AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, June 19, 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 May 15, 2024.
Draft Meeting Minutes - May 15, 2024.pdf

5. CHANGES TO MEETING AGENDA

a) Planning & Community Development: Review with Commission new hearing format where the applicant presents their case before the complete staff presentation is given. Below is the proposed new format:

- Introduce staff who will introduce the case
- Petitioner presentation
  - Give Commissioners opportunity for questions/comments to petitioner
- Staff presentation
  - Give Commissioners opportunity for questions/comments to staff
- Ask if Staff / Police / Fire / Public Works have any additional changes or recommendations following discussion

6. 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.

7. SWEARING IN OF THOSE GIVING TESTIMONY

8. AGENDA ITEMS

a) Planning & Community Development: **Variance Application, Final Order 24.1781, Case VA.24.1781:**

Request for a Variance to allow for a 6-ft. high privacy fence to be located within the front yard; for property located at 720 33rd Street Court West (Parcel ID 3518100059) in the R-1 (Low Density Single Family) zoning district. Application filed by Norman Bruce and Jane Hager (owners).

Application - Final Order 24.1781, Case VA.24.1781.pdf
Staff Report - Final Order 24.1781, Case VA.24.1781.pdf
Final Order 24.1781.pdf

b) Planning & Community Development: **Variance Application, Final Order 24.1544, Case VA.24.1544:**

Request for a variance to allow for an inground pool and a 6-ft high privacy fence to be located within the secondary front yard along 29th Street North West for properties located at 2901 and 2911 Riverview Blvd (Parcel ID 3483300004 and 3483500009) in the R-1 (Low Density Single Family) zoning district. Application filed by Patricia McBean (owner).
Application- Final Order 24.1544, Case VA.24.1544.pdf
Staff Report- Final Order 24.1544, Case VA.24.1544.pdf
Final Order 24.1544.pdf

c) Planning & Community Development: **Variance Application, Final Order 24.1654, Case VA.24.1654:**

Request for a Variance to allow for an accessory structure (pool house) to be located within the secondary front yard along 26th Avenue West; for property located at 5302 26th Avenue Court West (Parcel ID 3947110106) in the R-1 (Low Density Single Family) zoning district. Application filed by Kenneth and Jamie Lawson (owners).
Application - Final Order 24.1654, Case VA.24.1654.pdf
Staff Report - Final Order 24.1654, Case VA.24.1654.pdf
Final Order 24.1654.pdf

d) Planning & Community Development: **Special Use Application, Resolution 24-42, Case SU.24.1851**:

Request for a Special Use Permit to allow for the addition of classrooms (grades K-5), which is an expansion of a previously approved Special Use Permit; for property located at 1011 21st Street East (Parcel ID 1359400059) in the TR-4 (General Urban Restricted) transect zoning district. Application filed by Tara N. Sall (agent) for Manatee County Girls Club, Inc. (owner).
Application - Resolution 24-42, Case SU.24.1851.pdf
Staff Report - Resolution 23-42, Case SU.24.1851.pdf
Resolution 24-42 (Draft).pdf

e) Planning & Community Development:

Special Use Application, Resolution 24-43, Case SU.24.1783:

A Resolution of the City Council of the City of Bradenton granting Special Use Permit No. SU.24.1738 to operate a medical clinic in the T4-O (General Urban Open) and T-5 (Urban Center) zoning districts for property located at 914 and 918 14th Street West, 920 14th Street Court West, also identified as parcel numbers 4377000007, 4376500007, 4375300159, Bradenton, Florida, and more particularly described herein; making findings of fact and conclusions of law; providing for severability; and providing an effective date. Application filed by Robert C. Gause (agent) for Jerry N. and Rhonda C. Zoller (owners).
Application - Resolution 24-43, Case SU.24.1783.pdf
Staff Report - Resolution 24-43, Case SU.24.1783.pdf
Resolution 24-43 (Draft).pdf

9. DISCUSSION ITEMS

10. REPORTS OF SPECIAL STUDY COMMITTEE

11. DIRECTOR'S REPORT

12. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) Planning & Community Development: **City Council - May 22, 2024**

1. Resolution 24-20, SU.24.0223 - Special Use for Indoor Amusement Center at 412 12th Street West (Approved with conditions, vote 4-1).
2. Resolution 24-28, SU.24.0894 - Special Use for Distilling/Brewing at 1008 4th Avenue West (Approved with conditions, vote 5-0).
3. Resolution 24-29, SU.24.0895 - Special Use for a Sidewalk Cafe at 1008 4th Avenue West (Approved with conditions, vote 5-0).
4. Resolution 24-30, SU.24.0887 - Special Use for a School at 817 Manatee Avenue West (Approved with conditions, vote 4-1).
5. Ordinance 4039, LU.24.0877 - Zoning Atlas Amendment to rezone a portion of Bradenton Tropical Palms (continued to no certain date)

City Council - June 12, 2024

1. Ordinance 4040, RV.24.1517 - 1st Reading - Right of Way Vacation (new Police HQ).
2. Ordinance 4041, RV.24.1518 - 1st Reading - Right of Way Vacation (new Police HQ).
3. Ordinance 4042, RV.24.1519 - 1st Reading - Right of Way Vacation (new Police HQ).
4. Ordinance 4046, RV.24.1687 - 1st Reading - Right of Way Vacation (new Police HQ).

City Council - July 24, 2024

1. Ordinance 4040, RV.24.1517 - 2nd Reading - Right of Way Vacation (new Police HQ).
2. Ordinance 4041, RV.24.1518 - 2nd Reading - Right of Way Vacation (new Police HQ).
3. Ordinance 4042, RV.24.1519 - 2nd Reading - Right of Way Vacation (new Police HQ).
4. Ordinance 4046, RV.24.1687 - 2nd Reading - Right of Way Vacation (new Police HQ).
5. ** Special Use cases from June 19, 2024, Planning Commission, if a recommendation is made to City Council.

13. ADJOURN

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

NON-DISCRIMINATION STATEMENT:

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

City of Bradenton ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9470
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: June 19, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Planning Commission meeting minutes of May 15, 2024.

SUGGESTED ACTION: Approve as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
Review and approval of the meeting minutes from the May 15, 2024, City of Bradenton Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the meeting minutes from May 15, 2024, as submitted.

ATTACHMENTS:
Draft Meeting Minutes - May 15, 2024.pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
May 15, 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, Michael Jones, Michael Neal, Richard Whetstone, Kurt Landefeld, 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, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:02 p.m.
2. Pledge of Allegiance.
3. Motion to approve the April 17, 2024 Meeting Minutes by Commissioner Green, and seconded by Commissioner Neal. Motion passed unanimously.

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

AGENDA ITEMS:
Robin Singer stated that there are some changes to the agenda. Agenda items 6 e, f, and g have been tabled until further notice. Also, item 6h is pulled from the agenda indefinitely.

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

Public Hearing was closed.

Motion: Commissioner Landefeld motioned to approve to continue these items at a later date; no date-certain and with re-advertisement. Commissioner Neal seconded. Motion passed unanimously.

1. **Ordinance 4040, Case RV.24.1517**: An Ordinance of the City of Bradenton, Florida, vacating a portion of a platted 40-foot wide right-of-way as shown on the plat of Adams Anex to Bradenton Subdivision, recorded in Book 1, Page 158, of the public records of Manatee County, Florida, and more particularly described herein, being generally located south of Manatee Avenue West, east of 3rd Street West, north of 8th Avenue Drive West and west of 2nd Street West; providing for recordation in the official records, providing for severability; providing for repeal of Ordinances

in conflict; and providing for an effective date. Application filed by the City of Bradenton.

2. **Ordinance 4041, Case RV.24.1518**: An Ordinance of the City of Bradenton, Florida, vacating a portion of a platted 60-foot wide Right-of-way as shown on the plat of Roesch's Subdivision, recorded in Book 1, Page 142, of the public records of Manatee County, Florida, and more particularly described herein, being generally located south Manatee Avenue West, east of 2nd Street West, north of 8th Avenue Drive West and west of 1st Street; providing for recordation in the official records, providing for severability; providing for repeal of Ordinances in conflict; and providing for an effective date. Application filed by the City of Bradenton.

3. **Ordinance 4042, Case RV.24.1519**: An Ordinance of the City of Bradenton, Florida, vacating a portion of a platted 15-foot wide alley as shown on the plat of Roesch's Subdivision, recorded in Book 1, Page 142, of the public records of Manatee County, Florida, and more particularly described herein, being generally located south of Manatee Avenue West, east of 3rd Street West, north of 8th Avenue Drive West and west of 2nd Street West; providing for recordation in the official records, providing for severability; providing for repeal of Ordinances in conflict; and providing for an effective date. Application filed by the City of Bradenton.

4. **Ordinance 4046, Case RV.24.1687:** An Ordinance of the City of Bradenton, Florida, vacating an 8-foot wide portion of 8th Avenue West (South Street) as shown on the Plat of Black Bear Park Subdivision, recorded in Book 1, Page 283, of the public records of Manatee County, Florida, and particularly described herein, being generally located south of Manatee Avenue West, east of 3rd Street West, north of 8th Avenue Drive West and west of 2nd Street West; providing for recordation in the official records, providing for severability; providing for repeal of Ordinances in conflict; and providing for an effective date. Application filed by the City of Bradenton.

Staff Recommendation: Greg DeLong spoke on behalf of the City for all 4 Ordinances. Staff recommends approval based on the Land Use Regulations right-of-way vacations Section 2.2.7 and also letters submitted by utility companies stating that there are no objections to the proposed right-of-way requests to be vacated.

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

Public Hearing was closed.

Motions:
Ordinance 4040, Case RV.24.1517: Commissioner Green motioned to approve. Commissioner Whetstone seconded. Motion passed unanimously.
Ordinance 4041, Case RV.24.1518: Commissioner Whetstone motioned to approve. Commissioner Jones seconded. Motion passed unanimously.

DRAFT

Ordinance 4042, Case RV.24.1519: Commissioner Whetstone motioned to approve. Commissioner Green seconded. Motion passed unanimously.
Ordinance 4046, Case RV.24.1687: Commissioner Landefeld motioned to approve. Commissioner Green seconded. Motion passed unanimously.

Discussion Items:
Robin Singer discussed internal changes in the staff report. This includes presentations by staff and applicants. Also, a change in the format of the meeting; she would like to see applicants make their cases, sometimes with staff assistance. Petitioners will also need to be present at the meetings. She would like to see disclosures mentioned after everyone has been sworn in. Scott Rudacille said that this should mentioned before each case for the record. Ms. Singer then discussed how decisions should be made based on the staff report.

Director's Report:
Ms. Singer updated the City Visioning Project. Stantec is trying to get input from other sectors of the population that they have not heard from. We are waiting to hear back from them on their preliminary review.
There will be some minor amendments to the Comprehensive Plan.
For the Land Use Regulations and Form Based Code changes, restricted regulations were discussed and a major rewrite for the Form Based Code. A consultant will be hired to assist.

Adjournment: The meeting adjourned at 2:41 p.m.

Ben Bakker, Chair Date

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

DRAFT

AGENDA ITEM NO. 5.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CHANGES TO MEETING AGENDA**

SUBJECT: Review with Commission new hearing format where the applicant presents their case before the complete staff presentation is given. Below is the proposed new format:

- Introduce staff who will introduce the case
- Petitioner presentation
  - Give Commissioners opportunity for questions/comments to petitioner
- Staff presentation
  - Give Commissioners opportunity for questions/comments to staff
- Ask if Staff / Police / Fire / Public Works have any additional changes or recommendations following discussion

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS:

AGENDA ITEM NO. 8.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Variance Application, Final Order 24.1781, Case VA.24.1781:**

Request for a Variance to allow for a 6-ft. high privacy fence to be located within the front yard; for property located at 720 33rd Street Court West (Parcel ID 3518100059) in the R-1 (Low Density Single Family) zoning district. Application filed by Norman Bruce and Jane Hager (owners).

SUGGESTED ACTION: Motion to either approve or deny Final Order 24.1781, Case VA.24.1781.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant is requesting approval to construct a new 6’ high privacy fence in the front yard of property located at 720 33rd Street Court West. The proposed fence is to replace an existing 6’ high wooden fence enclosing an inground pool that was installed on the property in 1972.

The proposed 6’ high privacy fence will be vinyl in material, which matches an existing fence located north of residence and along the north property line.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order 24.1781, Case VA.24.1781.

ATTACHMENTS:
Application - Final Order 24.1781, Case VA.24.1781.pdf
Staff Report - Final Order 24.1781, Case VA.24.1781.pdf
Final Order 24.1781.pdf

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

bradenton
The Friendly City

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Norman Bruce Hager; Jane L. Hager

Owner Address: 720 33rd Street Ct. W. Telephone: 941-932-2515

Name of Agent: _____

Agent Address: _____ Telephone: _____

Owner/Agent Email: bhager5231@gmail.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 720 33rd Street Ct. W., Bradenton, FL 34205

Parcel ID: 3518100059 Acreage: 0.4021 Acres

Zoning: BR-R-1 *click to view Zoning map

Future Land Use: City *click to view FLU map

Ward #: 2 *click to view Ward map

Neighborhood #: 2660; S1/2, *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: Variance for 6' pool fence

REQUIRED

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

RECEIVED
MAY 8 2021
CITY OF BRADENTON
PLANNING DEPT.

REQUIRED

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.

Norman Bruce Hager 05-08-2024

Signature of Owner/Applicant Date

CITY STAFF ONLY (REQUIRED)

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 #: 241781

ARB: _____

Planning Commission: _____

DRC: _____

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

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. No

2. Strict application would prohibit the construction of a single family residence on the lot of record; and No

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 No

4. The application is for an Administrative Variance for lot size, width and street frontage; and No.

5. The Administrative Variance is the minimum variance that will allow reasonable use of the property. Yes, 6' fencing for Safety.

Norman Bruce Hayes 05-08-24

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.

APPLICATION DEADLINE

APPLICATION SUBMITTAL DEADLINE DATE AND INFORMATION

° Planning Commission meets on the third Wednesday of each month, except for December where they meet on the second Wednesday.

° Application submittal deadline date is 40-days prior to the meeting date. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit missing materials by the application deadline. No late submittals will be accepted.

Dear Members of the Zoning & Planning Committee,

I am writing to request a variance for the fence surrounding our pool located on our property at 720 33rd Street Court W., Bradenton. Current zoning rules state a fence cannot exceed 4' when the fence is located past the front of a home, we respectfully request a 6' fence.

The pool on our property was built in 1972. Since the pool was built there has been a 6' fence around the pool as safety has always been a top priority and concern. The 6' fence does not interfere with any sight lines for our neighbors or traffic as our home is a double lot and does not sit on a corner, it is located in the middle of our block. Our home on 33rd Street Court W is only 4 houses from Manatee HS and 1 block from Manatee Ave. . The pool is very close to the sidewalk, the road and a bike lane. There is a large amount of foot traffic from students, during school hours and during special school events at the high school. There is also a large volume of traffic on our street from the high school and from Manatee Ave.. A 6' fence will help deter any temptation for children and adults to enter our pool area without permission day or night. For these reasons we believe a 4' fence will not provide security for the pool and would be a safety hazard for our home and neighborhood.

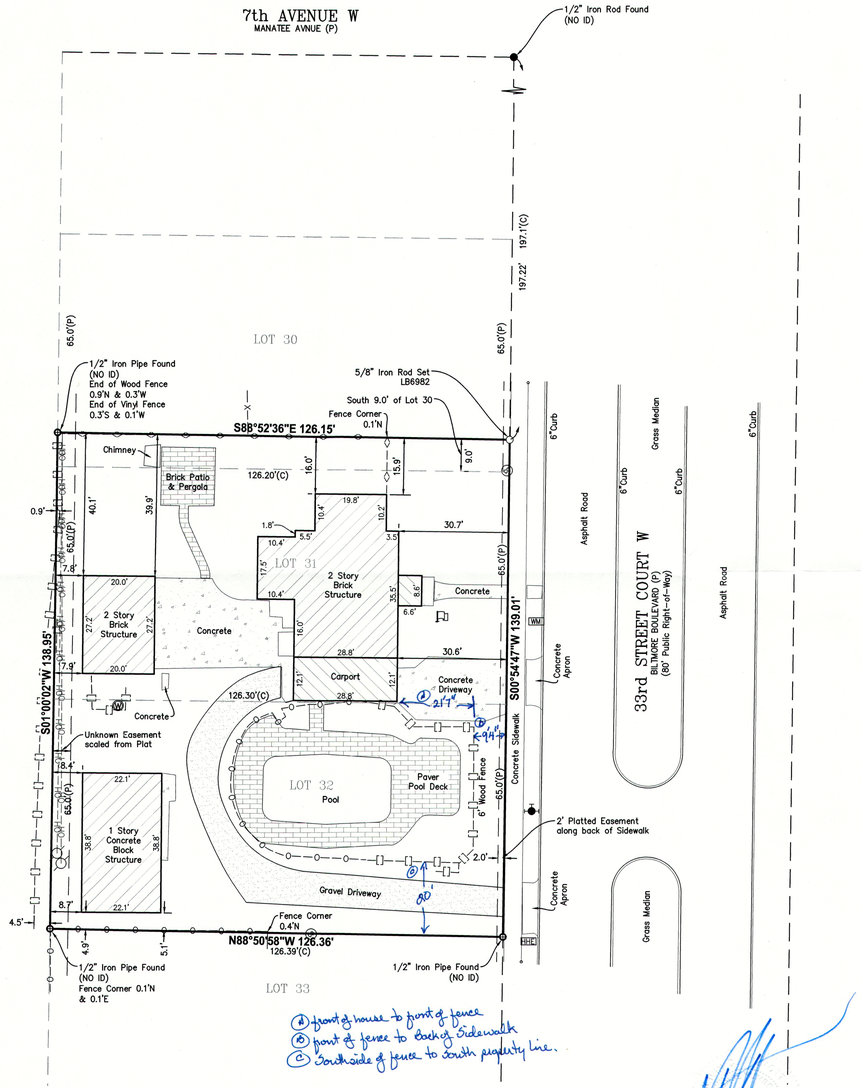
I hope that that you will agree that a 6' fence is necessary to provide safety for our home, our neighbors, and our neighborhood. Should you have any questions please feel free to contact me at 941/932-2515.
Thank you for your consideration of our request.

Sincerely,

Bruce Hager 05-08-2024

Bruce Hager





SCALE 1"=20'

LEGEND

○	(IRS) 5/8"IRON ROD SET (LB 6982)
●	(IRF)IRON ROD FOUND
⊕	IRON PIPE FOUND
	FLAG POLE
Ⓦ	WELL
◎	CLEAN OUT
HH	ELECTRIC HAND HOLE
	UTILITY POLE
	FIRE HYDRANT
WM	WATER METER
———	BOUNDARY LINE
— — —	RIGHT-OF-WAY LINE
——OH——	OVERHEAD UTILITY LINE
—O—O—	CHAINLINK FENCE
—X—X—	METAL FENCE
—<>—<>	VINYL FENCE
—[]—[]—	WOOD FENCE
(P)	PLAT DATA
(C)	CALCULATED FROM PLAT DATA
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; BEING

LOTS 31, 32, AND THE SOUTH NINE FEET OF LOT 30, BILTMORE COURT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

NOTES:

1. This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
2. Bearings shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment, deriving a bearing of S00°54'47"W for the West line of 33rd Street Court W.
3. This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
4. This property lies in Flood Zone "X" of the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12081C0301F which bears an effective date of 8/10/2021. As shown on the FEMA Website (http: //msc.fema.gov).
5. This survey prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
6. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
7. This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
8. Some features may be exaggerated for clarity, dimensions shown supersede scaled dimensions.
9. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
10. This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys.
11. Ownership of fences shown hereon if any has not been determined as a part of this survey.
12. Portions of this survey were undertaken using GPS surveying techniques in real time kinematic (RTK) mode with corrections provided by the Florida Permanent Reference Network. Redundancy was achieved by multiple occupations of points using varying satellite configurations.
13. Improvements such as, but not limited to, foundations, subsurface improvements and landscape features, etc., have not been located except as shown there may be some areas not physically located or shown that lie within the bounds of this survey that may be termed jurisdictional by various government agencies.
14. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
15. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
16. This survey represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
17. Bearings and distances shown hereon are Field Measured unless noted otherwise.
18. This survey is not valid without the original signature and raised seal of a licensed Florida Professional Surveyor and Mapper, an electronic copy must have a verified independent authenticated seal affixed.

BOUNDARY SURVEY
OF
A PARCEL OF LAND
LOCATED IN
SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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FLORIDA CERTIFICATE No. PSM 6809
DATE OF CERTIFICATION 05-03-2024

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

REVISION	BY	DATE

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

DRAWN BY DML FIELD BY BURKE JOB NO. 45656 FIELD DATE 05-01-2024 SCALE 1:20 SHEET 1 OF 1

T:\LOT-MISC\BILTMORE COURT\1.32 BS.dwg, Plot Date: Nov 05, 2024@8:49am, By:DWOOL

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 19, 2024

Staff Report

Case Number: VA.24.1781
Applicants: Norman Bruce and Jane L. Hager
Address: 720 33rd Street Court West
Parcel ID: 3518100089
Zoning: R-1 (Low Density Single Family)
FLUM: RESLOW (Residential Low Density)
Flood Zone: X

Surrounding Properties:

Zoning:
- North: R-1 (Low Density Single Family)
- South: R-1 (Low Density Single Family)
- East: R-1 (Low Density Single Family)
- West: RSF-6 (Manatee County)

Future Land Use:
- North: RESLOW (Residential Low Density)
- South: RESLOW (Residential Low Density)
- East: RESLOW (Residential Low Density)
- West: RES-6 (Manatee County)

The applicant is requesting approval to construct a new 6' high privacy fence in the front yard of property located at 720 33rd Street Court West. The proposed fence is to replace an existing 6' high wooden fence enclosing an inground pool that was installed on the property in 1972. In review of city records, staff was able to locate the pool permit, but unable to locate a permit for the existing fence. Also, there are no records showing where a variance may have been granted allowing the existing fence to be installed in its current location.

Section 5.1.2.7 of the Land Use Regulations states fences located within 25' of any right-of-way shall not exceed a maximum of 48" in height.

According to the submitted application materials, the applicant would like to install the new fence in the same location as the existing fence, which is 9'-4"

from the back of the public sidewalk, or 21'-7" in front of the façade of the primary residence. The applicant states in the submitted materials that due to the location of the pool being close to the sidewalk, road and bike lane, a 6' high fence should deter temptation of passerby's from entering the pool area, especially student traffic from nearby Manatee High School.

Per an email from the applicant (Exhibit 6), the proposed 6' high privacy fence will be vinyl in material, which matches an existing fence located north of residence and along the north property line.

In review of the Comprehensive Plan versus the proposed request, it appears that the proposed request doesn't meet the intent of the Plan. The Plan states that the *"City shall preserve and enhance neighborhoods based on each neighborhood's essential ingredients. These ingredients are important in the design of the neighborhood."* While the subject property has had a 6' high fence in the front yard for many decades (without an identified permit) that appears to have had no negative impact on the neighborhood, no other properties in the neighborhood have 6' high fences in their front yards. The applicant can install a 48" high fence to meet pool enclosure requirements and meet the regulations of Section 5.1.2.7 of the Land Use Regulations. In addition, landscaping such as bushes and shrubs can be installed in front of a 48" high fence that can also deter passerby's from the temptation of entering the pool area.

The subject property is 17,514 sq. ft. or .4021 acres in size and contains a residence, out buildings and the inground pool.

Land Use Regulations:

5.1.2 Accessory Structures, Residential Buildings. Accessory structures shall not be located within the front yard except as otherwise noted and shall maintain a five-foot setback from any side or rear property line, except as otherwise noted. Accessory structures shall be limited by the ground coverage maximums as listed on schedule 3.2.2.1 "Dimensional and Area Regulations, for Residential Districts". Accessory structures permitted in conjunction with residence include, but are not limited to, those listed below, and such structures are subject to the restrictions as indicated.

