
TOP OF 4.8' SIDEWIDTH= 21.39'
18" S. INV. ELV.= 16.99'
O-SHIP WIDTH INV. ELV.= 17.07'

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SCALE IN FEET

CONSTRUCTION PLAN REVISIONS

4/3/2025	RESUBMITTED FOR SUBMITTAL	
5/5/2025	RESUBMITTED FOR SUBMITTAL	
6/6/2025	RESUBMITTED FOR SUBMITTAL	
10/7/2025	REVISIONS + PERMITTING CHANGES	
11/6/2025	TRANSFORMERS SHIFTED	

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

BUILDING B UTILITY PLAN

Engineering Business Certificate of Authorization No. 35771
Florida Certificate of Authorization No. LC26000538

PATRICK ELY PAYNE LICENSE NO. 85340 1/3/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85340

PROJECT No. 171-01-01

SHEET C 7.2

LOCATION OF PUBLIC WATER SYSVEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

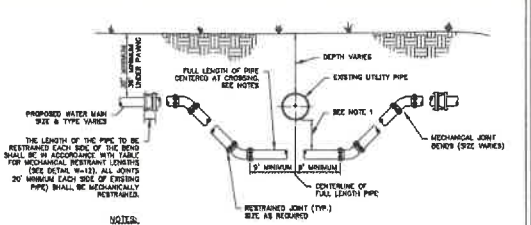
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	3 ft. minimum	12 inches in the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	1 ½ inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 6 ft. minimum (3)	12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum		

(1) Water main shall cross over other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Mandatory - This document is provided for your convenience. Please refer to F.A.C. Rule 62-555.314 for published separation requirements.

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — WATER MAIN — VERTICAL SEPARATION CHART — W-1



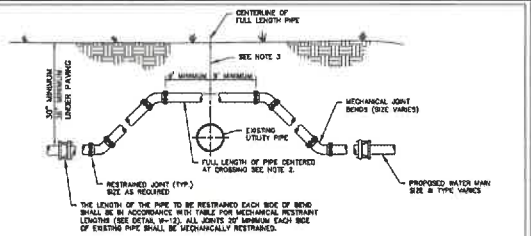
THE LENGTH OF THE PIPE TO BE RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT LENGTHS (SEE DETAIL W-12). ALL JOINTS 20' MINIMUM EACH SIDE OF EXISTING PIPE) SHALL BE MECHANICALLY RESTRAINED.

NOTES:
1) 12 INCHES OF SEPARATION IS REQUIRED
2) A FULL LENGTH OF PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.

VERTICAL SEPARATION REQUIREMENTS UNDER EXISTING UTILITIES

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — WATER MAIN — VERTICAL SEPARATION UNDER EXIST. UTILITIES — W-2



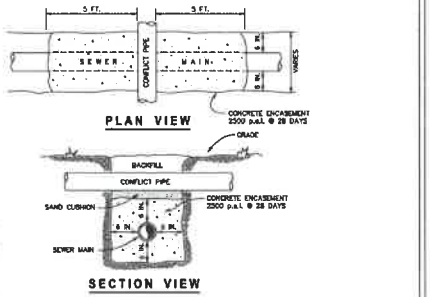
THE LENGTH OF THE PIPE TO BE RESTRAINED EACH SIDE OF BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT LENGTHS (SEE DETAIL W-12). ALL JOINTS 20' MINIMUM EACH SIDE OF EXISTING PIPE SHALL BE MECHANICALLY RESTRAINED.

NOTES:
1) IF EXISTING UTILITY PIPE IS A WATER MAIN 6 INCHES OF SEPARATION IS REQUIRED.
2) IF EXISTING UTILITY PIPE IS A FORCE MAIN, GAS LINE, GRAVITY SANITARY SEWER OR STORM SEWER 12 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPRACTICAL, SEPARATION CAN BE REDUCED TO 6 INCHES FOR GRAVITY SANITARY SEWER AND STORM SEWER. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
3) DEPTH OF BURY TO BE 36 INCHES MINIMUM IN PAVED AREAS MEASURED FROM FINISHED GRADE, DEPTH OF BURY TO BE 30 INCHES MINIMUM IN UNPAVED AREAS.

VERTICAL SEPARATION REQUIREMENTS OVER EXISTING UTILITIES

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — WATER MAIN — VERTICAL SEPARATION OVER EXIST. UTILITIES — W-3



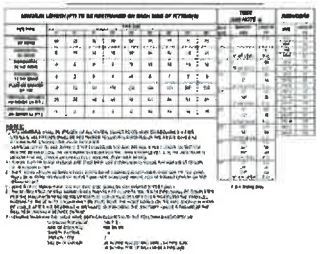
NOTE:
WHERE SANITARY SEWER AND WATER MAINS CROSS WITH LESS THAN 18 IN. VERTICAL CLEARANCE, THE SEWER MAIN WILL BE ENCASED IN CONCRETE A DISTANCE OF 5 FT. ON EACH SIDE OF THE POINT OF INTERSECTION. THIS ALSO APPLIES WHEN SANITARY SEWERS CROSS STORM DRAINS.

TYPICAL CONCRETE ENCASEMENT

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — TYPICAL CONCRETE ENCASEMENT — W-4

P.V.C. PIPE RESTRAINT



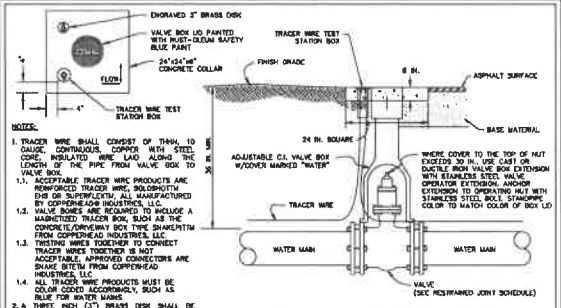
THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS:
1. BEND — INLET AND OUTLET
2. TEES
3. OFFSETS — INLET AND OUTLET
4. CAPS
5. PLUGS
6. ENTIRE HYDRANT RUNOUTS SHALL BE RESTRAINED

NOTE:
THRUST RESTRAINT AT FITTINGS AND VALVES SHALL BE EMBA IRON MEGALUG RESTRAINERS. THRUST RESTRAINT BETWEEN PIPE JOINTS SHALL BE EMBA IRON SERIES 1500 RESTRAINERS.

FIGURES BASED ON 30" OF COVER DEPTH.

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — THRUST RESTRAINING CHART — W-4.1

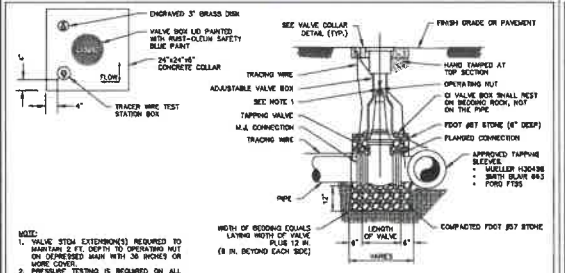


NOTES:
1. TRACER WIRE SHALL CONSIST OF THHN, 10 GAUGE, CONTINUOUS, COPPER WITH STEEL CORE, INSULATED WIRE LAID ALONG THE LENGTH OF THE PIPE FROM VALVE BOX TO VALVE BOX.
1.1. ACCEPTABLE TRACER WIRE PRODUCTS ARE REINFORCED TRACER WIRE, SOLIDHOTTM EHS OR SUPERFLEXTM, ALL MANUFACTURED BY COPPERHEAD® INDUSTRIES, LLC.
1.2. VALVE BOXES ARE REQUIRED TO INCLUDE A MAGNETIZED TRACER BOX, SUCH AS THE CONCRETE/DRIVEWAY BOX TYPE SNAKESTIM FROM COPPERHEAD INDUSTRIES, LLC.
1.3. TWISTING WIRES TOGETHER TO CONNECT TRACER WIRES TOGETHER IS NOT ACCEPTABLE. APPROVED CONNECTORS ARE SNAKE BITE™ FROM COPPERHEAD INDUSTRIES, LLC
1.4. ALL TRACER WIRE PRODUCTS MUST BE COLOR CODED ACCORDINGLY, SUCH AS BLUE FOR WATER MAINS
2. A THREE INCH (3") BRASS DISK SHALL BE ATTACHED WITH EPOXY TO THE CONCRETE PAD INSCRIBED WITH THE FOLLOWING INFORMATION: GATE VALVE (GV) OR BUTTERFLY VALVE (BFV), THE NUMBER OF TURNS TO OPEN AND CLOSE THE VALVE, YEAR INSTALLED AND DOB.

GATE VALVE AND BOX
n.t.s.

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — GATE VALVE AND BOX — W-6



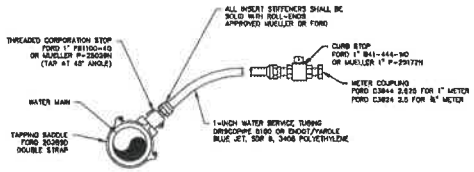
NOTE:
1. VALVE STEM EXTENSION(S) REQUIRED TO MAINTAIN 2 FT. DEPTH TO OPERATING NUT ON DEPRESSED MAIN WITH 36 INCHES OR MORE COVER.
2. PRESSURE TESTING IS REQUIRED ON ALL TAPPING SLEEVES AND SADDLES PRIOR TO ANY PIPE INSTALLATION AT THE VALVE. TESTING MUST BE WITNESSED BY CITY OF BRADENTON ENGINEERING SECTION STAFF.
3. VALVE BOXES REQUIRED FOR ALL LINES OR SERVICES EQUAL TO OR GREATER THAN 2 INCHES.

WET TAPPING SLEEVE AND VALVE DETAIL
N.T.S.

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — TYPICAL WET TAPPING SLEEVE AND VALVE DETAIL — W-8

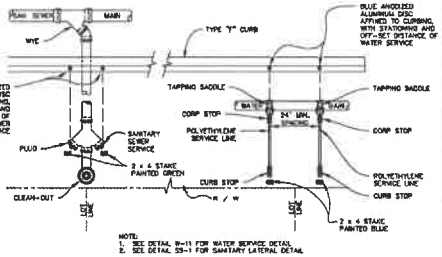
1" SERVICE CONNECTION DETAIL



NOTES:
1-SERVICE CONNECTIONS SHALL BE 2 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT.
2-METERS SHALL NOT BE INSTALLED IN DRIVEWAYS AND MUST BE LOCATED A MINIMUM OF TWO FOOT FROM DRIVEWAYS.
3-ALL LINES SHALL BE CHLORINATED AND HYDROSTATIC TESTED (SEE SECTION III SUB-SECTION B NUMBER 6 OF THE CITY OF BRADENTON UTILITY SPECIFICATIONS)
4-FORD BRASS SADDLE DOUBLE TAPPING SADDLE WITH STAINLESS STEEL DUEL BAND AND BOLTS IS REQUIRED FOR ALL SERVICE CONNECTIONS TO MAINS.
5-DISTANCE BETWEEN SERVICE TAPS SHALL NOT BE LESS THAN 36".

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — CONNECTION TO MAIN — 1" OR 3/4" METER — W-9



NOTE:
1. SEE DETAIL W-11 FOR WATER SERVICE DETAIL
2. SEE DETAIL SS-1 FOR SANITARY LATERAL DETAIL

WATER & SANITARY SEWER SERVICES-MISC. DETAILS

CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING

WATER DISTRIBUTION — WATER & SANITARY SEWER SERVICE DETAILS — W-10

LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-379-0616
WWW.LEVELUPFLORIDA.COM

NOT TO SCALE

CONSTRUCTION PLAN REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/13/23	ADDRESSED FDOT COMMENTS	PEP
2	8/28/23	ADDRESSED CITY COMMENTS	PEP
3	9/28/23	ADDRESSED CITY COMMENTS	PEP
4	10/26/23	ADDRESSED FINAL CITY COMMENTS	PEP
5	11/16/23	TRANSPORTATION PERMITTED	PEP

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

WATER DETAILS

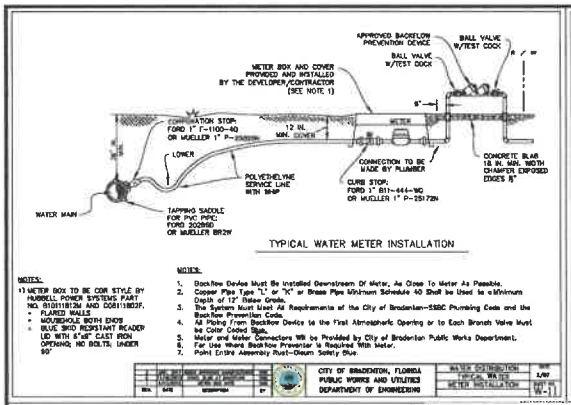
Engineering Business Certificate of Authorization No. 32171
Florida Certificate of Authorization No. LC26000569

PATRICK ELY PAYNE
LICENSE
NO. 88284
1/31/23
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 88284

PROJECT No. 171-01-01

SHEET C 8.0



TYPICAL WATER METER INSTALLATION

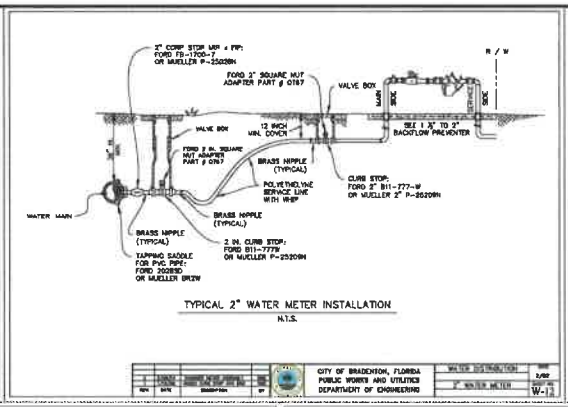
NOTES:

1) METER BOX TO BE CDR STYLE BY HUBBELL POWER SYSTEMS PART NO. 810911812M AND CDB1118O3F.
   - FLARED WALLS
   - MOUSEHOLE BOTH ENDS
   - BLUE SKID RESISTANT READER LID WITH 6"x8" CAST IRON OPENING; NO BOLTS; UNDER 90°

NOTES:

1. Backflow Device Must Be Installed Downstream Of Meter, As Close To Meter As Possible.
2. Copper Pipe Type "L" or "K" or Brass Pipe Minimum Schedule 40 Shall be Used to a Minimum Depth of 12" Below Grade.
3. The System Must Meet All Requirements of the City of Bradenton-SSBC Plumbing Code and the Backflow Prevention Code.
4. All Piping From Backflow Device to the First Atmospheric Opening or to Each Branch Valve Must be Color Coded Blue.
5. Meter and Meter Connectors Will be Provided by City of Bradenton Public Works Department.
6. For Use Where Backflow Preventer is Required With Meter.
7. Paint Entire Assembly Rust-Oleum Safety Blue.

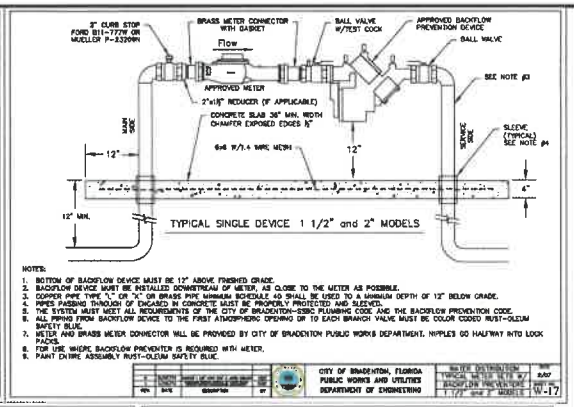
CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 2/07
	TYPICAL WATER METER INSTALLATION	W-11



TYPICAL 2" WATER METER INSTALLATION

N.T.S.

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 2/07
	2" WATER METER	W-12



TYPICAL SINGLE DEVICE 1 1/2" and 2" MODELS

NOTES:

1. BOTTOM OF BACKFLOW DEVICE MUST BE 12" ABOVE FINISHED GRADE.
2. BACKFLOW DEVICE MUST BE INSTALLED DOWNSTREAM OF METER, AS CLOSE TO THE METER AS POSSIBLE.
3. COPPER PIPE TYPE "L" OR "K" OR BRASS PIPE MINIMUM SCHEDULE 40 SHALL BE USED TO A MINIMUM DEPTH OF 12" BELOW GRADE.
4. PIPES PASSING THROUGH OR ENCASED IN CONCRETE MUST BE PROPERLY PROTECTED AND SLEEVED.
5. THE SYSTEM MUST MEET ALL REQUIREMENTS OF THE CITY OF BRADENTON-SSBC PLUMBING CODE AND THE BACKFLOW PREVENTION CODE.
6. ALL PIPING FROM BACKFLOW DEVICE TO THE FIRST ATMOSPHERIC OPENING OR TO EACH BRANCH VALVE MUST BE COLOR CODED RUST-OLEUM SAFETY BLUE.
7. METER AND BRASS METER CONNECTOR WILL BE PROVIDED BY CITY OF BRADENTON PUBLIC WORKS DEPARTMENT. NIPPLES GO HALFWAY INTO LOCK PACKS.
8. FOR USE WHERE BACKFLOW PREVENTER IS REQUIRED WITH METER.
9. PAINT ENTIRE ASSEMBLY RUST-OLEUM SAFETY BLUE.

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 2/07
	TYPICAL WATER METER W/ BACKFLOW PREVENTER 1 1/2" AND 2" MODELS	W-17

PROHIBITED WHERE	MINIMUM HORIZONTAL SEPARATION EXISTING UTILITY					
	PARALLEL WATER	CROSSING WATER MAIN	SEWER FORCE MAIN	STORM	RECLAIMED WATER	ELECTRIC TELECOMMUNICATIONS
POTABLE WATER	1'-0"	18"-0"	10'-0"	3'-0"	3'-0"	1'-0"
SANITARY SEWER GRAVITY	3'-0"	1'-0"	3'-0"	3'-0"	3'-0"	1'-0"
SANITARY SEWER FORCE MAIN	10'-0"	1'-0"	3'-0"	3'-0"	3'-0"	1'-0"
STORM	3'-0"	1'-0"	3'-0"	3'-0"	3'-0"	1'-0"
RECLAIMED WATER	3'-0"	1'-0"	3'-0"	3'-0"	3'-0"	1'-0"
ELECTRIC TELECOMMUNICATIONS	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
ELECTRIC TELECOMMUNICATIONS	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

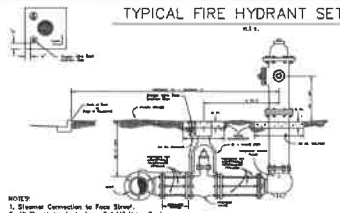
PROHIBITED WHERE	MINIMUM VERTICAL SEPARATION EXISTING UTILITY CROSSING					
	PARALLEL WATER	CROSSING WATER MAIN	SEWER FORCE MAIN	STORM	RECLAIMED WATER	ELECTRIC TELECOMMUNICATIONS
POTABLE WATER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
SANITARY SEWER GRAVITY	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
SANITARY SEWER FORCE MAIN	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
STORM	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
RECLAIMED WATER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
ELECTRIC TELECOMMUNICATIONS	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

NOTE: WATER SHALL NOT BE INSTALLED WITHIN THE SWR LINE OF SEWER SERVICE PIPES STRETCH UNIFORMLY FROM THE CENTERLINE

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 2/07
	MINIMUM SEPARATION	W-13

TYPICAL FIRE HYDRANT SETTING

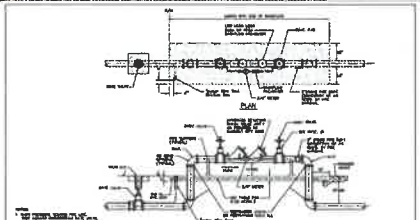
N.T.S.



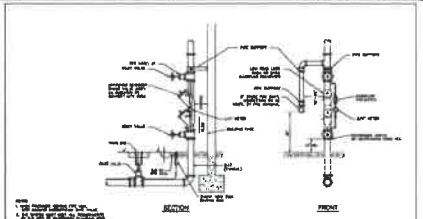
NOTES:
1. Steamer Connection to Face Street.
2. All Fire Hydrants to have 5 1/4" Valve Seat.
3. All Fire Hydrants to be Drain Painted with Rust-Oleum Aluminum 470402
4. Fire Hydrants Shall be Placed at Street Corners or in the R.O.W. Adjacent to Side Lot Lines Whenever Possible
5. No Utilities Shall be Installed Within 6 Feet of the Fire Hydrant.

ONLY APPROVED HYDRANT
Kennedy Guardian No. K-810

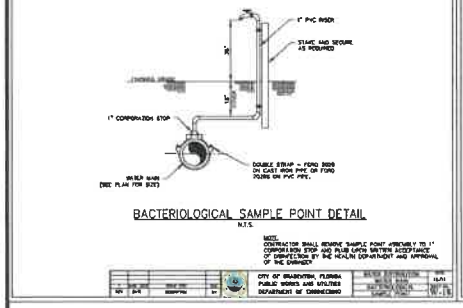
CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	FIRE PROTECTION	DWG. NO. 2/07
	TYPICAL FIRE HYDRANT SETTING	W-14



CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	FIRE PROTECTION	DWG. NO. 2/07
	TYPICAL FIRE HYDRANT SETTING	W-15



CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	FIRE PROTECTION	DWG. NO. 2/07
	TYPICAL FIRE HYDRANT SETTING	W-16

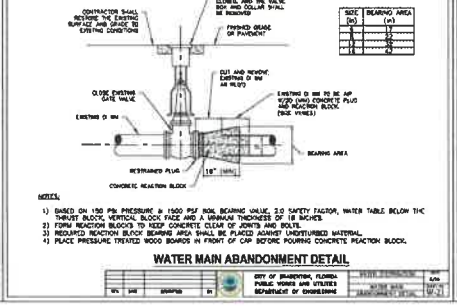


BACTERIOLOGICAL SAMPLE POINT DETAIL

N.T.S.

NOTE:
CONTRACTOR SHALL REMOVE SAMPLE POINT ATTACHED TO 1" CORPORATION STOP AND PLUG UPON WRITTEN ACCEPTANCE OF DISINFECTION BY THE HEALTH DEPARTMENT AND APPROVAL OF THE ENGINEER

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 1/01
	SAMPLE POINT	W-11

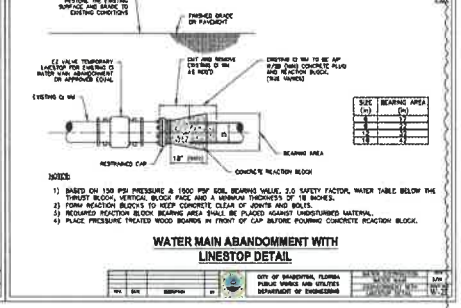


NOTES:

1) BASED ON 150 PSI PRESSURE & 1500 PSF SOIL BEARING VALUE, 2.0 SAFETY FACTOR, WATER TABLE BELOW THE THRUST BLOCK, VERTICAL BLOCK FACE AND A MINIMUM THICKNESS OF 18 INCHES.
2) FORM REACTION BLOCKS TO KEEP CONCRETE CLEAR OF JOINTS AND BOLTS.
3) REQUIRED REACTION BLOCK BEARING AREA SHALL BE PLACED AGAINST UNDISTURBED MATERIAL.
4) PLACE PRESSURE TREATED WOOD BOARDS IN FRONT OF CAP BEFORE POURING CONCRETE REACTION BLOCK.

WATER MAIN ABANDONMENT DETAIL

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 1/01
	WATER MAIN ABANDONMENT DETAIL	W-13

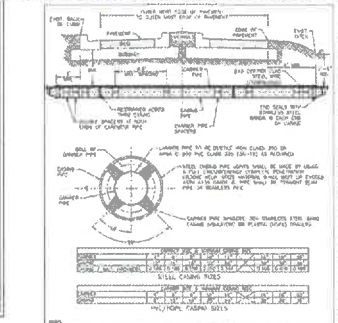


NOTES:

1) BASED ON 150 PSI PRESSURE & 1500 PSF SOIL BEARING VALUE, 2.0 SAFETY FACTOR, WATER TABLE BELOW THE THRUST BLOCK, VERTICAL BLOCK FACE AND A MINIMUM THICKNESS OF 18 INCHES.
2) FORM REACTION BLOCKS TO KEEP CONCRETE CLEAR OF JOINTS AND BOLTS.
3) REQUIRED REACTION BLOCK BEARING AREA SHALL BE PLACED AGAINST UNDISTURBED MATERIAL.
4) PLACE PRESSURE TREATED WOOD BOARDS IN FRONT OF CAP BEFORE POURING CONCRETE REACTION BLOCK.

WATER MAIN ABANDONMENT WITH LINESTOP DETAIL

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 1/01
	WATER MAIN ABANDONMENT DETAIL	W-14



MANATEE COUNTY
PUBLIC WORKS DEPARTMENT

February 26, 2020

CASING CROSSING | UG-3

CITY OF BRADENTON, FLORIDA PUBLIC WORKS AND UTILITIES DEPARTMENT OF ENGINEERING	WATER DISTRIBUTION	DWG. NO. 1/01
	CASING CROSSING	W-15

LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

NOT TO SCALE

CONSTRUCTION PLAN SUBMISSIONS

1	11/07/22	INCORPORATED 1ST SUBMITTAL
2	04/28/23	INCORPORATED 2ND SUBMITTAL
3	06/28/23	INCORPORATED 3RD SUBMITTAL
4	12/07/23	INCORPORATED 4TH SUBMITTAL - PRELIMINARY
5	01/05/24	INCORPORATED 5TH SUBMITTAL - PRELIMINARY
6	04/08/24	INCORPORATED 6TH SUBMITTAL
7	07/08/24	INCORPORATED 7TH SUBMITTAL
8	10/07/24	INCORPORATED 8TH SUBMITTAL
9	01/07/25	INCORPORATED 9TH SUBMITTAL
10	04/08/25	INCORPORATED 10TH SUBMITTAL
11	07/08/25	INCORPORATED 11TH SUBMITTAL
12	10/07/25	INCORPORATED 12TH SUBMITTAL
13	01/07/26	INCORPORATED 13TH SUBMITTAL
14	04/08/26	INCORPORATED 14TH SUBMITTAL

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

WATER DETAILS

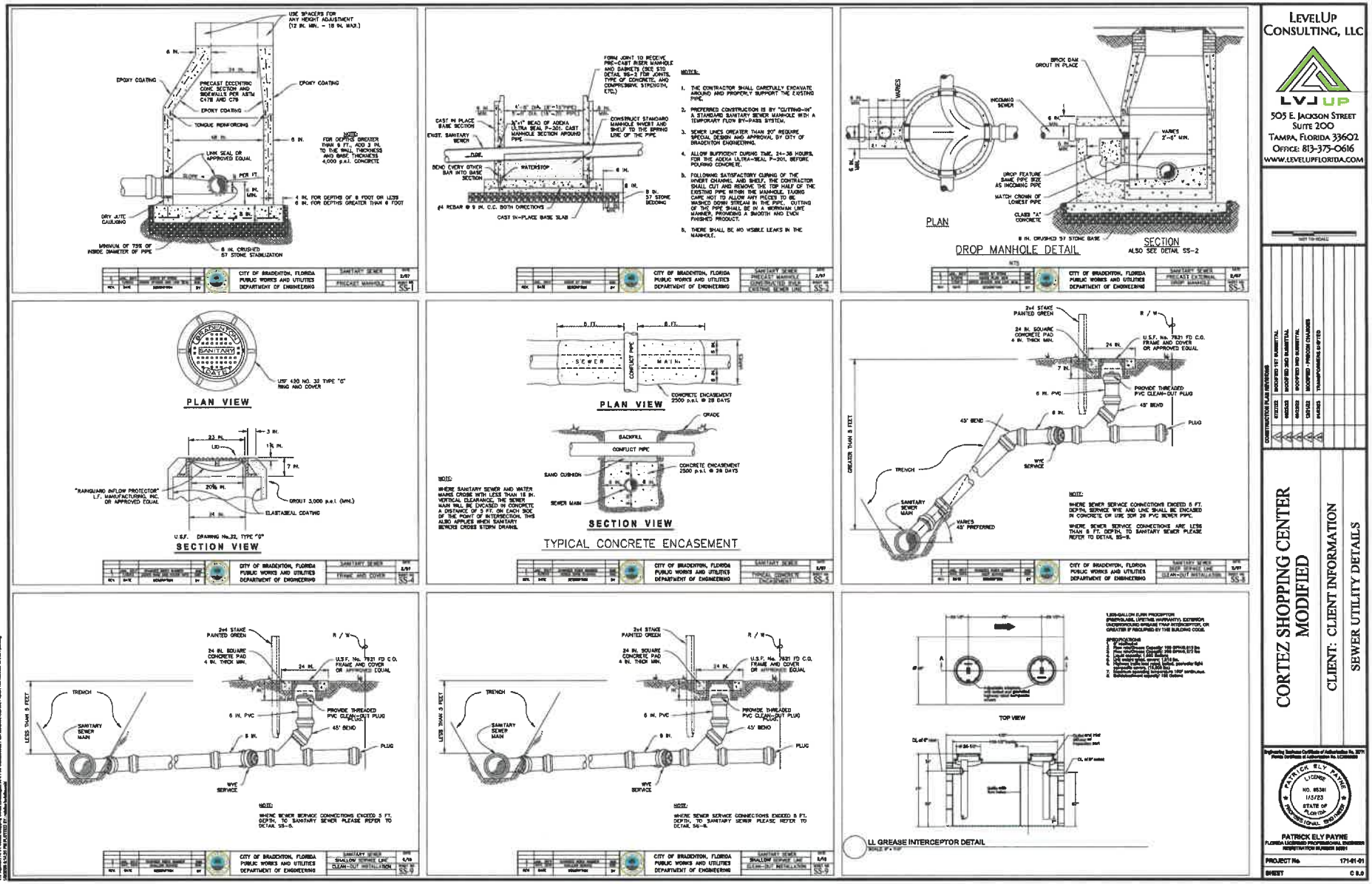
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Florida Certificate of Authorization No. LC26000622

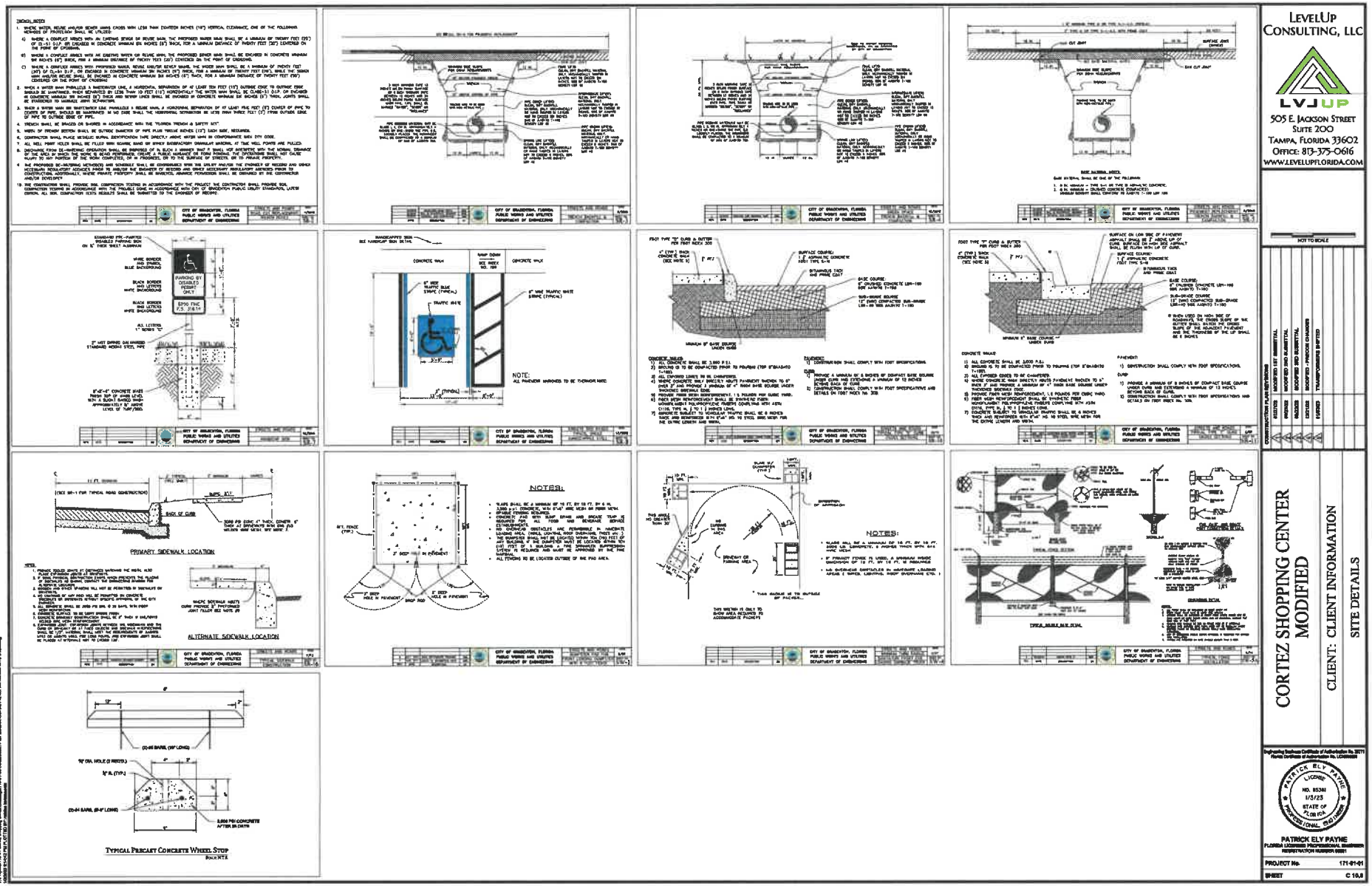
PATRICK ELY PAYNE
LICENSE NO. 85381
1/3/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

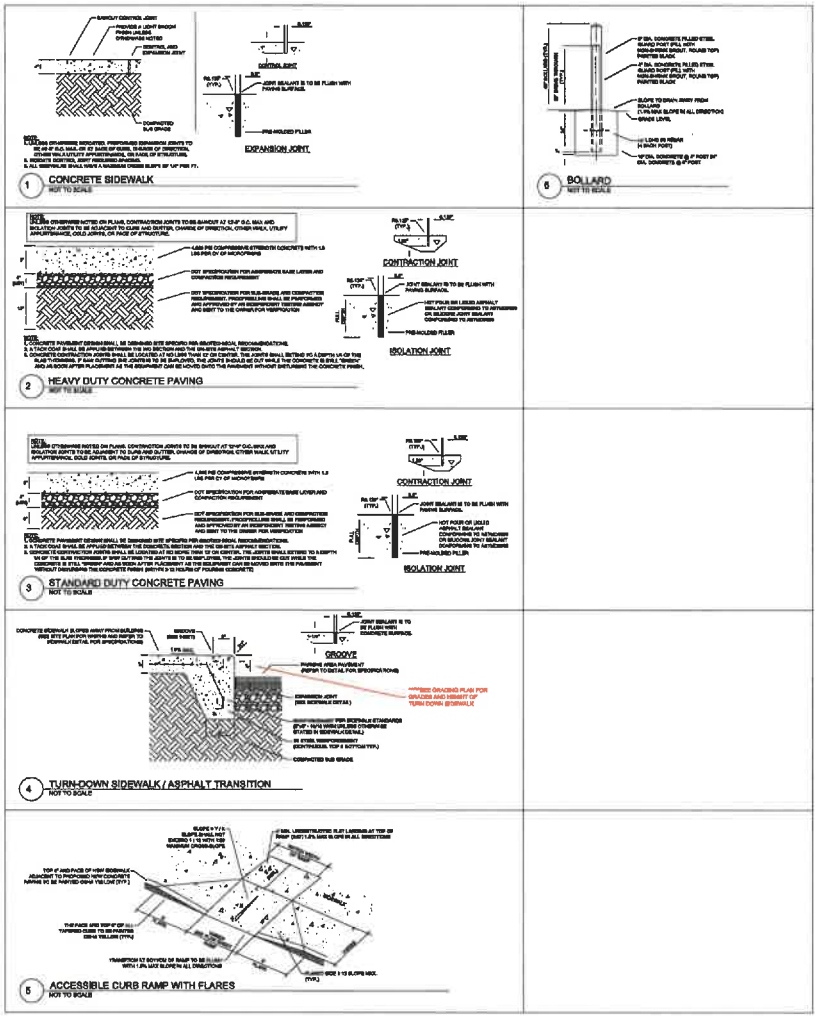
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381

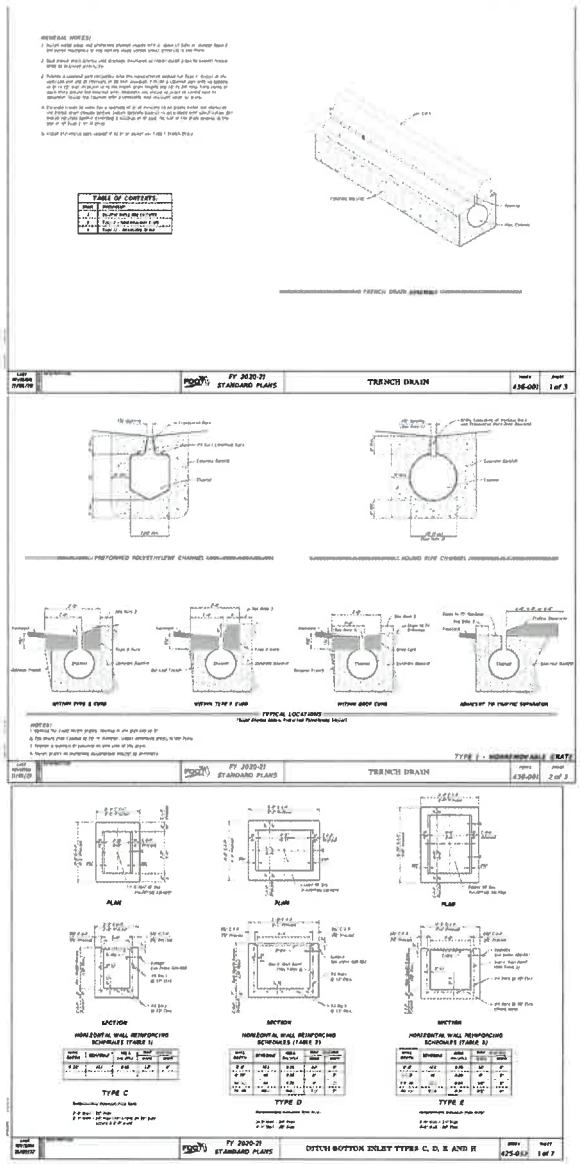
PROJECT No. 171-01-01

SHEET C 8.1


USE SPACERS FOR ANY HEIGHT ADJUSTMENT (12 IN. MIN. - 18 IN. MAX.)
EPOXY COATING
PRECAST ECCENTRIC CONE SECTION AND SIDEWALLS PER ASTM C478 AND C78
TONGUE REINFORCING
LINK SEAL OR APPROVED EQUAL
DRY JUTE CAULKING
MINIMUM OF 75% OF INSIDE DIAMETER OF PIPE
6 IN. CRUSHED #57 STONE STABILIZATION
NOTE: FOR DEPTHS GREATER THAN 8 FT., ADD 2 IN. TO THE WALL THICKNESS AND BASE THICKNESS 4,000 p.s.i. CONCRETE
4 IN. FOR DEPTHS OF 8 FOOT OR LESS
6 IN. FOR DEPTHS GREATER THAN 8 FOOT
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
PRECAST MANHOLE
SS-1
FORM JOINT TO RECEIVE PRE-CAST RISER MANHOLE AND GASKETS (SEE STD DETAIL SS-2 FOR JOINTS, TYPE OF CONCRETE, AND COMPRESSIVE STRENGTH, ETC.)
CAST IN PLACE BASE SECTION
EXIST. SANITARY SEWER
"A-1" BEAD OF ADEKA ULTRA SEAL P-301, CAST MANHOLE SECTION AROUND PIPE
CONSTRUCT STANDARD MANHOLE INVERT AND SHELF TO THE SPRING LINE OF THE PIPE
BEND EVERY OTHER BAR INTO BASE SECTION
WATERSTOP
#4 REBAR @ 9 IN. C.C. BOTH DIRECTIONS
CAST IN-PLACE BASE SLAB
8 IN. #57 STONE BEDDING
NOTES:
1. THE CONTRACTOR SHALL CAREFULLY EXCAVATE AROUND AND PROPERLY SUPPORT THE EXISTING PIPE.
2. PREFERRED CONSTRUCTION IS BY "CUTTING-IN" A STANDARD SANITARY SEWER MANHOLE WITH A TEMPORARY FLOW BY-PASS SYSTEM.
3. SEWER LINES GREATER THAN 20" REQUIRE SPECIAL DESIGN AND APPROVAL BY CITY OF BRADENTON ENGINEERING.
4. ALLOW SUFFICIENT CURING TIME, 24-36 HOURS, FOR THE ADEKA ULTRA-SEAL P-301, BEFORE POURING CONCRETE.
5. FOLLOWING SATISFACTORY CURING OF THE INVERT CHANNEL AND SHELF, THE CONTRACTOR SHALL CUT AND REMOVE THE TOP HALF OF THE EXISTING PIPE WITHIN THE MANHOLE, TAKING CARE NOT TO ALLOW ANY PIECES TO BE WASHED DOWN STREAM IN THE PIPE. CUTTING OF THE PIPE SHALL BE IN A WORKMAN LIKE MANNER, PROVIDING A SMOOTH AND EVEN FINISHED PRODUCT.
6. THERE SHALL BE NO VISIBLE LEAKS IN THE MANHOLE.
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
PRECAST MANHOLE
SS-2
BRICK DAM GROUT IN PLACE
INCOMING SEWER
VARIES
6 IN. MIN.
DROP FEATURE SAME PIPE SIZE AS INCOMING PIPE
MATCH CROWN OF LOWEST PIPE
CLASS "A" CONCRETE
8 IN. CRUSHED #57 STONE BASE
PLAN
SECTION
ALSO SEE DETAIL SS-2
DROP MANHOLE DETAIL
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
PRECAST EXTERNAL DROP MANHOLE
SS-3
BRADENTON SANITARY SEWER
USF 420 NO. 32 TYPE "C" RING AND COVER
PLAN VIEW
23 IN.
LID
3 IN.
1¾ IN.
7 IN.
20⅝ IN.
"RAINGUARD INFLOW PROTECTOR" I.F. MANUFACTURING, INC. OR APPROVED EQUAL
GROUT 3,000 p.s.i. (MIN.)
ELASTASEAL COATING
24 IN.
U.S.F. DRAWING No.32, TYPE "G"
SECTION VIEW
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
FRAME AND COVER
SS-4
8 FT.
CONFLICT PIPE
SEWER MAIN
CONCRETE ENCASEMENT 2500 p.s.i. @ 28 DAYS
PLAN VIEW
GRADE
BACKFILL
CONFLICT PIPE
SAND CUSHION
CONCRETE ENCASEMENT 2500 p.s.i. @ 28 DAYS
SEWER MAIN
SECTION VIEW
NOTE:
WHERE SANITARY SEWER AND WATER MAINS CROSS WITH LESS THAN 18 IN. VERTICAL CLEARANCE, THE SEWER MAIN WILL BE ENCASED IN CONCRETE A DISTANCE OF 3 FT. ON EACH SIDE OF THE POINT OF INTERSECTION. THIS ALSO APPLIES WHEN SANITARY SEWERS CROSS STORM DRAINS.
TYPICAL CONCRETE ENCASEMENT
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
TYPICAL CONCRETE ENCASEMENT
SS-5
2x4 STAKE PAINTED GREEN
R / W
24 IN. SQUARE CONCRETE PAD 4 IN. THICK MIN.
U.S.F. No. 7821 FD C.O. FRAME AND COVER OR APPROVED EQUAL
24 IN.
7 IN.
6 IN. PVC
PROVIDE THREADED PVC CLEAN-OUT PLUG
45° BEND
6 IN.
45° BEND
PLUG
TRENCH
WYE SERVICE
SANITARY SEWER MAIN
VARIES 45° PREFERRED
GREATER THAN 5 FEET
NOTE:
WHERE SEWER SERVICE CONNECTIONS EXCEED 5 FT. DEPTH, SERVICE WYE AND LINE SHALL BE ENCASED IN CONCRETE OR USE SCH 26 PVC SEWER PIPE.
WHERE SEWER SERVICE CONNECTIONS ARE LESS THAN 5 FT. DEPTH, TO SANITARY SEWER PLEASE REFER TO DETAIL SS-6.
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
SHALLOW SERVICE LINE CLEAN-OUT INSTALLATION
SS-6
2x4 STAKE PAINTED GREEN
R / W
24 IN. SQUARE CONCRETE PAD 4 IN. THICK MIN.
U.S.F. No. 7821 FD C.O. FRAME AND COVER OR APPROVED EQUAL
24 IN.
6 IN. PVC
PROVIDE THREADED PVC CLEAN-OUT PLUG
45° BEND
6 IN.
45° BEND
PLUG
TRENCH
WYE SERVICE
SANITARY SEWER MAIN
LESS THAN 5 FEET
NOTE:
WHERE SEWER SERVICE CONNECTIONS EXCEED 5 FT. DEPTH, TO SANITARY SEWER PLEASE REFER TO DETAIL SS-6.
CITY OF BRADENTON, FLORIDA
PUBLIC WORKS AND UTILITIES
DEPARTMENT OF ENGINEERING
SANITARY SEWER
SHALLOW SERVICE LINE CLEAN-OUT INSTALLATION
SS-6
TOP VIEW
LL GREASE INTERCEPTOR DETAIL
1,500-GALLON CURB PROCEPTOR (POLYETHYLENE, LIFETIME WARRANTY) EXTERIOR UNDERGROUND GREASE TRAP INTERCEPTOR, OR GREATER IF REQUIRED BY THE BUILDING CODE.
SPECIFICATIONS
Tank Material: Polyethylene
Flow rate/Drain Capacity: 100 GPM/378 lpm
Flow rate/Drain Capacity: 200 GPM/757 lpm
Liquid capacity: 1,500 Gallons
Lid weight (Drain Cover): 154 lbs.
Tank weight (Empty): 1,200 lbs.
Tank weight (Full): 13,000 lbs.
Maximum operating temperature: 140° continuous, 200° intermittent
Maximum operating depth: 120 Gallons
LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM
NOT TO SCALE
CONSTRUCTION PLAN REVISIONS
01/12/23 RESPONSES TO 1ST SUBMITTAL
02/03/23 RESPONSES TO 2ND SUBMITTAL
04/12/23 RESPONSES TO 3RD SUBMITTAL
04/19/23 MODIFIED PROCESS CHANGES
05/19/23 TRANSFORMERS ADDED
CORTEZ SHOPPING CENTER MODIFIED
CLIENT: CLIENT INFORMATION
SEWER UTILITY DETAILS
Engineering Business Certificate of Authorization No. 32711
Florida Certificate of Authorization No. LC26000551
PATRICK ELY PAYNE
LICENSE NO. 85381
1/12/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85381
PROJECT No. 171-01-01
SHEET C 5.0


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CORTEZ SHOPPING CENTER MODIFIED
CLIENT: CLIENT INFORMATION
SITE DETAILS
PATRICK ELY PAYNE
PROJECT No. 171-01-01
SHEET C 10.0
NOTES:
PRIMARY SIDEWALK LOCATION
ALTERNATE SIDEWALK LOCATION
TYPICAL PRECAST CONCRETE WHEEL STOP





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TAMPA, FLORIDA 33602
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NOT TO SCALE

CONSTRUCTION PLAN REVISIONS

REVISIONS	DESCRIPTION
08/05/21	ADDRESSED 1ST SUBMITTAL
09/20/21	ADDRESSED 2ND SUBMITTAL
10/06/21	ADDRESSED 3RD SUBMITTAL
12/07/21	ADDRESSED 4 PERSON CHAMBER
01/04/22	TRANSFORMERS RE-SITED
01/25/22	PARKING

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

PAVING, GRADING, AND DRAINAGE DETAILS

Engineering Business Certificate of Authorization No. 32171
Florida Certificate of Authorization No. LC26000548

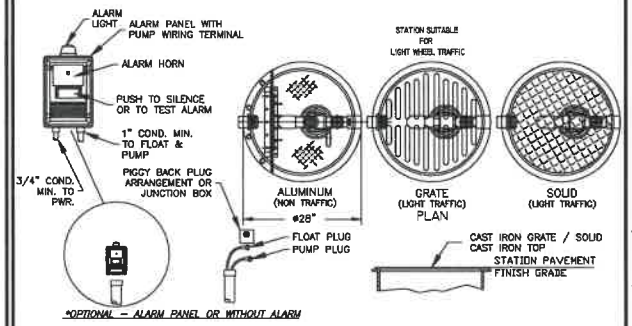
PATRICK ELY PAYNE
LICENSE NO. 85341
10/5/21
STATE OF FLORIDA
PROFESSIONAL ENGINEER

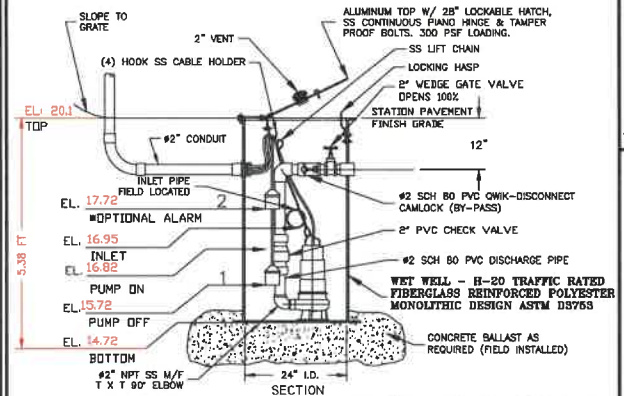
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 85341

PROJECT No. 171-01-01

SHEET C 11.0

DISREGARD WETWELL DETAILS. INSERT PUMP & CONTENTS INTO FDOT C-BOX INLET. INVERTS SHOWN ARE CORRECT





STATION DEPTH = CONCRETE = 3,699 LBS/CU YD
2 FT X 3 FT REQ. 588 LBS = 0.16 YDS
2 FT X 4 FT REQ. 784 LBS = 0.21 YDS

TSC PRE-FAB PUMP SOLUTIONS©
24" DRAINAGE SUMP WELL

MODEL TSC1-24.0 R21.dwg©

JOB:

QS:

1. CONCRETE BALLAST AS REQUIRED FIELD INSTALLED BY CONTRACTOR

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE PUMP:

DESIGN CONDITION:

MODEL	50 DWXU 6.4S	1/2	HP
GPM	40	14	FT/TDH
VOLTAGE	115	SINGLE	PHASE
DISCHARGE	2"	FULL DIAMETER	IMPELLER

SEWAGE PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.

3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.

4. HIGH TEMPERATURE BALL BEARINGS SEALED OR SHIELDED. UPPER AND LOWER BEARINGS - SINGLE ROW TYPE.

5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.

6. PUMP SHALL BE INTERNAL SPLIT CAPACITOR DESIGN, CONSTRUCTED OF 304 STAINLESS STEEL AND OPERATE EITHER FULLY OR PARTIALLY SUBMERGED. THE PUMP IS CAPABLE OF PASSING 2" SOLIDS OR SEWAGE MATERIAL. THE IMPELLER SHALL BE VORTEX OR SINGLE VANE. THE PUMP SHALL HAVE A DISCHARGE SIZE OF 2".

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

OPTIONAL HATCH: TSC MODEL-28C (28") ROUND GRATE OR SOLID CAST IRON TOP, REINFORCED FOR LIGHT TRAFFIC LOADS. TSC MODEL-28R (28") ROUND LOCKABLE HINGED TOP, REINFORCED FOR LOAD RATING OF 300 LBS/FT OPENS 160° WITH LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

ACCESSORIES: #304 S/S - PUMP LIFTING CABLE AND HARDWARE.