Accessory structures that are larger than 120 square feet and/or include a wall height greater than 10 feet are subject to conformance with the following compatibility standards:

a. The architectural style, exterior materials and colors match that of the principal structure.
b. If the overall height of the structure exceeds 12 feet, the roof pitch shall match that of the principal structure.

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

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

Location	Maximum Height
Within 35 feet of any intersection streets, driveways or alley	24 inches
Within 25 feet of any right-of-way	48 inches
Front yard *	48 inches
Side or rear yard	72 inches
* On corner lots, the secondary front yard may have a 72-inch fence provided a setback is maintained equal to half of the existing setback. The fence cannot be installed between the structure and the right-of-way.	

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

c. *Materials*. Fences made with barbed wire, cloth, nylon, PVC pipe, corrugated materials, glass, spikes or other similar materials, and electric fences are prohibited on residential properties. Fence materials must be generally compatible with surrounding properties. On corner lots, picket or other similar fencing as approved by the PCD director can be installed in the primary front yard. See section 5.1.2.7.a for restrictions in secondary front yards.

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

Comprehensive Plan Elements:

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

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

- Neighborhoods should be designed to establish an identity and value that motivate residents to protect them, including:

    1. Neighborhood names and identities;
    2. Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes;
    3. Compatible, not necessarily identical, residential densities and housing types, consistent with the future land use designation and zoning category;
    4. Economic and social diversity;
    5. Neighborhood parks;
    6. Neighborhood organization for communication and conflict resolution; and
    7. Training and technical assistance for neighborhood-based planning initiatives.

Policy 1.2.1 – Establish a Future Land Use Map

Low Density Residential (RESLOW)

Residential use, primarily single-family with potential neighborhood commercial component, as part of a Planned Development, which will consist of light-retail, restaurants, personnel services, office and other similar neighborhood activities.

Residential – DU/acre 6
Commercial – not to exceed 1 acre
Maximum floor area ratio – commercial 0.50

Requirements for Permits and Approvals:

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

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

a. The application meets all 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: It appears that the dimensional variance was created by the previous owner (current owner stated that his father installed the pool and fence). The existing fence surrounds a compliant pool but there are no records indicating that a fence permit was obtained for the existing fence.

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

Staff Response: *Strict application of the fence standards in the LURs would not deprive the applicant reasonable use of the subject property as intended. The applicant is able to construct a 4' high fence in the requested location that meets the city's Land Use Regulations.*

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

Staff Response: All residential properties are subject to the same fence standards; therefore, granting of the requested variance could be considered a special privilege. While the subject property currently has a 6' high fence in the front yard, in context of this neighborhood, the requested variance would appear to grant special privilege to this property owner.

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

Staff Response: The request is limited to a dimensional variance; the City is precluded from allowing consideration of a variance for use.

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

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

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

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

***** Reminder: If approved, the variance will run in perpetuity with the land and not the use of the property or ownership.***

Planning and Community Development Analysis:
The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood. As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

Staff Comments:

1. 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.
2. It is in staff's opinion that the project is found to be inconsistent with the goals, objectives and policies of the Comprehensive Plan and is not in compliance with the requirements of the Land Use Regulations.

Respectfully submitted,



Gregory J. DeLong
Assistant PCD Director

Exhibits:

Exhibit 1: Location Map

Exhibit 2: Future Land use map

Exhibit 3: Zoning Map

Exhibit 4: Site Plan/Survey

Exhibit 5: Issued Pool Permit (Issued in 1972)

Exhibit 6: Email from Applicant

Exhibit 1: Location Map



Exhibit 2: Future Land Use Map



Exhibit 3: Zoning Map



Exhibit 4: Site Plan/Survey

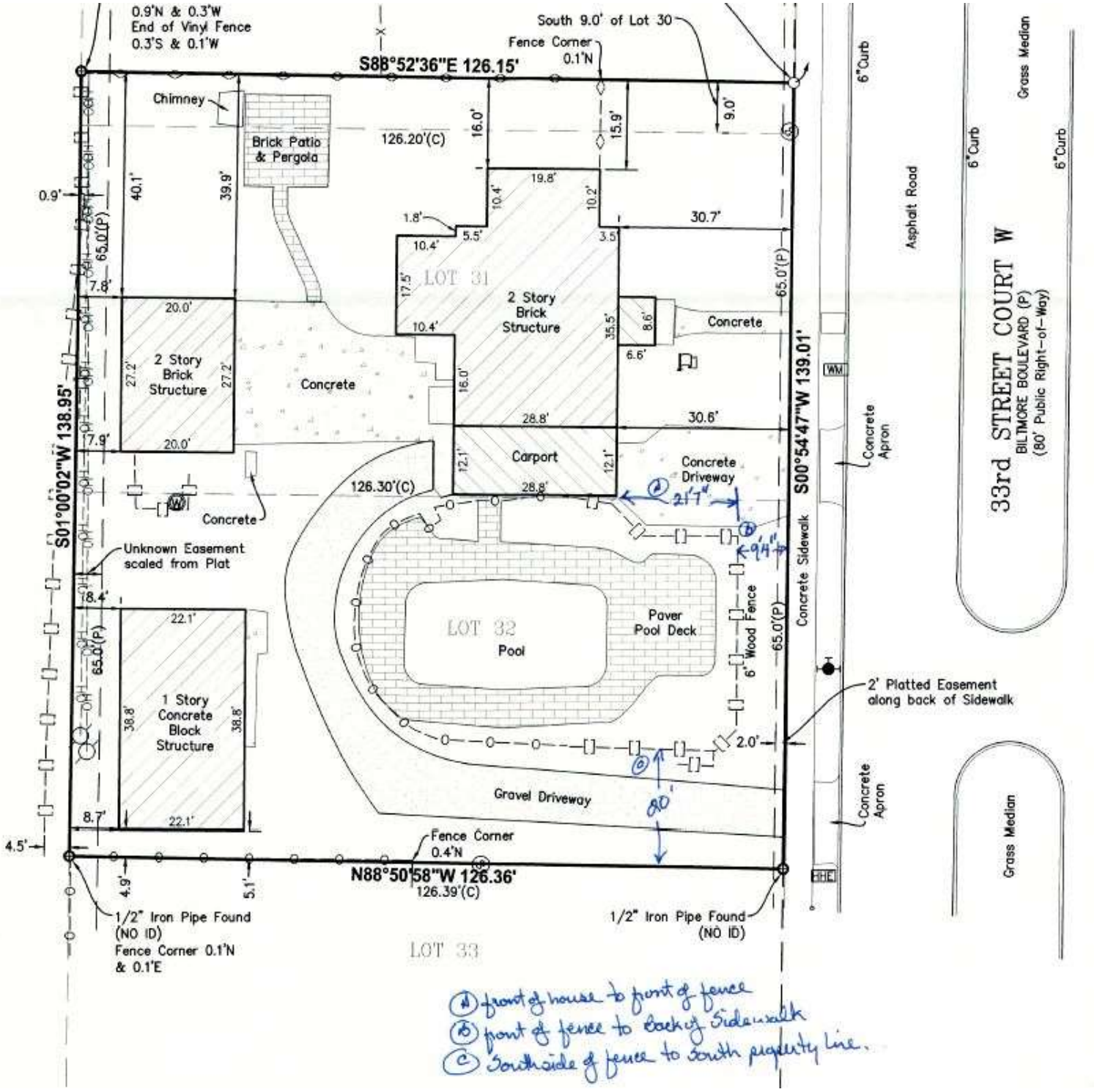


Exhibit 5: Issued Pool Permit

HAGER, FLOYD

Ward 1 Sub Lot No. Blk

Permit Cost $15.00 BUILDING DEPARTMENT

Name Floyd Hager No. 11777

Address 720 33rd Street Court, West

RECORD OF INSPECTIONS

Inspections	By	Date	Inspections	By	Date
Measurements			Lintel		
Foundation			Framing		
Bell Ftgs.			Final no final called for		

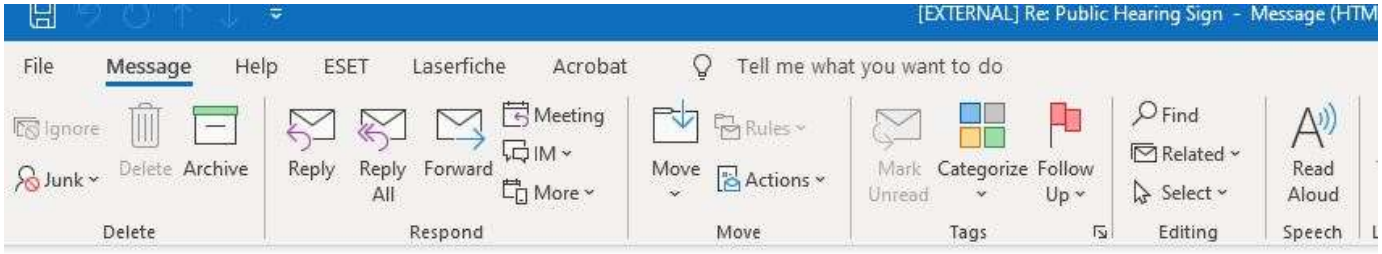
Remarks: Swimming Pool Pool Steel TG 6-23-72
Patio Sw. Pool Deck TG 6-30-72

Builder Esquire Pools Zone

Type Cost $4,300.00

Date 6/20/72 Issued By

Exhibit 6: Email from Applicant



[EXTERNAL] Re: Public Hearing Sign

BH

Bruce Hager <bhager5231@gmail.com>
To Greg DeLong
Cc Jamie Schindewolf

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise c

Greg, sorry for the late reply and Thank you for your email and questions. So to answer your question:

1). I am planning on installing a 6' high Vinyl , to replace a 6' high wooden fence that is there now.
2). I will try to get downtown tomorrow afternoon by 3:30 to pick up the "Public Notice" signs.
3). If you are available tomorrow we can talk about a time frame for you to meet me at my house to take pictures of the existing fence.

Thank you, Bruce

FINAL ORDER
VARIANCE NO. VA.24.1781

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. VA.24.1781 TO ALLOW A 6-FOOT-HIGH PRIVACY FENCE TO BE LOCATED IN THE FRONT YARD (WITHIN 25-FEET OF ANY RIGHT-OF-WAY); FOR PROPERTY LOCATED AT 720 33RD STREET COURT WEST, BRADENTON, FLORIDA, 34205 (PARCEL ID 3518100059), AS MORE PARTICULARY DESCRIBED HEREIN.

WHEREAS, Norman Bruce and Jane L. Hager ("Property Owners") own the property located at 720 33rd Street Court West, Bradenton, Florida, more particularly described in Exhibit "A" (the "Property"), and submitted an application for a variance to allow a 6-foot-high privacy fence to be located in the front yard and within 25-feet of the right-of-way, , as shown on the site plan attached as Exhibit "B""; and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as 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, Section 5.1.2, provides standards regarding Area, Dimensional & Quantity requirements for accessory structures; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 5.1.2.7 states fencing located in the front yard or within 25-feet of any right-of-way shall not exceed 48-inches in height; and

WHEREAS, the Planning Commission held a noticed public hearing on June 19, 2024, at which the Commission received testimony and evidence from the applicant, City Planning staff, and members of the public in attendance; and

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

NOW, THEREFORE, the Planning Commission makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that 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 increase the maximum allowed fence height located in the front yard and within 25 feet of a right-of-way from 4 feet to 6 feet, as shown on the site plan attached as Exhibit "B".

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 increase the maximum allowed fence height located in the front yard and within 25 feet of the right-of-way from 4 feet to 6 feet, as shown on the site plan attached as Exhibit "B".

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the 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 19th DAY OF JUNE, 2024.

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

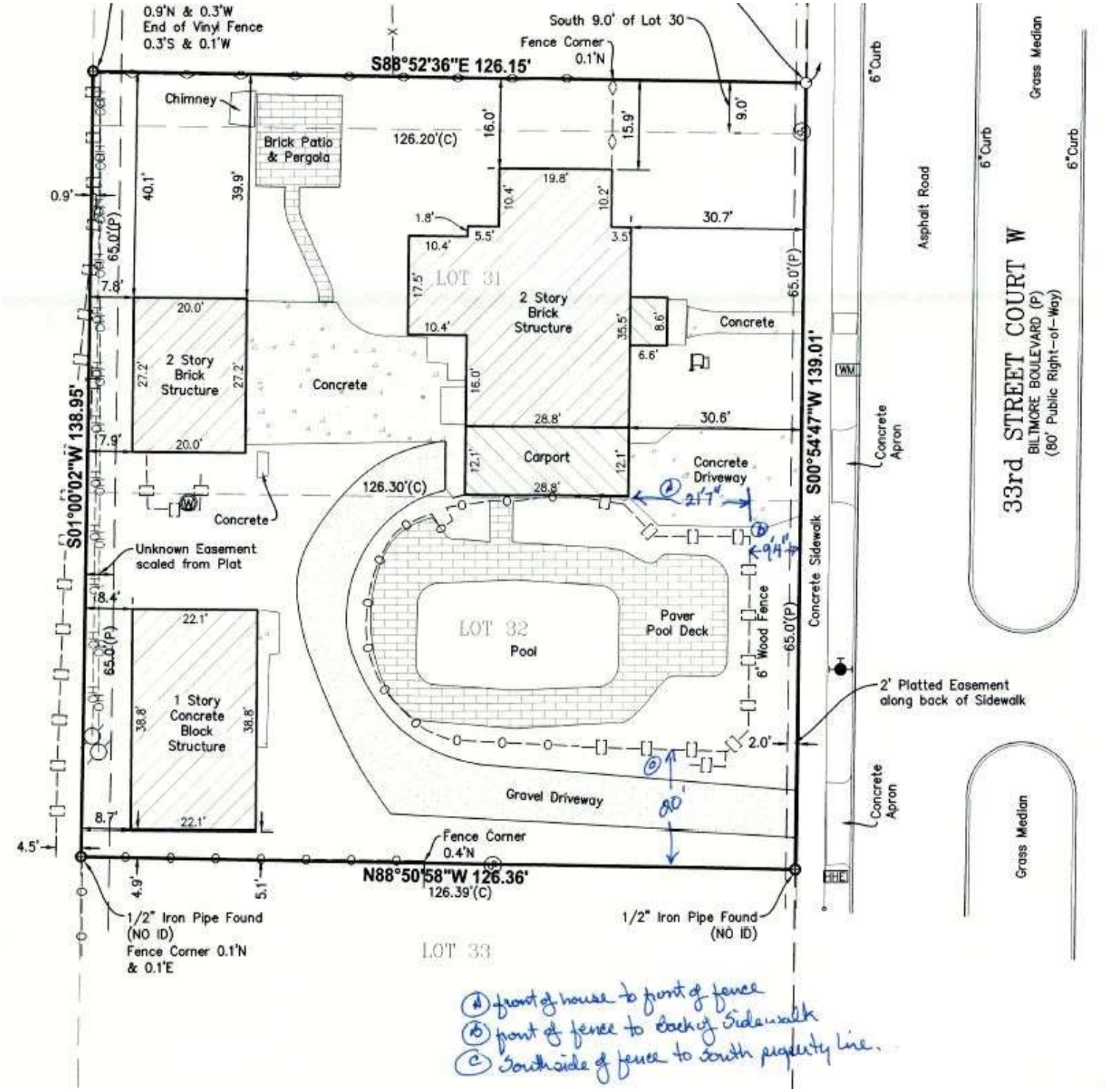
ATTEST:

Lori Brunner CLERK	Benjamin Bakker CHAIR

EXHIBIT "A"

Legal Description:
S 9 FT OF LOT 30, LOTS 31,32 BILTMORE COURT PI#35181.0005/9

EXHIBIT "B"


0.9'N & 0.3'W
End of Vinyl Fence
0.3'S & 0.1'W
S88°52'36"E 126.15'
South 9.0' of Lot 30
Fence Corner
0.1'N
Chimney
Brick Patio
& Pergola
126.20'(C)
16.0'
15.9'
9.0'
19.8'
10.4'
10.2'
1.8'
5.5'
30.7'
3.5'
0.9'
40.1'
39.9'
65.0'(P)
7.8'
LOT 31
2 Story
Brick
Structure
20.0'
27.2'
Concrete
8.6'
6.6'
35.5'
17.5'
16.0'
28.8'
30.6'
7.9'
Carport
12.1'
126.30'(C)
Concrete
Driveway
2'1"
9'4"
S01°00'02"W 138.95'
S00°54'47"W 139.01'
Concrete Sidewalk
Unknown Easement
scaled from Plat
18.4'
22.1'
LOT 32
Pool
Paver
Pool Deck
6' Wood Fence
1 Story
Concrete
Block
Structure
38.8'
2' Platted Easement
along back of Sidewalk
2.0'
8.7'
Gravel Driveway
80'
4.5'
Fence Corner
0.4'N
N88°50'58"W 126.36'
126.39'(C)
4.9'
5.1'
1/2" Iron Pipe Found
(NO ID)
Fence Corner 0.1'N
& 0.1'E
1/2" Iron Pipe Found
(NO ID)
LOT 33
6"Curb
Asphalt Road
Concrete
Apron
Grass Median
33rd STREET COURT W
BILTMORE BOULEVARD (P)
(80' Public Right-of-Way)
WM
FIRE
A front of house to front of fence
B front of fence to back of sidewalk
C South side of fence to south property line.

AGENDA ITEM NO. 8.b

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	June 19, 2024
SUBMITTED BY:	Monica Friedl, Planning & Community Development
ITEM TYPE:	Miscellaneous
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Variance Application, Final Order 24.1544, Case VA.24.1544:** Request for a variance to allow for an inground pool and a 6-ft high privacy fence to be located within the secondary front yard along 29th Street North West for properties located at 2901 and 2911 Riverview Blvd (Parcel ID 3483300004 and 3483500009) in the R-1 (Low Density Single Family) zoning district. Application filed by Patricia McBean (owner).
SUGGESTED ACTION:	Motion to either approve or deny Final Order 24.1544, Case VA.24.1544.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is requesting approval to construct a deck and inground pool within the secondary and what will become the third frontage of her property along Riverview Blvd and 29th Street NW. The applicant is also requesting approval for the replacement of a 6’ tall fence along 29th Street NW on what will become the third frontage for the property located at 2901 Riverview Blvd. It is also to be noted, 2901 and 2911 Riverview Blvd are currently two separate parcels under the same ownership, however the owner is actively working with the County to do a lot merge, which means this site will have three frontages.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order 24.1544, Case VA.24.1544.

ATTACHMENTS:
Application- Final Order 24.1544, Case VA.24.1544.pdf
Staff Report- Final Order 24.1544, Case VA.24.1544.pdf
Final Order 24.1544.pdf

RECEIVED
By Isabell Salazar at 11:01 am, Apr 22, 2024

RECEIVED
MAY 17 2024
PLANNING DEPT.

Variance Application

bradenton
The Friendly City

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

CONTACT INFORMATION

Name of Property Owner: Patricia McBean

Owner Address: 2911 Riverview Blvd Telephone: 713.632.5495

Name of Agent: _____

Agent Address: _____ Telephone: _____

Owner/Agent Email: pattymcbean@hotmail.com

PROPERTY INFORMATION

Property Address: 2911 Riverview Blvd Bradenton FL 34205

Parcel ID: 3483300004 & 3483500009 Acreage: 0.3099 + ~~0.6033~~ 0.2934

Zoning: R-1 & R-1 Future Land Use: ResLow & ResLow
*click to view Zoning map *click to view FLU map

Ward #: _____ Neighborhood #: _____
*click to view Ward map *click to view Neighborhoods map

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

Briefly Describe the Variance request: Put an in-ground pool on southside of property and replace a portion of the fence on ~~so~~ east side of property

MATERIALS FOR REVIEW

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

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: 04/15/24

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: $ $995.00
RECEIPT #: _____

Application Sufficiency:
Sufficient: ☒
Incomplete: ☐ _____
APPLICATION #: 241644

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

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.

VARIANCE REVIEW 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.

1. The application does not meet all of the criteria listed above, but environmentally-sensitive areas or trees as defined in Land Use Regulations Section 2.2.3.1 will be saved by granting 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.

APPLICATION DEADLINE

APPLICATION SUBMITTAL DEADLINE DATE AND INFORMATION

° Planning Commission meets on the third Wednesday of each month, except for December where they meet on the second Wednesday.
° Application submittal deadline date is 40-days prior to the meeting date. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit missing materials by the application deadline. No late submittals will be accepted.

Patricia McBean
2911 Riverview Blvd, Bradenton FL 34205
713.632.5495 | pattymcbean@hotmail.com

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

RE: Request for Variance for 2911 Riverview Blvd, Bradenton FL 34205 - Pool

Dear Planning Commission:

My name is Patricia McBean. I am a City of Bradenton resident and homeowner. I am writing to seek a variance for my single-family home at 2911 Riverview Blvd, Bradenton FL 34205, where I currently reside.

PART 1 – POOL
Current City of Bradenton Municipal Code of Ordinances, Part III Land Use Regulations, **5.1.2 Accessory Structures**, limits my ability to install a pool, per code language *'Accessory structures shall not be located within the front yard'*. Due to the location of my home, I have three frontages – Riverview Blvd, 29th Street NW, and 30th Street NW. Strict compliance of this rule would make it unnecessarily burdensome to install a pool and prevent improvement of my property in a manner that is reasonable, customary, and consistent with other properties in the area.

As evidenced by the attached survey, my home sits on two lots. I am in the process of combining the two lots and have filed a request in this regard with the Manatee County Property Appraiser. I anticipate that I will receive approval, have a new parcel ID, and have an updated property survey in time for the City's next public hearing with the Planning Commission on June 19th. I have attached a letter from Manatee County in this regard.

As such, I respectfully request a variance to install a pool in the rear-side area of my home. The attached drawings clearly outline the pool size and location. The pool design and location meet the setback requirements as outlined in Rule **5.1.2.2 Item d**.

I hope this provides you with sufficient detail to demonstrate that the variance request complies with the review criteria, including:

- ✓ **The need for this variance was not created by any unlawful action or any action in violation of Land Use Regulation, by me or the previous property owners.** With exception of the construction of a garage in 1994; a bedroom and bath addition in 2000; a porch addition in 2009; and a reconfiguration of a bedroom and bath in 2023 when I purchased the property, there have been no significant changes to the property since 1948.
- ✓ **Strict application of this Land Use Regulation would deprive me of reasonable use of my property and deprive me of rights commonly enjoyed by other property owners in the same Land Use district.** My neighbors directly to the east, west, and north are all within the same R-1 Zone and have swimming pools.
- ✓ **The granting of this variance would not afford me any special privileges denied to other property owners in the same Land Use district.**
- ✓ **The variance would not authorize a use otherwise prohibited by the Land Use Regulations**. Per Part II of Land Use Regulations, 5.1.2 Accessory Structures, swimming pools are permitted provided they adhere to 5.1.2.2.
- ✓ **The variance is the minimum variance that will allow reasonable use of my property.** To the best of my knowledge, and according to my communication with the City of Bradenton Department of Planning and Zoning specialist, this is the minimum variance that will allow reasonable use of my property.

Patricia McBean
2911 Riverview Blvd, Bradenton FL 34205
713.632.5495 | pattymcbean@hotmail.com

PART II – FENCE

As previously noted, due to the location of my home, I have three frontages, or 'front yards' – Riverview Blvd, 29th Street NW, and 30th Street NW. Strict compliance of Rule 5.1.2.7 would prohibit me from replacing an existing 72-inch fence on a portion of the property along 29th Street NW.