VALVES: SHALL BE SEWAGE SERVICE DESIGN SWING CHECK VALVE AND BRASS WEDGE GATE VALVE OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

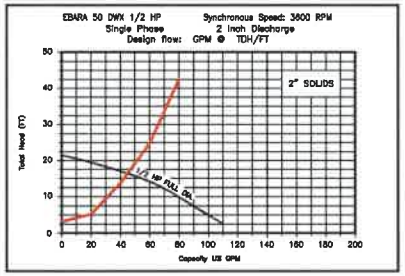
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL SJ 20 JUNIOR MERCURY FLOAT

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMP, ALARM PANEL, ALARM FLOAT, PUMP SWITCH, WET WELL HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE STATION SHALL HAVE DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)878-9256

Ebara Submersible Pumps



PUMP PERFORMANCE CURVE

ALARM PANEL -SHALL BE MANUFACTURED BY A "UL" LISTED SHOP

ALARM PANEL SHALL BE TSC MODEL # SJTAXT IN A TYPE 3R THERMOPLASTIC EXTERIOR ENCLOSURE. THE PANEL SHALL INCORPORATE A TERMINAL STRIP USED AS A JUNCTION BOX FOR PUMP, PUMP SWITCH AND FLOAT WIRE CONNECTIONS.

PANEL, PUMP SWITCH AND ALARM FLOAT SHALL BE UL LISTED AND ALL PANEL COMPONENTS SHALL BE UL LISTED.

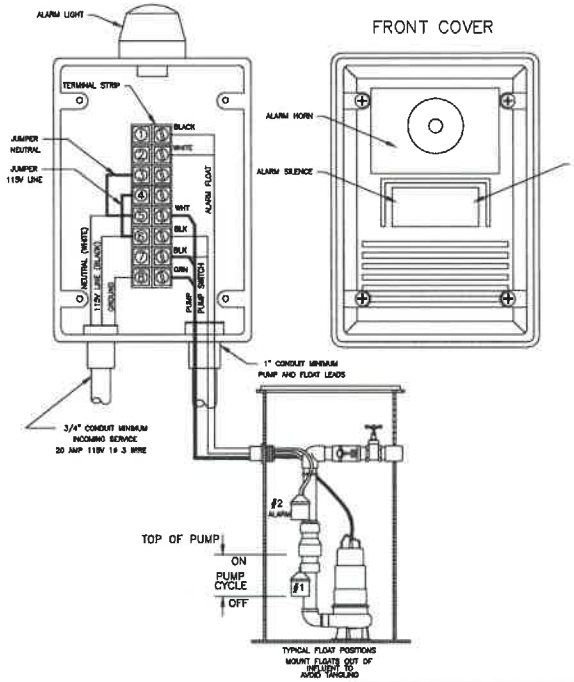
ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT PER LOCAL CODES.

THE ALARM PANEL SHALL BE SUITABLY INSTALLED IN AN ADVANTAGEOUS LOCATION.

ALARM PANEL LAYOUT

TSC SJTAXT - 115V 1Ø

INCOMING SERVICE SHOWN FROM (1) SINGLE POLE BREAKER



TSC SIMPLEX PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION

TSC PRE-FAB PUMP SOLUTIONS©

WATERWORKS & WASTEWATER SPECIALTIES ©

Representing Innovative Manufacturers

MODEL TSCE1-24.0©

4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com

REV-21 SCALE: N.T.S.

LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

24" DRAINAGE SUMP WELL WITH PUMP CONTROL SWITCH AND OPTIONAL ALARM TSCE1-24.0 R21©

CONSTRUCTION PLAN REVISIONS

EDITED	MODIFIED PER SUBMITTAL
EDITED	MODIFIED PER SUBMITTAL
EDITED	MODIFIED PER SUBMITTAL
EDITED	MODIFIED - PUMP CHANGED
PASSED	TRANSFORMER SHIFTED

CORTEZ SHOPPING CENTER
MODIFIED

CLIENT: CLIENT INFORMATION

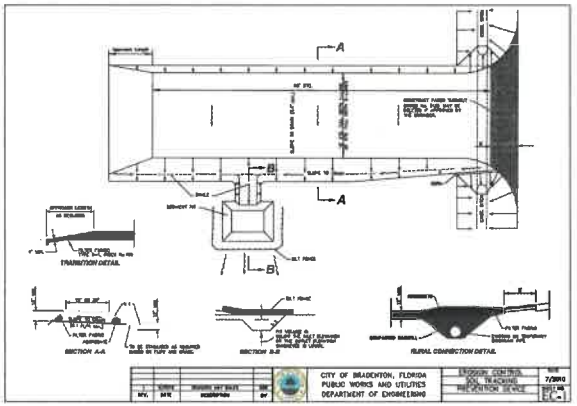
TRUCK WELL SUMP

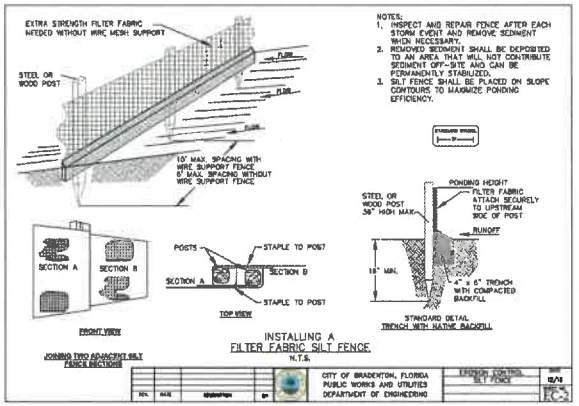
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 56261

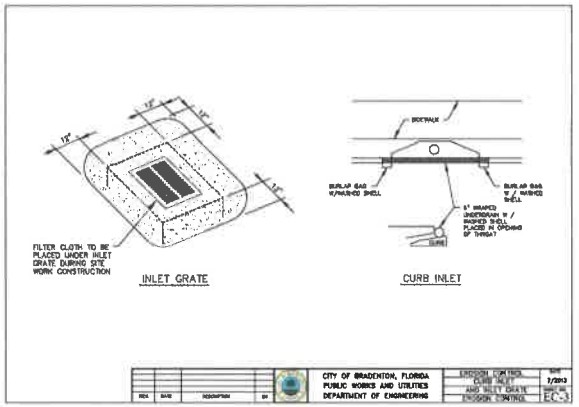
PROJECT No. 171-01-01

SHEET C 12.0

BEST MANAGEMENT PRACTICES GUIDELINES
1.) INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
2.) EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3.) STAKE BY ALL PERIMETER SWANS AND SLOPES TO PROTECT AGAINST EROSION
4.) INSTALL INLET PROTECTION WITH FILTER FABRIC UNITS. THE DRAINAGE AREA DRAINING TO EACH INLET IS STABILIZED WITH SOD OR PAVEMENT OR BASE.
5.) MAINTAIN SILT FENCE, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
6.) INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. STANDARD INDEX 700 SERIES.
7.) ALL EXPOSED SOIL AREAS WITHIN 100 FEET OF OFFSITE SURFACE WATERS DURING CONSTRUCTION, EXCEPT WITHIN BUILDING AREAS, SHALL BE STABILIZED WITHIN SEVEN DAYS OF CLEARING, INCLUDING STOCKPILES OF SOIL OR OTHER ERODIBLE MATERIALS. AFTER FINAL GRADING, STABILIZATION MUST BE COMPLETED WITHIN SEVEN DAYS. DURING PERIODS OF ACTIVE CONSTRUCTION, TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN SEVEN DAYS OF CLEARING, EXCEPT THAT WITHIN 100 FEET OF OFFSITE SURFACE WATERS, STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CLEARING.
8.) REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
9.) REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
10.) LOCATION OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
11.) THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE STORE EQUIPMENT, FUEL, OIL, AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT SPENDS, OILS, FUEL, AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION.
12.) ALL TEMPORARY EROSION CONTROL PLANS SHALL BE INSTALLED ALONG THE JURISDICTIONAL LINE IF THERE IS A BUFFER IMPACT.
13.) ALL SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE AS SHOWN ON THESE PLANS AND SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS BUFFER AS PROTECTION AGAINST TEMPORARY IMPACTS.
14.) SOD AT A MINIMUM STEP PROVIDE ALL CLOTHING AND SIGNS OF PAVEMENT, GRASS CLIPS, SILT PRESENT.
15.) TO PROTECT OPERATION / RESPONSIBLE AUTHORITY SHALL BE RESPONSIBLE FOR THE ROUTINE INSPECTION, MAINTENANCE, REPAIR AND REPORTING OF THE SURFACE WATER FACILITIES IN ACCORDANCE WITH CURRENT SFWMD AND REGULATIONS OF THE CITY OF BRADENTON, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM.
16.) SOIL TRACKING PREVENTION DEVICES TO BE LOCATED AS SHOWN ON PLANS AT ENTRANCE THAT CONNECT TO THE PROJECT.
17.) AT ALL TIMES DURING CONSTRUCTION, PROPER MEASURES MUST BE TAKEN TO PROTECT THE SURFACE WATER MANAGEMENT SYSTEM. ALL ROADWAY THAT IS NOT RECEIVE SURFACE RUNOFF FROM CONSTRUCTION AREAS MUST BE PROTECTED FROM SILT AND OTHER MATERIALS PER THE DETAILS ON SHEET EC 13.1.
18.) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
a.) NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT.
b.) A COPY OF THE CERTIFIED NOTICE NOI, OR A COPY OF THE NOP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH THE STATE OF CONSTRUCTION.
c.) A COPY OF THE CERTIFIED NOTICE NOI, OR A COPY OF THE NOP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH THE CITY OF BRADENTON DCDS.
d.) THE SWPPP SHALL BE CERTIFIED AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO WATER RESOURCES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE CITY OF BRADENTON CODE.
e.) A COPY OF THE SWPPP AND A COPY OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO DISTRICT OR STATE INSPECTORS PER CITY OF BRADENTON CODE.
19.) THE DISCHARGE OF SIGNIFICANTLY PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE A SEPARATE PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
20.) ALL DEWATERING DISCHARGE SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGE.
21.) OTHER DEBRIS TRANSLANDED SHALL BE CORRECTED TO CHUTE PAST DETENTION LIKE LINES OTHERWISE APPROVED BY E.N.P. INVOLD.
22.) EROSION AND SEDIMENTATION CONTROL INSPECTIONS IN ADDITION TO THOSE PERMITTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN (ESCP) OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING OFF-SITE OR ADJACENT PROPERTIES OR INTO WETLANDS OR WATERBODIES. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT DRY SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. THE CONTRACTOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS PLAN CONTROL OVER CONSTRUCTION ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.
23.) ANY AREA OF WETLAND IMPACTS OCCURRING WITH TURBIDITY EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVELS, OR AS DIRECTED BY THE CITY, SHALL BE CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE CITY OF BRADENTON WITHIN 24 HOURS OF OCCURRENCE. NO REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTION TAKEN.
24.) THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR DISPOSING OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(b)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO PREVENT IMPACTS AND SUCH.
25.) FUEL AND CONSTRUCTION CHEMICALS THAT ENTER STORMWATER DURING ON WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCTS SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF BRADENTON. SMALLER SPILLS AND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
26.) IF CONTAMINATED SOIL OR JUNCTION GROUNDWATER IS ENCOUNTERED DURING DEWATERING OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND THE CITY OF BRADENTON SHALL BE CONTACTED.
27.) HAY BALES ARE NOT ALLOWED BY THE CITY OF BRADENTON.
LEGEND
RIGHT OF WAY LINE
EASEMENT LINE
EDGE OF WATER
FEMA FLOOD LINE
PROPERTY LINE
LOT LINE
WETLAND LINE
WETLAND SETBACK LINE
SWALE
SILT FENCE
PVC FENCE
GENERAL NATURAL RESOURCE NOTES
1. IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY CDS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SWIMMING FOR MANATEE, GOPHER TORTOISE, EASTERN INDIGO SNAKE, FLORIDA PANTHER, EASTERN WOOD STORK, PROTECTED SCIENCE TO THE WASTE, SURFACE AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES FOR ITS EVIDENCE IS SUCH AS SURVIVORS, NESTS, SCATS, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CONSTRUCTION SHALL CEASE IMMEDIATELY AND THE FWC SHALL BE CONTACTED FOR ASSISTANCE. IF THE SPECIES IS FOUND TO BE IMPACTED, THE FWC AND THE WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO RESUMING PROTECTION SERVICES PRIOR TO RESUMING WORK.
2. IF ANY TYPE A FILL (CLEAN DEFINITION MATERIAL) IS TO BE HAULED OFF-SITE, OR IF EARTHWORK BALANCE OR LETTER OF EXEMPTION IS REQUIRED, PRIOR TO RECEIVING ANY TYPE A FILL, TYPE B, C, AND D FILLS GENERATED ONSITE MUST BE STOCKPILED OR PILED (EACH PARCEL PROPERTIES WITHIN THE UNINCORPORATED LIMITS OF MANATEE COUNTY OR THE CITY OF BRADENTON, THE RECEIVING PROPERTY OWNER SHALL BE AUTHORIZED IN THE FORM OF A LETTER OF EXEMPTION OR EARTHWORK BALANCE AGREEMENT OR A CDS PERMIT, OF CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING ANY FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (CEMENTITIOUS LIKE CLEANING DEBRIS) OR TYPE D (GARBAGE, ROOFING, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR BENEATH APPROVED CONSTRUCTION AREAS. ALL TYPE B, C, AND D FILLS GENERATED OFFSITE MUST BE DISPOSED AT A PERMITTED DISPOSAL FACILITY. TYPE B, C, AND D FILLS GENERATED ONSITE MUST NOT BE STOCKPILED ONSITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE PLACED TO THE SITE FROM OFFSITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT THE CITY OF BRADENTON. IF ALL WORK IS TO BE PERFORMED WITHIN THE CITY OF BRADENTON, THE CONSTRUCTION PLANS SHALL BE REVISED TO INCLUDE DETAILED DRAWINGS TO LAND DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL.
PARCEL 2
PARCEL 3
PARCEL 1
RETENTION POND
PROPOSED BROOER FLOOR EP
EXISTING BUILDING
BUILDING B TO BE REMOVED
12,750± SF RENOVATION OF EXISTING BUILDING B COMPLETED AND NOT PART OF MODIFIED PLANNED
NOT INCLUDED
BAILEY PROTECTION PER DETAIL SHEET CV1.1
BAILEY STREET W 60' PUBLIC RIGHT OF WAY WIDTH
CORTEZ ROAD
S.R. 684 PUBLIC RIGHT OF WAY WIDTH VARIES
ASPHALT PAVEMENT
6TH AVENUE W 50' PUBLIC R/W WIDTH
LEVELUP CONSULTING, LLC
LVLUP
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM
SCALE IN FEET
CONSTRUCTION PLAN REVISIONS
1 07/22/25 SDCP/DS 1ST SUBMITTAL
2 08/26/25 MODIFIED 2ND SUBMITTAL
3 09/26/25 MODIFIED 3RD SUBMITTAL
4 10/24/25 SDCP/DS - PERSON CHANGES
5 12/19/25 TRANSPORMERA MODIFIED
CORTEZ SHOPPING CENTER MODIFIED
CLIENT: CLIENT INFORMATION
BEST MANAGEMENT PRACTICES PLAN
Engineering Business Certificate of Authorization No. 30771
Florida Certificate of Authorization No. LB0006808
PATRICK ELY PAYNE LICENSE NO. 83341 1/3/25 STATE OF FLORIDA PROFESSIONAL ENGINEER
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 83341
PROJECT No. 171-01-01
SHEET C 13.0
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12/19/2025 8:31:15 AM EST
CUTTER, Andrew Lockwood







LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

CONSTRUCTION PLAN REVISIONS

1	07/07/23	REVISIONS PER SUBMITTAL
2	08/02/23	REVISIONS PER SUBMITTAL
3	08/28/23	REVISIONS PER SUBMITTAL
4	12/01/23	REVISIONS PER SUBMITTAL
5	01/04/23	TRANSPORTATION SUBMITTED

CORTEZ SHOPPING CENTER MODIFIED

CLIENT: CLIENT INFORMATION

BEST MANAGEMENT PRACTICES DETAILS

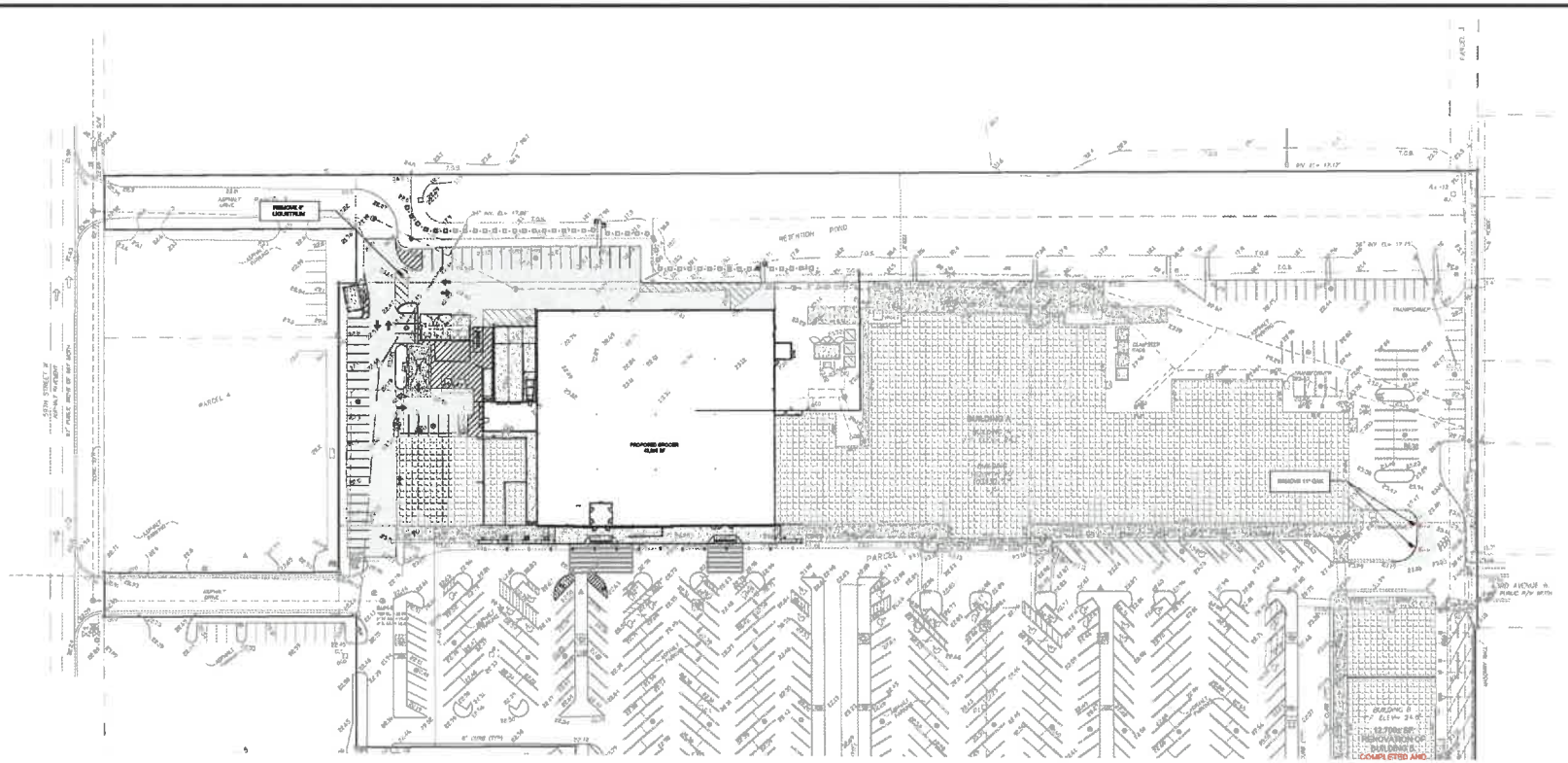
Engineering Business Certificate of Authorization No. 30771
Florida Certificate of Authorization No. LC26000550

PATRICK ELY PAYNE LICENSE NO. 86381 1/3/23 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 86381

PROJECT No. 171-01-01

SHEET C 13.1



TREES REMOVED:
2 OAKS AT 11" x 2 = 22"

4:1 REQUIRED REPLACEMENT RATIO:
8 LIVE OAKS REQUIRED; 1 LIVE OAK PROVIDED
7 LIVE OAKS TO BE MITIGATED ($200 PER TREE) =
DEVELOPER PAYMENT OF $1400

GENERAL NOTES:

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCE ONLY.
2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
3. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
5. CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC.
6. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. BAFFLES, SODDING AND BARRICADING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
7. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OF BERMUDA IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 6:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
8. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 40% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER, AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL AS BY SHEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE DOUBLE STAKED, UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND SHALL EXTEND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
5. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR SEED MIXED CHURNED INTO EXISTING SOIL.
6. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, LANDSCAPING TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
7. ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
8. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.
9. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

CONSTRUCTION PLAN REVISIONS

CORTEZ SHOPPING CENTER

CLIENT: CLIENT INFORMATION

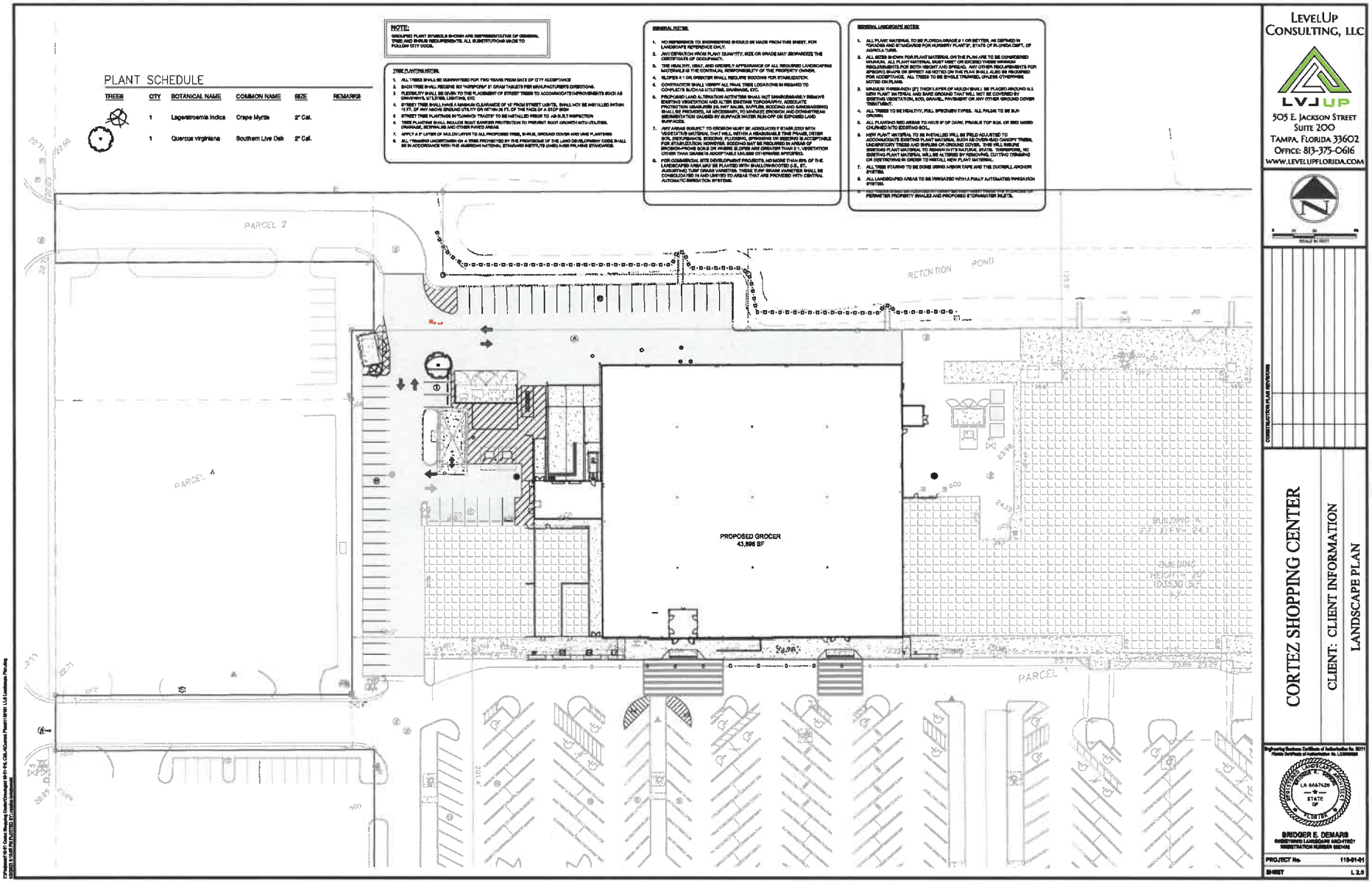
##########

Engineering Business Cert/Basis of Authorization No. 32771
Florida Certificate of Authorization No. L2200000

BRIDGER E. DEMARS
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6667529

PROJECT No. 119-01-01

SHEET #####



LEVELUP CONSULTING, LLC
LVLUP
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SUITE 200
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WWW.LEVELUPFLORIDA.COM

CONSTRUCTION PLAN REVISIONS

CORTEZ SHOPPING CENTER

CLIENT: CLIENT INFORMATION

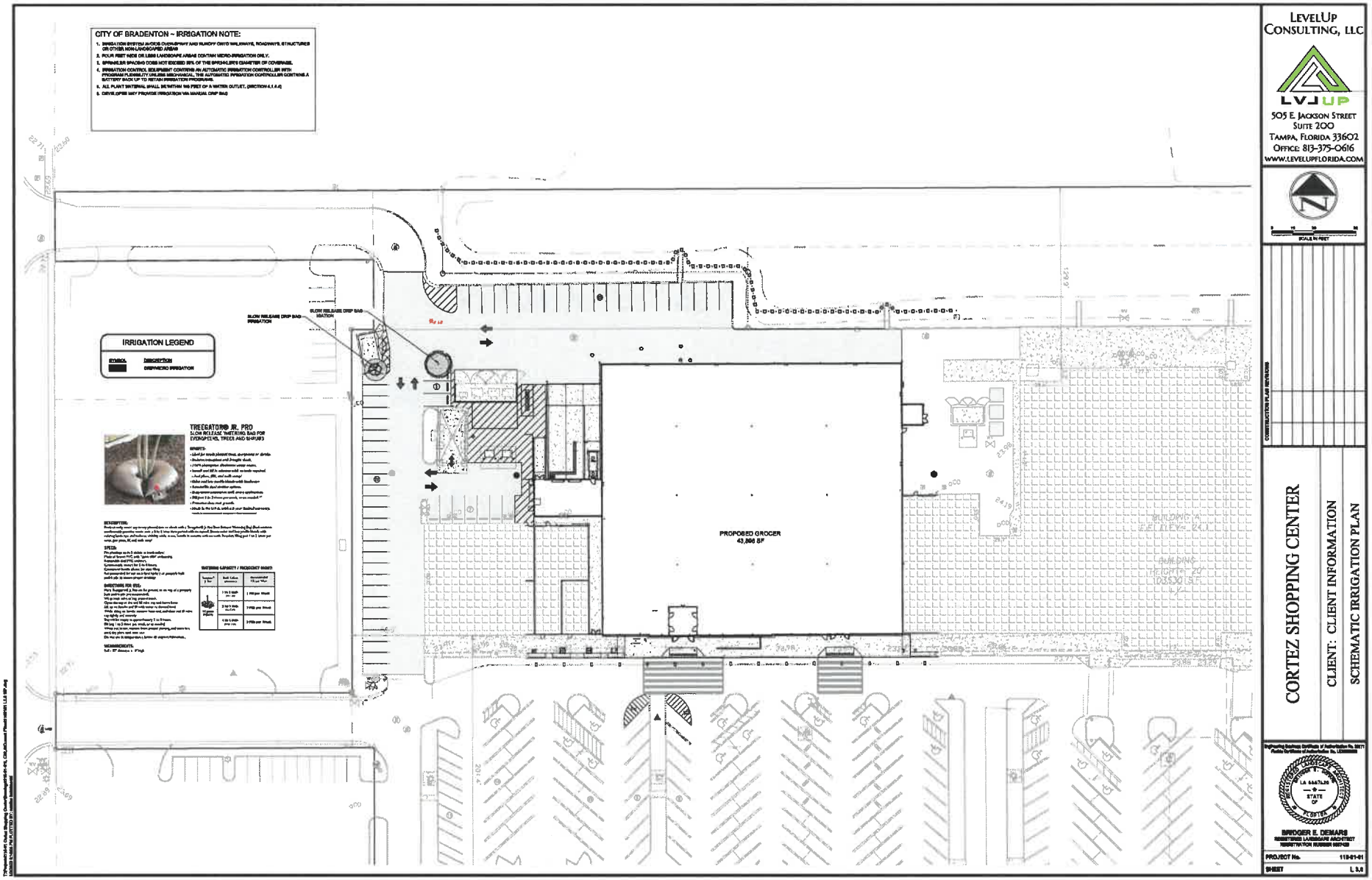
LANDSCAPE PLAN

Engineering Business Certificate of Authorization No. 30791
Florida Certificate of Authorization No. LC0000000

LANDSCAPE ARCHITECT
LA 6667420
STATE OF FLORIDA

BRIDGER E. DEMARS
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6667420

PROJECT No. 119-01-01
SHEET L 2.0



LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

CONSTRUCTION PLAN REVISIONS

CORTEZ SHOPPING CENTER

CLIENT: CLIENT INFORMATION

SCHEMATIC IRRIGATION PLAN

BRIDGER E. DEMARS
REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER 6667626

PROJECT No. 119-01-01

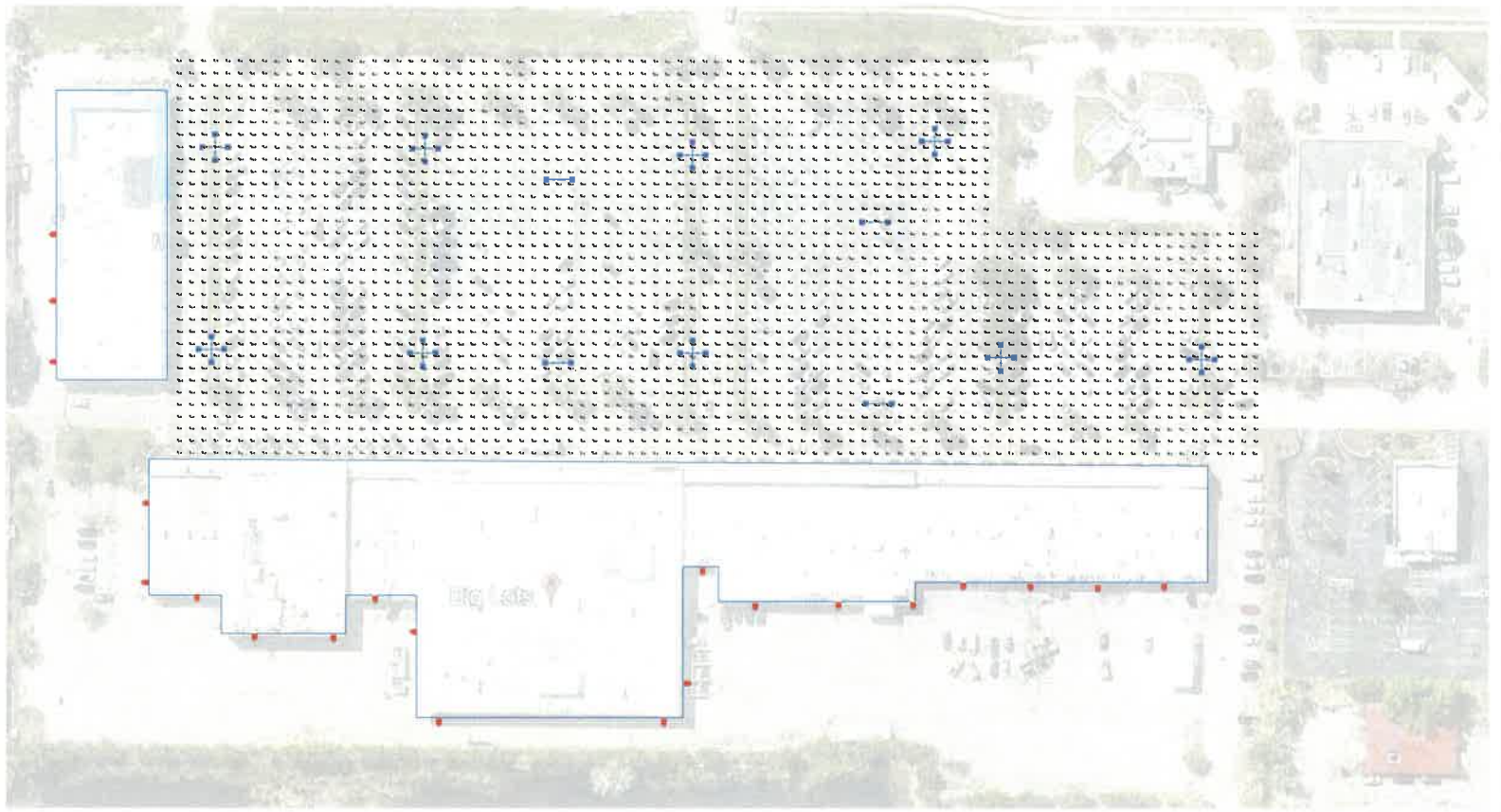
SHEET L 3.0

SYNERGY LIGHTING

"The Nation's #1 Source For Lighting and Service"

LEADING THE WAY IN LED

LED LIGHTING PLAN



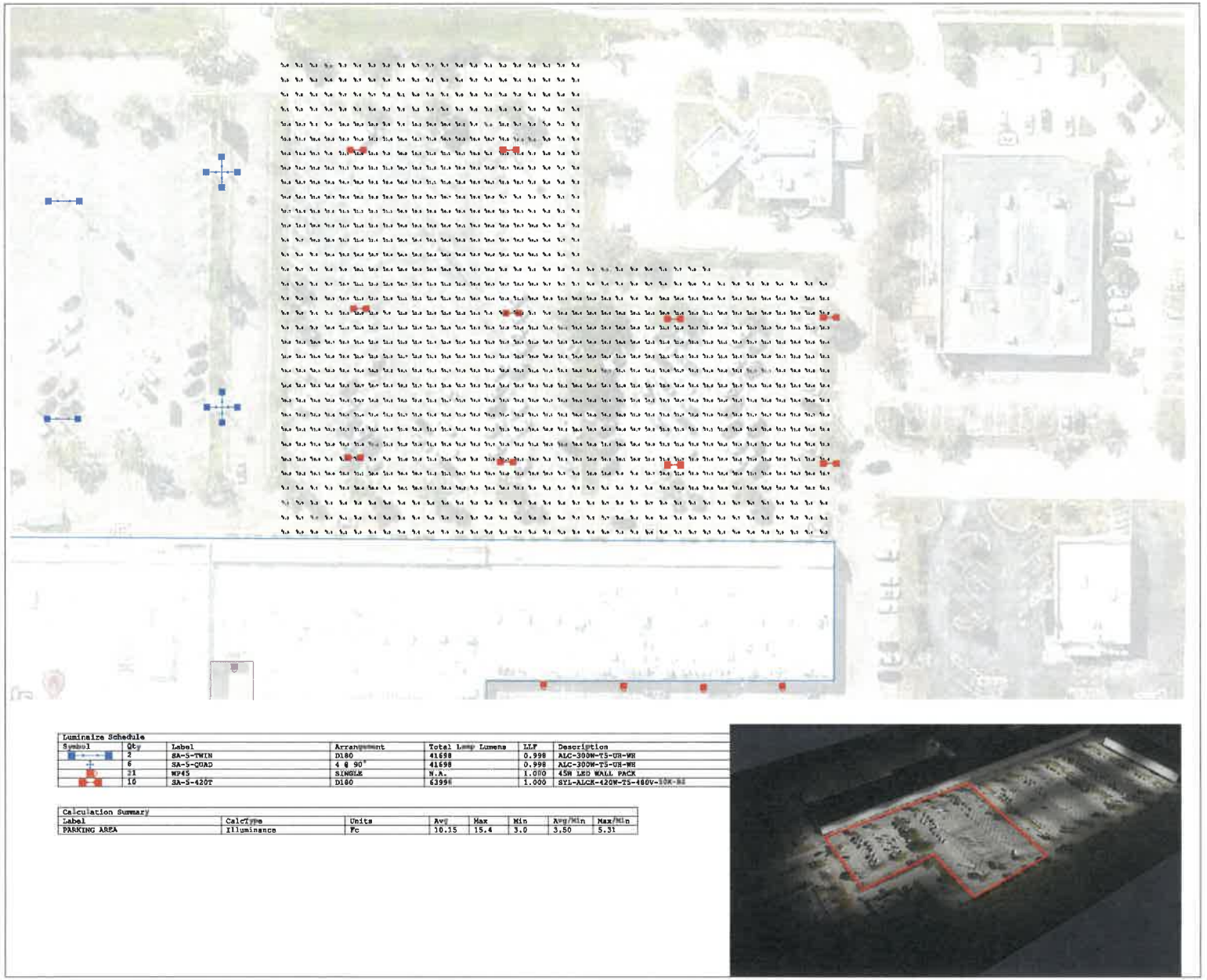
Synergy Lighting, Inc. **www.SynergyLightingUSA.com**

877-220-5483 sales@synergylightingusa.com

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement tools/devices and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Project Name: Project_1

COMMONS LED.AGI	AGi32® Version 19.15.0	
	9/17/2020	**Page 3 of 7**



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	SA-S-TWIN	D180	41698	0.998	ALC-300W-TS-UR-WH
	6	SA-S-QUAD	4 @ 90°	41698	0.998	ALC-300W-TS-UR-WH
	31	WP4S	SINGLE	N.A.	1.000	45W LED WALL PACK
	10	SA-S-420T	D180	63996	1.000	SYL-ALCK-420W-TS-480V-50K-BZ

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	10.35	15.4	3.0	3.50	5.31

Synergy Lighting, Inc.
6810 Professional Pkwy, Warehouse A
Sarasota, FL 34240
Ph 941-756-4644 Fx 941-756-4688
www.synergylighting.com
FL License #EC13008554

SYNERGY LIGHTING SUPPLY

#	Date	Comments

Revisions

Drawn By: Matt Bragg
Date: 10/18/2021

COMMONS LED-REDO POLES

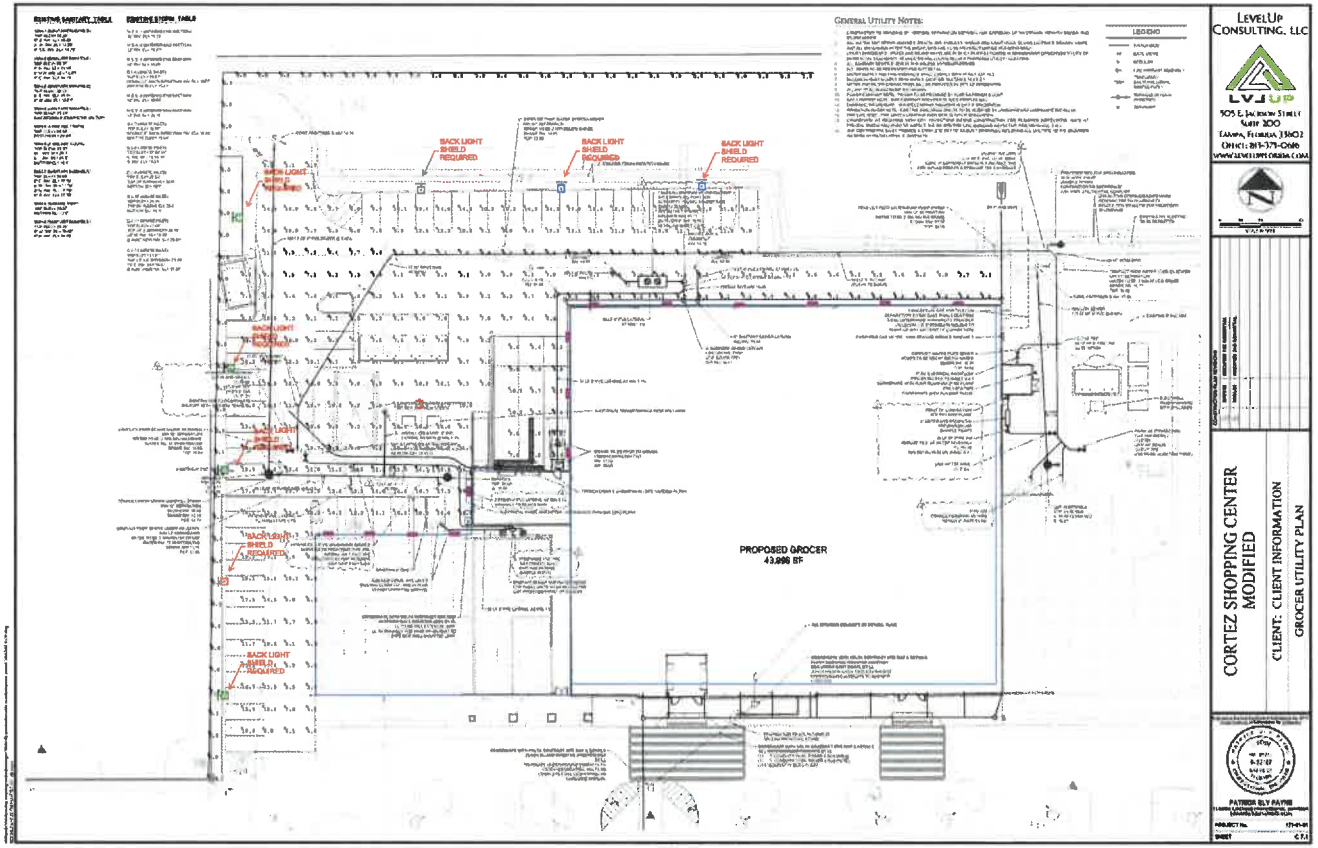
CORTEZ COMMONS

Scale: Not To Scale

Page N of 1

V 1.2 Proposed Photometric Plans

5502 CORTEZ ROAD WEST - BRADENTON FL 34210 PARCEL ID# 5111120159



LEVELUP CONSULTING, LLC
505 E. JACKSON STREET
SUITE 300
TAMPA, FLORIDA 33602
OFFICE: 813-379-0566
WWW.LEVELUPFLORIDA.COM

CORTEZ SHOPPING CENTER
MODIFIED
CLIENT: CLIENT INFORMATION
GROCER UTILITY PLAN

PATRICK ELY PATRE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	14	WP-8L	Single	N.A.	1.000	XSPW-B-WM-4ME-8L-57K-UL-
	1	SA-5	Back-Back	38818	1.000	SYN-ALCK-230W-T5-UNV-50K-BZ-AA
	3	SA-4	Single	38661	1.000	SYN-ALCK-230W-T4-UNV-50K-BZ-AA
	5	SA-3	Single	37570	1.000	SYN-ALCK-230W-T3-UNV-50K-BZ-AA

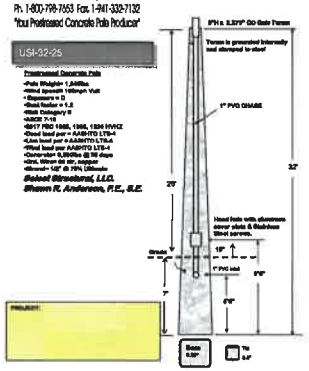
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK PARKING	Illuminance	Fc	10.09	29.4	3.1	3.25	9.48
LOADING DOCK	Illuminance	Fc	8.97	10.2	6.7	1.34	1.52
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.

Utilities Structures, Inc.
PO Box 9203 Ft Myers, FL 33901
Ph: 1-800-798-7653 Fax: 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

USI-32-25

Prestressed Concrete Pole
• Pole Weight: 1,200lbs.
• Minimum Ultimate Moment: 108kip-feet
• Minimum Ultimate Shear: 9kips
• Load Factor = 1.2
• Strength Category: B
• ASCE 7-10
• 2017 FBC 1995, 1998, 2004 Update
• Wind load per = AASHTO LTS-4
• Ice load per = AASHTO LTS-4
• Wind load per AASHTO LTS-4
• Concrete = 8,000psi @ 28 days
• Strand: 16-0.6" dia. 270ksi
• Stirrups: 1/2" @ 7IN Ultimate

Sealed Structural, LLC.
Shawn K. Anderson, P.E., S.E.



SYNERGY LIGHTING USA
ALCK SERIES
LED HIGH OUTPUT AREA LIGHT



The ALCK Series LED Area Lights bring together modern form and a simple (ever engineered) design in compliment are architecturally designed properly to provide area lighting uniformly throughout a parking lot or auto dealership. With its light weight construction and mounting versatility, the ALCK Area Light mounts to any type of light pole.

FEATURES
- Modern form factor with cast aluminum housing
- Stainless steel hardware
- Advanced thermal management integral heat sinks
- Lumileds High Performance Diodes
- Integral Inventronics Drivers
- Premium - Corrosion resistant polymer powder coat
- Quick and easy installs on
- 100,000 Hour Life with 5 Year Factory Warranty
- Available in: Bronze or Black Finish
- CCT: 4000K or 5000K
- UL Listed For Wet Locations

APPLICATIONS
- Parking Lot Lighting
- Automotive Dealerships
- High Mast Lighting
- Shopping Centers
- Hospitality and Office

ELECTRICAL
- Available in 120/277 or 480 Voltages
- 10kA Surge Protection - Shuts off at end of life
- Optional 0-10V Dimming

ORDERING INFORMATION



CERTIFICATIONS

Synergy Lighting, Inc.
6015 26th Street East, Warehouse A
Bradenton, FL 34203
P: 941-758-4644 F: 941-758-6868
www.SynergyLightingUSA.com
FL License #EC13006854

#	Date	Comments

Revisions

Drawn By: Matt Gregg
Checked By:
Date: 11/7/2022
Scale: Not To Scale

COMMONS NEW REAR REV2.AGI

REAR PHOTOMETRY

Page N of 1

SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION: PER TITLE COMMITMENT

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; RUN N 89°58'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 648.87 FEET TO THE POINT OF BEGINNING; THENCE N 89°48'40" E, A DISTANCE OF 314.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 340.00 FEET; THENCE N 89°48'40" E, A DISTANCE OF 398.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 40.00 FEET; THENCE S 89°48'40" W, A DISTANCE OF 220.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 80.00 FEET; THENCE N 89°48'40" E, A DISTANCE OF 870.00 FEET TO INTERSECT THE WEST LINE OF BLOCK "D", CAPE VISTA FIRST UNIT AS RECORDED IN PLAT BOOK 12, PAGE 74 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'43" W, ALONG SAID WEST LINE OF BLOCK "D" AND PARALLEL WITH AND 2.00 FEET EAST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 418.12 FEET TO THE WESTERLY TERMINUS OF THE SOUTH RIGHT OF WAY LINE OF 43RD AVENUE WEST AS SHOWN ON SAID PLAT OF CAPE VISTA FIRST UNIT; THENCE S 89°48'40" W, ALONG THE WESTERLY EXTENSION OF THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2.00 FEET TO THE SAID EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 00°00'43" W, ALONG THE SAID EAST LINE, A DISTANCE OF 272.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 684 (CORTEZ ROAD); THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: (1) S 89°56'34" W, A DISTANCE OF 36.71 FEET; THENCE S 89°48'40" W, A DISTANCE OF 778.29 FEET; THENCE N 00°00'02" W, A DISTANCE OF 166.13 FEET; THENCE S 89°48'40" W, A DISTANCE OF 200.00 FEET; (2) THENCE N 00°00'02" W, A DISTANCE OF 110.88 FEET; THENCE S 89°48'40" W, A DISTANCE OF 230.00 FEET TO THE ABOVE DESCRIBED EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE N 00°00'02" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY WARRANTY DEED DATED JULY 23, 1982 AND RECORDED JULY 26, 1982 IN OFFICIAL RECORDS BOOK 1031, PAGE 2083, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE RUN N 89°58'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 584.87 FEET FOR A POINT OF BEGINNING; THENCE N 89°48'40" E, A DISTANCE OF 390.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 80.00 FEET; THENCE N 89°48'40" E, A DISTANCE OF 220.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 40.00 FEET; THENCE S 89°48'40" W, A DISTANCE OF 270.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 50.00 FEET; THENCE S 89°48'40" W, A DISTANCE OF 230.00 FEET; THENCE N 00°00'02" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY WARRANTY DEED DATED AND RECORDED OCTOBER 27, 1982 IN OFFICIAL RECORDS BOOK 1038, PAGE 3982, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR DRAINAGE AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN S 00°00'43" W, ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 208.44 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'17" E, A DISTANCE OF 2.00 FEET TO THE NORTHWESTERLY TERMINUS OF AN UN-NAMED 66 FOOT WIDE STREET SEPARATING BLOCKS "G" AND "H", CAPE VISTA FIRST UNIT AS RECORDED IN PLAT BOOK 12, PAGE 73, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'43" W, ALONG THE WEST TERMINUS OF SAID 66 FOOT WIDE STREET AND ALONG THE WEST LINE OF SAID BLOCK "G", A DISTANCE OF 312.02 FEET; THENCE S 89°48'40" W, A DISTANCE OF 25.00 FEET; THENCE N 00°00'43" E, A DISTANCE OF 312.02 FEET; THENCE S 89°58'17" E, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL NON-EXCLUSIVE CROSS EASEMENT AGREEMENT DATED AND RECORDED SEPTEMBER 23, 1981 IN OFFICIAL RECORDS BOOK 1013, PAGE 3036, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR INGRESS AND EGRESS UPON AND ACROSS ALL THOSE ENTRANCES, ROADWAYS AND DRIVES OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN N 89°58'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 634.87 FEET FOR A POINT OF BEGINNING; THENCE N 89°48'40" E, A DISTANCE OF 230.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 80.00 FEET; THENCE S 89°48'40" W, A DISTANCE OF 16.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 243.00 FEET; THENCE S 89°48'40" W, A DISTANCE OF 214.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE N 00°00'02" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 312.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 5:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS BY AND BETWEEN CORTEZ COMMONS, LTD, A FLORIDA LIMITED LIABILITY COMPANY AND CORTEZ-56, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 1787, PAGE 5462, AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 2341, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED THEREIN OVER THE FOLLOWING DESCRIBED LANDS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST; RUN THENCE N 89°58'47" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 72.00 FEET TO THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE S 00°00'02" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 996.87 FEET FOR A POINT OF BEGINNING; THENCE N 89°48'40" E, A DISTANCE OF 220.00 FEET; THENCE S 00°00'02" E, A DISTANCE OF 386.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CORTEZ ROAD (S.R. 684); THENCE S 89°40'40" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 55.49 FEET; THENCE N 84°47'18" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.18 FEET; THENCE N 41°18'27" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 103.71 FEET TO THE POINT ON THE EAST RIGHT OF WAY LINE OF 59TH STREET WEST; THENCE N 03°26'03" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.76 FEET; THENCE N 00°00'02" W, A DISTANCE OF 101.83 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

BEING THE SAME PREMISES CONVEYED TO WDC/HLP CORTEZ LLC, A WISCONSIN LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED, FROM CORTEZ COMMONS, LTD., A FLORIDA LIMITED PARTNERSHIP, DATED APRIL 14, 2015 AND RECORDED APRIL 14, 2015 IN MANATEE COUNTY CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDED BOOK 2910, PAGE 6982.



LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT	UGE UNDERGROUND ELECTRIC	UGCATV UNDERGROUND CABLE MARKER
(R/M) RIGHT OF WAY MONUMENT	TELEPHONE MANHOLE	SANITARY MANHOLE
CONC. CONCRETE	UGP UNDERGROUND PHONE	WATER METER
℄ CENTER OF PAVEMENT	MES MITERED END SECTION	WATER VALVE
M.H.C. MULTIPLE	STORM STORM MANHOLE	
ELEC ELECTRIC	UFOS UNDERGROUND FIBER OPTIC	F.C.M. FOUND CAPPED IRON ROD
WATER WATER	UGE UNDERGROUND ELECTRIC	F.N.R.M. FOUND NAIL & DISC
SAN SANITARY MANHOLE	UGT UNDERGROUND TV/FIBER	F.P.C.M. FOUND CONCRETE MONUMENT
STORM STORM MANHOLE	OHW OVERHEAD WIRES	P.B.M. NO IDENTIFICATION
	UGE UNDERGROUND GAS	F.M.M. FIELD MEASUREMENT
PLAN PALM	E.B.S. EDGE OF BLACK	N.G.V.D. NO CORNER FOUND
DECIDUOUS TREE	WOOD WOOD FENCE	SET
	PVCF PLASTIC PRIVACY FENCE	WATER VALVE
HYDRANT	LB LANDSCAPE BUFFER	
IRRIGATION VALVES	E.O.W. EDGE OF WATER	SIGN
MISC. LANDSCAPE	OHW OVERHEAD WIRE	SIGNAL SUPPORT POLE
GUYWIRE	TRANSFORMER PAD	
	TYP. TYPICAL	IRRIGATION CONTROL VALVE
ELECTRIC MANHOLE	T.O.B. TOP OF BANK	
GAS VALVE	CROSS WALK SIGNAL	IRRIGATION VALVE(REGULAR)
UNDERGROUND ELECTRIC		
UNDERGROUND GUIED MARKER	WELL	P.O.B. POINT OF BEGINNING
CONCRETE LIGHT POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
WOOD LIGHT POLE	BOY WIRE	
	SIGN	UNDERGROUND GAS MARKER
WOOD POWER POLE	PHONE BOX	ELECTRIC BOX
METAL POWER POLE	CABLE BOX	TRAFFIC BOX
BUILDING 2-STORY BRICK	ELECTRIC MANHOLE	UNDERGROUND PHONE MARKER
	FIRE DEPARTMENT CONNECTION	BUILDING LIGHT
		P.U.E. PUBLIC UTILITY EASEMENT
		D.E. DRAINAGE EASEMENT

PARKING TABLE

REGULAR SPACES= 545
HANDICAPPED SPACES= 33
TOTAL SPACES= 578

SURVEYOR'S NOTES:

1) THIS IS AN ALTA/BOUNDARY SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.

2) BEARINGS REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CORTEZ ROAD AS BEING S 89°48'40" W, PER DEED AND TITLE COMMITMENT AS PROVIDED.

3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. FL-15640-19/FL2525B3, DATED 09-06-2019. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF THE REFERENCED COMMITMENT:

ITEMS 1-9: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.

ITEM 10: RESERVATION OF EASEMENTS FOR DRAINAGE AND SEWER ALONG WITH ALL UTILITY LINES CONTAINED AS RECORDED IN O.R. BOOK 147, PAGE 394, AND RESERVATION OF EASEMENT FOR SEWER LINES RECORDED IN O.R. BOOK 972, PAGE 1736. (EASEMENTS AFFECTING SUBJECT PARCEL, DEPICTED HEREON)

ITEM 11: EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 194, PAGE 29. (EASEMENTS AFFECTING THE SUBJECT PARCEL, DEPICTED HEREON)

ITEM 12: RECIPROCAL NON-EXCLUSIVE CROSS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 1013, PAGE 3036. (DEPICTED HEREON)

ITEM 13: FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN O.R. BOOK 1018, PAGE 2618. (DEPICTED HEREON)

ITEM 14: RESTRICTION SET FORTH IN O.R. BOOK 1031, PAGE 2083, PUBLIC RECORDS OF MANATEE COUNTY, THAT THE PROPERTY DESCRIBED IN EXHIBIT A-1 TO THE INSTRUMENT BE DEVELOPED AND USED FOR SURFACE WATER RETENTION ONLY. (EXHIBIT "A-1" DEPICTED HEREON)

ITEM 15: NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES CONTAINED IN O.R. BOOK 1033, PAGE 2004. (DEPICTED HEREON)

ITEM 16: RESTRICTION SET FORTH IN O.R. BOOK 1036, PAGE 3962 AND O.R. BOOK 1038, PAGE 1959, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THAT THE PROPERTY DESCRIBED IN EXHIBIT A-1 TO THE INSTRUMENT BE DEVELOPED AND USED FOR SURFACE WATER RETENTION ONLY. (EXHIBIT "A-1" DEPICTED HEREON)

ITEM 17: FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN O.R. BOOK 1043, PAGE 3783. (DEPICTED HEREON)

ITEM 18: RESTRICTIVE COVENANTS AS SET FORTH IN MEMORANDUM OF TERMINATION OF LEASE AND RESTRICTIVE COVENANT RECORDED IN O.R. BOOK 2371, PAGE 4781. (NO PLOTTABLE EASEMENTS)

ITEM 19: TERMS, PROVISIONS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS BY AND BETWEEN CORTEZ COMMONS, LTD. AND CORTEZ-56, LLC, RECORDED IN O.R. BOOK 1787, PAGE 5462, AND FIRST AMENDMENT RECORDED IN O.R. BOOK 1833, PAGE 2341. (NO PLOTTABLE EASEMENTS)

8) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12081C, COMMUNITY PANEL NUMBER 0353 E, MAP REVISED 03-17-2014.

8) ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER NOS CONTROL POINT "DOB 1037", ELEVATION 23.57' (N.A.V.D. 88).

Alex B. Thompson Vega, P.S.M.
State of Florida No. 5318
Registered Land Surveyor and Mapper

Date Signed: 9-24-2

Last Date of Field Survey: 9-17-21

CERTIFIED TO:

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- CLOVER CORTEZ LLC, A FLORIDA LIMITED LIABILITY COMPANY
- WDC/HLP CORTEZ LLC, A WISCONSIN LIMITED LIABILITY COMPANY
- TRUIST BANK, A NORTH CAROLINA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 1 OF 4 FOR BOUNDARY INFORMATION
SEE SHEETS 1 AND 4 OF 4 FOR IMPROVEMENTS

EXTREME SURVEYING OF FLORIDA, INC
LB No. 7457
25340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2122
FAX. (813) 973-2122
Email: alex@extreme-surveying.com
PROFESSIONAL SURVEYING AND MAPPING SERVICES



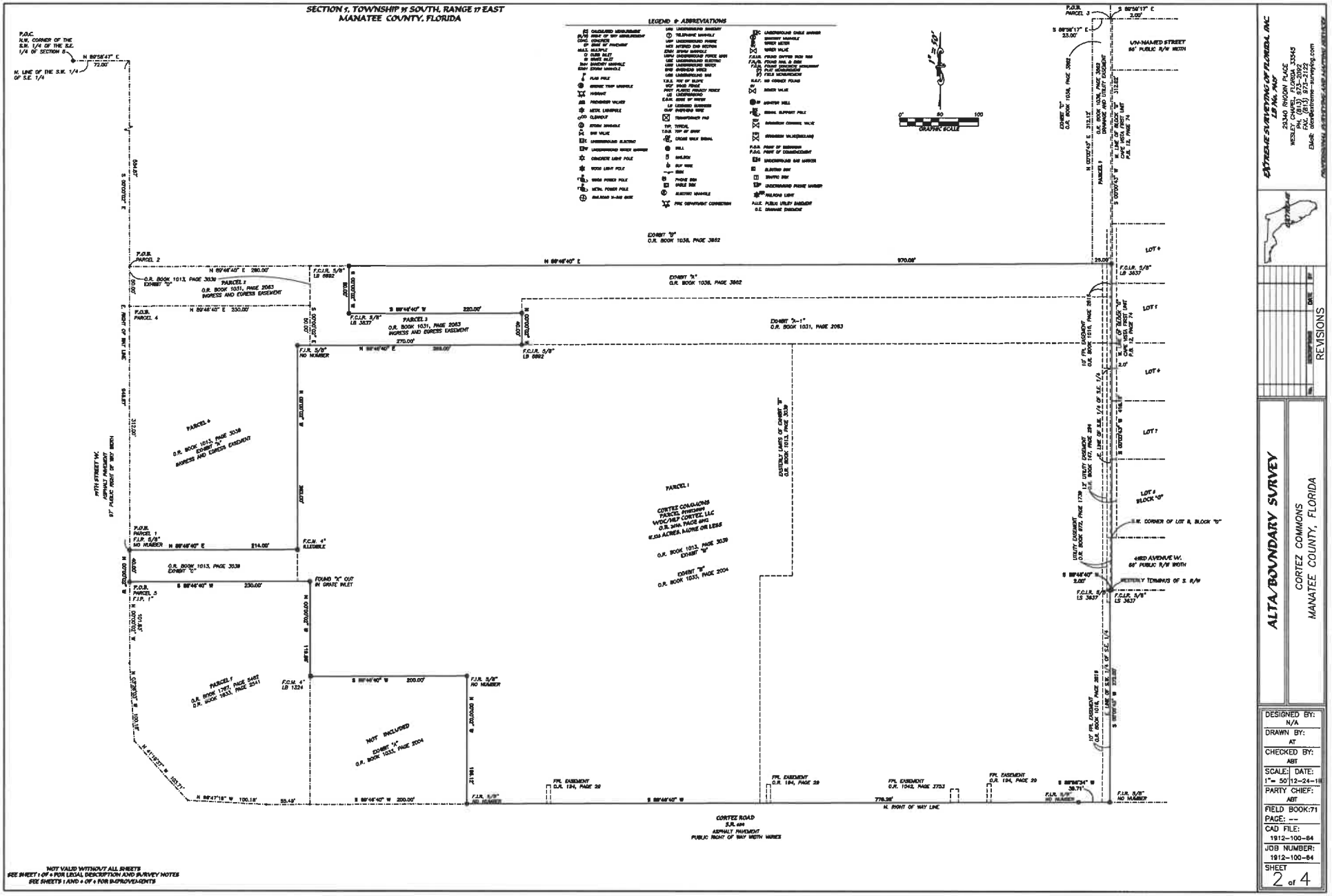
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADD EASEMENTS	9-24-21	ABT
2	ADD SURVEYOR'S NOTES	10-4-21	ABT

ALTA/BOUNDARY SURVEY

CORTEZ COMMONS
MANATEE COUNTY, FLORIDA

DESIGNED BY:	N/A
DRAWN BY:	AT
CHECKED BY:	ABT
SCALE:	1"= 50'
DATE:	12-24-19
PARTY CHIEF:	ABT
FIELD BOOK:	71
PAGE:	--
CAD FILE:	1912-100-64
JOB NUMBER:	1912-100-64
SHEET	1 of 4



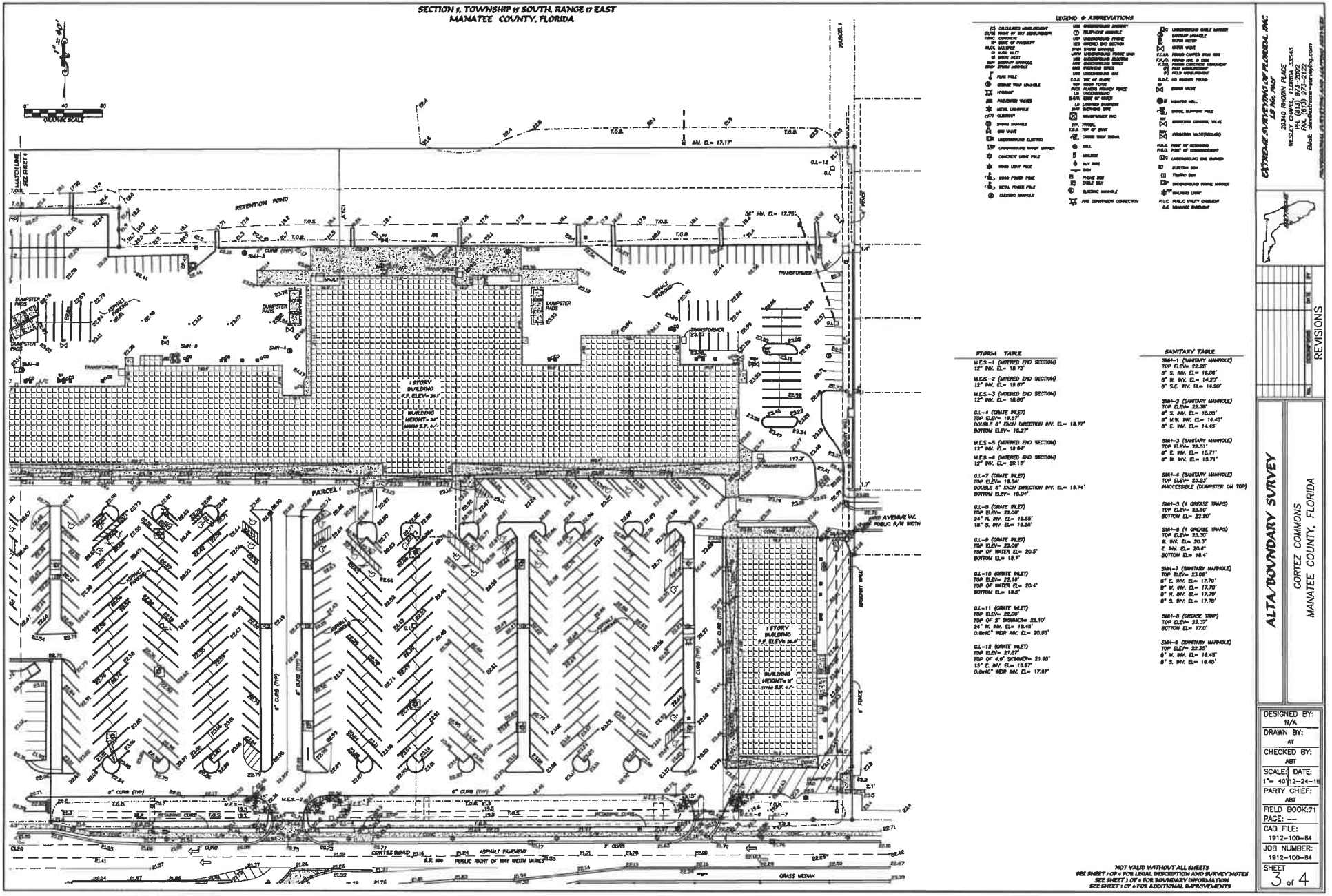
EXTREME SURVEYING OF FLORIDA, INC
LB No. 7407
29340 RHODN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-3772
FAX (813) 973-3772
EMAIL: alex@extreme-surveying.com

REVISIONS

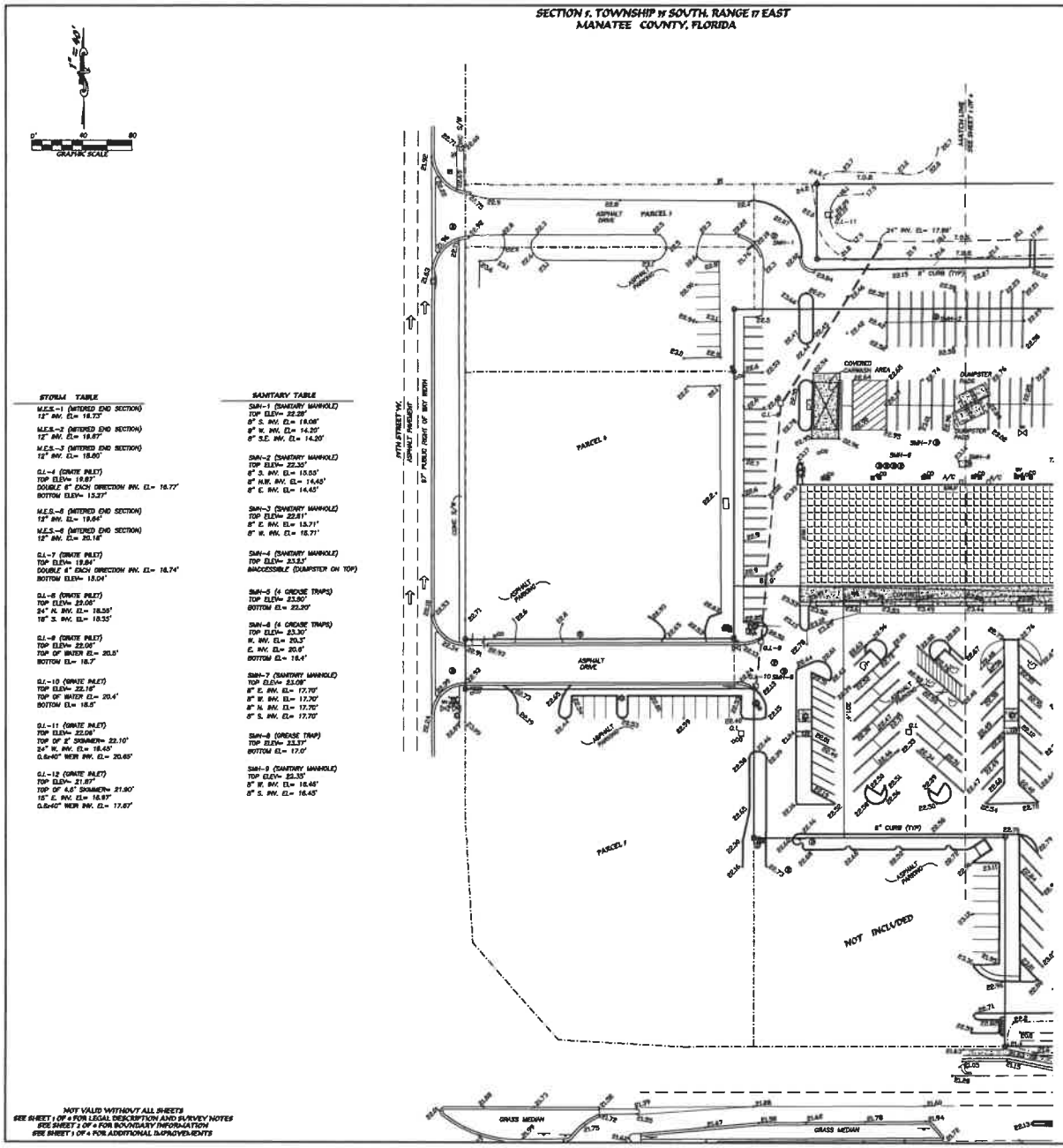
ALTA/BOUNDARY SURVEY

CORTEZ COMMONS
MANATEE COUNTY, FLORIDA

DESIGNED BY:	N/A
DRAWN BY:	AT
CHECKED BY:	ABT
SCALE:	1"= 50'
DATE:	12-24-19
PARTY CHIEF:	ABT
FIELD BOOK:	71
PAGE:	--
CAD FILE:	1912-100-B4
JOB NUMBER:	1912-100-B4
SHEET	2 of 4


SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA
LEGEND & ABBREVIATIONS
STORM TABLE
SANITARY TABLE
NOT VALID WITHOUT ALL SHEETS
SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND SURVEY NOTES
SEE SHEET 2 OF 4 FOR BOUNDARY INFORMATION
SEE SHEET 1 OF 4 FOR ADDITIONAL IMPROVEMENTS
EXTREME SURVEYING OF FLORIDA, INC
LB No. 7457
25340 RHODEN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-3992
FAX (813) 973-3993
EMAIL: davidtimms@tampabay.rr.com
REVISIONS
ALTA/BOUNDARY SURVEY
CORTEZ COMMONS
MANATEE COUNTY, FLORIDA
DESIGNED BY: N/A
DRAWN BY: AT
CHECKED BY: ABT
SCALE: 1"= 40' DATE: 12-24-19
PARTY CHIEF: ABT
FIELD BOOK: 71
PAGE: --
CAD FILE: 1912-100-84
JOB NUMBER: 1912-100-84
SHEET 3 of 4

SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



STORM TABLE

M.E.S.-1 (MITERED END SECTION)
12" INV. EL= 18.73'

M.E.S.-2 (MITERED END SECTION)
12" INV. EL= 19.87'

M.E.S.-3 (MITERED END SECTION)
12" INV. EL= 18.80'

D.I.-4 (GRATE INLET)
TOP ELEV= 19.93'
DOUBLE 6" EACH DIRECTION INV. EL= 16.77'
BOTTOM ELEV= 15.27'

M.E.S.-5 (MITERED END SECTION)
12" INV. EL= 19.64'

M.E.S.-6 (MITERED END SECTION)
12" INV. EL= 20.18'

D.I.-7 (GRATE INLET)
TOP ELEV= 19.84'
DOUBLE 6" EACH DIRECTION INV. EL= 16.74'
BOTTOM ELEV= 15.04'

D.I.-8 (GRATE INLET)
TOP ELEV= 22.06'
24" N. INV. EL= 18.56'
18" S. INV. EL= 18.35'

D.I.-9 (GRATE INLET)
TOP ELEV= 22.06'
TOP OF WATER EL= 20.5'
BOTTOM EL= 18.7'

D.I.-10 (GRATE INLET)
TOP ELEV= 22.16'
TOP OF WATER EL= 20.4'
BOTTOM EL= 18.8'

D.I.-11 (GRATE INLET)
TOP ELEV= 22.06'
TOP OF 2" SKIMMER= 22.10'
24" W. INV. EL= 18.43'
0.6x40" WEIR INV. EL= 20.65'

D.I.-12 (GRATE INLET)
TOP ELEV= 21.87'
TOP OF 4.5" SKIMMER= 21.90'
18" E. INV. EL= 16.87'
0.6x40" WEIR INV. EL= 17.87'

SANITARY TABLE

SMH-1 (SANITARY MANHOLE)
TOP ELEV= 22.29'
6" S. INV. EL= 18.08'
8" W. INV. EL= 14.20'
8" S.E. INV. EL= 14.20'

SMH-2 (SANITARY MANHOLE)
TOP ELEV= 22.35'
8" S. INV. EL= 15.55'
8" N.W. INV. EL= 14.45'
8" E. INV. EL= 14.45'

SMH-3 (SANITARY MANHOLE)
TOP ELEV= 22.61'
8" E. INV. EL= 15.71'
8" W. INV. EL= 15.71'

SMH-4 (SANITARY MANHOLE)
TOP ELEV= 23.23'
INACCESSIBLE (DUMPSTER ON TOP)

SMH-5 (4 GREASE TRAPS)
TOP ELEV= 23.90'
BOTTOM EL= 22.20'

SMH-6 (4 GREASE TRAPS)
TOP ELEV= 23.30'
W. INV. EL= 20.3'
E. INV. EL= 20.6'
BOTTOM EL= 18.4'

SMH-7 (SANITARY MANHOLE)
TOP ELEV= 23.08'
8" E. INV. EL= 17.70'
8" W. INV. EL= 17.70'
8" N. INV. EL= 17.75'
8" S. INV. EL= 17.70'

SMH-8 (GREASE TRAP)
TOP ELEV= 23.37'
BOTTOM EL= 17.0'

SMH-9 (SANITARY MANHOLE)
TOP ELEV= 22.35'
8" W. INV. EL= 18.45'
8" S. INV. EL= 18.45'

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION AND SURVEY NOTES
SEE SHEET 2 OF 4 FOR BOUNDARY INFORMATION
SEE SHEET 3 OF 4 FOR ADDITIONAL IMPROVEMENTS

LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(D,M,R) RADIAL BEARING OR MEASUREMENT
CONC. CONCRETE
Ø DIAMETER
MULT. MULTIPLE
CURB INLET
MANHOLE
SIGN
BOLLARD
UTILITY POLE
FLAG POLE
ENGINE TANK SHRUBS
HYDRANT
PARKMETER MEDIAN
METAL LIGHTPOLE
CLEANOUT
STORM MANHOLE
GAS VALVE
UNDERGROUND ELECTRIC
UNDERGROUND WATER MARKER
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
METAL POWER POLE
ELECTRIC MANHOLE
SPOT ELEVATION
BRICK BRICKWORK/PAVEMENT
TELEPHONE MANHOLE
UNDERGROUND PHONE
MES BROKEN END SECTION
STEEL BRAKE BOLLARD
UPPW UNDERGROUND POWER LINE
UEC UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
BMH CHISELED MARK
USE UNDERGROUND GAS
T.O.S. TOE OF SLOPE
BWF BRICK FENCE
PVCF PLASTIC PRIVACY FENCE
UE UNDERGROUND
E.O.B. EDGE OF BRICK
LD LASERED BUILDING
BMW BRICKWORK WALL
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CROSS WALK SIGNAL
WELL
MAILBOX
GUY WIRE
SIGN
PHONE BOX
CABLE BOX
ELECTRIC MANHOLE
FIRE DEPARTMENT CONNECTION
UNDERGROUND CABLE MARKER
SANITARY MANHOLE
WATER METER
WATER VALVE
F.C.L.N. FRAME CAPPED IRON ROD
F.N.D. FOUND NAIL & DISK
C.M. FOUND CONCRETE MONUMENT
PLAT MEASUREMENT
TIE TIELD MEASUREMENT
N.F.C. NO CORNER FOUND
SEWER VALVE
MONITOR WELL
SIGNAL SUPPORT POLE
IRRIGATION CONTROL VALVE
IRRIGATION VALVE(YELLOW)
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
UNDERGROUND GAS MARKER
ELECTRIC BOX
TRAFFIC BOX
UNDERGROUND PHONE MARKER
RAILROAD LIGHT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT

SURVEYOR'S NOTES:

1) THIS IS AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.

2) BEARINGS REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CORTEZ ROAD AS BEING S 89°48'40" W, PER DEED AND TITLE COMMITMENT AS PROVIDED.