I respectfully request a deviation from the City's dimensional standards as outlined in Rule 5.1.2.7 a) Heights/Setbacks, to replace the existing 72-inch fence with a new 72-inch fence. The fence design, including the placement and material, meets the standard requirements as outlined in Rule 5.1.2.7.

The variance request complies with the review criteria, including:

- ✓ **The need for this variance was not created by any unlawful action or any action in violation of Land Use Regulation, by me or the previous property owners.** County records indicate that the existing 72-inch wood fence was constructed in 1992 and the 48-inch chain link fence was constructed in 2002 – both fences are on the east side of the property along 29th Street NW.
- ✓ **Strict application of this Land Use Regulation would deprive me of reasonable use of my property and deprive me of rights commonly enjoyed by other property owners in the same Land Use district.** Several properties in the vicinity have 72-inch fences on the side or rear yard.
- ✓ **The granting of this variance would not afford me any special privileges denied to other property owners in the same Land Use district.**
- ✓ **The variance would not authorize a use otherwise prohibited by the Land Use Regulations**. Per Part II of Land Use Regulations, 5.1.2.7 Fences and hedges, a) Height/setbacks states that 'Fence and/or hedges may be permitted along property lines if they meet the following height limitations – Side or rear yard 72-inches'.
- ✓ **The variance is the minimum variance that will allow reasonable use of my property.** To the best of my knowledge, and according to my communication with the City of Bradenton Department of Planning and Zoning specialist, this is the minimum variance that will allow reasonable use of my property.

Many thanks for your consideration. Should you need additional information or supporting documentation, please do not hesitate to contact me at the number and/or email below.

Respectfully,

Patricia McBean
713.632.5495 | pattymcbean@hotmail.com

RECEIVED
By Monica Friedl at 7:41 am, May 24, 2024

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE NORTH 01 DEGREES 14 MINUTES 11 SECONDS EAST, 531.39 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF AN OLD FENCE LINE; THENCE SOUTH 86 DEGREES 15 MINUTES 57 SECONDS EAST, 10.93 FEET ALONG SAID WESTERLY EXTENSION, TO THE EAST MAINTAINED RIGHT OF WAY OF 30TH STREET WEST, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 86 DEGREES 15 MINUTES 57 SECONDS EAST, 139.11 FEET, ALONG SAID FENCE LINE; THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, LEAVING SAID FENCE LINE, 136.68 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF RIVERVIEW BOULEVARD; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 140.78 FEET ALONG SAID RIGHT OF WAY TO THE INTERSECTION WITH THE EAST MAINTAINED RIGHT OF WAY OF 30TH STREET WEST; THENCE SOUTH 01 DEGREES 14 MINUTES 11 SECONDS WEST, 127.57 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE NORTH 01 DEGREES 14 MINUTES 11 SECONDS EAST, 531.39 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF AN OLD FENCE LINE; THENCE SOUTH 86 DEGREES 15 MINUTES 57 SECONDS EAST, 150.04 FEET ALONG SAID FENCE LINE FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 86 DEGREES 15 MINUTES 57 SECONDS EAST, 80.04 FEET TO THE WEST RIGHT OF WAY LINE OF 29TH STREET WEST; THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, 141.90 FEET ALONG SAID WEST RIGHT OF WAY TO THE SOUTH RIGHT OF WAY OF RIVERVIEW BOULEVARD; THENCE SOUTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, 80.05 FEET ALONG SAID SOUTH RIGHT OF WAY; THENCE SOUTH 01 DEGREES 58 MINUTES 34 SECONDS WEST, 136.68 FEET, PARALLEL WITH THE WEST RIGHT OF WAY OF 29TH STREET WEST TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BOUNDARY SURVEY OF LOT - BLOCK - SUBDIVISION METES & BOUNDS - SEE DESCRIPTION HEREIN
SECTION 27 TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK - PAGES -
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 3483300004 & 3483500009 ZONING -
PROPERTY ADDRESS: 2901 & 2911 RIVERVIEW BOULEVARD, BRADENTON, FLORIDA 34205

PARCEL ID #3486900008
LOTS 21 & 22 – BRADEN COURT
(PLAT BOOK 1, PAGE 229)

PARCEL ID #3486000007
LOT 10 LESS EAST 4' LOTS 11, 12, 23, 24
BRADEN COURT (PLAT BOOK 1, PAGE 229)

29TH STREET NORTHWEST
(24' WIDE ASPHALT PAVEMENT)

0 20 40

R/W LINE

0.5' CURB

MANHOLE

WATER VALVE

RIVERVIEW BOULEVARD
(20' WIDE ASPHALT PAVEMENT)
(50.0' WIDE R/W)

CATCH BASIN

OVERHEAD POWER LINES

POWER POLE

WATER METER & BACK FLOW

FIRE HYDRANT

VERIZON

GUY-WIRE

CONCRETE WALK

S 89°39'52" W 80.05' (D)

N 89°17'28" E 80.00' (M)

SOUTH R/W LINE OF RIVERVIEW BLVD

ELECTRIC BOX

6' WOOD FENCE

SET NAIL & DISK
LB #6667

N 89°17'29" E 140.80' (M)

S89°59'52"W 140.78' (D)

10.0' UTILITY EASEMENT
O.R.B. 2810 PG. 6977

10' FPL EASEMENT
INS# 202141010750

4"X4" C.M.F.
NO ID #

COLUMNS

PARCEL 1

PARCEL 2

red triangle
35-foot sight visibility
not building or doing
anything in this area

PAVER DRIVE

1 STORY
BLOCK & FRAME
RESIDENCE

A/C

CONCRETE DRIVE

COVERED

LANAI

PAVERS

CONCRETE

FLOOD ZONE "AE" 7'

FLOOD ZONE "X"

solid line
existing 6-foot
wood fence

46'X26' area

Spa

Pool

dashed line
proposed
new 6-foot
wood fence

30TH STREET NORTHWEST
(20' WIDE ASPHALT PAVEMENT)
(40.0' WIDE R/W)

29TH STRET NORTHWEST
(24' WIDE ASPHALT PAVEMENT)
(40.0' WIDE R/W)

S 01°14'11" W 141.91' (M)
S01°58'34"W 141.90' (D)

S 01°14'11" W 127.57' (D)
N 00°29'53" E 127.46' (M)

S 01°75'03" W 136.65' (M)
S 01°58'34" W 136.68' (D)

PARCEL ID #3493600059
(METES & BOUNDS)

PARCEL ID #3493500059
(METES & BOUNDS)

BLOCK WALL

1.0' POINT OF BEGINNING
(PARCEL 1)
4" X 4" C.M.F. NO ID #
5/8" I.R.F. NO ID#
SOUTH 2.5' EAST 1.3'

N 86°56'29" W 139.11' (M)
N86°15'57"W 139.11' (D)

POINT OF BEGINNING
(PARCEL 2)
4"X4" C.M.F.
NO ID #

N 86°56'29" W 80.03' (M)
N86°15'57"W 80.04' (D)

4"X4" C.M.F.
NO ID #

S86°15'57"E
10.93' (D)

N00°09'27"E
114.05' (M)

5/8" I.R.F.
NO ID #

S 83°03'28" E 217.32' (M)

EAST MAINTAINED R/W LINE

N 01°14'11" E 531.39' (D)

N00°13'23"E
394.27' (M)

POINT OF
COMMENCEMENT
(PARCEL 1 & 2)
SOUTHWEST CORNER
GOVERNMENT LOT 2
SECTION 27-34S-17E

3/4" I.P.F.
NO ID #

68.99' (M)
S01°05'24"W

62.21' (M)
S01°12'50"W

105.49' (M)
S01°16'49"W

74.92' (M)
S01°12'50"W

75.14' (M)
S01°11'23"W

NOTES:
BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF 29TH STREET NORTHWEST, BEING S01°14'11"W (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

PROPERTY LIES WITHIN FLOOD ZONES "AE" & "X", BASE FLOOD ELEVATION 7', AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0164F, DATED 08-10-2021, (SUBJECT TO VERIFICATION).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE #M979-20230464.

EXCEPTION NUMBER 8, 9 & 10 AS SHOWN.

UTILITIES SHOWN HEREIN ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY. NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

Exclusive Use Of:
PATRICIA McBEAN
GREENE HAMRICK SCHERMER & JOHNSON, P.A.
WESTCOR LAND TITLE INSURANCE COMPANY

CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
LB #6667 PALMETTO, FLORIDA 34221
PHONE: 729-6690 E-MAIL: OFFICE@CLEMENTS.BIZ

Job No. 2023-366 Drawn By JC Other:
Boundary 11-09-2023 FB 303 PG 41-42 Other:
Foundation FB PG Other:

James L Clements

Digitally signed by James L Clements
Date: 2023.11.14 09:37:28 -05'00'

CERTIFICATION OF SURVEYOR

BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DESCRIPTION:

PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE NORTH 01 DEGREES 14 MINUTES 11 SECONDS EAST, 531.39 FEET ALONG THE WEST LINE OF LOT 2 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF AN OLD FENCE LINE; THENCE SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, 10.83 FEET ALONG SAID WESTERLY EXTENSION, TO THE EAST MAINTAINED RIGHT OF WAY OF 30TH STREET WEST, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, 139.11 FEET, ALONG SAID FENCE LINE; THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, LEAVING SAID FENCE LINE, 138.68 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF RIVERVIEW BOULEVARD; THENCE SOUTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, 140.78 FEET ALONG SAID RIGHT OF WAY TO THE INTERSECTION WITH THE EAST MAINTAINED RIGHT OF WAY OF 30TH STREET WEST; THENCE SOUTH 01 DEGREES 14 MINUTES 11 SECONDS WEST, 127.57 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

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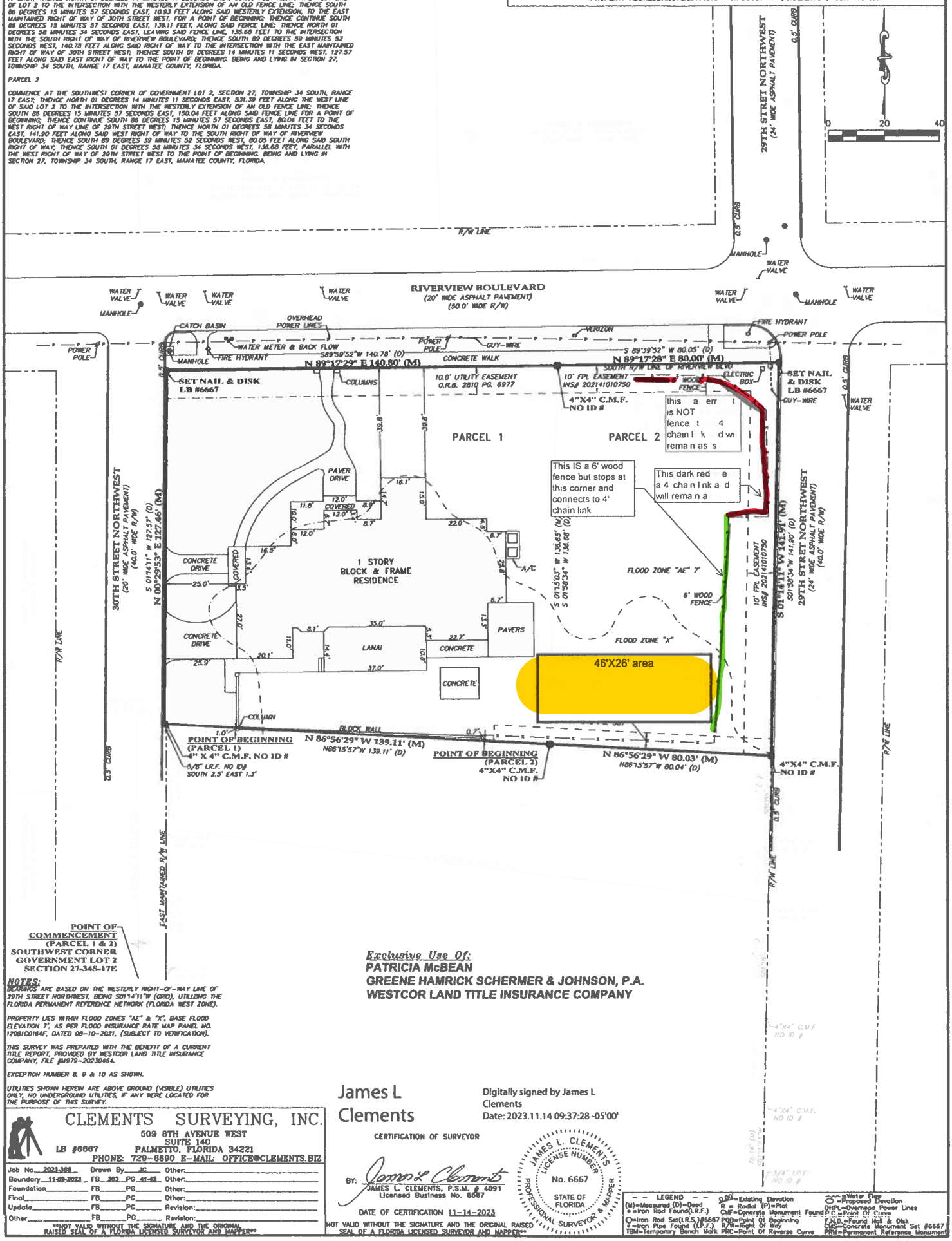
PROPERTY ADDRESS: 2901 & 2911 RIVERVIEW BOULEVARD, BRADENTON, FLORIDA 34205



POINT OF COMMENCEMENT (PARCEL 1 & 2) SOUTHWEST CORNER GOVERNMENT LOT 2 SECTION 27-34S-17E

Exclusive Use Of:
PATRICIA McBEAN
GREENE HAMRICK SCHERMER & JOHNSON, P.A.
WESTCOR LAND TITLE INSURANCE COMPANY

NOTES:

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PROPERTY LIES WITHIN FLOOD ZONES "AE" & "X", BASE FLOOD ELEVATION 7', AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0164F, DATED 08-10-2021, (SUBJECT TO VERIFICATION).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE #1979-20230464.

EXCEPTION NUMBER 8, 9 & 10 AS SHOWN.

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CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
LB #6667 PALMETTO, FLORIDA 34221
PHONE: 729-6690 E-MAIL: OFFICE@CLEMENTS.BIZ

Job No. 2023-308	Drawn By JC	Other:			
Boundary 11-09-2023	FB 383	PG 41-42	Other:		
Foundation	FB	PG	Other:		
Final	FB	PG	Other:		
Update	FB	PG	Revision:		
Other	FB	PG	Revision:		

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

James L Clements

Digitally signed by James L Clements
Date: 2023.11.14 09:37:28 -05'00'

CERTIFICATION OF SURVEYOR

BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667

DATE OF CERTIFICATION 11-14-2023

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER**

LEGEND

(M)=Measured (D)=Deed
•=Iron Rod Found(I.R.F.)
O=Iron Rod Set(I.R.S.)6667
o=Iron Pipe Found (I.P.F.)
TBM=Temporary Bench Mark
0.0'=Existing Elevation
R = Radial (P)=Plat
C&F=Concrete Monument Found
POB=Point Of Beginning
R/W=Right Of Way
PRC=Point Of Reverse Curve
-W-=Water Line
O=Proposed Elevation
OHPL=Overhead Power Lines
P.C.=Point Of Curve
FND.=Found Nail & Disk
CMS=Concrete Monument Set #6667
PRM=Permanent Reference Monument

From: Angela Graziano
To: Patty McBean
Subject: RE: 2911 Riverview Blvd PI# 3483300004; 3483500009
Date: Tuesday, May 14, 2024 7:34:14 AM

Please be aware that by utilizing the Manatee County Property Appraiser's email system, your email messages may be subject to interception for the purpose of detecting and preventing malicious emails.

Good morning Patty,

There is still about 10 requests ahead of your request. I'm trying to work the owner requests in as time permits. I know you have a June 19 deadline. This still may be possible. You'll get a call or email when the request is complete.

Sincerely,

Please be aware that the determinations made by this office are for maintenance of the tax roll only and do not represent legal determinations. Though we often review documents processed by this office with the public, this office does not make legal determinations of title and boundaries and does not issue opinions other than those justifying information on the tax roll. Attorneys, title specialists and surveying professionals should be consulted when conflicts arise. If we can be of any further assistance in this matter, please feel free to contact our office.

Angela Graziano
Mapping Department
(941) 748-8208 x. 4610 / (941) 742-5665 (fax)

Charles E. Hackney
Manatee County Property Appraiser

915 4th Avenue West
Bradenton, Florida 34205
www.ManateePAO.GOV

The Manatee County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for data herein. Florida has a very broad Public Records law. All electronic mail sent to and from this office is subject to the Public Records provision of the Florida Statutes and may be released as part of a public records request.

From: Patty McBean <pmcbean@ardurra.com>
Sent: Monday, May 13, 2024 1:18 PM
To: Angela Graziano <Angela.Graziano@manateepao.gov>
Subject: RE: 2911 Riverview Blvd PI# 3483300004; 3483500009

The sender (**ardurra.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Angela,
I'm just checking in regarding the status of 2911 Riverview Blvd lot(s) consolidation.

Many thanks!
Patty McBean
713.632.5495

From: Angela Graziano <Angela.Graziano@manateepao.gov>
Sent: Wednesday, April 24, 2024 10:49 AM
To: Patty McBean <pmcbean@ardurra.com>
Subject: RE: 2911 Riverview Blvd PI# 3483300004; 3483500009

Please be aware that by utilizing the Manatee County Property Appraiser's email system, your email messages may be subject to interception for the purpose of detecting and preventing malicious emails.

Good morning Patty,

Sorry for the delay getting back to you. Yes, our maps and website will be updated for tax roll once we combine the parcels per your owner request. We will let you know when it is complete. We do have some deadlines we are trying to meet so our owner requests are taking a little longer than normal but I think that the June 19 date could be possible. We try to complete them all as soon as possible but at least within a month 2 which would put you at the beginning of June, BUT we ask for the minimum of 90 days in case we can't make that happen. I just double checked and there are about (10) requests ahead of your request. Feel free to send me an email or call if you want to check the status.

Please be aware that the determinations made by this office are for maintenance of the tax roll only and do not represent legal determinations. Though we often review documents processed by this office with the public, this office does not make legal determinations of title and boundaries and does not issue opinions other than those justifying information on the tax roll. Attorneys, title specialists and surveying professionals should be consulted when conflicts arise. If we can be of any further assistance in this matter, please feel free to contact our office.

Angela Graziano
Mapping Department
(941) 748-8208 x. 4610 / (941) 742-5665 (fax)

Charles E. Hackney
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From: Patty McBean <pmcbean@ardurra.com>
Sent: Tuesday, April 23, 2024 9:02 AM
To: Angela Graziano <Angela.Graziano@manateepao.gov>
Subject: RE: 2911 Riverview Blvd

The sender (**ardurra.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Angela,
I know it may be premature, but I'm checking in on the status of 2911 Riverview Blvd lot(s) consolidation. Two questions:

- If/when approved, will the Arial Map on the County Property Appraiser website be updated? The City of Bradenton told me that they use the County's website when making a determination.
- I am hoping to complete the lot consolidation in time for the City of Bradenton Planning Commission public hearing on June 19; do you think that is possible?

Many thanks!
Patty McBean
713.632.5495

From: Angela Graziano <Angela.Graziano@manateepao.gov>
Sent: Friday, April 12, 2024 9:42 AM
To: Patty McBean <pmcbean@ardurra.com>
Subject: RE: 2911 Riverview Blvd

Please be aware that by utilizing the Manatee County Property Appraiser's email system, your email messages may be subject to interception for the purpose of detecting and

preventing malicious emails.

Good morning Patty,

I did review and log in your owner request. Everything looks good so far. We have your phone # and I will include your email with the packet in case they have any questions when processing the request to combine. If you don't hear from us, you'll be notified when the request is complete and we'll let you know the new PI#. If you have any other questions for me, feel free to contact me.

Sincerely,

Please be aware that the determinations made by this office are for maintenance of the tax roll only and do not represent legal determinations. Though we often review documents processed by this office with the public, this office does not make legal determinations of title and boundaries and does not issue opinions other than those justifying information on the tax roll. Attorneys, title specialists and surveying professionals should be consulted when conflicts arise. If we can be of any further assistance in this matter, please feel free to contact our office.

Angela Graziano
Mapping Department
(941) 748-8208 x. 4610 / (941) 742-5665 (fax)

Charles E. Hackney
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Bradenton, Florida 34205
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From: Patty McBean <pmcbean@ardurra.com>
Sent: Friday, April 12, 2024 8:25 AM
To: Angela Graziano <Angela.Graziano@manateepao.gov>
Subject: RE: 2911 Riverview Blvd

The sender (**ardurra.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you very much Angela! I dropped off the application just before 5pm yesterday; you had already left for the day. I was wondering if you or someone could give it a quick scan to make sure I have included everything that is required.

RECEIVED
By Isabell Salazar at 11:01 am, Apr 22, 2024

SUPERSEDED 5/17/24

Variance Application

bradenton
The Friendly City

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

CONTACT INFORMATION

Name of Property Owner: Patricia McBean

Owner Address: 2911 Riverview Blvd Telephone: 713.632.5495

Name of Agent: _____

Agent Address: _____ Telephone: _____

Owner/Agent Email: pattymcbean@hotmail.com

PROPERTY INFORMATION

Property Address: 2911 Riverview Blvd Bradenton FL 34205

Parcel ID: 3483300004 & 3483500009 Acreage: 0.3099 + ~~0.6033~~ 0.2934

Zoning: R-1 & R-1 Future Land Use: ResLow & ResLow
*click to view Zoning map *click to view FLU map

Ward #: _____ Neighborhood #: _____
*click to view Ward map *click to view Neighborhoods map

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

Briefly Describe the Variance request: Put an in-ground pool on southside of property

MATERIALS FOR REVIEW

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

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 04/15/24

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: $ $995.00
RECEIPT #: _____

Application Sufficiency:
Sufficient: X
Incomplete: ☐ _____

APPLICATION #: 241544

REQUIRED

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

ARB: _____

Planning Commission: _____

DRC: _____

Patricia McBean
2911 Riverview Blvd, Bradenton FL 34205
713.632.5495 | pattymcbean@hotmail.com

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

RE: Request for Variance for 2911 Riverview Blvd, Bradenton FL 34205

Dear Planning Commission:

My name is Patricia McBean. I am a City of Bradenton resident and homeowner. I am writing to seek a variance for my single-family home at 2911 Riverview Blvd, Bradenton FL 34205, where I currently reside.

Current City of Bradenton Municipal Code of Ordinances, Part III Land Use Regulations, **5.1.2 Accessory Structures**, limits my ability to install a pool, per code language *'Accessory structures shall not be located within the front yard'*. Due to the location of my home, I have three frontages – Riverview Blvd, 29th Street NW, and 30th Street NW. Strict compliance of this rule would make it unnecessarily burdensome to install a pool and prevent improvement of my property in a manner that is reasonable, customary, and consistent with other properties in the area.

As evidenced by the attached survey, my home sits on two lots. I am in the process of combining the two lots and have filed a request in this regard with the Manatee County Property Appraiser. I anticipate that I will receive approval, have a new parcel ID, and have an updated property survey in time for the City's next public hearing with the Planning Commission on June 19th.

As such, I respectfully request a variance to install a pool in the rear-side area of my home. The attached drawings clearly outline the pool size and location. The pool design and location meet the setback requirements as outlined in Rule **5.1.2.2 Item d**.