3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. FL-19848-18/91.252563, DATED 08-06-2018. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-2 OF THE REFERENCED COMMITMENT:

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ITEM 10: RESERVATION OF EASEMENTS FOR DRAINAGE AND SEWER ALONG WITH ALL UTILITY LINES CONTAINED AS RECORDED IN O.R. BOOK 147, PAGE 294, AND RESERVATION OF EASEMENT FOR SEWER LINES RECORDED IN O.R. BOOK 972, PAGE 1739. (EASEMENTS AFFECTING SUBJECT PARCEL DEPICTED HEREON)

ITEM 11: EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 194, PAGE 28. (EASEMENTS AFFECTING THE SUBJECT PARCEL DEPICTED HEREON)

ITEM 12: RECIPROCAL NON-EXCLUSIVE CROSS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 1013, PAGE 3038. (DEPICTED HEREON)

ITEM 13: FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN O.R. BOOK 1016, PAGE 2818. (DEPICTED HEREON)

ITEM 14: RESTRICTION SET FORTH IN O.R. BOOK 1031, PAGE 2083, PUBLIC RECORDS OF MANATEE COUNTY, THAT THE PROPERTY DESCRIBED IN EXHIBIT A-1 TO THE INSTRUMENT BE DEVELOPED AND USED FOR SURFACE WATER RETENTION ONLY. (EXHIBIT "A-1" DEPICTED HEREON)

ITEM 15: NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES CONTAINED IN O.R. BOOK 1033, PAGE 2004. (DEPICTED HEREON)

ITEM 16: RESTRICTION SET FORTH IN O.R. BOOK 1035, PAGE 3982 AND O.R. BOOK 1038, PAGE 1939, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THAT THE PROPERTY DESCRIBED IN EXHIBIT A-1 TO THE INSTRUMENT BE DEVELOPED AND USED FOR SURFACE WATER RETENTION ONLY. (EXHIBIT "A-1" DEPICTED HEREON)

ITEM 17: FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN O.R. BOOK 1042, PAGE 3783. (DEPICTED HEREON)

ITEM 18: RESTRICTIVE COVENANTS AS SET FORTH IN MEMORANDUM OF TERMINATION OF LEASE AND RESTRICTIVE COVENANT RECORDED IN O.R. BOOK 2371, PAGE 4761. (NO PLOTTABLE EASEMENTS)

ITEM 19: TERMS, PROVISIONS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND CONDITIONS BY AND BETWEEN CORTEZ COMMONS, LTD. AND CORTEZ-56, LLC, RECORDED IN O.R. BOOK 1787, PAGE 6482, AND FIRST AMENDMENT RECORDED IN O.R. BOOK 1833, PAGE 2341. (NO PLOTTABLE EASEMENTS)

8) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

9) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12081C, COMMUNITY PANEL NUMBER 0303 E, MAP REVISED 03-17-2014.

8) ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER NGS CONTROL POINT "COB 1030", ELEVATION 22.57' (N.A.V.D. 88).

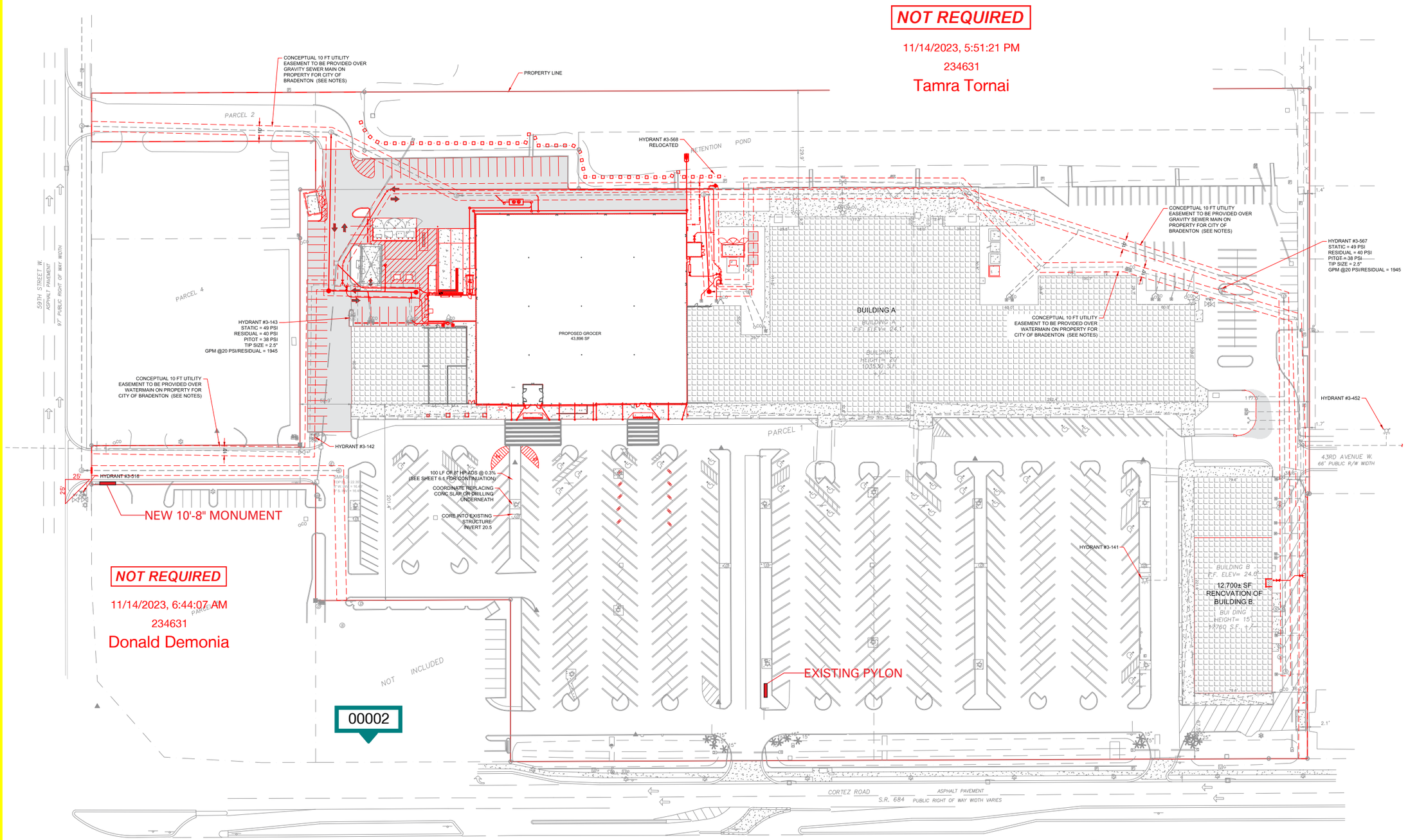
EXTREME SURVEYING OF FLORIDA, INC.
LB #6, PM #65
2512 CHELSEA PLACE
WESLEY CHAPEL, FLORIDA 33545
PH: (813) 973-2662
FAX: (813) 973-2722
EMAIL: extremesurveying@yahoo.com

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

ALTA/BOUNDARY SURVEY

CORTEZ COMMONS
MANATEE COUNTY, FLORIDA

DESIGNED BY:	N/A
DRAWN BY:	AT
CHECKED BY:	ABT
SCALE:	1"= 40'
DATE:	12-24-18
PARTY CHIEF:	ABT
FIELD BOOK:	71
PAGE:	--
CAD FILE:	1912-100-B4
JOB NUMBER:	1912-100-B4
SHEET	4 of 4



INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CORTEZ COMMONS
5584 CORTEZ ROAD
BRADENTON, FL.

Date:
JUNE 7, 2023

Drawing Number:
F23105-50R1-CORTEZ COMMONS

Revisions:

	DATE:	DESCRIPTION:
1	06-26	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR

Sales Person:
RICK INCORVIA

Scale:
AS NOTED

Drawn by:
O. BARNITZ

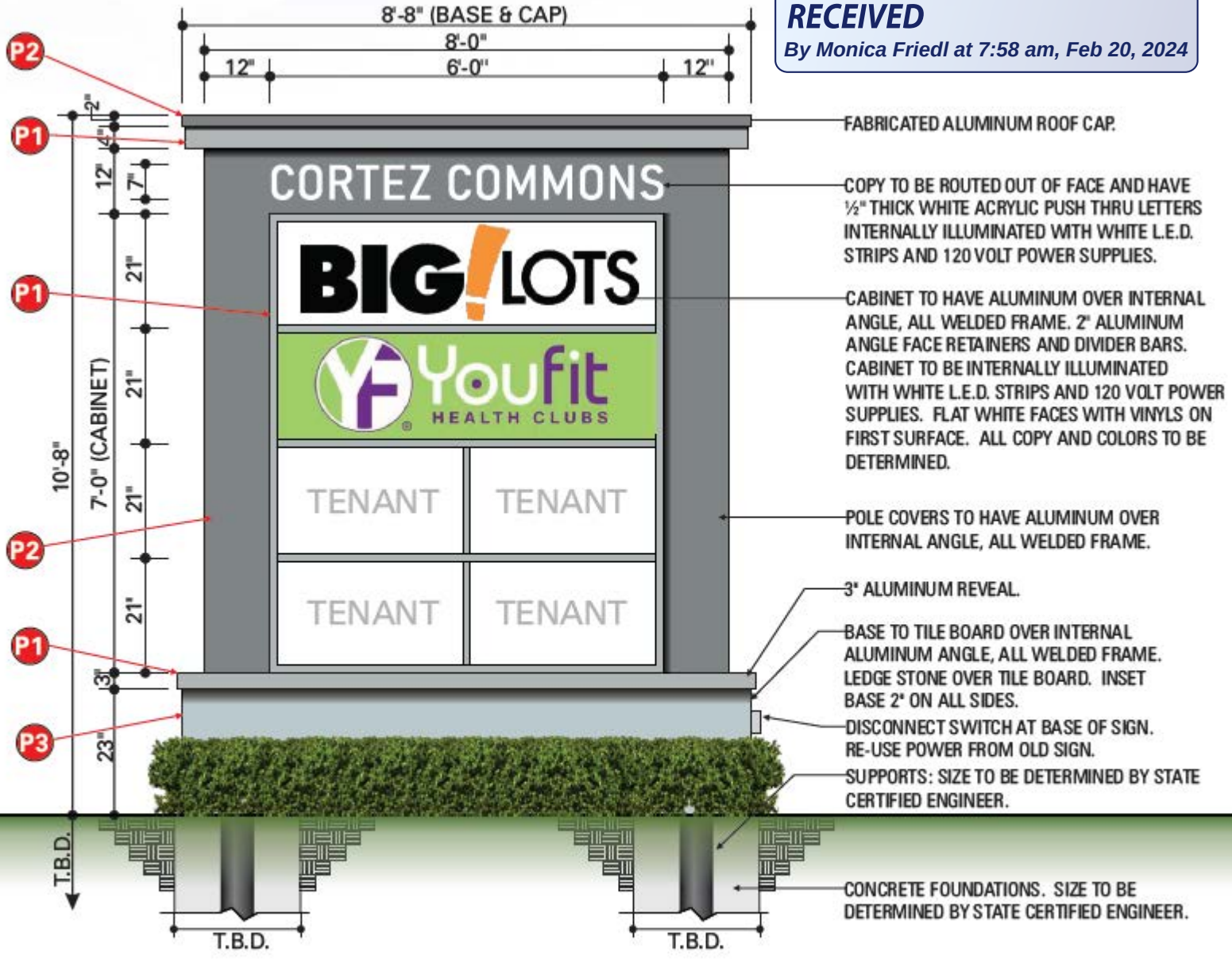
CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR IT'S AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION)
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
E212429
2017
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

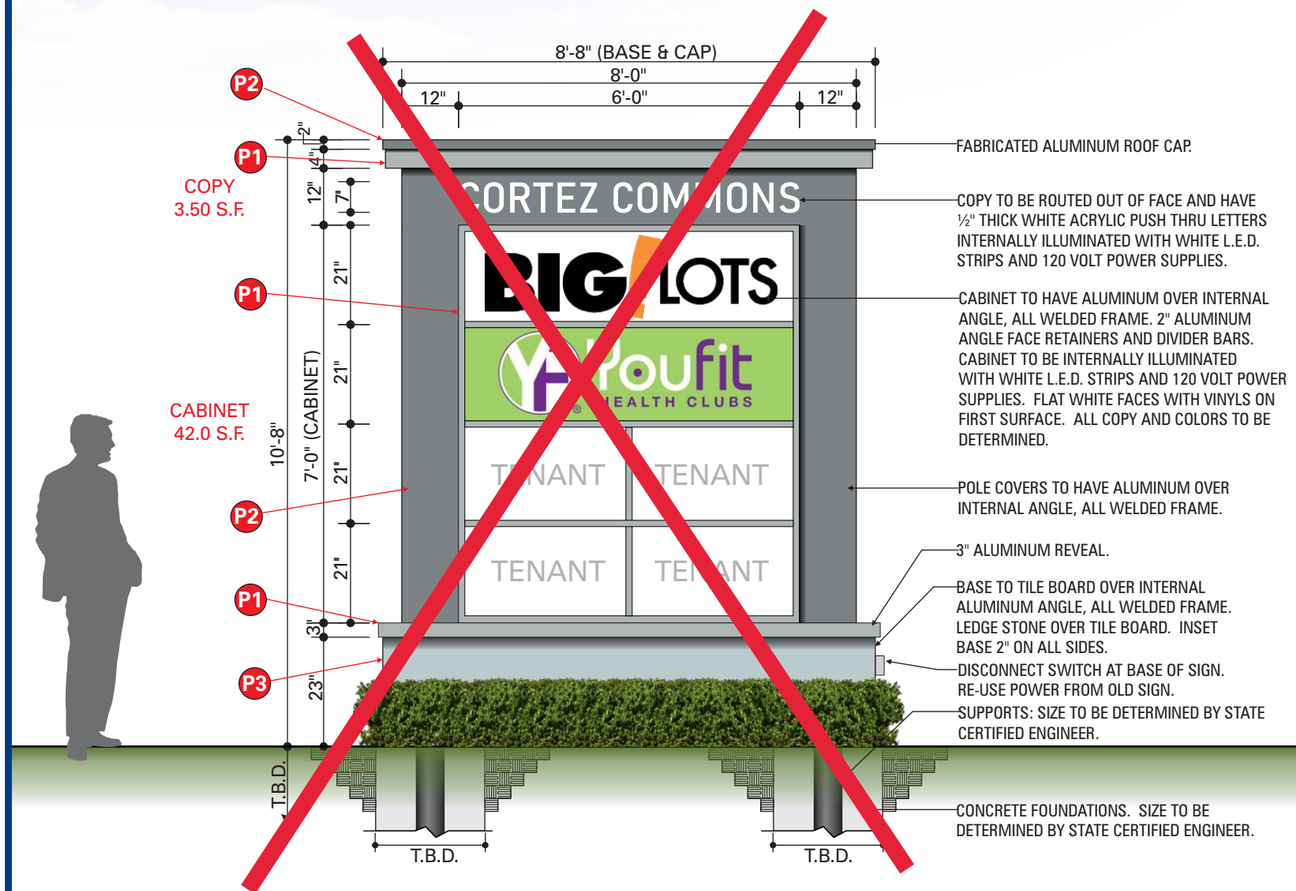
SHEET NO. 103

RECEIVED
By Monica Friedl at 7:58 am, Feb 20, 2024



1 *FRONT ELEVATION*
SCALE: 3/8"=1'-0"

ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
BOXED SQUARE FEET OF COPY AND CABINET = 64.0
*VECTOR ARTWORK REQUIRED FOR "YOU FIT".



1 *FRONT ELEVATION*
SCALE: 3/8"=1'-0"

ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
TOTAL SQUARE FEET OF COPY AND CABINET = 45.50
BOXED SQUARE FEET OF COPY AND CABINET = 46.75
ALL COLORS TO MATCH BUILDING AND TO BE DETERMINED.
*VECTOR ARTWORK REQUIRED FOR "YOU FIT".



THIS SIGN WAS DESTROYED BY THE HURRICANE - NEW SIGN TO BE IN SAME AREA

	P1	P2	P3
WHITE PLASTIC	SW 7072 ONLINE	SW 7074 SOFTWARE	SW 6225 SLEEPY BLUE

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
INTERNATIONAL Sign FLORIDA
10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CORTEZ COMMONS
5584 CORTEZ ROAD
BRADENTON, FL.

Date:
JUNE 7, 2023

Drawing Number:
F23105-50R1-CORTEZ COMMONS

Revisions:

	DATE:	DESCRIPTION:
1	06-26	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR

Sales Person:
RICK INCORVIA

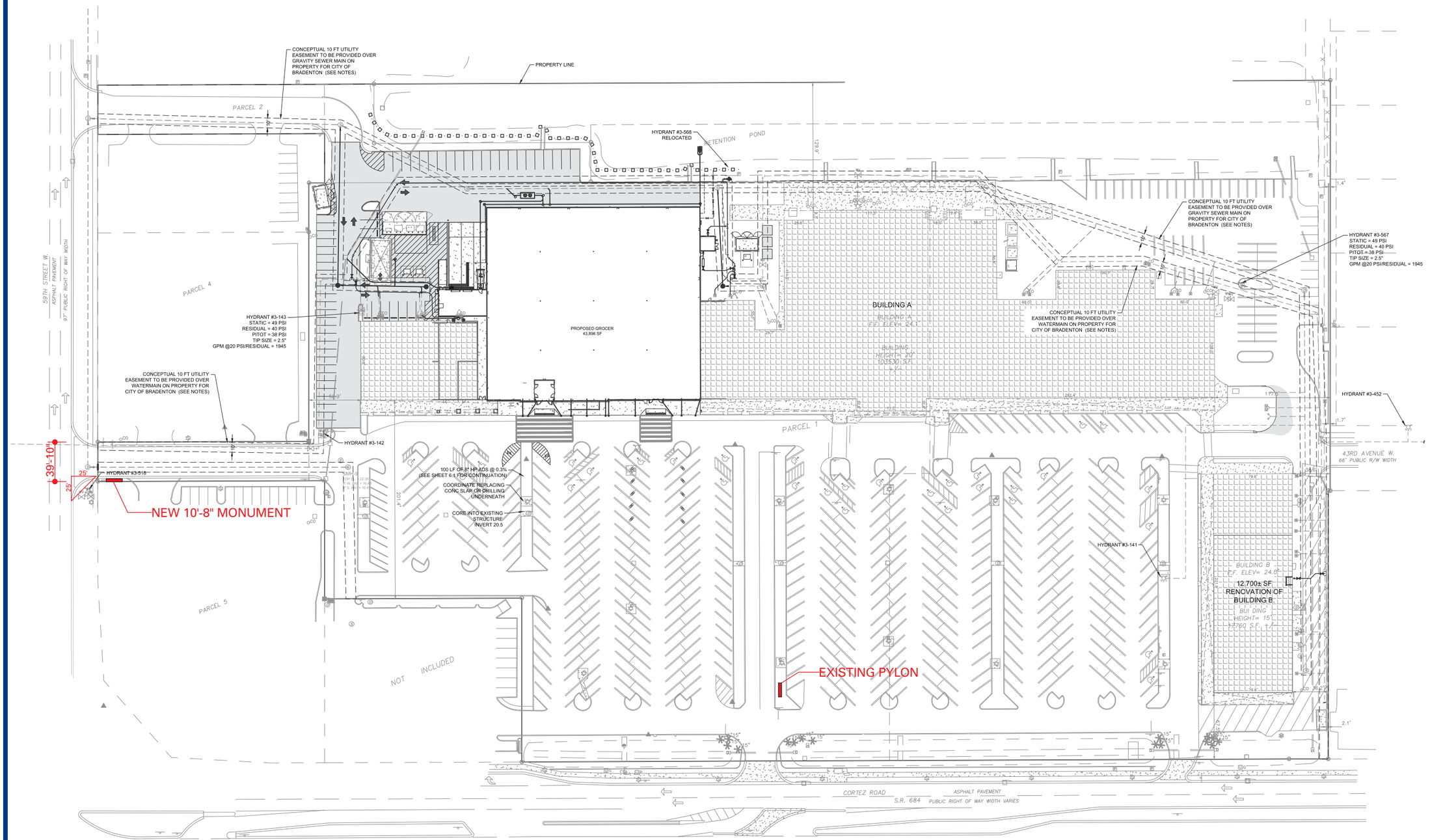
Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR IT'S AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION)
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



0′ 100′ 200′

SCALE: 1″=100′-0″

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS

10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
CORTEZ COMMONS
5584 CORTEZ ROAD
BRADENTON, FL.

Date:
JUNE 7, 2023

Drawing Number:
F23105-50R1-CORTEZ COMMONS

Revisions:

	DATE:	DESCRIPTION:
1	06-26	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR

Sales Person:
RICK INCORVIA

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Signature: _____

Title: _____

Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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E212429

2017

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 103

APPROVED

11/14/2023, 6:44:57 AM

234631

Donald Demonia

APPROVED

11/14/2023, 5:49:45 PM

234631

Tamra Tornai

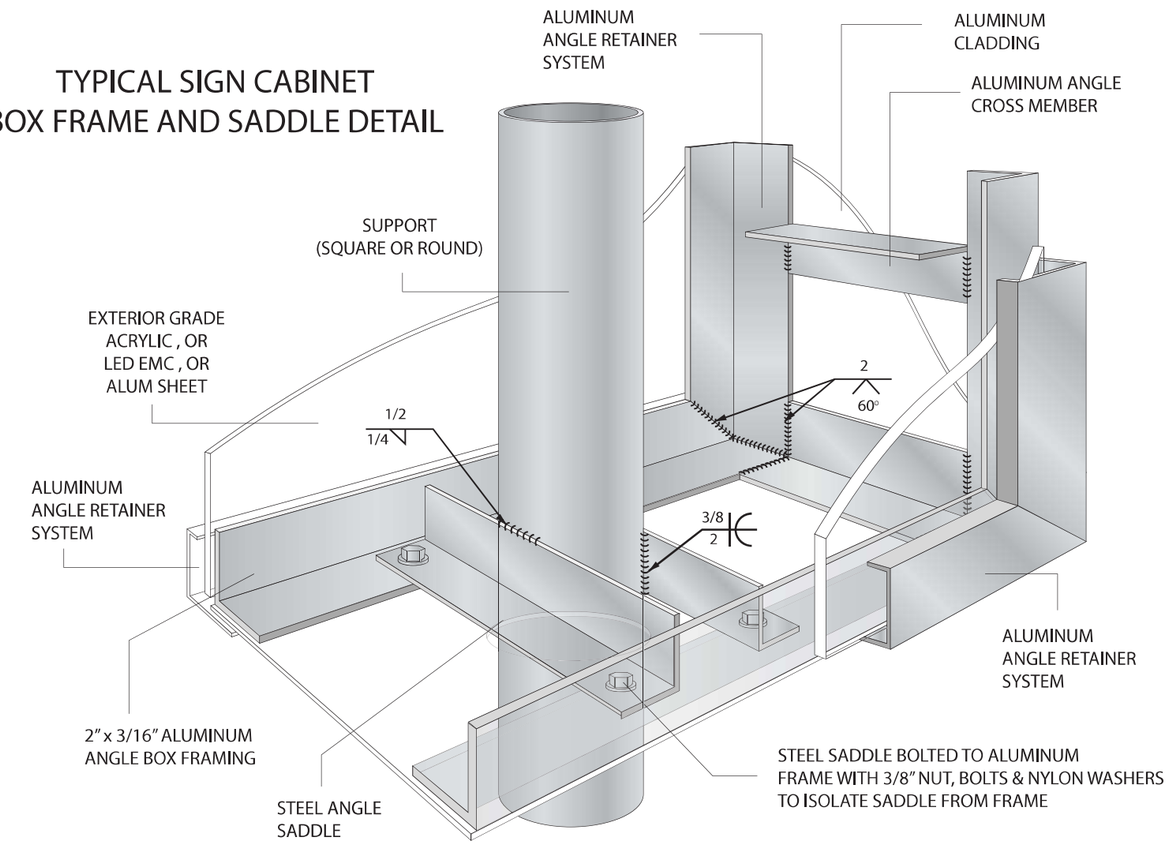
Conforms to the requirements of the 7th Edition (2020) of the Florida Building Code sections 1609 and 3107, V(ult) = 150 mph, Exposure category = C, Risk category = II
John J. Orlando PE LLC - 165 Old Ridge Road - Macon, GA 31211 - 478 731 5394 - jjorlando@cox.net - Florida registration # 0044089 job 1023ICCC sheet 2 of 3

This item has been electronically signed and sealed by John J. Orlando, PE using a Digital Signature and date.
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John J Orlando PE Digitally signed by John J Orlando PE
Date: 2023.10.06 22:36:14 -04'00'

JOHN J. ORLANDO LICENSE No 0044089 STATE OF FLORIDA PROFESSIONAL ENGINEER

TYPICAL SIGN CABINET BOX FRAME AND SADDLE DETAIL



INTERNATIONAL C & C CORPORATION
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Sales Person:
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Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
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LISTED MET US E212429 nec 2017
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 102

Job name	Cortez Commons
Job#	1023ICC
Company:	International C & C Corporation
Installation location:	5584 Cortez Rd W, Bradenton, FL 34210

Section 3107 and 1609 of Florida Building Code 2020 applies:
Chapter 29.3 of ASCE 7-16 (Design Wind Loads; Solid Freestanding Walls and Freestanding Sign) applies:

Type of structure:	pylon	
Risk Category:	II	
Wind velocity (3 sec gust), FBC 2020, section 1609.3:	150	mph
Wind stagnation pressure (qz)	39.5	psf
Design wind pressure conversion factor	0.77	
Gust effect factor (G) ASCE 7-16 26.9.1	0.85	
Widest part of sign face (B)	6.00	
Height of sign face (s)	7.00	
Overall height of sign (H)	10.67	
Aspect ratio (B/s)	0.86	
Clearance ratio (s/H)	0.66	
Force Coefficient Cf from Figure 29.3-1, ASCE 7-16	1.4	
Wind pressure (p) multiplied by design wind pressure conversion factor and Cf	36.2	psf

PPROVED
APPROVED
/2023, 6:44:57 AM
11/14/2023, 5:49:45 PM
234631
234631
ald Demonia
Tamra Tornai

1. Calculate wind load and turning moments at base by the provisions of the alternate all-heights method in Section 1609.6. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

Hor Dim (ft)	Vert Dim (ft)	Area Factor	Af (sf)	p	F (lbs)	H (ft)	M (base) (ft-lbs)
8.7	10.7	1.0	92.5	36.2	3348	5.3	17863
			0.0	36.2	0		0
			0.0	36.2	0		0
			0.0	36.2	0		0
Total			92.5		3348	5.3	17863

2. Size spread foundation, using method presented by Dunham, pp.229 forward

Definition of terms:
M=overturning moment (ft - #)
P=total bearing load including weight of foundation (#)
e=eccentricity of resultant pressure at base (ft)
L=length of footer in wind direction (ft), b=width of footer (ft)
D=depth of footer (ft)
p1=maximum soil pressure at full wind load (psf)
L1=location of max pressure (ft)

number of foundations =	1
number of posts	2

M= 17863
L= 3 b= 9 D= 3

Weight of foundation = volume 145 lbs/ft^3 =	11745
Weight of sign=	2000
load per post =	1674
P=	13745
e=M/P	1.3
L1=3(L/2-e)	0.6
p1=2P/(3b(L/2-e))	5080.4

Foundation is OK since L1 greater than 0 (does not overturn)

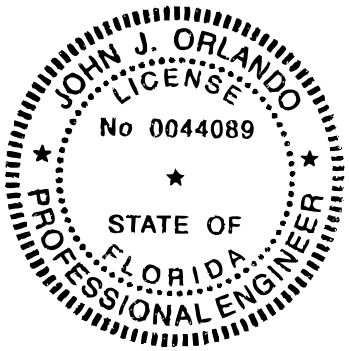
3. Determine augured depth of embedment, D in feet

From Table 1806.2, class 4, sandy soil, lateral bearing pressure below grade= 150 psf/ft
Per 1806.3.4 Increase for poles, tabular value time 2 = 300 psf/ft
Assume depth of hole (D) = 4 ft (S1) = 1200 psf
- number of posts= 2 Load per post (P)= 1674
- from p. 5-81, Structural Engineering Handbook:
D=((1.18*P)/(b*S1))*(1+(SQRT(1+(1.88*b*S1*H/P))))
assume b (ft)= 2
D (ft) = 4.1
Alternatively, Section 1807.3.2.1, Equation 18-1
A=2.34P/S1*b= 1.63
D=0.5A((1+(1+(4.36h/A))^0.5)= 4.0 feet

4. Determine required section modulus (in^3) at base

max stress = (P*(H)*12)/section modulus
max stress < allowable stress
for outdoor signs, allowable stress < (0.66)(yield strength)

material	A53GrB	
yield strength (modulus of rupture)	35000	psi
required section > (P*(H)*12)/((0.66*ys))		
At base, minimum section modulus =	4.6	in^3
Use 6" SCH40 pipe, section modulus (Wx) =	8.5	in^3



References: Structural Engineering Handbook, Gaylord&Gaylord editors,
Fourth edition, McGraw Hill, NY 1997
ASCE 7 16
The 7th Edition (2020) of the Florida Building Code
Mechanics of Materials, Beer and Johnston, McGraw Hill, NY 1981
ICBO Evaluation Report No. 4016
SBCCI Compliance Report No. 9368
Standard Handbook for Mechanical Engineers, T. Baumeister and
L.S. Marks, editors, Seventh edition, McGraw Hill, NY 1967

John J Orlando PE 0044089
165 Old Ridge Road
Macon GA 31211
(478) 784-2226

John J Orlando PE
Digitally signed by John J Orlando PE
Date: 2023.10.06 22:36:27 -04'00'

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City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
March 20, 2024

Staff Report

Case Number: VA.24.0402
Applicant: Clover Cortez, LLC
Address: 5584 Cortez Road W, Bradenton
Parcel ID: 5111120159
Zoning: SCC (Suburban Commercial Corridor)
Future Land Use: SCC (Suburban Commercial Corridor)
Flood Zone: X

Surrounding Land Use:

North: R-2 (Medium Density, 1& 2 Family) & SCC (Suburban Commercial Corridor)
West: SCC (Suburban Commercial Corridor) and Manatee County
South: SCC (Suburban Commercial Corridor) and Manatee County
East: SCC (Suburban Commercial Corridor) and Manatee County

Surrounding Future Land Use:

North: RESMED (Residential- Medium Density) & SCC (Suburban Commercial Corridor)
West: SCC (Suburban Commercial Corridor) and Manatee County
South: SCC (Suburban Commercial Corridor) and Manatee County
East: SCC (Suburban Commercial Corridor) and Manatee County

Request:

The applicant is proposing to install a new 64 sf shopping sign along the frontage of 59th Street West, whereas the maximum allowable size is 32 sf. The proposed sign replaces a pylon sign that was removed due to a recent storm.

Per Schedule 5.5.3.2 of the Land Use Regulation, for the first 50 ft. of lot frontage, signs shall not exceed 32 sf. in size. The lot frontage along 59th Street West is approximately 39’-10” in length.

The subject property is approximately 15 acres in size, equivalent to about 671,600 square feet and is occupied by a multitude of various tenants within the shopping center.

In review of the submitted application materials, the proposed sign base, cap & cabinet will be aluminum in material and internally illuminated. The subject sign will consist of five tenant panels with a disconnect switch at the base of the sign.

Land Use Regulations

Per Land Use Regulations 5.5.1, the intent of the Sign standards is to foster a certain aesthetic quality that contributes to the building design, directional aid & overall compatibility while maintaining public health, safety & welfare. More specifically, within the listed Purposes and Intent, 5.5.1.14 specifically looks to establish sign size in relationship to the scale of the lot and building which the sign is to be placed or to which it pertains.

5.5 - Signs.

5.5.1 *Purpose and intent.* It is the purpose of this section to promote public health, safety and welfare of the City of Bradenton through reasonable, consistent and non-discriminatory sign standards. In order to preserve and enhance the city as a desirable community in which to live, visit, and do business, a pleasing, visually attractive environment is of foremost importance. The regulation of signs within the city is a highly contributive means by which to achieve this desired end. The sign regulations in this Section are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the secondary effects of speech and especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety, and to accomplish the following:

5.5.1.1 Encourage the effective use of signs as a means of communications in the city;

5.5.1.2 Maintain and enhance the visual and aesthetic environment and thereby the city's ability to attract sources of economic development and growth, including enhancing the tourism industry;

5.5.1.3 Foster the integration of signage with architectural and landscape designs;

5.4.1.4 Preserve, conserve, protect, and enhance the aesthetic quality, historic resources, and scenic beauty of the city;

5.5.1.5 Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;

5.5.1.6 Minimize the possible adverse effect of signs on nearby public and private property;

5.5.1.7 Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city and that compliments the natural surroundings in recognition of this city's reliance on its natural surroundings and beautification efforts in retaining economic advantage for its resort community, as well as, for its major office and industrial parks, gateways, downtown and waterfront areas, and overlay districts;

5.5.1.8 Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;

5.5.1.9 Improve pedestrian and traffic safety;

5.5.1.10 Regulate signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;

5.5.1.11 Except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

5.5.1.12 Encourage and allow signs that are appropriate to the land use atlas district in which they are located and consistent with the category of use and function to which they pertain;

5.5.1.13 Curtail the size and number of signs to the minimum reasonably necessary to identify a residential or business location and the nature of any such business;

5.5.1.14 Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;

5.5.1.15 Categorize signs based upon the function that they serve and tailor the regulation of signs based upon their function;

5.5.1.16 Preclude signs from conflicting with the principal permitted use of the site and adjoining signs;

5.5.1.17 Allow for traffic control devices consistent with national standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform and efficient operation of all elements of the traffic stream;

5.5.1.18 Protect property values by precluding to the maximum extent possible sign types that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;

5.5.1.19 Protect property values by ensuring that sign types as well as the number of signs, are in harmony with buildings, neighborhoods, and conforming signs in the area;

5.5.1.20 Streamline the approval process b requiring master signage plans; and

5.5.1.21 Enable the fair and consistent enforcement of these sign regulations.

In addition, per LUR Schedule 5.5.3.2 for Signs in Non-residential Land Use Regulation Atlas Districts, it stipulates the maximum sign area allowed for Shopping Center signs is 32 square feet for the first 50 feet of lot frontage, thereafter on 1:1 ratio not to exceed 300 square feet with a maximum height of 35 feet.

SCHEDULE 5.5.3.2 AREA, DIMENSIONAL, QUANTITY REQUIREMENTS FOR SIGNS IN NON-RESIDENTIAL LUR ATLAS DISTRICTS - continued				
TYPE OF SIGN	UV, UC and UCBD DISTRICTS		ALL OTHER NON-RESIDENTIAL DISTRICTS	
	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA AND DIMENSIONS	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA AND DIMENSIONS
SHOPPING CENTER SIGN A ground sign identifying a shopping center and its individual businesses.	1 or 1 per arterial street frontage, if applicable Height - 10 feet	See Ground Sign	1 or 1 per arterial street frontage, if applicable	32 sf for the first 50 feet of lot frontage, thereafter on a 1:1 ratio not to exceed 300 sf Height- 35 ft.
	In addition, each business within the center may be permitted one building sign, the size of which shall be determined with reference to schedule 5.5.3.2 using the frontage of the building devoted to that business. Where it is not possible to divide the frontage of the building into separate lengths for each business, the building frontage shall be divided equally among the businesses in the shopping center. Building signs within a shopping center shall be of uniform type. Directory signs for each business of less than four square feet in area may also be attached to the ground sign.			

REQUIRED FINDINGS

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 of the following 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: The request is not related to any action taken by the applicant or the previous owner. The variance is requested for a dimensional allowance triggered by a physical/geographic outlier due to the nature of the lot shape.

Applicant Response: In response to the criteria for sign variance, I wish to clarify that the need for a dimensional variance on the property located at 5584 Cortez is strictly due to its unique

[physical/geographical] characteristics. These conditions have existed independently of any actions taken by me or previous property owners and present a significant challenge to the placement and sizing of signs in accordance with the current land use regulations. I assure you that all previous modifications and developments on the property have been conducted in full compliance with the applicable land use regulations at the time. The requested variance is necessary to allow for reasonable use of the sign, which is currently restricted by these unique conditions. This request is made in good faith, with a clear understanding that the hardship necessitating the variance was not self-imposed but is inherent to the property's existing conditions. I am committed to adhering to all zoning and land use regulations and am willing to work closely with the planning authority to implement any recommended mitigation measures that would accompany the granting of this variance.

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.

Staff Response: Due to the unique characteristics of the lot shape, the provisions of these LURs would deprive the property owner and the occupying tenants reasonable use of the parcel and the use as a shopping center commonly enjoyed by other property owners in the same land use atlas district.

***Applicant Response*:** The strict application of the current land use regulations significantly limits the reasonable use of my property at 5584 Cortez imposing an unnecessary hardship not experienced by other property owners within the same district. Unique conditions of my property, including the shape of the property and its existing other businesses., directly contribute to this hardship, restricting the effective use of signage essential for bringing in traffic, which is a right commonly enjoyed by others in the district. Unlike other properties that do not face these unique challenges, the strict enforcement of sign size and placement regulations on my property would [describe the specific impacts], thereby depriving me of the basic right to reasonable use of my property and placing undue economic burdens that others do not face. The variance I request is the minimum adjustment necessary to correct this disparity, allowing for reasonable and effective use of my property. This adjustment would not only alleviate the undue hardship but also ensure that my property is afforded the same rights and opportunities for use as others in the district. I am committed to working

within the framework of the land use regulations and maintaining the integrity of our community's planning standards.

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.

Staff Response: Due to the a-symmetrical shape of this lot abutting a narrow portion along the frontage of 59th St W measuring 39'-10" and dimensional allowance being calculated based off each street frontage, 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 as the typical lot orientations within this district are typically symmetrical in relation to the surrounding frontages. It is also worth noting, the East adjacent side of the parcel measures about 686 feet which notes how the shape of the parcel deviates from typical and neighboring parcels.

Applicant Response: I respectfully submit that the requested dimensional variance for 5584 Cortez is aimed not at securing any special privilege denied to other property owners within the same land use district but at rectifying a unique situation that unfairly limits the reasonable use of my property. My property is at a disadvantage, which the variance seeks to correct, thereby aligning it with the equitable use enjoyed by other properties in the district. There is no intention to alter the character of the neighborhood or to introduce uses that are inconsistent with the zoning regulations. Similar variances, where granted, have supported the principle of fairness and equality among properties facing unique challenges. This request is in keeping with those precedents, aiming to ensure that my property can be utilized to its full potential within the existing framework of community standards and regulations. Granting this variance would not confer upon me any advantages not already available to others in the district but would merely offer a remedy to a specific, undue burden affecting the property's reasonable use. It is my hope that in recognizing the unique circumstances of my request, the board will find it consistent with the spirit of equitable treatment and the overall objectives of our land use policies.

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

Staff Response: The request is limited to dimension; the City is precluded from allowing consideration of a variance for use.

Applicant Response: The dimensional variance requested for 5584 Cortez represents the absolute minimum adjustment necessary to enable the reasonable use of the property. This request is the result of thorough analysis and consideration, aiming to ensure that the variance is strictly limited to what is essential for the property to be utilized effectively within its unique constraints. The specifics of the variance, including [list dimensions such as setback reductions, height increases, etc.], have been determined as the least amount of change needed to overcome the specific challenges presented by the property's [describe the challenges such as topography, existing structures, lot size]. These dimensions are crucial for [state the reason such as accessibility, visibility, functionality], which directly impacts the property's usability. Alternatives were explored, but none provided a viable solution without the adjustments specified in this variance request. This minimal variance is critical for transforming the property from its current underutilized state to one that allows for its intended use as permitted within our zoning district, thus aligning with the reasonable expectations for property use in this area. I am fully committed to remaining compliant with all other aspects of our land use and zoning regulations, understanding the importance of maintaining the integrity and character of our community. The requested variance is a measure of last resort, designed to allow for the property's reasonable use without imposing undue impact on the neighborhood or deviating from community standards. This variance is not sought for convenience but is a necessity for the practical enjoyment and utilization of the property, reflecting a thoughtful and measured approach to achieving compliance and functionality within the constraints of our land use policies." is strictly limited to dimensional considerations and does not, in any way, seek to authorize uses of the property that are prohibited by our land use regulations. The variance sought pertains to [specify the dimensional aspect, e.g., sign height, building setback], where a modification is necessary due to [describe the specific reason, such as topographical constraints, existing structures, or lot size]. It is important to note that the requested adjustments are solely for the purpose of enabling a reasonable use of the property within the constraints of its unique characteristics, while fully respecting and maintaining the permitted uses established by our zoning laws. The variance will not facilitate or permit any use not already allowed in this district, thereby ensuring compliance with the overarching goals and standards of our community's land use plan. The granting of this dimensional variance is anticipated to bring [mention any potential benefits], contributing positively to the neighborhood's character and functionality without deviating from the permitted range of uses. I assure the board and the

community that this variance request is made in good faith, with a full understanding of and respect for the land use regulations that govern our district. It is my commitment to adhere to all zoning requirements, with the exception of this minor dimensional adjustment, which is crucial for the practical enjoyment and use of my property.

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

Staff Response: Staff finds this is the minimum variance to allow reasonable use of the site that encompasses a multitude of businesses that desire tenant signage through frontage advertisement. It is also worth noting the proposed sign that is to replace the former sign, will be smaller in size.

Applicant Response*:* The dimensional variance requested for 5584 Cortez represents the absolute minimum adjustment necessary to enable the reasonable use of the property. This request is the result of thorough analysis and consideration, aiming to ensure that the variance is strictly limited to what is essential for the property to be utilized effectively within its unique constraints. The specifics of the variance, including [list dimensions such as setback reductions, height increases, etc.], have been determined as the least amount of change needed to overcome the specific challenges presented by the properties. These dimensions are crucial for which directly impacts the property's usability. Alternatives were explored, but none provided a viable solution without the adjustments specified in this variance request. This minimal variance is critical for transforming the property from its current underutilized state to one that allows for its intended use as permitted within our zoning district, thus aligning with the reasonable expectations for property use in this area. I am fully committed to remaining compliant with all other aspects of our land use and zoning regulations, understanding the importance of maintaining the integrity and character of our community. The requested variance is a measure of last resort, designed to allow for the property's reasonable use without imposing undue impact on the neighborhood or deviating from community standards. This variance is not sought for convenience but is a necessity for the practical enjoyment and utilization of the property, reflecting a thoughtful and measured approach to achieving compliance and functionality within the constraints of our land use policies.

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. 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 (In other words, it runs with the land).

ANALYSIS: Per 5.5.1, the sign standards are intended to encourage the effective use and integration of signs to maintain and enhance an aesthetic environment while minimizing visual clutter while aiding in orientation. These standards are applied in all LUR supported zoning districts. In addition, based on 5.5.1.14, sign size is to also be established in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains which specifically relates to the emphasized site.

The Planning Commission is encouraged to evaluate the request based on the provided criteria, as well as input from Staff, the applicant and the public. Based on the unique and a-symmetrical shape of the lot and the emphasis on the purpose and intent of the standards, Staff does find this is the minimum variance that will allow reasonable use of the property, and therefore recommends **approval** of the request with the following stipulation:

1. At a minimum, the area surrounding all sides of the base of the subject sign shall be landscaped with plant materials (excluding rock and grass) that does not exceed 24” in height

Respectfully submitted,

Monica Friedl

City Planner
City of Bradenton

ATTACHMENTS:
Exhibit 1: Location Map
Exhibit 2: Future Land use map
Exhibit 3: Zoning Map
Exhibit 4: Site Plan
Exhibit 5: Proposed Shopping Center Sign

EXHIBIT 1: LOCATION MAP



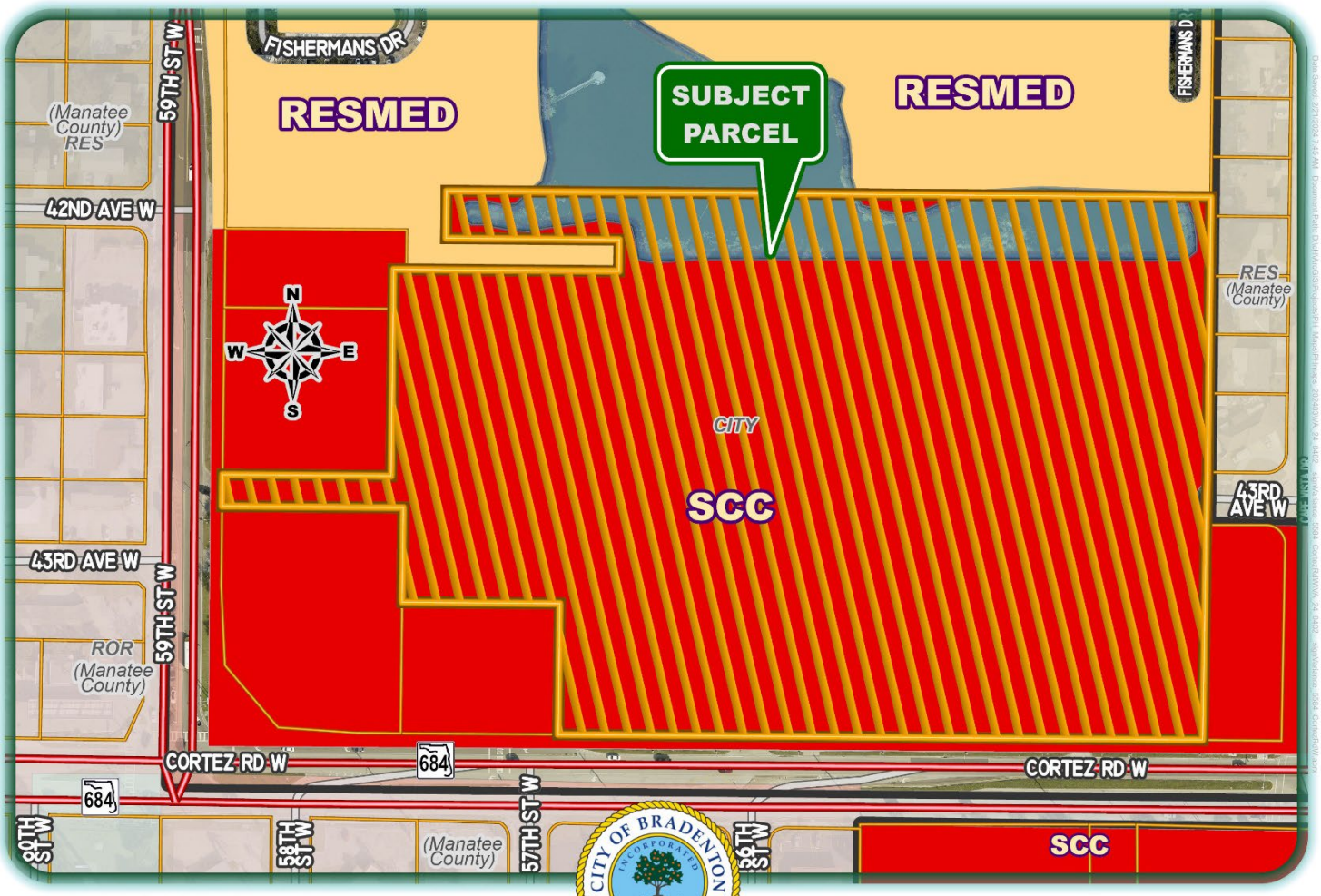
VA.24.0402 Sign Variance
owner: Clover Cortez, LLC
5584 Cortez Road West
PID: 5111120159

Bradenton Department of Planning and Community Development

Location
0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
Bradenton

EXHIBIT 2: FUTURE LAND USE MAP



VA.24.0402 Sign Variance
owner: Clover Cortez, LLC
5584 Cortez Road West
PID: 5111120159

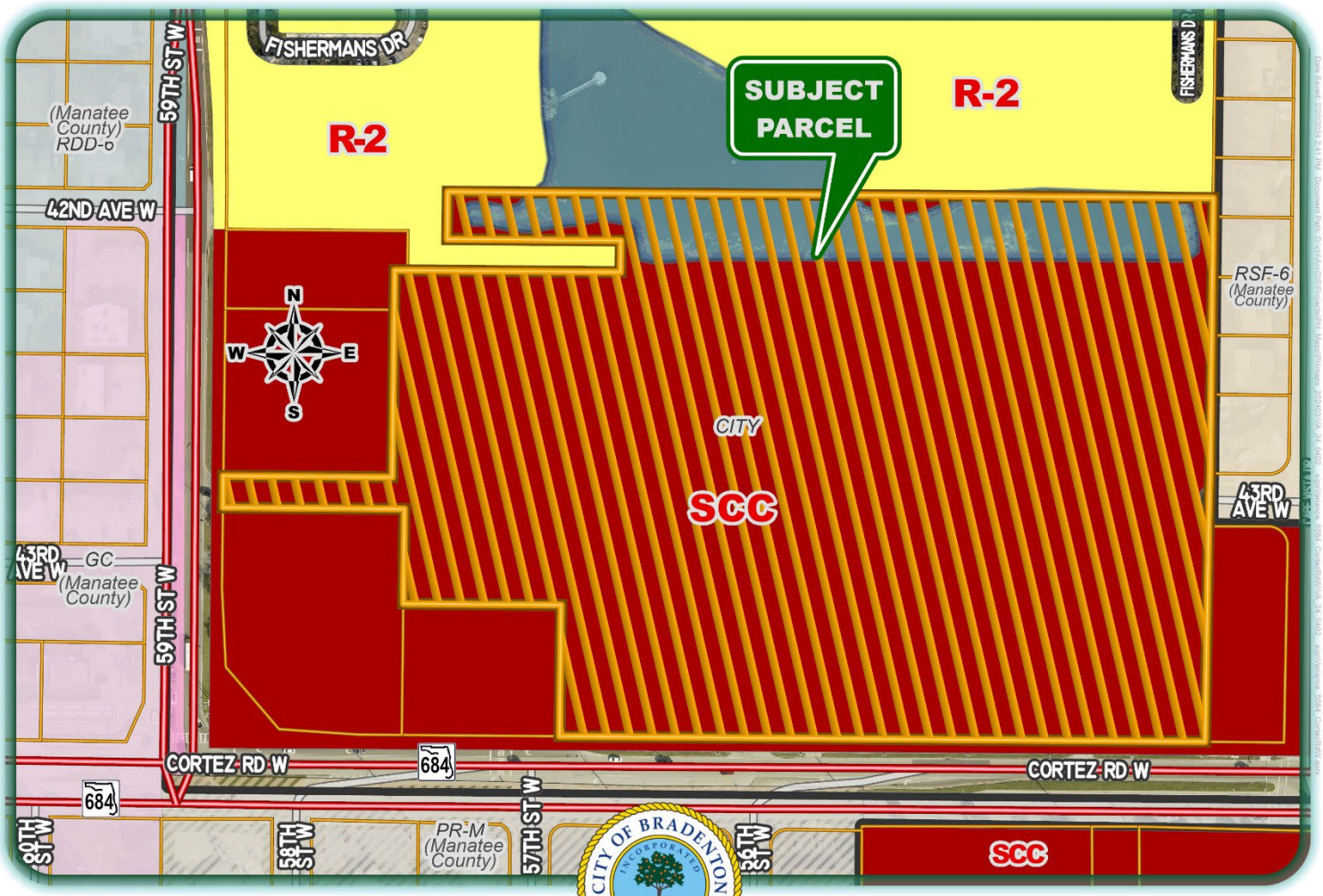
Bradenton Department of Planning and Community Development

Future Land Use

0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
Bradenton

EXHIBIT 3: ZONING MAP



VA.24.0402 Sign Variance
owner: Clover Cortez, LLC
5584 Cortez Road West
PID: 5111120159