I hope this provides you with sufficient detail to demonstrate that the variance request complies with the review criteria, including:

- ✓ **The need for this variance was not created by any unlawful action or any action in violation of Land Use Regulation, by me or the previous property owners.** With exception of the construction of a garage in 1994; a bedroom and bath addition in 2000; a porch addition in 2009; and a reconfiguration of a bedroom and bath in 2023 when I purchased the property, there have been no significant changes to the property since 1948.
- ✓ **Strict application of this Land Use Regulation would deprive me of reasonable use of my property and deprive me of rights commonly enjoyed by other property owners in the same Land Use district.** My neighbors directly to the east, west, and north are all within the same R-1 Zone and have swimming pools.
- ✓ **The granting of this variance would not afford me any special privileges denied to other property owners in the same Land Use district.**
- ✓ **The variance would not authorize a use otherwise prohibited by the Land Use Regulations.** Per Part II of Land Use Regulations, 5.1.2 Accessory Structures, swimming pools are permitted provided they adhere to 5.1.2.2.
- ✓ **The variance is the minimum variance that will allow reasonable use of my property.** To the best of my knowledge, and according to my communication with the City of Bradenton Department of Planning and Zoning specialist, this is the minimum variance that will allow reasonable use of my property.

Many thanks for your consideration. Should you need additional information or supporting documentation, please do not hesitate to contact me at the number and/or email below.

Respectfully,

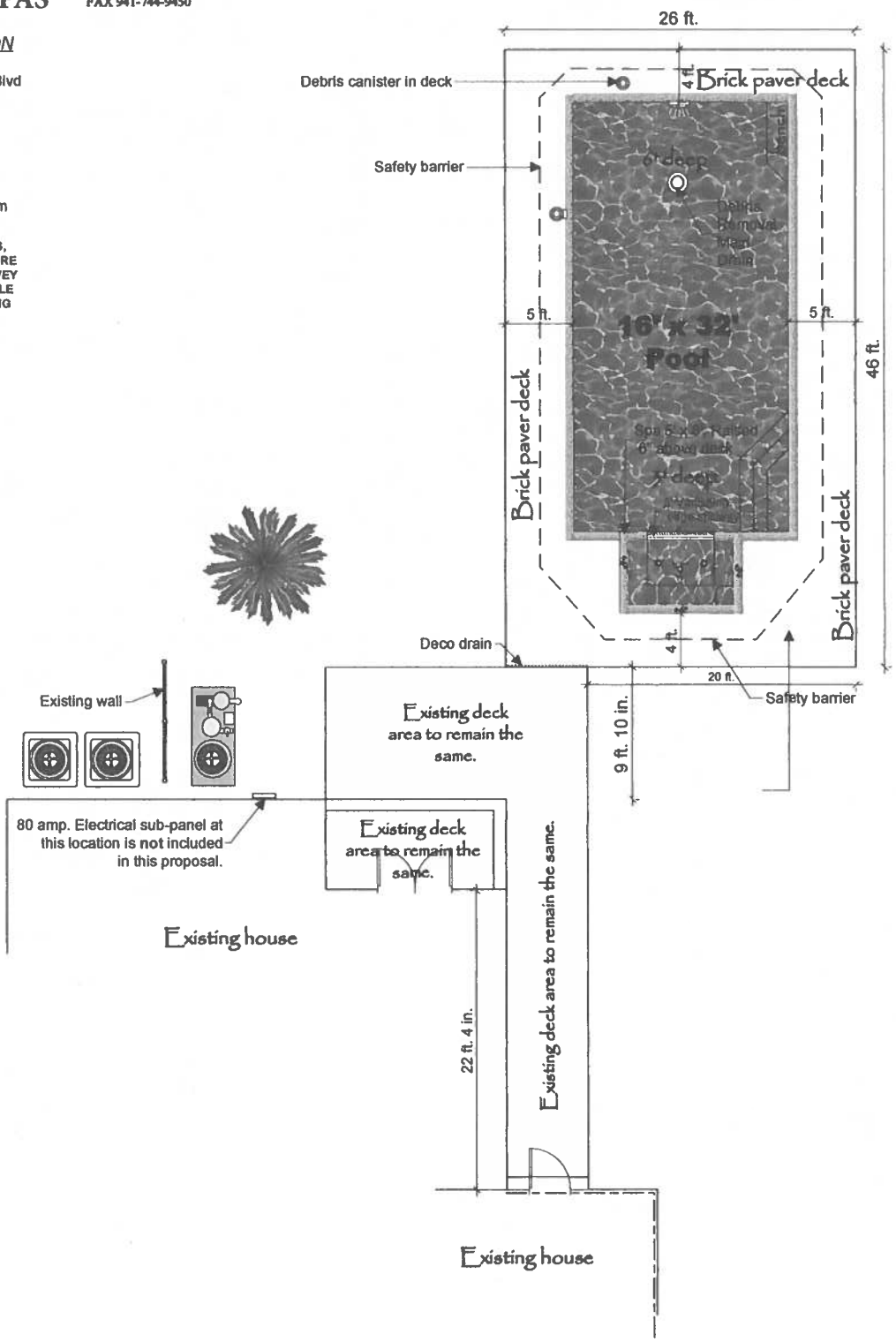
Patricia McBean
713.632.5495 | pattymcbean@hotmail.com

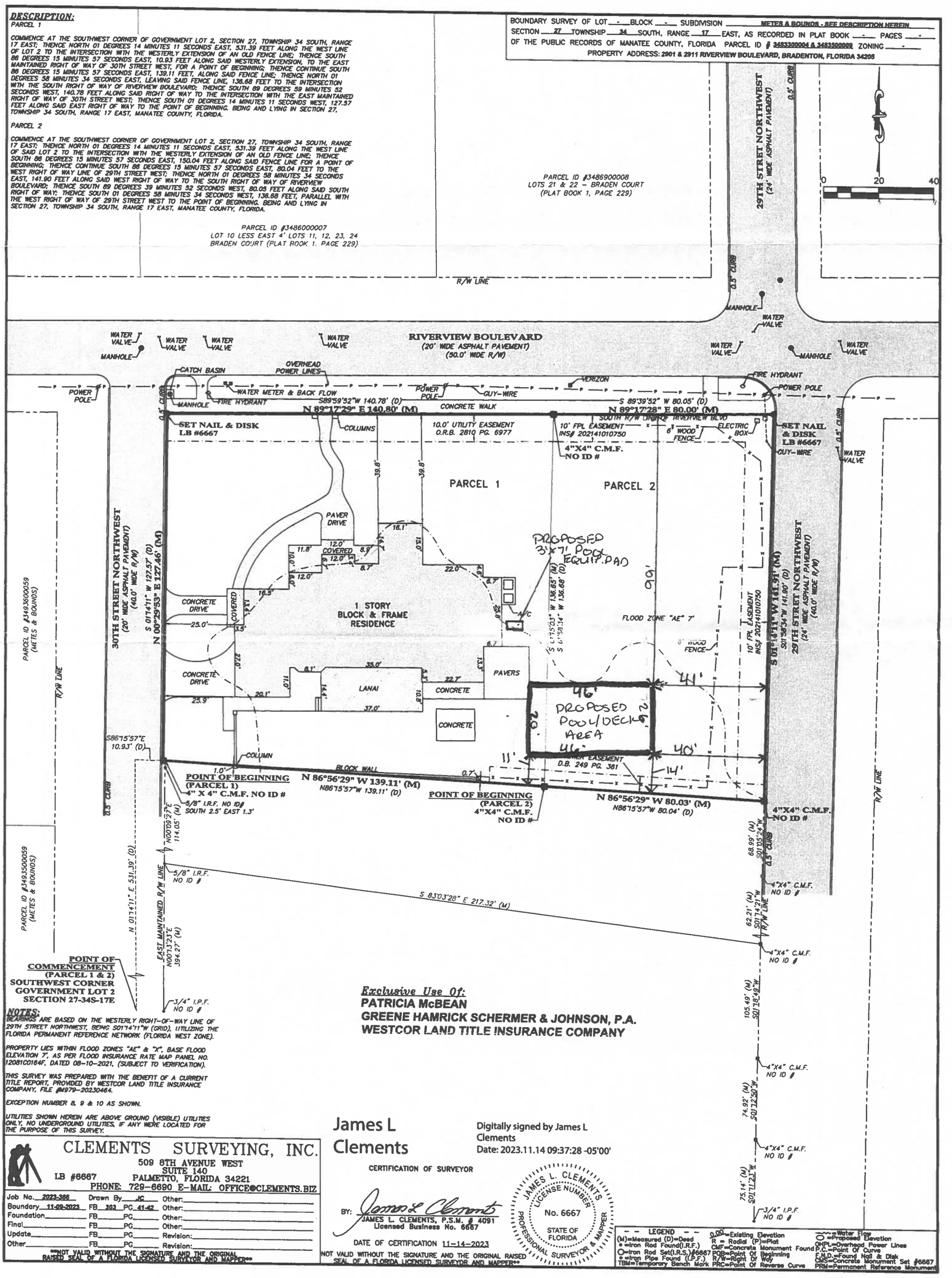
DuWet INC. POOLS & SPAS
LIC. # CPC 1456995
3251 81st COURT EAST
LAKEWOOD RANCH, FL 34211
OFFICE PH. 941-744-9290
FAX 941-744-9450

CUSTOMER INFORMATION

Name: Patty McBean
Street address: 2911 Riverview Blvd
City: Bradenton
County: Manatee
Lot #:
Subdivision:
Gate Code:
Cell phone: 713-632-5495
Email: pattymcbean@hotmail.com

NOTE: FOR PERMITTING PURPOSES, ALL BUILDING DEPARTMENTS REQUIRE A CERTIFIED FINAL BOUNDARY SURVEY WITH A SEAL AND SIGNATURE VISIBLE IN ORDER TO BEGIN THE PERMITTING PROCESS.




DESCRIPTION:
PARCEL 1
COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE NORTH 01 DEGREES 14 MINUTES 11 SECONDS EAST, 531.39 FEET ALONG THE WEST LINE OF LOT 2 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF AN OLD FENCE LINE; THENCE SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, 10.93 FEET ALONG SAID WESTERLY EXTENSION, TO THE EAST MAINTAINED RIGHT OF WAY OF 30TH STREET WEST, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, 139.11 FEET, ALONG SAID FENCE LINE; THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, LEAVING SAID FENCE LINE, 136.68 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF RIVERVIEW BOULEVARD; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 140.78 FEET ALONG SAID RIGHT OF WAY TO THE INTERSECTION WITH THE EAST MAINTAINED RIGHT OF WAY OF 30TH STREET WEST; THENCE SOUTH 01 DEGREES 14 MINUTES 11 SECONDS WEST, 127.57 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.
PARCEL 2
COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE NORTH 01 DEGREES 14 MINUTES 11 SECONDS EAST, 531.39 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF AN OLD FENCE LINE; THENCE SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, 150.04 FEET ALONG SAID FENCE LINE FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 15 MINUTES 57 SECONDS EAST, 80.04 FEET TO THE WEST RIGHT OF WAY LINE OF 29TH STREET WEST; THENCE NORTH 01 DEGREES 58 MINUTES 34 SECONDS EAST, 141.90 FEET ALONG SAID WEST RIGHT OF WAY TO THE SOUTH RIGHT OF WAY OF RIVERVIEW BOULEVARD; THENCE SOUTH 89 DEGREES 39 MINUTES 52 SECONDS WEST, 80.05 FEET ALONG SAID SOUTH RIGHT OF WAY; THENCE SOUTH 01 DEGREES 58 MINUTES 34 SECONDS WEST, 136.68 FEET, PARALLEL WITH THE WEST RIGHT OF WAY OF 29TH STREET WEST TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.
BOUNDARY SURVEY OF LOT - BLOCK - SUBDIVISION METES & BOUNDS - SEE DESCRIPTION HEREIN
SECTION 27 TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK - PAGES -
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 3483320004 & 3483500009 ZONING -
PROPERTY ADDRESS: 2901 & 2911 RIVERVIEW BOULEVARD, BRADENTON, FLORIDA 34205
PARCEL ID #3486900008
LOTS 21 & 22 – BRADEN COURT
(PLAT BOOK 1, PAGE 229)
PARCEL ID #3486000007
LOT 10 LESS EAST 4' LOTS 11, 12, 23, 24
BRADEN COURT (PLAT BOOK 1, PAGE 229)
R/W LINE
29TH STREET NORTHWEST
(24' WIDE ASPHALT PAVEMENT)
0.5' CURB
0 20 40
RIVERVIEW BOULEVARD
(20' WIDE ASPHALT PAVEMENT)
(50.0' WIDE R/W)
WATER VALVE
MANHOLE
CATCH BASIN
OVERHEAD POWER LINES
POWER POLE
WATER METER & BACK FLOW
FIRE HYDRANT
VERIZON
GUY-WIRE
CONCRETE WALK
N 89°17'29" E 140.80' (M)
S 89°39'52" W 140.78' (D)
S 89°39'52" W 80.05' (D)
N 89°17'28" E 80.00' (M)
SET NAIL & DISK
LB #6667
COLUMNS
10.0' UTILITY EASEMENT
O.R.B. 2810 PG. 6977
10' FPL EASEMENT
INS# 202141010750
SOUTH R/W LINE OF RIVERVIEW BLVD
6' WOOD FENCE
ELECTRIC BOX
4"X4" C.M.F.
NO ID #
PARCEL 1
PARCEL 2
PAVER DRIVE
PROPOSED 3'X7' POOL EQUIP. PAD
30TH STREET NORTHWEST
(20' WIDE ASPHALT PAVEMENT)
(40.0' WIDE R/W)
S 01°14'11" W 127.57' (D)
N 00°29'53" E 127.46' (M)
29TH STREET NORTHWEST
(24' WIDE ASPHALT PAVEMENT)
(44.0' WIDE R/W)
S 01°14'11" W 141.91' (M)
S01°35'34"W 141.90' (D)
PARCEL ID #3493600059
(METES & BOUNDS)
R/W LINE
CONCRETE DRIVE
COVERED
1 STORY
BLOCK & FRAME
RESIDENCE
A/C
FLOOD ZONE "AE" 7'
LANAI
CONCRETE
PAVERS
PROPOSED POOL/DECK AREA
46' x 26'
10' FPL EASEMENT
INS# 202141010750
S86°15'57"E
10.93' (D)
COLUMN
BLOCK WALL
POINT OF BEGINNING
(PARCEL 1)
4" X 4" C.M.F. NO ID #
5/8" I.R.F. NO ID#
SOUTH 2.5' EAST 1.3'
N 86°56'29" W 139.11' (M)
N86°15'57"W 139.11' (D)
POINT OF BEGINNING
(PARCEL 2)
4"X4" C.M.F.
NO ID #
N 86°56'29" W 80.03' (M)
N86°15'57"W 80.04' (D)
UTILITY EASEMENT
D.B. 249 PG. 381
4"X4" C.M.F.
NO ID #
PARCEL ID #3493500059
(METES & BOUNDS)
N00°13'23"E
114.05' (M)
5/8" I.R.F.
NO ID #
S 83°03'28" E 217.32' (M)
EAST MAINTAINED R/W LINE
N00°13'23"E
394.27' (M)
N 01°14'11" E 531.39' (D)
POINT OF COMMENCEMENT
(PARCEL 1 & 2)
SOUTHWEST CORNER
GOVERNMENT LOT 2
SECTION 27-34S-17E
3/4" I.P.F.
NO ID #
68.99' (M)
S01°35'34"W
62.21' (M)
S01°14'11"W
105.49' (M)
S01°18'49"W
74.92' (M)
S01°12'30"W
75.14' (M)
S01°11'22"W
3/4" I.P.F.
NO ID #
Exclusive Use Of:
PATRICIA McBEAN
GREENE HAMRICK SCHERMER & JOHNSON, P.A.
WESTCOR LAND TITLE INSURANCE COMPANY
NOTES:
BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF 29TH STREET NORTHWEST, BEING S01°14'11"W (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).
PROPERTY LIES WITHIN FLOOD ZONES "AE" & "X", BASE FLOOD ELEVATION 7', AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0164F, DATED 08-10-2021, (SUBJECT TO VERIFICATION).
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE #4979-20230484.
EXCEPTION NUMBER 8, 9 & 10 AS SHOWN.
UTILITIES SHOWN HEREIN ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY. NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.
CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
LB #6667 PALMETTO, FLORIDA 34221
PHONE: 729-6690 E-MAIL: OFFICE@CLEMENTS.BIZ
Job No. 2023-388 Drawn By JC Other:
Boundary 11-09-2023 FB 393 PG 41-42 Other:
Foundation FB PG Other:
Final FB PG Other:
Update FB PG Revision:
Other FB PG Revision:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
James L Clements
Digitally signed by James L Clements
Date: 2023.11.14 09:37:28 -05'00'
CERTIFICATION OF SURVEYOR
BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 11-14-2023
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER**
JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
LEGEND
(M)=Measured (D)=Deed
= Iron Rod Found(I.R.F.)
= Iron Rod Set(I.R.S.)6667
= Iron Pipe Found (I.P.F.)
TBM=Temporary Bench Mark
0.00=Existing Elevation
R = Radial (P)=Plat
CMF=Concrete Monument Found
POB=Point Of Beginning
R/W=Right Of Way
PRC=Point Of Reverse Curve
=Water Elev.
=Proposed Elevation
OHPL=Overhead Power Lines
P.C.=Point Of Curve
N.D.=Found Nail & Disk
C.M.=Concrete Monument Set #6667
PRM=Permanent Reference Monument

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 19, 2024

Staff Report

Case Number: VA.24.1544
Applicants: Patricia McBean
Address: 2911 and 2901 Riverview Blvd
Parcel ID: 3483300004 & 3483500009
Zoning: R-1 (Low Density Single Family)
FLUM: RESLOW (Residential Low Density)
Flood Zone: AE, X

Surrounding Properties:

Zoning:
- North: R-1 (Low Density Single Family)
- South: R-1 (Low Density Single Family)
- East: R-1 (Low Density Single Family)
- West: R-1 (Low Density Single Family)

Future Land Use:
- North: RESLOW (Residential Low Density)
- South: RESLOW (Residential Low Density)
- East: RESLOW (Residential Low Density)
- West: RESLOW (Residential Low Density)

The applicant is requesting approval to construct a deck and inground pool within the secondary and what will become the third frontage of her property along Riverview Blvd and 29th Street NW. The applicant is also requesting approval for the replacement of a 6' tall fence along 29th Street NW on what will become the third frontage for the property located at 2901 Riverview Blvd. It is also to be noted, 2901 and 2911 Riverview Blvd are currently two separate parcels under the same ownership, however the owner is actively working with the County to do a lot merge, which means this site will have three frontages.

According to the submitted application materials, the applicant would like to install a deck and inground pool that is about 1,200 square feet and replace the old and existing fence with a new one along the same footprint along 29th Street NW. In addition, the proposed pavers will be brick. Per the applicant,

the proposed pool and deck will be setback between 40-41’ off 29th Street NW and will maintain a rear setback between 11’-14’.

County records indicate the existing 72-inch wood fence along 29th Street NW was permitted in 1998 and the 48-inch chain link fence along Riverview Blvd and 29th Street NW was permitted in 2002.

Section 5.1.2.7 of the Land Use Regulations states fences located within 25’ of any right-of-way shall not exceed a maximum of 48” in height. Front yards have a maximum height of 48 inches and on corner lots, the secondary front yard may have a 72-inch fence provided a setback is maintained equal to half of the existing setback. The fence cannot be installed between the structure and the right-of-way.

The applicant owns 2911 Riverview Blvd and 2901 Riverview Blvd which are neighboring parcels, however the owner is currently working with the County to do a lot merge and is anticipated to have that complete by around mid-June of 2024. Both parcels total about 26,280 square feet.

Land Use Regulations:

Land Use Regulations Schedule 3.2.2.1 stipulates the side and rear setbacks for an accessory structure are 5’.

SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
STANDARD	RESIDENTIAL DISTRICTS				
	R-1	R-2	R-3	UV	R-4
rear	20	20	20	5	5
Accessory building & structures, except fences [7]					
side and rear	5	5	5	5	5
MAXIMUM BUILDING HEIGHT [3] IN FEET	35	35	45	45	
MINIMUM DWELLING UNIT SIZE IN SQUARE FEET [4]					
Single-family unit	1,500	800	800	800	400
Duplex unit		1,500	1,200	1,000	
Multi-family unit			700	700	
MAXIMUM % IMPERVIOUS SURFACE [5]	50%	60%	70%	70%	70%

5.1.2 Accessory Structures, Residential Buildings. Accessory structures shall not be located within the front yard except as otherwise noted and shall maintain a five-foot setback from any side or rear property line, except as otherwise noted. Accessory structures shall be limited by the ground coverage maximums as listed on schedule 3.2.2.1 "Dimensional and Area Regulations, for Residential Districts". Accessory structures permitted in conjunction with residence include, but are not limited to, those listed [within], and such structures are subject to the restrictions as indicated.

5.1.2.2 Swimming pools, subject to the following:

a. The pool shall be surrounded by a fence (see subsection 7. below), wall or screen with a minimum height of four feet and a maximum height of six feet. Above-ground pools four feet or higher with removable ladders are exempt from this requirement.
b. All pool enclosures having a gate or door which does not lead directly into an adjacent building shall be self-closing and equipped with a self-latching device fitted at the minimum height of three feet, six inches.
c. During pool construction, the contractor or owner shall install and maintain a temporary fence or enclosure meeting the height and latching requirements above.
d. The edge of the pool proper (not including deck unless elevated) and the enclosure must meet the five-foot setback from any side or rear yard.
e. The PCD director may waive the enclosure requirements for a pool if the pool is enclosed by or otherwise protected by the building or other man-made or natural barrier or is remote from adjoining properties.
f. Privately owned and maintained pools, ponds, lakes and ditches which are not sufficiently maintained so as to prevent a hazard to the public health, safety and welfare in the nature of allowing growth of algae, bacteria and breeding of mosquitoes and other pests are hereby prohibited.

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

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

Location	Maximum Height
Within 35 feet of any intersection streets, driveways or alley	24 inches
Within 25 feet of any right-of-way	48 inches

Front yard *	48 inches
Side or rear yard	72 inches
* On corner lots, the secondary front yard may have a 72-inch fence provided a setback is maintained equal to half of the existing setback. The fence cannot be installed between the structure and the right-of-way.	

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

c. *Materials*. Fences made with barbed wire, cloth, nylon, PVC pipe, corrugated materials, glass, spikes or other similar materials, and electric fences are prohibited on residential properties. Fence materials must be generally compatible with surrounding properties. On corner lots, picket or other similar fencing as approved by the PCD director can be installed in the primary front yard. See section 5.1.2.7.a for restrictions in secondary front yards.

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

Comprehensive Plan Elements:

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

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

- Neighborhoods should be designed to establish an identity and value that motivate residents to protect them, including:

    1. Neighborhood names and identities;
    2. Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes;

3. Compatible, not necessarily identical, residential densities and housing types, consistent with the future land use designation and zoning category;
4. Economic and social diversity;
5. Neighborhood parks;
6. Neighborhood organization for communication and conflict resolution; and
7. Training and technical assistance for neighborhood-based planning initiatives.

Policy 1.2.1 – Establish a Future Land Use Map

Low Density Residential (RESLOW)

Residential use, primarily single-family with potential neighborhood commercial component, as part of a Planned Development, which will consist of light-retail, restaurants, personnel services, office and other similar neighborhood activities.

Residential – DU/acre 6
Commercial – not to exceed 1 acre
Maximum floor area ratio – commercial 0.50

Requirements for Permits and Approvals:

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

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

a. The application meets all 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 dimensional variances were not created by the owner or previous owner; however, the current owner is working on doing a lot merge to allow for the proposed accessory*

structures in conjunction with a primary use. The existing fences were originally permitted in 1998 and 2002.

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

Staff Response: *Strict application of the provisions associated with an accessory structure standard in the LURs would deprive the applicant reasonable use of the subject property as intended and cause unnecessary hardship due to the a-typical lot configuration having a total of three frontages once a lot merge has been completed. Most homes that encounter similar circumstances have dual frontages however this particular request is for a site that will have three frontages which makes the proposal for an accessory structure challenging in conjunction with a fence to meet the optimal safety standards for pool enclosure requirements.*

Strict application of the fence standards in the LURs would not deprive the applicant reasonable use of the subject property as intended. The applicant is able to construct a 4' high fence in the requested location that meets the city's Land Use Regulations.

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

Staff Response: *All property owners are regulated by the Land Use Regulations and subject to the same limitations. Granting this variance associated with a proposed deck and pool would not confer on the applicant any special privilege as this site has three frontages which is not typical for a residential property. However, all property owners have the right to request a variance.*

All residential properties are subject to the same fence standards within the LUR; therefore, the granting of the requested variance for the fence could be considered a special privilege. While the subject property currently has a 6' high fence along the frontage off 29th St NW, the replacement of a fence would need to be brought to code.

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

Staff Response: *The request is limited to dimension; the City is precluded from allowing consideration of a variance for use.*

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

Staff Response*: Staff finds reasonable use of the property can be made without the requested replacement of a 6' high fence variance and can comply with a 4' high fence standard in the desired location.*

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

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

***** Reminder: If approved, the variance will run in perpetuity with the land and not the use of the property or ownership.***

Planning and Community Development Analysis:
The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood.
As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

Staff Comments:

1. 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.
2. It is in staff's opinion that the request for the deck and inground pool is found to be generally consistent with the goals, objectives and policies of the Comprehensive Plan.
    a. To note, the proposed accessory structure along the frontages will also be screened by an existing natural landscape barrier. This also helps preserve the intent of the Comprehensive Plan and identity of the neighborhood. This will help deter visual and/or noise nuisances.

    The requested variance for the proposed deck and inground pool also appears to be in compliance with the requirements of the Land Use Regulations.
3. It is in staff's opinion that the second variance request for the replacement of a 6' fence along 29th Street NW and within the third frontage does not meet the requirements of the Land Use Regulations Review Criteria sections 2.2.8.1.a.(iii) and 2.2.8.1.a.(v).
    a. Allowing a 6' fence along a frontage between a structure and right-of-way is not inclusive of the regulations found within the Comprehensive Plan, specifically compatibility of the surrounding neighborhood.

Should Planning Commission wish to approve the proposed request, staff recommends that the following conditions be considered for its approval.

a. An updated Boundary Survey is provided noting a lot merge of 2911 and 2901 Riverview Blvd.
b. No building or decking shall be located within the property's easement areas.
c. A 35-foot sight visibility triangle will be maintained on the corner of Riverview Blvd and 29th Street Northwest

Respectfully submitted,

Monica Friedl

City Planner
City of Bradenton Planning and Community Development

EXHIBITS

EXHIBIT A: Location
EXHIBIT B: Future Land Use
EXHIBIT C: Zoning
EXHIBIT D: Legal Description
EXHIBIT E: Site Plan

EXHIBIT A

LOCATION

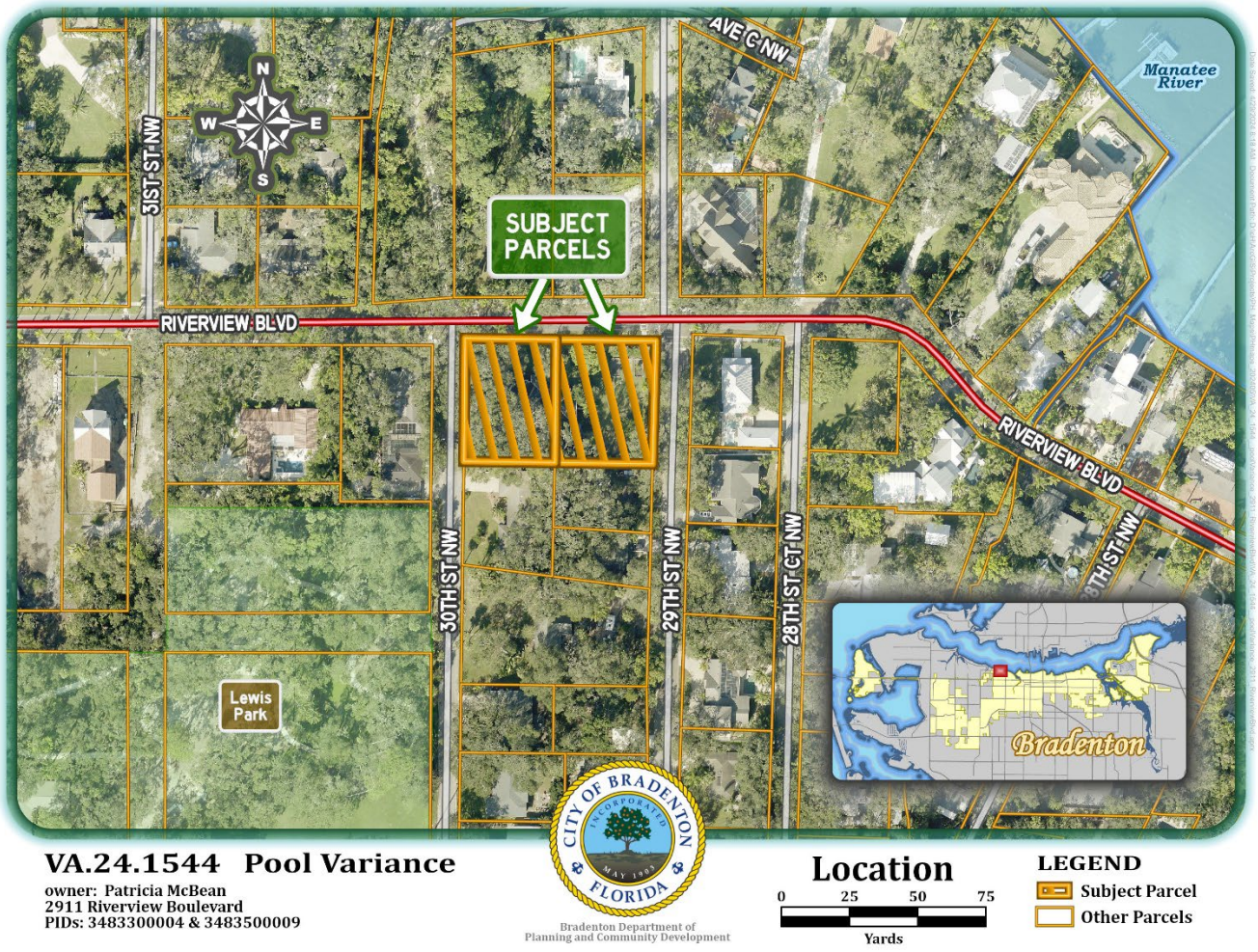


EXHIBIT B

FUTURE LAND USE



VA.24.1544 Pool Variance

owner: Patricia McBean
2911 Riverview Boulevard
PIDs: 3483300004 & 3483500009

EXHIBIT C
ZONING

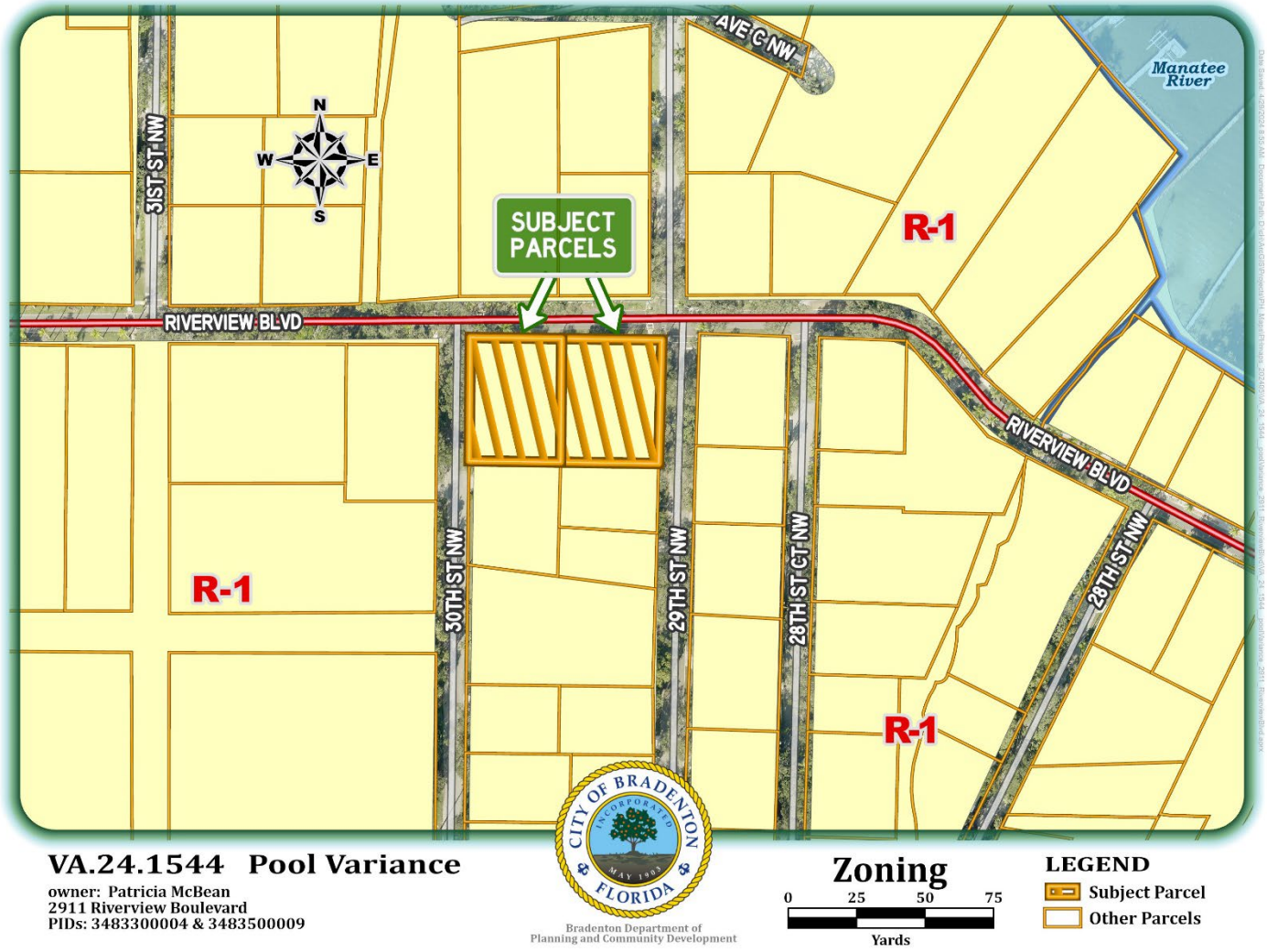


EXHIBIT D
LEGAL DESCRIPTION

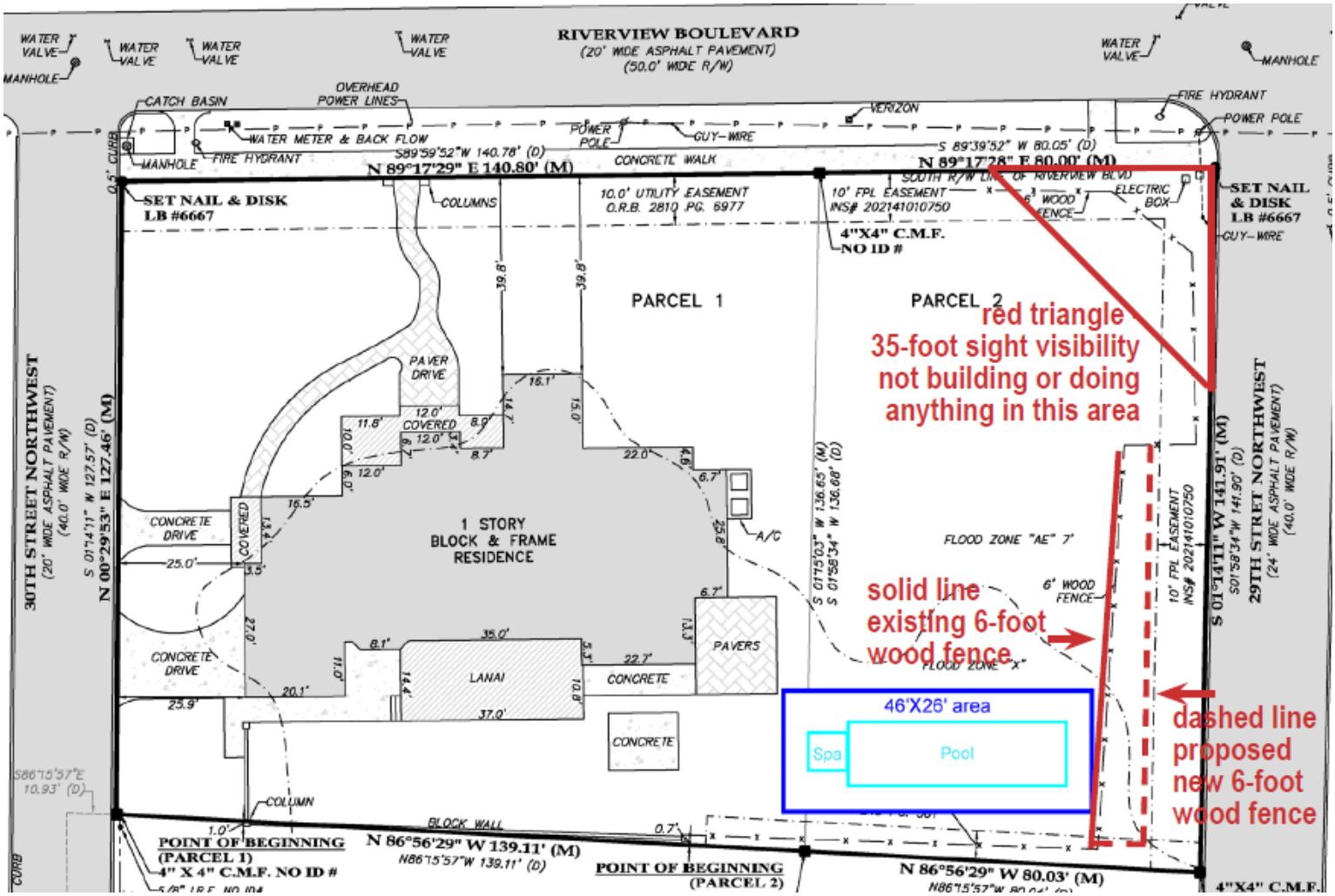
2901 Riverview Blvd

COM AT THE SW COR OF GOVT LOT 2, SEC 27, TH N 01 DEG 14 MIN 11 SEC E, 531.39 FT ALG THE W LN OF SD LOT 2 TO THE INTERSEC WITH THE WLY EXT OF AN OLD FENCE LN; TH S 86 DEG 15 MIN 57 SEC E, 150.04 FT ALG SD FENCE LN FOR A POB; TH CONT S 86 DEG 15 MIN 57 SEC E, 80.04 FT TO THE W R/W LN OF 29TH ST W; TH N 01 DEG 58 MIN 34 SEC E, 141.90 FT ALG SD W R/W, TO THE S R/W OF RIVERVIEW BLVD; TH S 89 DEG 39 MIN 52 SEC W, 80.05 FT ALG SD S R/W, TH S 01 DEG 58 MIN 34 SEC W, 136.68 FT, PARALLEL WITH THE W R/W OF 29TH ST W TO THE POB. BEING & LYING IN SEC 27. (OR 1386 PG 6708) PI#34835.0000/9

2911 Riverview Blvd

COM AT THE SW COR OF GOVT LOT 2, SEC 27, TH N 01 DEG 14 MIN 11 SEC E, 531.39 FT ALG THE W LN OF LOT 2 TO THE INTERSEC WITH THE WLY EXT OF AN OLD FENCE LN; TH S 86 DEG 15 MIN 57 SEC E, 10.93 FT ALG SD WLY EXT TO THE E MAINTAINED R/W OF 30TH ST W, FOR A POB; TH CONT S 86 DEG 15 MIN 57 SEC E 139.11 FT, ALG SD FENCE LN; TH N 01 DEG 58 MIN 34 SEC E, LEAVING SD FENCE LN, 136.68 FT TO THE INTERSEC WITH THE S R/W OF RIVERVIEW BLVD; TH S 89 DEG 59 MIN 52 SEC W, 140.78 FT ALG SD R/W TO THE INTERSEC WITH THE E MAINTAINED R/W OF 30TH ST W; TH S 01 DEG 14 MIN 11 SEC W, 127.57 FT ALG SD E R/W TO THE POB. BEING & LYING IN SEC 27. (OR 1386 PG 6692) PI#34833.0000/4

EXHIBIT E
SITE PLAN



FINAL ORDER
VARIANCE NO. VA.24.1544

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON APPROVING VARIANCE NO. VA.24.1544 TO ALLOW AN ACCESSORY STRUCTURE WITHIN THE SECONDARY FRONTAGE ALONG RIVERVIEW BLVD AND THIRD FRONTAGE ALONG 29TH STREET NW OF THE PRIMARY STRUCTURE AND TO ALLOW FOR THE REPLACEMENT OF A 6' FENCE BETWEEN THE STRUCTURE AND RIGHT-OF-WAY ALONG 29TH STREET NW, EXCEEDING SETBACKS FOR THE PROPERTY LOCATED AT 2911 RIVERVIEW BLVD AND 2901 RIVERVIEW BLVD, BRADENTON, FL 34205 (PARCEL ID 3483300004 & 3483500009), AS MORE PARTICULARY DESCRIBED HEREIN.

WHEREAS, Patricia McBean ("Property Owner") owns the property located at 2911 and 2901 Riverview Blvd, Bradenton, FL., more particularly described in Exhibit "A" (the "Property"), and submitted an application for a variance to allow an accessory structure (i.e. pool) within the secondary and third frontage of the property along Riverview Blvd and 29th Street NW and to allow the replacement of a 6 foot fence along a portion of 29th Street North West between the structure and the right-of-way and exceeding the allowable setback, as shown on the site plan attached as Exhibit "B"; and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as 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 accessory structure setbacks in the R-1 district; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 5.1.2, provides standards regarding Area and Dimensional requirements for the proposed locations of accessory structures, which is allowed within side and rear for a structure within the R-1 district; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 5.1.2.7, provides standards regarding Area and Dimensional requirements for the proposed locations of fences, which is allowed along all property lines; and

WHEREAS, the Planning Commission held a noticed public hearing on June 19, 2024, at which the Commission received testimony and evidence from the applicant, City Planning staff, and members of the public in attendance; and

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

NOW, THEREFORE, the Planning Commission makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that 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 a 1,200 square foot accessory structure within the secondary and third frontage of the property along Riverview Blvd and 29th Street NW, as shown on the site plan attached as Exhibit "B".

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.

d. The Property Owner is requesting approval of a variance to allow for a 6' fence erected within the third frontage of the property along a portion of

29th Street NW between the structure and the right-of-way and exceeding the allowable setback, as shown on the site plan attached as Exhibit "B".

e. 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, the following variances are hereby approved for the Property:

1. A variance to allow a 1,200 square foot accessory structure (i.e. pool) along the secondary frontage on Riverview Blvd and the third frontage of the property along 29th Street Northwest, subject to the following stipulations:

   a. An updated Boundary Survey shall be provided noting a lot merge of 2911 and 2901 Riverview Blvd; and
   b. No building or decking shall be located within the property's easement areas.

2. A variance to allow a 6-foot fence along a portion of 29th Street Northwest between the structure and the right-of-way and exceeding the allowable setback, subject to the following stipulations:

   a. A 35-foot sight visibility triangle shall be maintained on the corner of Riverview Blvd and 29th Street Northwest.

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 19th DAY OF JUNE, 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:

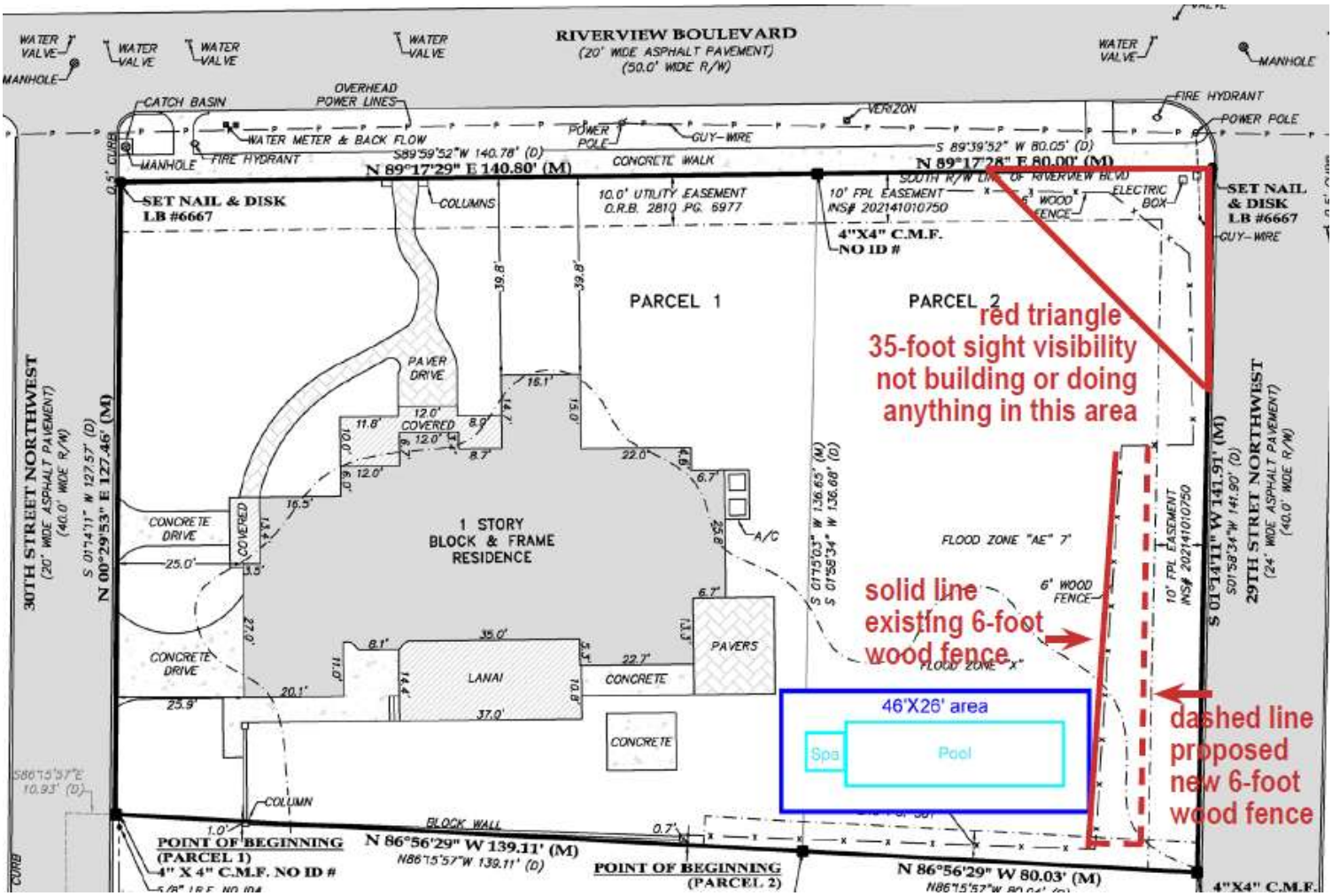
2911 Riverview Blvd

Sec/Twp/Rge: 27-34S-17E
Neighborhood: 2000; MANATEE RIVER AREA
Description: COM AT THE SW COR OF GOVT LOT 2, SEC 27, TH N 01 DEG 14 MIN 11 SEC E, 531.39 FT ALG THE W LN OF LOT 2 TO THE INTERSEC WITH THE WLY EXT OF AN OLD FENCE LN; TH S 86 DEG 15 MIN 57 SEC E, 10.93 FT ALG SD WLY EXT TO THE E MAINTAINED R/W OF 30TH ST W, FOR A POB; TH CONT S 86 DEG 15 MIN 57 SEC E 139.11 FT, ALG SD FENCE LN; TH N 01 DEG 58 MIN 34 SEC E, LEAVING SD FENCE LN, 136.68 FT TO THE INTERSEC WITH THE S R/W OF RIVERVIEW BLVD; TH S 89 DEG 59 MIN 52 SEC W, 140.78 FT ALG SD R/W TO THE INTERSEC WITH THE E MAINTAINED R/W OF 30TH ST W; TH S 01 DEG 14 MIN 11 SEC W, 127.57 FT ALG SD E R/W TO THE POB. BEING & LYING IN SEC 27. (OR 1386 PG 6692) PI#34833.0000/4

2901 Riverview Blvd

Sec/Twp/Rge: 27-34S-17E
Neighborhood: 2000; MANATEE RIVER AREA
Description: COM AT THE SW COR OF GOVT LOT 2, SEC 27, TH N 01 DEG 14 MIN 11 SEC E, 531.39 FT ALG THE W LN OF SD LOT 2 TO THE INTERSEC WITH THE WLY EXT OF AN OLD FENCE LN; TH S 86 DEG 15 MIN 57 SEC E, 150.04 FT ALG SD FENCE LN FOR A POB; TH CONT S 86 DEG 15 MIN 57 SEC E, 80.04 FT TO THE W R/W LN OF 29TH ST W; TH N 01 DEG 58 MIN 34 SEC E, 141.90 FT ALG SD W R/W, TO THE S R/W OF RIVERVIEW BLVD; TH S 89 DEG 39 MIN 52 SEC W, 80.05 FT ALG SD S R/W, TH S 01 DEG 58 MIN 34 SEC W, 136.68 FT, PARALLEL WITH THE W R/W OF 29TH ST W TO THE POB. BEING & LYING IN SEC 27. (OR 1386 PG 6708) PI#34835.0000/9

Exhibit "B"



VA.24.1544
2911 & 2901 RIVERVIEW BLVD
4785825v1

AGENDA ITEM NO. 8.c

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Variance Application, Final Order 24.1654, Case VA.24.1654:**

Request for a Variance to allow for an accessory structure (pool house) to be located within the secondary front yard along 26th Avenue West; for property located at 5302 26th Avenue Court West (Parcel ID 3947110106) in the R-1 (Low Density Single Family) zoning district. Application filed by Kenneth and Jamie Lawson (owners).

SUGGESTED ACTION: Motion to either approve or deny Final Order 24.1654, Case VA.24.1654.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is requesting approval to construct a single-story accessory structure (pool house) with covered porch; in the front yard of property located at 5302 26th Avenue Court West. With the subject property being located at the intersection of 26th Avenue Court West and 26th Avenue West, the property is a corner lot, which means it has two front yards and two side yards per the Land Use Regulations (LUR) and the proposed location of the pool house places the structure in the secondary front yard along 26th Avenue West.

Based on the submitted application materials, the proposed pool house will be 33’ 4” x 32’ 8” (1,089 sq. ft.) and the attached covered porch area will 26’ 8” x 16’ (427sq. ft.) for a total area under roof being 1,516-sq. ft.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order 24.1654, Case VA.24.1654.

Should Planning Commission wish to approve the proposed request, staff recommends that the following conditions be considered for its approval.

1. A minimum of two (2) windows shall be provided on the south façade (facing 26th Avenue West) of the accessory structure.
2. The accessory structure shall maintain the following setbacks:
    a. 120 feet from the western property line (26th Avenue Court West).
    b. 20 feet from the southern property line (26th Avenue west).
    c. 45 feet from the eastern property line.

ATTACHMENTS:
Application - Final Order 24.1654, Case VA.24.1654.pdf
Staff Report - Final Order 24.1654, Case VA.24.1654.pdf
Final Order 24.1654.pdf

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

bradenton
The Friendly City

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Kenneth W. Lawson and Jamie S. Lawson

Owner Address: 5302 26th Ave Court West Telephone: 9417042047 cell

Name of Agent: N/A

Agent Address: N/A Telephone: N/A

Owner/Agent Email: docjsl@aol.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 5302 26th Ave Court West, Bradenton, Florida 34209

Parcel ID: 3947110106 Acreage: 0.9920 Acres or 43,212 Square Feet

Zoning: 0100; SINGLE FAMILY RESIDENTIAL
*click to view Zoning map

Future Land Use: 0100; SINGLE FAMILY RESIDENTIAL
*click to view FLU map

Ward #: 3947100; BIRNAM WOOD; LOT 1;PB 19/165
*click to view Ward map

Neighborhood #: 2556; LAKE O WOODS ET AL
*click to view Neighborhoods map

Type of Variance: *Variance; After-the-fact Variance; Administrative Variance; After-the-fact Administrative Variance* (REQUIRED)

Briefly Describe the Variance request: Constructing a pool house not physically connected to my existing structure.

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.

Kenneth W. Lawson Jamie Lawson 04/23/2024

Signature of Owner/Applicant Date

CITY STAFF ONLY (REQUIRED)

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 #: _____

CITY STAFF ONLY (REQUIRED)

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

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.

VARIANCE REVIEW 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.

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

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: 5302 26th Ave Court West, Bradenton, Florida 34209

I, Kenneth W and Jamie S. Lawson, the registered property owner(s) of the above noted property, do hereby authorize

N/A
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.

Kenneth W & Jamie Lawson
Signature of Owner(s) — Owner(s) Address (if different than property above)

N/A
Signature of Agent — 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 23rd day of April, 2024 produced Florida Driver License respectively, as identification and who did (did not) take an oath:

Nital Thakkar-Patel
Signature

Nital Thakkar-Patel, Notary Public
Print Name

State of Florida
My Commission Expires: Aug 10, 2025

NOTARY PUBLIC
NITAL THAKKAR-PATEL
Notary Public, State of Florida
Commission# HH 163476
My comm. expires Aug. 10, 2025

04/25/2024

To: The City of Bradenton Planning and Community Development

RE: Kenneth and Jamie Lawson, 5302 26th Ave Court West, Bradenton, Florida 34209

Parcel ID: **3947110106**

Request for Variance to construct a pool house with porch overhanging our existing pool deck. All corners of the proposed building are within setbacks as measured to property lines as drawn on page 8 of 14.)

My wife and I hereby request a variance to build a 33ft 4in x 32ft 8in pool house with an attached 26 ft-8inch ft by 16 ft extended porch to be located on the South side of our existing pool and deck. It has been brought to our attention that construction in this proposed area would require a zoning/building variance. We were unaware that our large corner lot (0.9920 acre) is considered to have two "front yards," one along 26th Ave and the second along 51st Street Court West. We wish to locate our pool house along the South side of our existing pool to provide an area of porch shade, an outside bathroom, closet and living area. We have been informed that building in this area creates a zoning issue and our inability to place our building in the proposed location poses a hardship for us. Since our home is constructed "out of square" to our lot, any other location would place our pool house building in an area occupied by mature (50- 75-year-old) Live Oak trees. In addition, it poses a considerable challenge to us in terms of accessing a sewer line as there are no sewer access points made available by the City of Bradenton for our property along 26th Ave West. To avoid these hardships, we understand that building on the South side of our pool requires a zoning variance request to be granted and appreciate your consideration in this matter. I have included some sewer access maps and a "sketch" of our proposal for your review.

Sincerely,

Kenneth W. Lawson and Jamie S. Lawson

Kenneth Lawson

Jamie Lawson

Findings of Fact

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;

Answer: No current or previous improper land division or use has, was, or is part of the intent to create the variance.

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;

Answer: Yes, strict application of "Front Yard" regulations would cause hardship by prohibiting me from using my property in a fashion like my neighbors. This is due in part to the unusual (special) shape of my corner lot and current home construction/placement on my lot – meaning my house is not square to the lot boundaries. I am requesting this variance to add to my existing single-family residence an adjacent structure that is illegal without granting the variance as it would protrude into my second front yard. In addition, I do not have access to sewer services along 26th Ave West. This factor prevents me from creating the addition elsewhere on my lot due to the amount of drop needed to connect to sewer on my existing lot.

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;

Answer: I am unaware of any special privilege created by the variance or denials of similar requests to owners of property with similar circumstances.

4. The application is for a Dimension Variance and would not authorize a use otherwise prohibited by the Land Use Regulations, and;

Answer: No land use violations would be authorized by the variance. The proposed building would be constructed to obey the "setbacks" currently in place by the City of Bradenton for "front yard" residence construction.

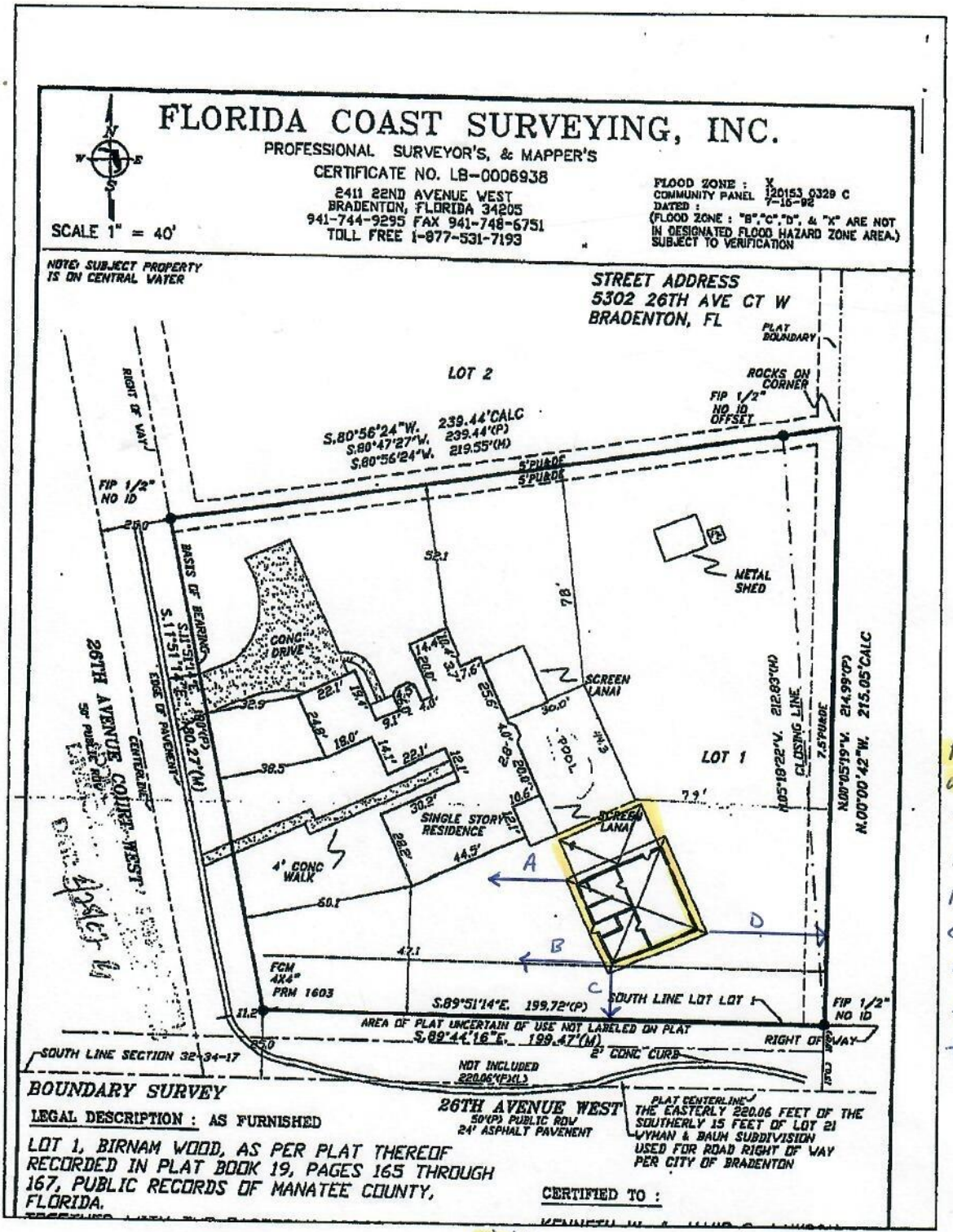
5. The Dimensional Variance is the minimum variance that will allow reasonable use of the property.

Answer: I am requesting a variance to construct a pool house building on the South side of my property which has been deemed my second front yard. It is the only location around my pool that allows me to add a pool side bathroom for outside facilities and hook up to my own sewer lines with the appropriate amount of drop for proper design and function. I am limited to sewer hook-up elsewhere on my property as the City of Bradenton does not have any sewer lines running along 26th Ave West. The only other sewer option would be to build a lift station or to attempt to hook up to the County sewer on the far side of 26th Ave West at considerable increased costs under a hardship consideration application to the County as well. (Please see sewer map options provided) Furthermore, to build a structure on the East side of the pool would endanger two mature live oak trees by potentially compromising their root structure. The proposed variance would allow me to build along the South side of my pool and thus avoid the aforementioned problems. Lastly, the pool house will be built to complement and duplicate the rest of my current home in both style and roof construction.

B: The application does not meet all 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.

Answer: My existing mature Oak trees would be damaged by building a structure in the currently zoned area of my "Back Yard." The granting of the variance would avoid this issue.

8 of 14



Proposed location of pool house

A 120 ft
B 127 ft
C 20 ft
D 45 ft

From building to property line

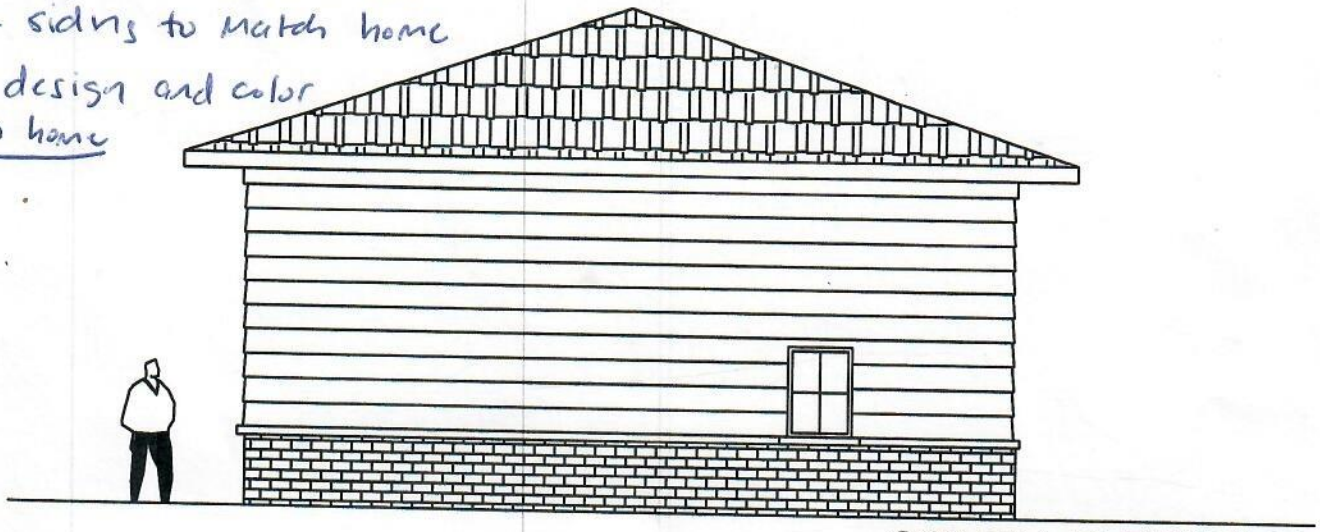
SITE PLAN
LAWSON RESIDENCE

NTS

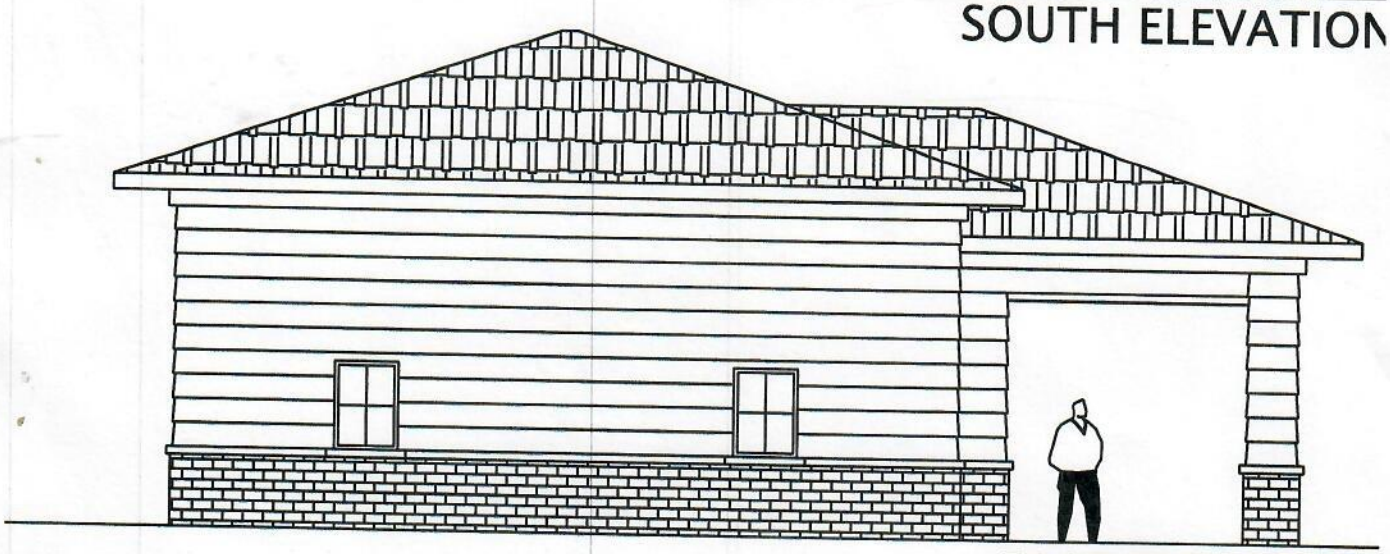
4.27.24

Note: All corners are within setbacks measured to the property line.

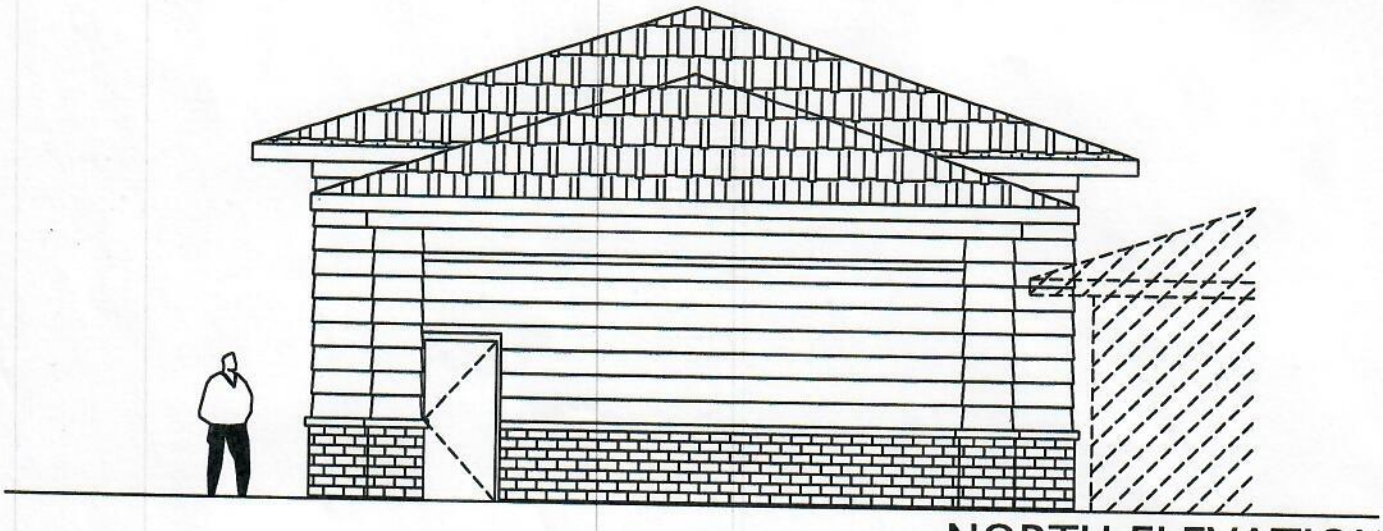
- Grey shingles to match roof
- concrete siding to match home
- Overall design and color to match home



SOUTH ELEVATION



EAST ELEVATION

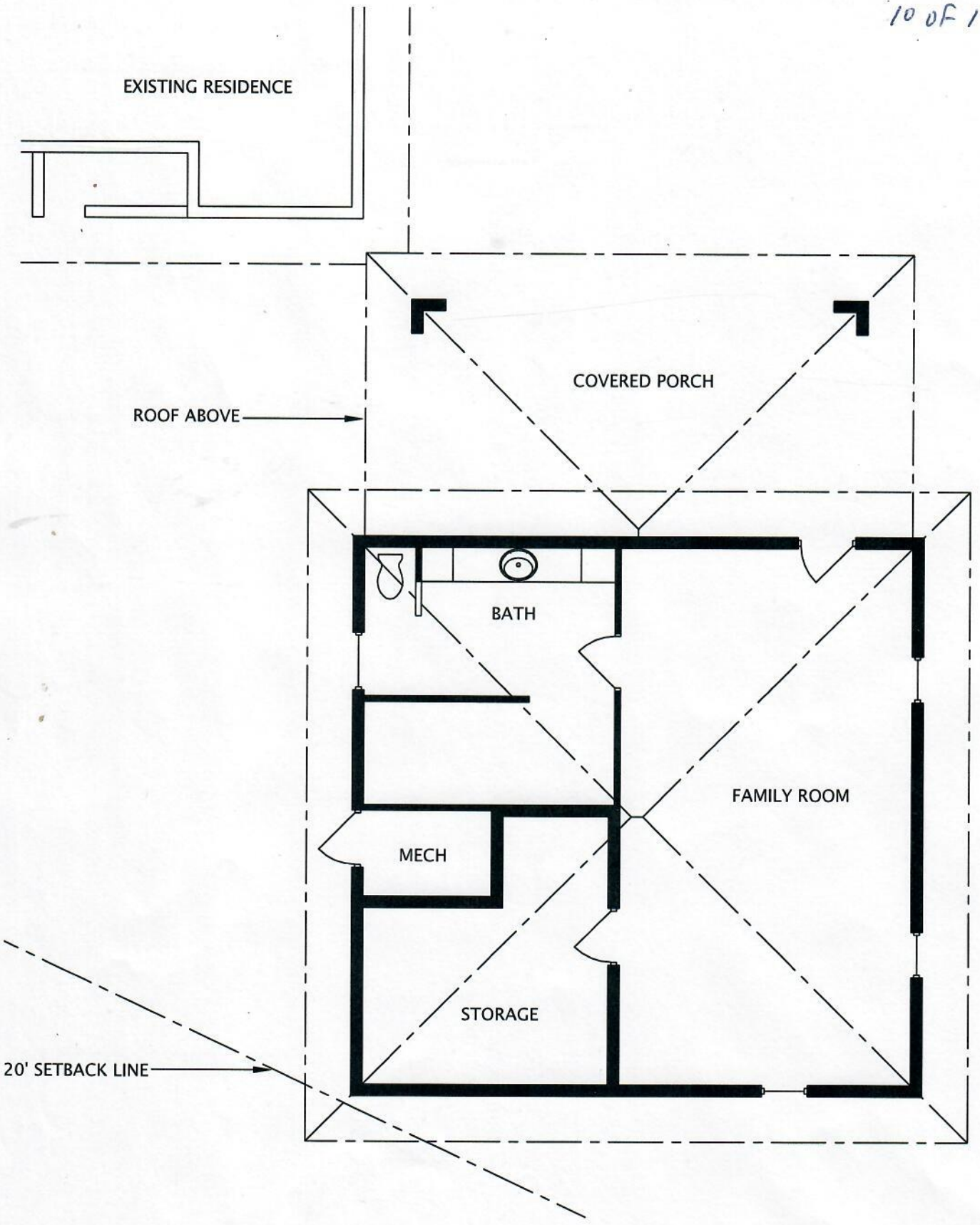


NORTH ELEVATION

ELEVATIONS
LAWSON RESIDENCE

SCALE 1/8" = 1'-0" 4.27.24

0 4 8



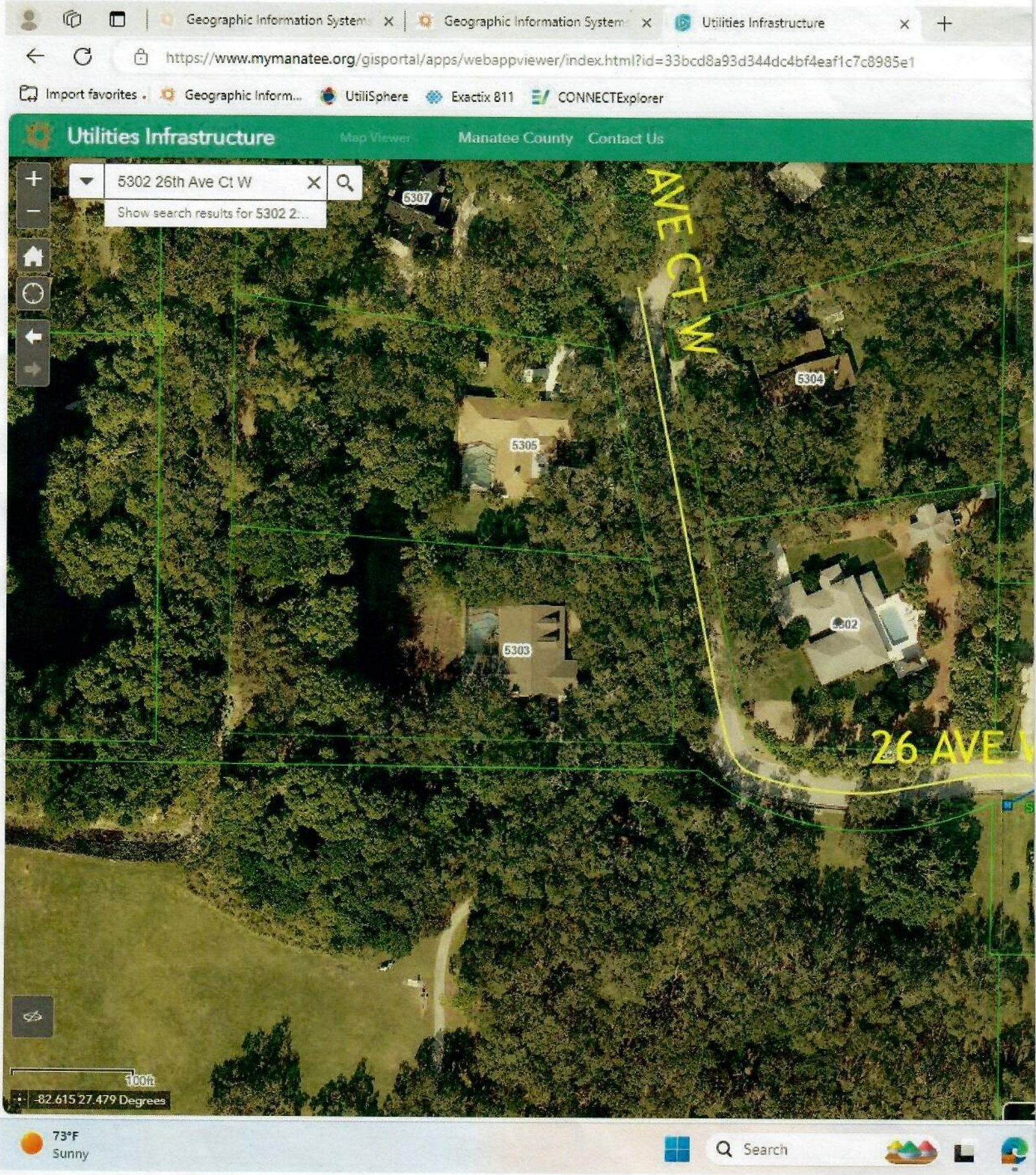
FLOOR PLAN
LAWSON RESIDENCE

SCALE 1/8" = 1'-0" 4.27.24

0 4 8

North

11 of 14




23RD AVE W
52ND ST CT W
51ST ST W
24TH AVE DR W
26TH AVE W
N
W
S
Legend
wHydrants
Water Main
ssManhole
ssLiftStation
ssGravityMain
ssForceMain
ACTIVE
City Boundary

5302 26th Ave Court West – 53rd Street West View



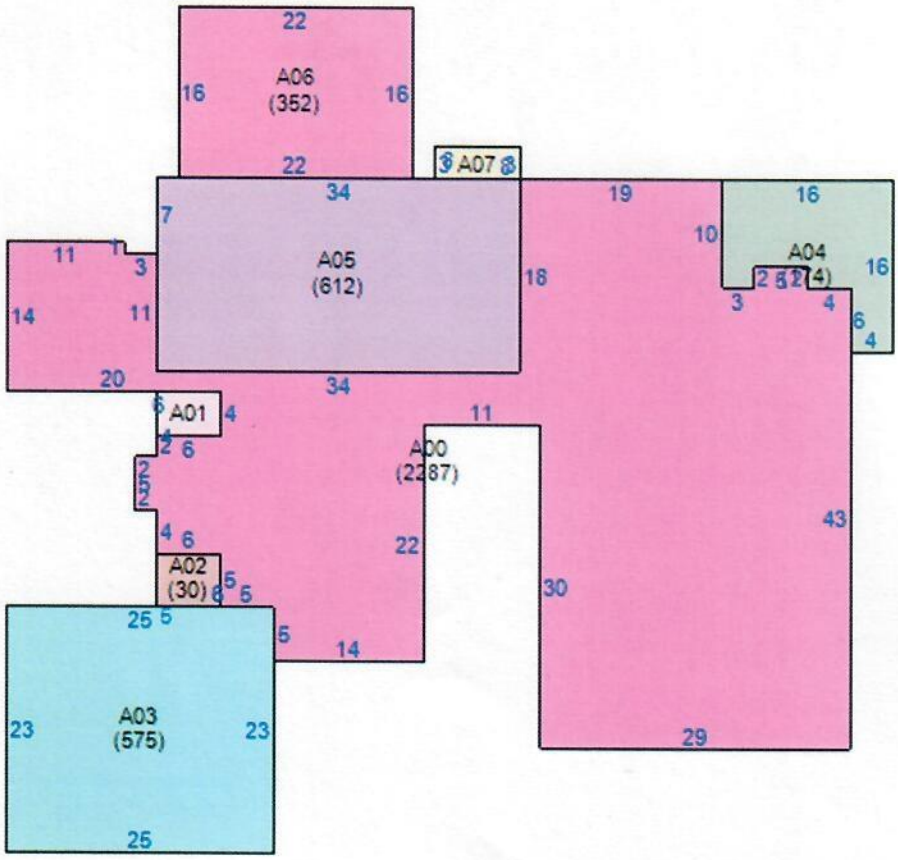
Parcel ID: 3947110106

5302 26th Ave Court West, Bradenton, Florida 34209

LAWSON, KENNETH W; LAWSON, JAMIE S
HUSBAND OR WIFE; SPOUSE
LAWSON, KENNETH W, LAWSON, JAMIE S,
City OF BRADENTON 10; WEST BRADENTON
32-34S-17E
2556; LAKE O WOODS ET AL
3947100; BIRNAM WOOD; LOT 1;PB 19/165
LOT 1 BIRNAM WOOD TOGETHER WITH THE ELY 220.06 FT OF THE SLY 15 FT OF LOT 21, WYMAN & BAUM SUB, AS PER PLAT REC IN PB 1, PG 176, PRMCF, SUBJ TO R/W FOR 26TH AVE W
PI#39471.1010/6 [Full Description]

Building Area: 4,078 SqFt Under Roof / 2,923 SqFt Living or Business Area / 4,078 SqFt Residential Impervious Area

Land Size: 0.9920 Acres or 43,212 Square Feet



City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 19, 2024

Staff Report

Case Number: VA.24.1654
Applicants: Kenneth W. and Jamie S. Lawson
Address: 5302 26th Avenue Court West
Parcel ID: 3947110106
Zoning: R-1 (Low Density Single Family)
FLUM: RESLOW (Residential Low Density)
Flood Zone: X

Surrounding Properties:

Zoning:
- North: R-1 (Low Density Single Family)
- South: PDP (Planned Development Project)
- East: R-1 (Low Density Single Family) and Manatee County Zoning (RSF-3)
- West: R-1 (Low Density Single Family)

Future Land Use:
- North: RESLOW (Residential Low Density)
- South: RESLOW (Residential Low Density)
- East: RESLOW (Residential Low Density) and Manatee County Future Land Use (RES-3)
- West: RESLOW (Residential Low Density)

The applicant is requesting approval to construct a single-story accessory structure (pool house) with covered porch; in the front yard of property located at 5302 26th Avenue Court West. With the subject property being located at the intersection of 26th Avenue Court West and 26th Avenue West, the property is a corner lot (see Exhibit 1), which means it has two front yards and two side yards per the Land Use Regulations (LUR) and the proposed location of the pool house places the structure in the secondary front yard along 26th Avenue West.

According to the submitted application materials, the proposed pool house will be located 20' from the front property line along 26th Avenue West, which matches the required minimum setback for principal buildings in the R-1

zoning district. In addition, the proposed pool house will be placed 45' from the east property line and 120' from the west property line (26th Avenue Court West). Section 5.1.2 of the LURs states that accessory structures shall not be located in front yards, except as otherwise noted and they shall maintain a 5-ft. setback from side and rear property lines.

Based on the submitted application materials, the proposed pool house will be 33' 4" x 32' 8" (1,089 sq. ft.) and the attached covered porch area will 26' 8" x 16' (427sq. ft.) for a total area under roof being 1,516-sq. ft.

The submitted plans show that it will have a brick "water table" surrounding its base and pillars, concrete siding façade and a grey shingle roof, all to match the existing residence. This is in compliance with Section 5.1.2 of the Land Use Regulations. The proposed structure will consist of a family room, storage area, mechanical room and bathroom facilities.

The applicant states in the submitted application materials that the location for the structure was chosen in order to preserve 50–75-year-old Live Oaks on the property and that it also provides better access to existing sewer lines. While staff appreciates the applicant's goal of preserving trees on the property, it appears that the proposed structure could have been placed outside of the front yard area, to meet the regulations under Section 5.1.2 of the Land Use Regulations.

In review of the Comprehensive Plan versus the proposed request, it appears that the proposed request doesn't meet the intent of the Plan. The Plan states that the *"City shall preserve and enhance neighborhoods based on each neighborhood's essential ingredients. These ingredients are important in the design of the neighborhood."* While the subject property is unique in that it is a corner lot, in review of the neighborhood, no other properties appear to have accessory structures located in their front yards. As previously stated in this report, there appears to be room on the property to locate the proposed structure outside of the front yard.

The subject property is 43,212 sq. ft. or .992 acres in size and should the proposed request be approved by Planning Commission; the property will remain in compliance with the maximum impervious calculation which in the R-1 zoning district is 50%, it is estimated that the coverage will be between 25% and 30%.

Land Use Regulations:

5.1.2 Accessory Structures, Residential Buildings. Accessory structures shall not be located within the front yard except as otherwise noted and shall maintain a five-foot setback from any side or rear property line, except as otherwise noted. Accessory structures shall be limited by the ground coverage maximums as listed on schedule 3.2.2.1 "Dimensional and Area Regulations, for Residential Districts". Accessory structures permitted in conjunction with residence include, but are not limited to, those listed below, and such structures are subject to the restrictions as indicated.

Accessory structures that are larger than 120 square feet and/or include a wall height greater than 10 feet are subject to conformance with the following compatibility standards:

a. The architectural style, exterior materials and colors match that of the principal structure.
b. If the overall height of the structure exceeds 12 feet, the roof pitch shall match that of the principal structure.

Schedule 3.2.2.1 (Dimensional and Area Standards for Residential Districts

SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS	
STANDARD	RESIDENTIAL DISTRICTS
	R-1
Principal building	
front [2] [8]	20
side	8
rear	20
Accessory building & structures, except fences [7]	
side and rear	5
MAXIMUM BUILDING HEIGHT [3] IN FEET	35
MINIMUM DWELLING UNIT SIZE IN SQUARE FEET [4]	
Single-family unit	1,500
Duplex unit	
Multi-family unit	
MAXIMUM % IMPERVIOUS SURFACE [5]	50%

Comprehensive Plan Elements:

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

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

- Neighborhoods should be designed to establish an identity and value that motivate residents to protect them, including:

    1. Neighborhood names and identities;
    2. Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes;
    3. Compatible, not necessarily identical, residential densities and housing types, consistent with the future land use designation and zoning category;
    4. Economic and social diversity;
    5. Neighborhood parks;
    6. Neighborhood organization for communication and conflict resolution; and
    7. Training and technical assistance for neighborhood-based planning initiatives.

Policy 1.2.1 – Establish a Future Land Use Map

Low Density Residential (RESLOW)

Residential use, primarily single-family with potential neighborhood commercial component, as part of a Planned Development, which will consist of light-retail, restaurants, personnel services, office and other similar neighborhood activities.

Residential – DU/acre 6
Commercial – not to exceed 1 acre
Maximum floor area ratio – commercial 0.50

Requirements for Permits and Approvals:

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

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

a. The application meets all 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: It appears that the dimensional variance is being created by the applicant as it appears the applicant has room on the eastern side of the property to accommodate the proposed accessory structure.

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

Staff Response: Strict application of the accessory structure standards in the LURs would not deprive the applicant reasonable use of the subject property as intended. While staff appreciates the applicant's intent on preserving trees on the property, it appears that there is room on eastern portion of the property to accommodate the proposed accessory structure

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

Staff Response: All R-1 zoned properties are subject to the same standards; therefore, the granting of the requested variance could be considered a special privilege. The Planning Commission has heard similar requests in the past and the Commission reviews each case based on the merit of the application. In the context of this neighborhood, the requested variance would appear to grant special privilege to this property owner.

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

Staff Response: The request is limited to dimensional variances; the City is precluded from allowing consideration of a variance for use.

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

Staff Response: While staff finds reasonable use of the property can be made without the benefit of the requested variance, the applicant asserts that the location of the structure is required to preserve trees and for accessibility to existing utilities.

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

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

***** Reminder: If approved, the variance will run in perpetuity with the land and not the use of the property or ownership.***

Planning and Community Development Analysis:
The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood. As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

Staff Comments:

1. 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.
2. It is in staff's opinion that the project is found to be inconsistent with the goals, objectives and policies of the Comprehensive Plan and is not in compliance with the requirements of the Land Use Regulations.

Should Planning Commission wish to approve the proposed request, staff recommends that the following conditions be considered for its approval.

1. A minimum of two (2) windows shall be provided on the south façade (facing 26th Avenue West) of the accessory structure.
2. The accessory structure shall maintain the following setbacks:
   a. 120 feet from the western property line (26th Avenue Court West).
   b. 20 feet from the southern property line (26th Avenue west).
   c. 45 feet from the eastern property line.

Respectfully submitted,



Gregory J. DeLong
Assistant Director
Planning & Community Development

Exhibits:

Exhibit 1: Location Map

Exhibit 2: Future Land use map

Exhibit 3: Zoning Map

Exhibit 4: Site Plan/Survey

Exhibit 5: Proposed Elevations

Exhibit 6: Proposed Floor Plan

Exhibit 1: Location Map



Exhibit 2: Future Land Use Map



Exhibit 3: Zoning Map

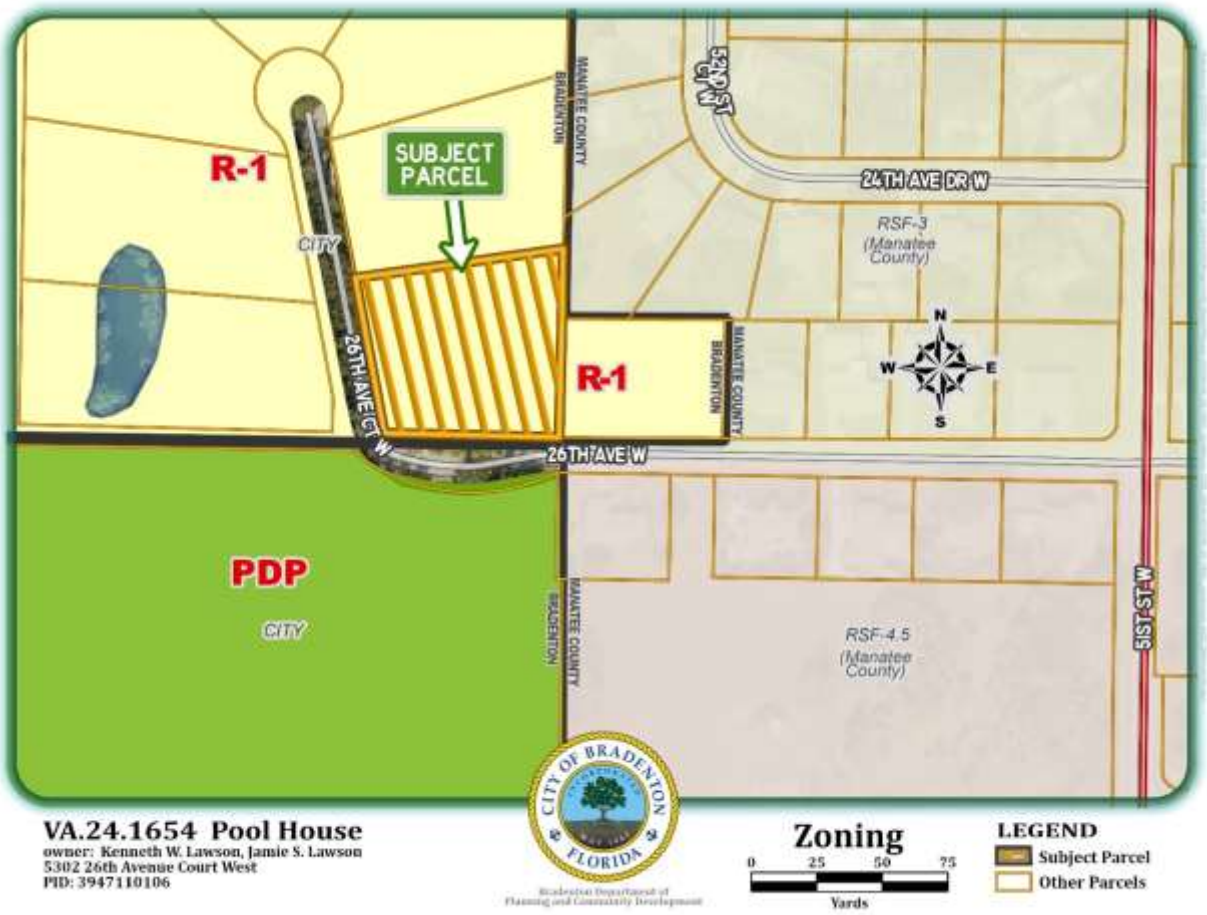


Exhibit 4: Site Plan/Survey

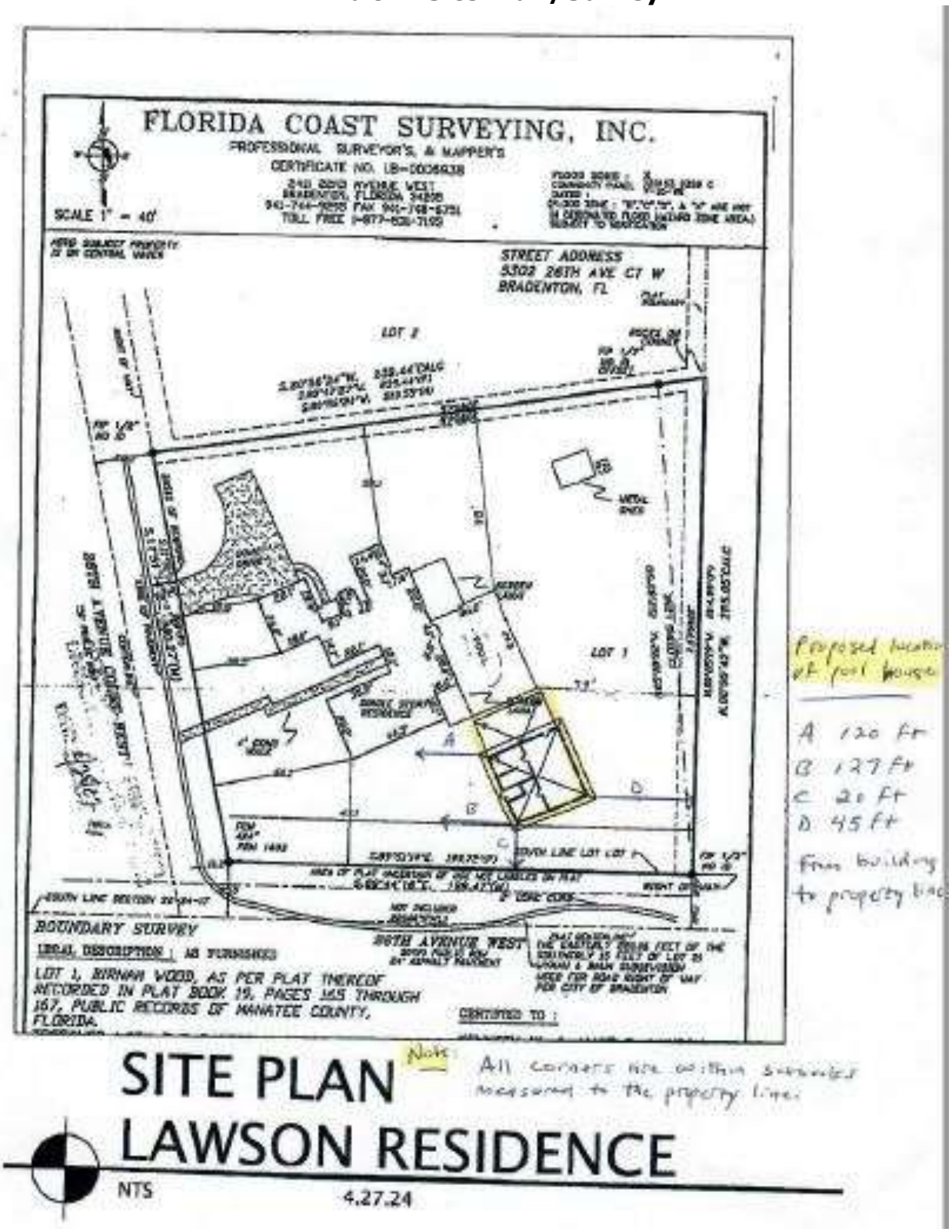


Exhibit 5: Proposed Elevations

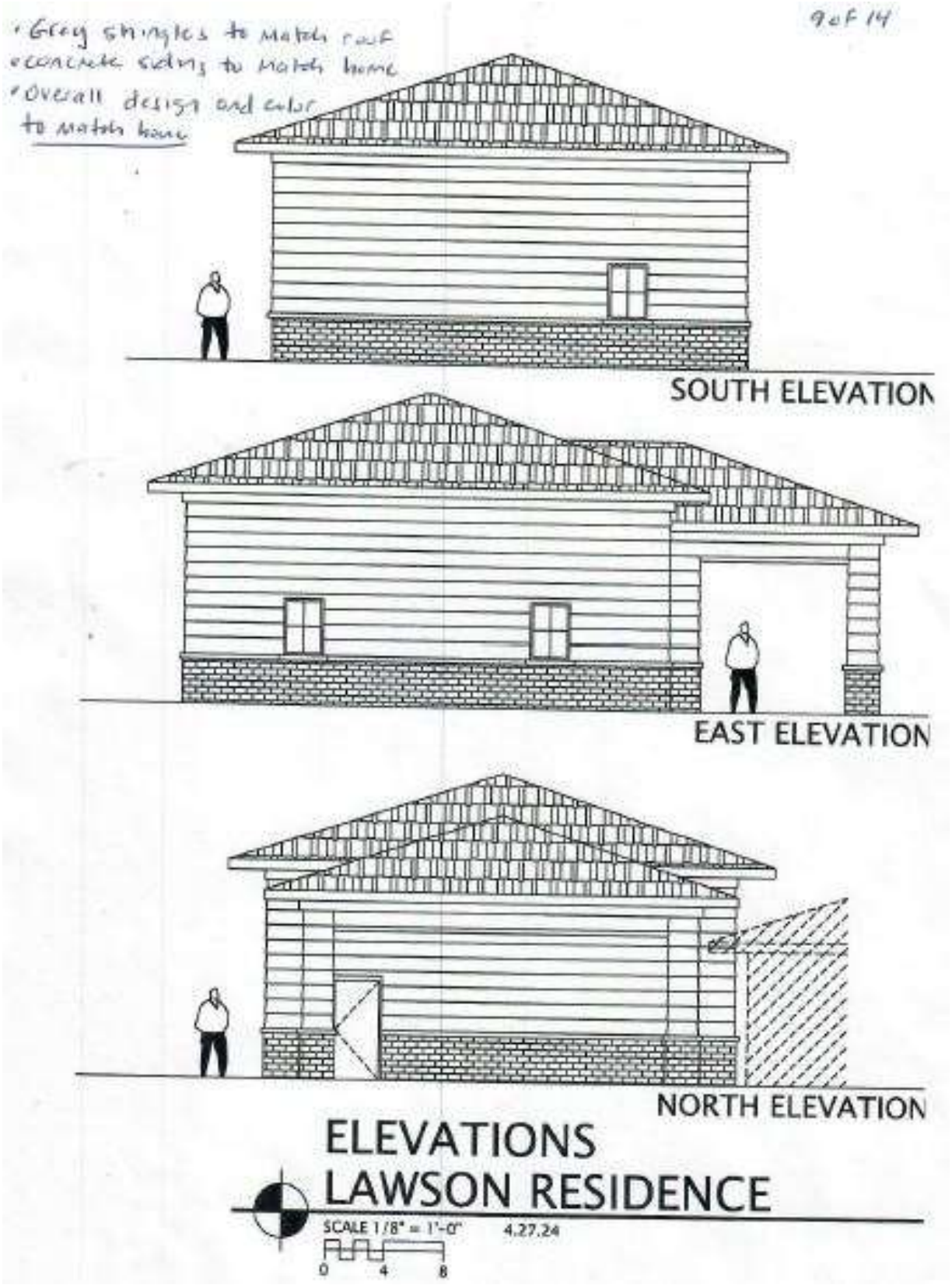
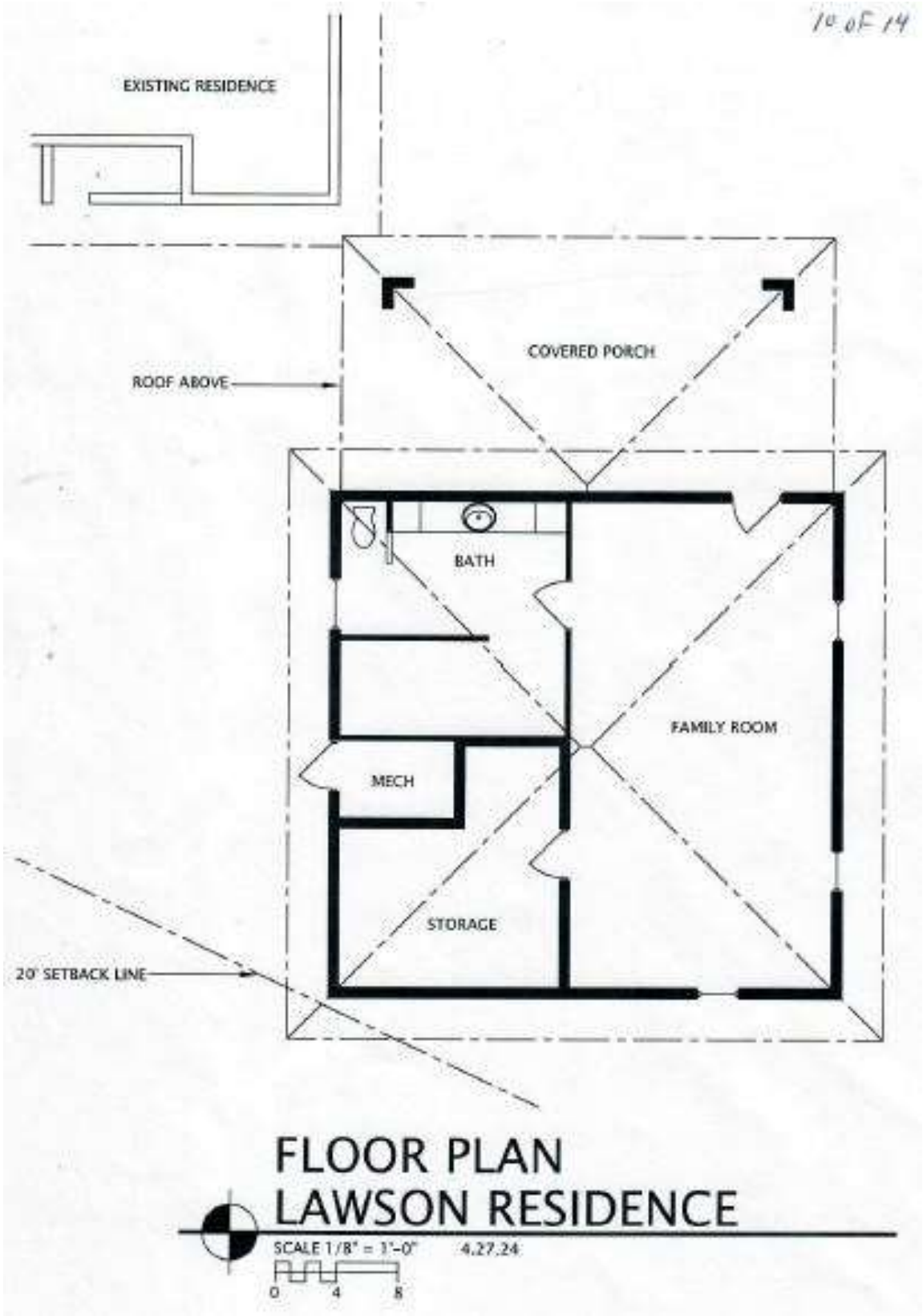


Exhibit 6: Proposed Floor Plan



FINAL ORDER
VARIANCE NO. VA.24.1654

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. VA.24.1654 TO ALLOW AN ACCESSORY STRUCTURE (POOL HOUSE) TO BE LOCATED IN THE FRONT YARD; FOR PROPERTY LOCATED AT 5302 26TH AVENUE COURT WEST, BRADENTON, FLORIDA, 34209 (PARCEL ID 3947110106), AS MORE PARTICULARY DESCRIBED HEREIN.

WHEREAS, Kenneth W. and Jamie S. Lawson ("Property Owners") own the property located at 5302 26th Avenue Court West, Bradenton, Florida, more particularly described in Exhibit "A" (the "Property"), and submitted an application for variance to allow a 33' 4" x 32' 8" accessory structure (pool house) with an attached 26' 8" x 16' covered porch to be located in the front yard along 26th Avenue West, as shown on the site plan attached as Exhibit "B"; and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as 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 3.3.2.1, provides dimensional and area standards for accessory structures; and the minimum side and rear yard setbacks for accessory structures is 5 feet; and

WHEREAS, the Planning Commission held a noticed public hearing on June 19, 2024, at which the Commission received testimony and evidence from the applicant, City Planning staff, and members of the public in attendance; and

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

NOW, THEREFORE, the Planning Commission makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that 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 a 33' 4" x 32' 8" accessory structure (pool house) with an attached 26' 8" x 16' covered porch to be located in the front yard along 26th Avenue West, as shown on the site plan attached as Exhibit "B".

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 a 33' 4" x 32' 8" accessory structure (pool house) with an attached 26' 8" x 16' covered porch to be located in the front yard along 26th Avenue West, as shown on Exhibit "B", subject to the following stipulation:

1. A minimum of two (2) windows shall be provided on the south façade (facing 26th Avenue West) of the accessory structure.
2. The accessory structure shall maintain the following setbacks:
   a. 120 feet from the western property line (26th Avenue Court West)
   b. 20 feet from the southern property line (26th Avenue west)
   c. 45 feet from the eastern property line

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 19th DAY OF JUNE, 2024.

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

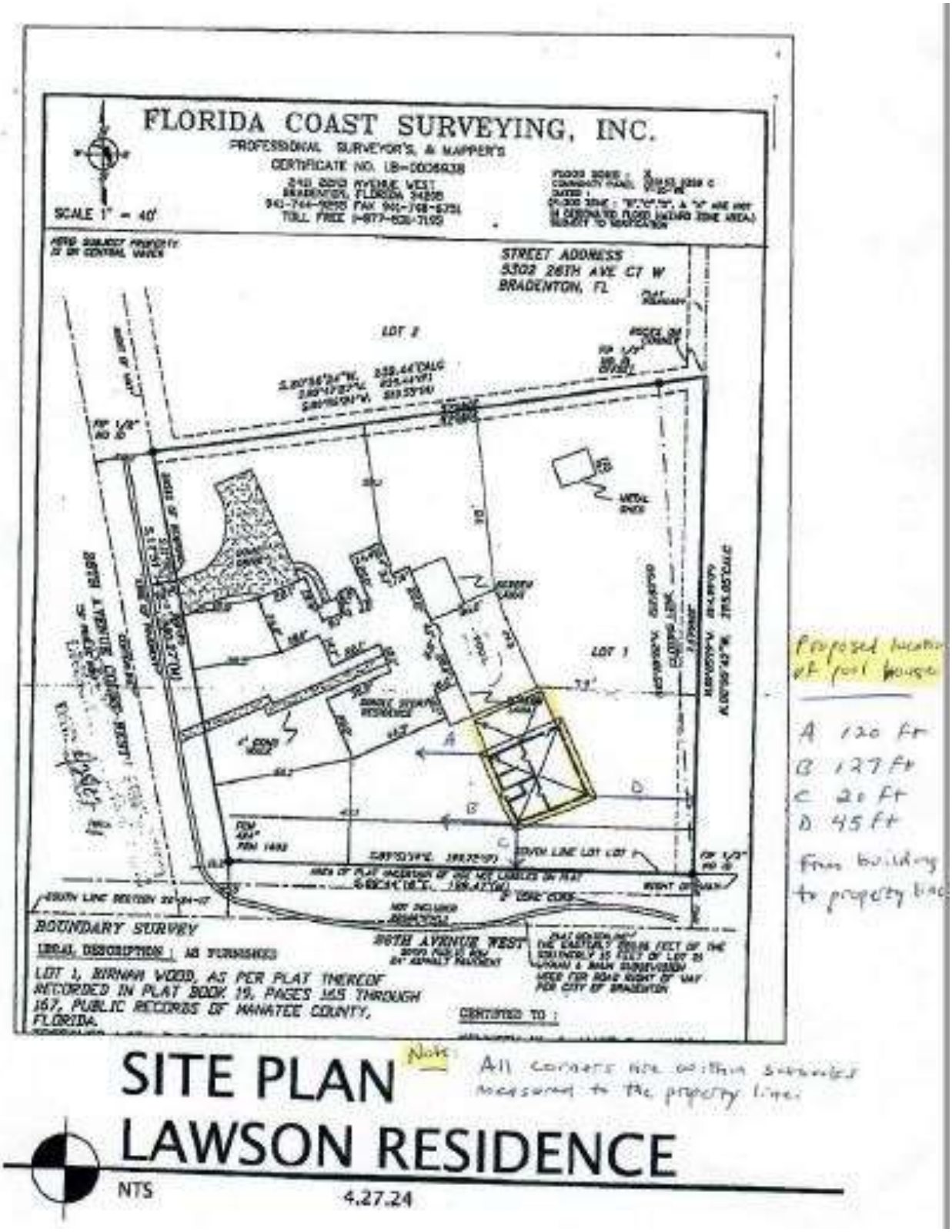
ATTEST:

Lori Brunner CLERK	Benjamin Bakker CHAIR

EXHIBIT "A"

Legal Description:
LOT 1 BIRNAM WOOD TOGETHER WITH THE ELY 220.06 FT OF THE SLY 15 FT OF LOT 21, WYMAN & BAUM SUB, AS PER PLAT REC IN PB 1, PG 176, PRMCF, SUBJ TO R/W FOR 26TH AVE W PI#39471.1010/6

EXHIBIT "B"


FLORIDA COAST SURVEYING, INC.
PROFESSIONAL SURVEYOR'S & MAPPER'S
CERTIFICATE NO. LB-0006938
SCALE 1" = 40'
STREET ADDRESS
5302 26TH AVE CT W
BRADENTON, FL
LOT 2
LOT 1
26TH AVENUE WEST
BOUNDARY SURVEY
LEGAL DESCRIPTION: AS FURNISHED
LOT 1, BIRNAM WOOD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 165 THROUGH 167, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
CERTIFIED TO:
Proposed location of pool house
A 120 ft
B 127 ft
C 20 ft
D 45 ft
from building to property line
Note: All corners are within setbacks measured to the property line.
SITE PLAN
LAWSON RESIDENCE
NTS
4.27.24

AGENDA ITEM NO. 8.d

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Monica Friedl, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Special Use Application, Resolution 24-42, Case SU.24.1851**:

Request for a Special Use Permit to allow for the addition of classrooms (grades K-5), which is an expansion of a previously approved Special Use Permit; for property located at 1011 21st Street East (Parcel ID 1359400059) in the TR-4 (General Urban Restricted) transect zoning district. Application filed by Tara N. Sall (agent) for Manatee County Girls Club, Inc. (owner).

SUGGESTED ACTION: Motion to recommend either approval or denial of Resolution 24-42, Case SU.24.1851.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
Special Use application requesting permission to allow for an expansion exceeding 20 percent or more of the approved structure for the existing school for Just for Girls. The proposed structure is for an 8-unit modular building for classroom space for Visible Men Academy. The proposed unit will also house the elementary school portion of Just for Girls. A breezeway will connect the proposed structure with the principal structure.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Conflict Counsel Augello.

SUGGESTED MOTION:
Motion to recommend either approval or denial of Resolution 24-42, Case SU.24.1851.

ATTACHMENTS:
Application - Resolution 24-42, Case SU.24.1851.pdf
Staff Report - Resolution 23-42, Case SU.24.1851.pdf
Resolution 24-42 (Draft).pdf

RECEIVED
By Isabell Salazar at 3:16 pm, May 10, 2024

Special Use Application

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

bradenton
The Friendly City

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Manatee County Girls Club Inc.

Owner Address: 3809 59th St W, Bradenton, 34209 Telephone: 941.747.5757

Name of Agent: Tara N. Sall, TNS Design & Consulting, LLC

Agent Address: 3639 Cortez Rd W. Ste 222, Bradenton, 34210 Telephone: 941.586.0142

Owner/Agent Email: tara@tnsdesignandconsulting.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 1011 21st St E, Bradenton, 34208

Parcel ID: 1359-40-0059 Acreage: 2.82 +/-

Zoning District: BR_T4-R *click to view Zoning map

Future Land Use: CITY *click to view FLU map

Ward #: 5 *click to view Ward map

Neighborhood #: 4070; Perry Park *click to view Neighborhoods map

DESCRIPTION (REQUIRED)

Indicate Type of Special Use Request:

Special Use ☐ Special Use-Amendment ☑

Provide a brief description of the propose land use activity: Addition of Visible Men Academy classrooms

for grades K-5; modular unit from SMART Modular (state-approved building plans) for 7 classrooms and 1 teacher/staff room totaling 7,920 SF

MATERIALS FOR REVIEW (REQUIRED)

- **Special Use**
  - ° Special Use Application Fee: **$1,820**
  - ° Notarized Agent Authorization Form, if applicable
  - ° Letter of Request
  - ° Review Criteria (see page 2 for Special Use Review Criteria)
  - ° Site Plan
  - ° Property Survey signed & sealed within the last 3 years
  - ° One (1) electronic copy in pdf format of Application and all required support materials
- **Special Use Permit - Amendment**
  - ° Special Use Amendment Application Fee: **$1,820**
  - ° Notarized Agent Authorization Form, if applicable
  - ° Letter of Request
  - ° Property Survey signed & sealed within the last 3 years
  - ° One (1) electronic copy in pdf format of Application and all required support materials including site plan
- **Application Submittal Deadline Date and Information**
  - ° Planning Commission meets on the third Wednesday of each month, except for December where they meet on the second Wednesday.
  - ° Application submittal deadline date is 40-days prior to the meeting date. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit missing materials by the application deadline. No late submittals will be accepted.

CITY STAFF ONLY

Application Fees:
Fee Required: **$1,820** (Special Use)
$1,820 (Special Use-Amendment)

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ■
Incomplete: □ _____

APPLICATION #: 241851

CITY COUNCIL:

PLANNING COMMISSION:

DRC:

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

Special Use Application

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

REVIEW CRITERIA

SPECIAL USE and SPECIAL USE-AMENDMENT REVIEW CRITERIA:

Special Use and Special Use-Amendments shall comply with and be reviewed using the Special Use criteria found in Section 3.3 of the Land Use Regulations to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

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

1. *Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.*
2. *Location and design of off-street parking and loading areas in regard to the items in "1" above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.*
3. *Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.*
4. *Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.*
5. *Screening, buffering or separation of any nuisance or hazardous feature of the use.*
6. *Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.*
7. *Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic values.*
8. *Adequacy of land and/or building which are to be used.*
9. *General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to proposed hours of operation.*
10. *Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.*
11. *Consistency with the City of Bradenton Comprehensive Plan.*

SITE PLAN REQUIRMENTS

SPECIAL USE and SPECIAL USE AMENDMENT SITE PLAN REQUIRMENTS:

Please prepare an accurate, legible, scaled site plan containing the following information:

REQUIRED

A. *The dimensions of the lot, all existing and proposed buildings, setbacks, easements, driveways, landscaping and trees, and fences.*
B. *Parking design and availability*
C. *Traffic impacts*
D. *Location and design of trash collection areas*
E. *Utilities on the site*
F. *Signs and exterior lighting*

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: 1011 21st St E, Bradenton, FL 34208

I, Becky Canesse, the registered property owner(s) of the above noted property, do hereby authorize

Tara N. Sall — Print Name of Agent
TNS Design & Consulting — 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

BY: _____ CEO
Signature of Owner(s)

3809 59th St W, Bradenton, FL 34209
Owner(s) Address (if different than property above)

_____
Signature of Agent

3639 Cortez Rd W, Ste 222, Bradenton, 34210; 941.586.0142
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 7th day of May, produced DL: Becky Canesse - C520-079-58-671-D / S400-814-86-844 respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

_____
Signature

Edith Maria Olave-Ford
Print Name

Notary Public

EDITH MARIA OLAVE-FORD
MY COMMISSION # HH 446881
EXPIRES: January 6, 2028

State of Florida
My Commission Expires: January 6, 2028

TNS
Design & Consulting
BEYOND THE EXPECTED

May 7, 2024

Attention:
Robin D. Singer, Director
Planning & Community Development
City of Bradenton
101 Old Main Street
Bradenton, FL 34205

Reference: **Just for Girls and Visible Men Academy Joint-Campus Special Use Amendment for Parcel ID 1359-40-0059**

Dear Ms. Singer,

This letter is in response to Land Use Regulations Section 2.2.4.1.b as it being applied to our forthcoming land development permit application for the addition of an 8-unit modular unit providing classroom space for Visible Men Academy on the parcel referenced and owned by Manatee County Girls Club Inc. and housing the elementary school portion of Just for Girls Inc.; the modular unit shall be connected to the existing Just for Girls school facility via a breezeway. The referenced regulation states:

> *"2.2.4.1 Types of Special Uses*
>
> a. *New Permit. A special use permit is required for certain land uses as pursuant to residential schedule 3.2.2.1, or non-residential schedule 3.2.1.2.*
> b. *Expansion. A special use expansion permit is required pursuant to the following thresholds:*
> *I. The expansion is equal to 20 percent or more of the approved use, structure, or land area; or*
> *II. The expansion exceeds the limits or conditions as set forth in the original special use permit approval; or*
> *III. The expansion is the addition of an accessory use.*

As has been determined by yourself and your staff, we are exceeding an expansion of 20% based on the initially approved Special Use Zoning for the existing school activities. We are requesting this project be granted an Amendment to the existing Special Use Zoning over this parcel and that our request be forwarded to Planning Commission as required by the City of Bradenton Land Development Code; subsequently upon approval from Planning Commission this Special Use Amendment Request be forwarded to City of Bradenton Commissioner for final approval.

tara@tnsdesignandconsulting.com · 3639 Cortez Rd W | Suite 222 | Bradenton, FL 34210 · 941.586.0142

Attached herein are the requested documents for this application package. If additional information is required, please let me know. We appreciate your time and attention to this matter and look forward to a successful partnership with the City of Bradenton in servicing the elementary boys of Visible Men Academy, elementary girls of Just for Girls, and their families.

Sincerely,



Tara N. Sall, PE
FL. Lic. No. 90481
TNS Design & Consulting, LLC

Attachments:
Special Use Amendment Application Form
Agent Authorization Form
Project Findings of Facts
Site Plan
Survey performed by George F. Young 05/2024

tara@tnsdesignandconsulting.com · 3639 Cortez Rd W | Suite 222 | Bradenton, FL 34210 · 941.586.0142

Reference: Just for Girls and Visible Men Academy Joint-Campus Special Use Amendment for Parcel ID 1359-40-0059

FINDINGS OF FACT

SPECIAL USE AMENDMENT REQUEST FOR expansion of the existing Manatee County Girls Club (Just for Girls) facility by installing a 7,920 SF modular unit with 8-classrooms for classroom education of Visible Men Academy that will be connected to the existing facilities via a breezeway.

ANALYSIS

1. *Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control, and emergency access.* Ingress and egress will remain along 21st Street East. No new access drive is required. Safety measures will be updated with the addition of manually operated vehicular access gates across the existing driveways.

2. *Location and design of off-street parking and loading areas in regard to the items in 1., above, and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties.* The proposed expansion does not propose an increase in existing parking facilities. Based on the current staff levels of both Just for Girls and Visible Men Academy, the existing parking lot is sufficient. Additionally, Visible Men Academy will be providing two school buses for transportation of students for both charter schools, which will reduce the amount of vehicular unloading and loading activities and will reduce the impact of such activities on the adjacent properties.

3. *Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.* These areas are not subject to change because of this expansion.

4. *Utilities, in regard to location, availability, adequacy, and compatibility with surrounding properties.* Utilities exist to the site and not subject to change as a result of this expansion.

5. *Screening, buffering, or separation of any nuisance or hazardous feature of the use.* The proposed installation area of the modular unit is intended to minimize clearing of existing vegetation that is buffering the parcel from adjacent properties. From the pre-application meeting held with staff on April

tara@tnsdesignandconsulting.com · 3639 Cortez Rd W | Suite 222 | Bradenton, FL 34210 · 941.586.0142

16th, 