Bradenton Department of Planning and Community Development

Zoning
0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
Bradenton

EXHIBIT 4: SITE PLAN

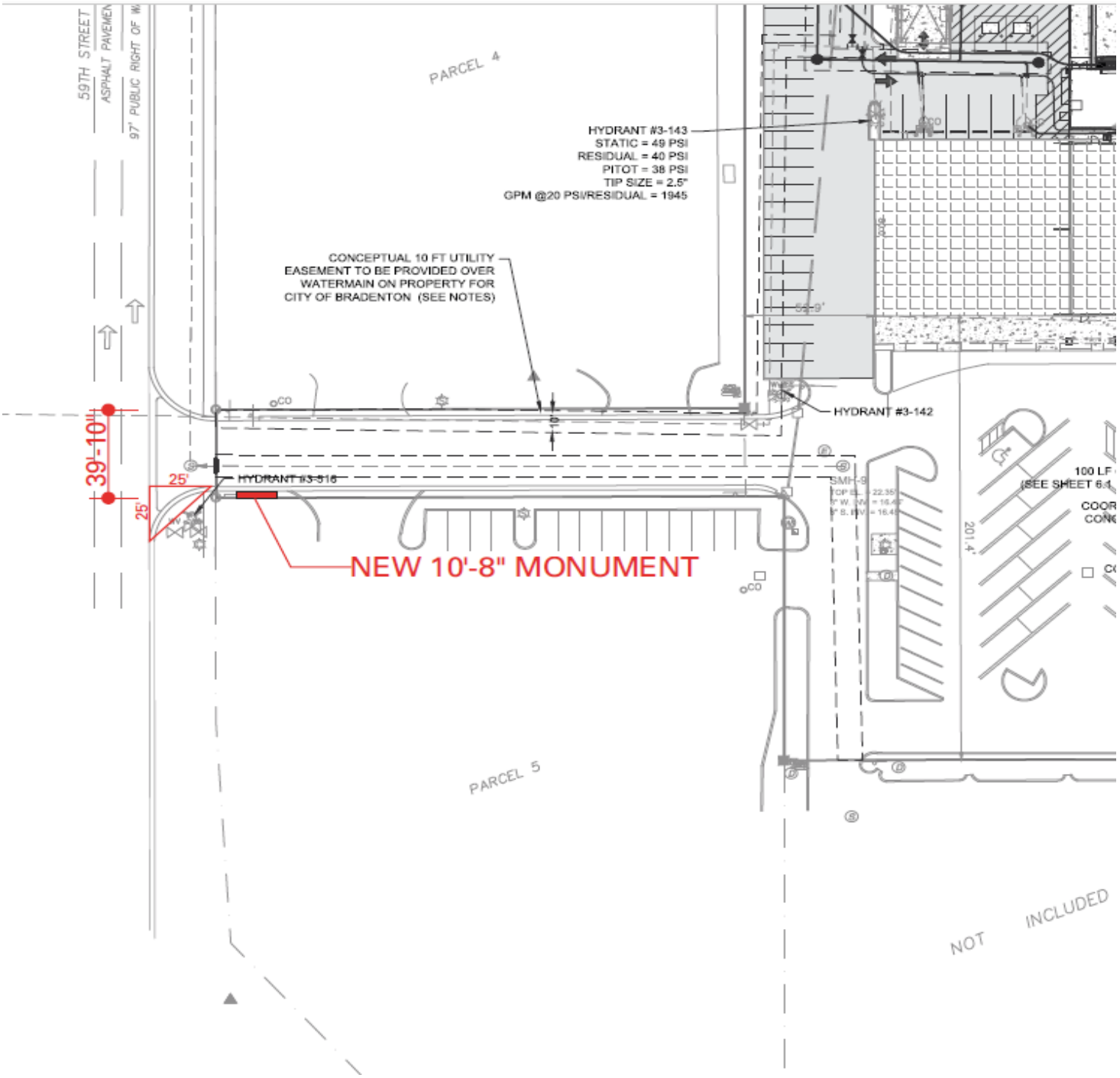
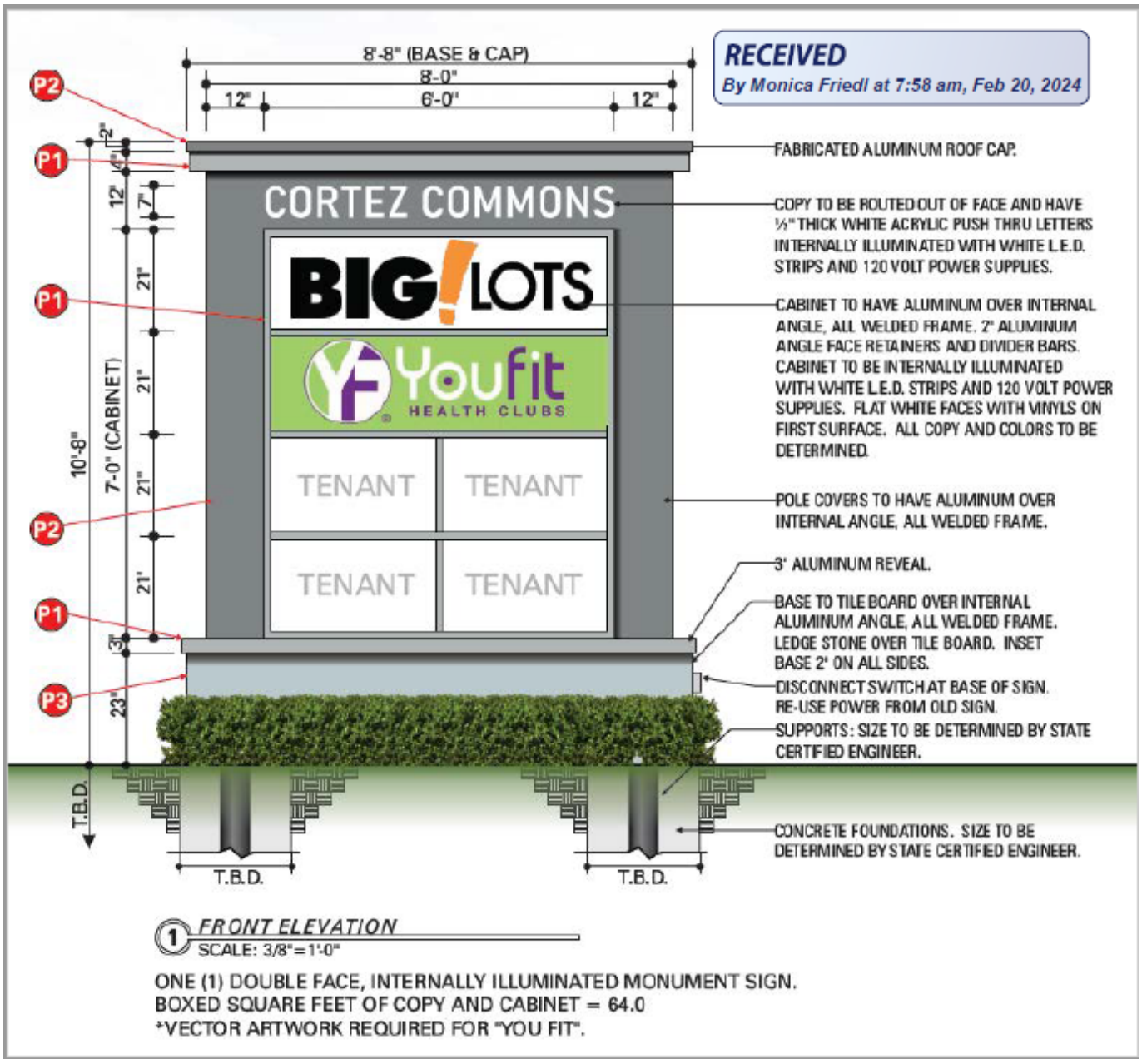


EXHIBIT 5: PROPOSED SHOPPING CENTER SIGN



FINAL ORDER
VARIANCE NO. VA.24.0402

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON APPROVING VARIANCE NO. VA.24.0402 TO ALLOW FOR AN INCREASE IN THE DIMENSIONAL ALLOWANCE FOR THE REPLACEMENT OF A SHOPPING CENTER SIGN FOR THE PROPERTY LOCATED AT 5584 CORTEZ ROAD WEST, BRADENTON, FL 34210 (PARCEL ID 5111120159), AS MORE PARTICULARY DESCRIBED HEREIN.

WHEREAS, Clover Cortez, LLC ("Property Owner") owns the property located at 5584 Cortez Road West, Bradenton, FL., more particularly described in Exhibit "A" (the "Property"), and submitted an application for a variance to increase the dimensional allowance from 32 square feet to 64 square feet for the replacement of a pylon sign abutting 59th Street West, location identified on the site plan attached as Exhibit "B" and the proposed rendering shown as Exhibit "C"; and

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

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as SCC (Suburban Commercial Corridor);

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 5.5.3.2, provides standards regarding Area, Dimensional & Quantity requirements for Signs in Non- Residential Land Use Regulation Atlas Districts, which allows for a maximum of 32 square feet for the first 50 feet of lot frontage, thereafter on a 1:1 ratio not to exceed 300 square feet; and

WHEREAS, the Planning Commission held a noticed public hearing on March 20, 2024, at which the Commission received testimony and evidence from the applicant, City Planning staff, and members of the public in attendance.

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 presented at public hearing, 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 allow for an increased dimensional allowance of 64 square feet of signage area.

c. The proposed variance does meet 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 for the Property, to allow for the increased dimensional allowance of a Shopping Center sign from 32 square feet to 64 square feet with the following stipulation:

1. At a minimum, the area surrounding all sides of the base of the subject sign shall be landscaped with plant materials (excluding rock and grass) that does not exceed 24” in height

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 20th DAY OF MARCH, 2024.

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

ATTEST:

Lori Brunner CLERK	Benjamin Bakker CHAIR

EXHIBIT "A"

Legal Description:

Sec/Twp/Rge: 05-35S-17E
Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
Description: FM NW COR OF SW1/4 OF SE1/4 OF SEC 5, TWP 35 S, RNG 17 E, TH RUN N 89 DEG 58 MIN 47 SEC E ALONG THE N LINE OF SD SEC, A DIST OF 72 FT TO THE E R/W LINE OF 59TH ST W; & S 00 DEG 00 MIN 02 SEC E, ALONG SD E R/W LINE A DIST OF 946.87 FT TO THE POB; TH N 89 DEG 46 MIN 40 SEC E, A DIST OF 214 FT; TH N 00 DEG 00 MIN 02 SEC W, A DIST OF 262 FT; TH N 89 DEG 46 MIN 40 SEC E, A DIST OF 286 FT; TH N 00 DEG 00 MIN 02 SEC W, A DIST OF 40 FT; TH S, 89 DEG 46 MIN 40 SEC W, A DIST OF 220 FT; TH N 00 DEG 00 MIN 02 SEC W, A DIST OF 60 FT; TH N 89 DEG 46 MIN 40 SEC E, A DIST OF 970.09 FT TO INTERSECT THE W LINE OF BLK "G"CAPE VISTA FIRST UNIT, AS REC IN PB 12, PG 74, OF THE PRMCF; TH S 00 DEG 00 MIN 43 SEC W, ALONG SD W LINE OF BLK "G" & PARALLEL WITH 2 FT E OF THE E LINE OF THE LINE OF THE SD SW 1/4 OF THE SE 1/4 A DIST OF 416.12 FT TO THE WLY TERMINUS OF THE S R/W LINE OF 43RD AVE W AS SHOWN ON SD PLAT OF CAPE VISTA FIRST UNIT; TH S 89 DEG 46 MIN 40 SEC W, ALONG THE WLY EXTENSION OF THE SD S R/W LINE, A DIST OF 2 FT TO THE SD E LINE OF THE SD SW 1/4 OF THE SE 1/4; TH S 00 DEG 00 MIN 43 SEC W, ALONG THE SD E LINE, A DIST OF 272 FT TO THE N R/W LINE OF SR #684 (CORTEZ RD); TH, ALONG SD N R/W LINE THE FOLLOWING TWO COURSES, VIZ: S 89 DEG 56 MIN 34 SEC W, A DIST OF 39.71 FT; & S 89 DEG 46 MIN 40 SEC W A DIST OF 778.26 FT; TH N 00 DEG 00 MIN 02 SEC W A DIST OF 166.12 FT; TH S 89 DEG 46 MIN 40 SEC W A DIST OF 200 FT; TH N 00 DEG 00 MIN 02 SEC W, A DIST OF 119.88 FT; TH S 89 DEG 46 MIN 40 SEC W, A DIST OF 230 FT TO THE ABOVE DESC E R/W LINE OF 59TH ST W; TH N 00 DEG 00 MIN 02 SEC W, ALONG SD E R/W LINE, A DIST OF 40 FT TO THE POB. ALSO ESMT FOR THE BENEFIT OF THE ABOVE DESC PARCEL AS CREATED BY WD DTD 7/22/82

& REC 7/26/82 IN OR 1031, P 2063 FOR INGRESS & EGRESS OVER, UNDER & ACROSS THE LAND DESC AS FOLLOWS: FROM THE NW COR OF THE SW1/4 OF THE SE1/4 OF SD SEC, RUN TH N 89 DEG 58 MIN 47 SEC E ALONG THE N LINE OF SD SW1/4 OF THE SE 1/4 A DIST OF 72 FT TO THE E R/W LINE OF 59TH ST W; TH S 00 DEG 00 MIN 02 SEC E, ALONG SD R/W LINE, A DIST OF 584.87 FT FOR POB; TH N 89 DEG 46 MIN 40 SEC E, A DIST OF 280 FT; TH S 00 DEG 00 MIN 02 SEC E, A DIST OF 60 FT; TH N 89 DEG 46 MIN 40 SEC E, A DIST OF 220 FT; TH S 00 DEG 00 MIN 02 SEC E, A DIST OF 40 FT; TH S 89 DEG 46 MIN 40 SEC W, A DIST OF 270 FT; TH N 00 DEG 00 MIN 02 SEC W, A DIST OF 50 FT; TH S 89 DEG 46 MIN 40 SEC W, A DIST OF 230 FT; TH N 00 DEG 00 MIN 02 SEC W A DIST OF 50 FT TO THE POB (1320/1161) PI#51112.0159/

Exhibit "B"

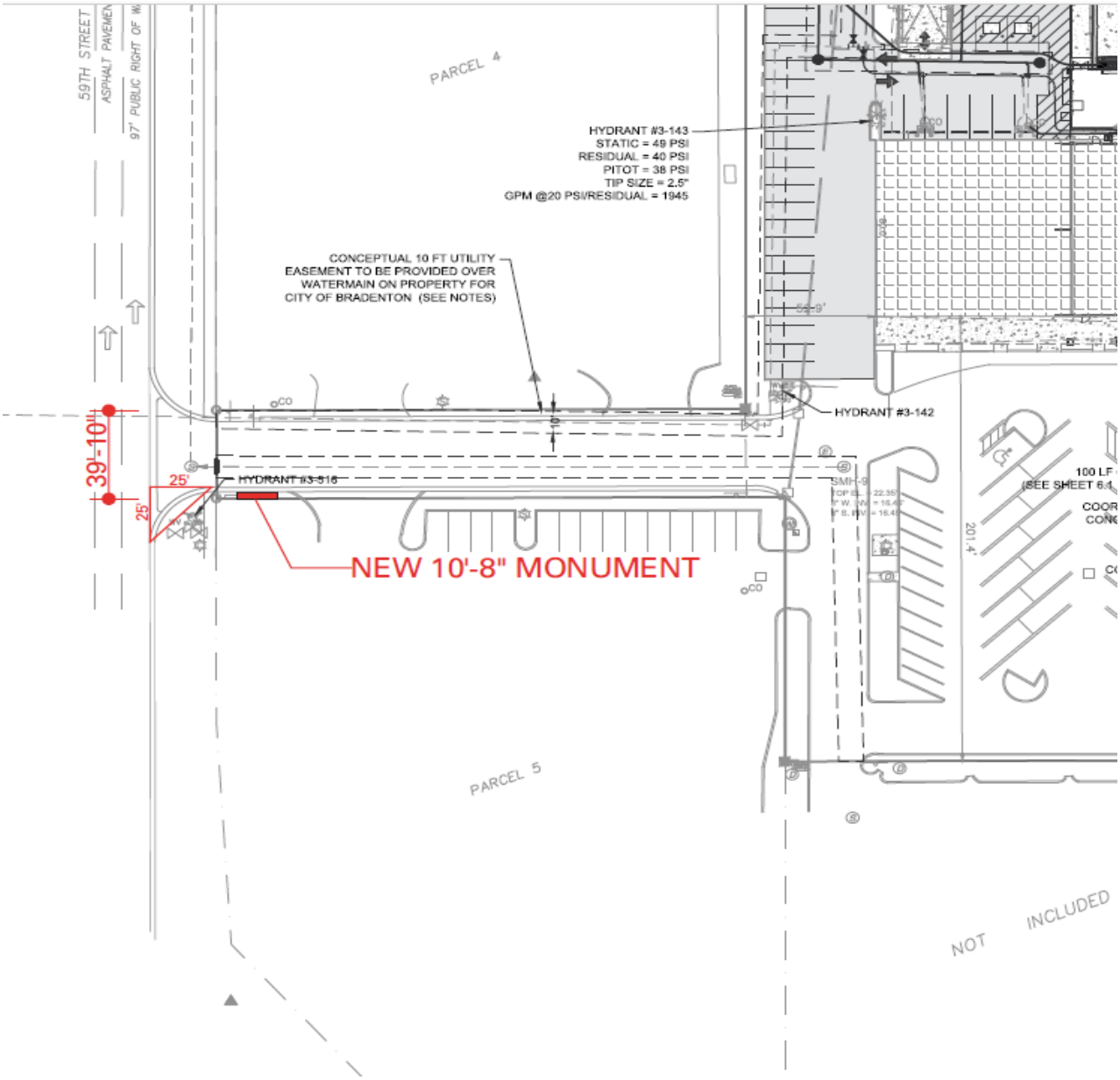
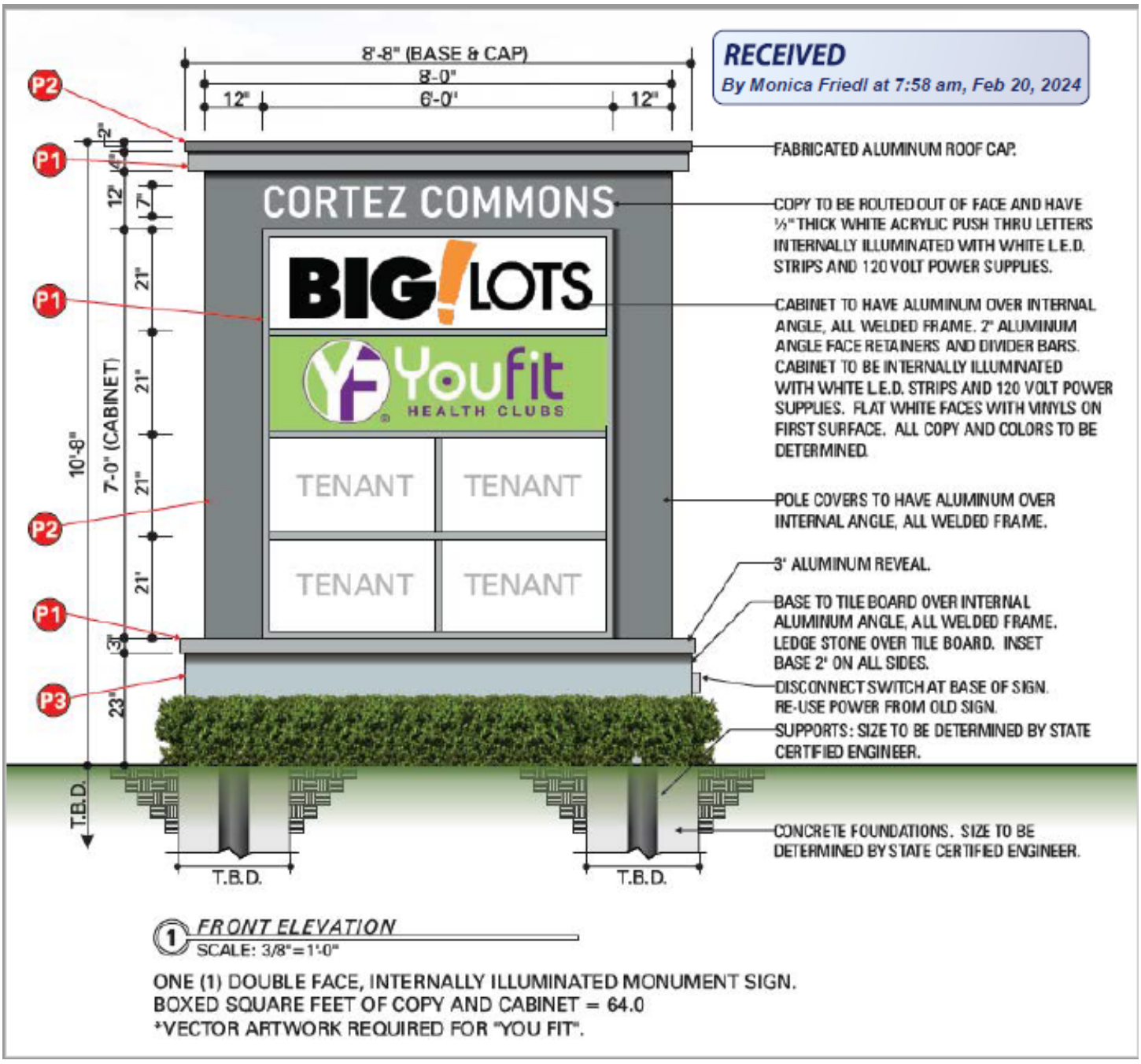

59TH STREET
ASPHALT PAVEMEN
97' PUBLIC RIGHT OF W
PARCEL 4
HYDRANT #3-143
STATIC = 49 PSI
RESIDUAL = 40 PSI
PITOT = 38 PSI
TIP SIZE = 2.5"
GPM @20 PSI/RESIDUAL = 1945
CONCEPTUAL 10 FT UTILITY
EASEMENT TO BE PROVIDED OVER
WATERMAIN ON PROPERTY FOR
CITY OF BRADENTON (SEE NOTES)
HYDRANT #3-142
39'-10"
25'
25'
HYDRANT #3-516
NEW 10'-8" MONUMENT
100 LF
(SEE SHEET 6.
201.4'
PARCEL 5
NOT INCLUDED

EXHIBIT "C"


RECEIVED
By Monica Friedl at 7:58 am, Feb 20, 2024
8'-8" (BASE & CAP)
8'-0"
12"
6'-0"
12"
P2
P1
P1
P2
P1
P3
2"
4"
12"
7"
21"
21"
21"
21"
3"
23"
10'-8"
7'-0" (CABINET)
T.B.D.
CORTEZ COMMONS
BIG LOTS
Youfit
HEALTH CLUBS
TENANT
TENANT
TENANT
TENANT
T.B.D.
T.B.D.
FABRICATED ALUMINUM ROOF CAP.
COPY TO BE ROUTED OUT OF FACE AND HAVE ½" THICK WHITE ACRYLIC PUSH THRU LETTERS INTERNALLY ILLUMINATED WITH WHITE L.E.D. STRIPS AND 120 VOLT POWER SUPPLIES.
CABINET TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME. 2" ALUMINUM ANGLE FACE RETAINERS AND DIVIDER BARS. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE L.E.D. STRIPS AND 120 VOLT POWER SUPPLIES. FLAT WHITE FACES WITH VINYLS ON FIRST SURFACE. ALL COPY AND COLORS TO BE DETERMINED.
POLE COVERS TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME.
3" ALUMINUM REVEAL.
BASE TO TILE BOARD OVER INTERNAL ALUMINUM ANGLE, ALL WELDED FRAME. LEDGE STONE OVER TILE BOARD. INSET BASE 2" ON ALL SIDES.
DISCONNECT SWITCH AT BASE OF SIGN. RE-USE POWER FROM OLD SIGN.
SUPPORTS: SIZE TO BE DETERMINED BY STATE CERTIFIED ENGINEER.
CONCRETE FOUNDATIONS. SIZE TO BE DETERMINED BY STATE CERTIFIED ENGINEER.
1 FRONT ELEVATION
SCALE: 3/8"=1'-0"
ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
BOXED SQUARE FEET OF COPY AND CABINET = 64.0
*VECTOR ARTWORK REQUIRED FOR "YOU FIT".

AGENDA ITEM NO. 6.e

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Comprehensive Plan Text Amendment, Ordinance 4035, Case CP.24.0363:
An Ordinance of the City of Bradenton, Florida, amending Policy 1.5.2, Hurricane and Evacuation Zone, of the Future Land Use Element of the City's Comprehensive Plan and Objective 5.3, Coastal Area Development, Policy 5.3.1, Coastal High Hazard Area, Policy 5.3.2, Conservation Zone, and Policy 5.3.4, Funding Priority, of the Coastal Management and Conservation Element of the City's Comprehensive Plan to allow the City to consider requests that increase the density of properties located within the Coastal High Hazard Area; providing for applicability; providing for repeal of ordinances in conflict; providing for severability; and providing for an effective date.
Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

SUGGESTED ACTION: Continue until April 17, 2024, per the request of the applicant.

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

ATTACHMENTS:

AGENDA ITEM NO. 6.f

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Comprehensive Plan Map Amendment, Ordinance 4036, Case CP.24.0364:

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from RESHIGH (High Density Residential) to UCBD (Urban Central Business District) for lands totaling approximately 15.9 acres and generally located on the peninsula north of Manatee Avenue West, west of 15th Street West and east of Wares Creek (Parcel ID Numbers 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3339000006, 3339500109, 3340910052, and 3335100059) and more particularly described herein; providing for applicability; providing for repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

SUGGESTED ACTION: Continue until April 17, 2024, per the request of the applicant.

Is this item Quasijudicial?
No

Does this item require a public hearing?

Yes

ATTACHMENTS:

AGENDA ITEM NO. 6.g

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: March 20, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Zoning Atlas Amendment, Ordinance 4037, Case LU.24.0361:

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas changing zoning from T4-O (General Urban Open Transect District) and T4-R (General Urban Restricted Transect District) to T5 (General Urban Center Transect District) for lands totaling approximately 15.9 acres and generally located on the peninsula north of Manatee Avenue West, west of 15th Street West and east of Wares Creek (Parcel ID Numbers 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3339000006, 3339500109, 3340910052, and 3335100059) and more particularly described herein; providing for applicability; providing for repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

SUGGESTED ACTION: Continue until April 17, 2024, per the request of the applicant.

Is this item Quasijudicial?
No

Does this item require a public hearing?

No

ATTACHMENTS: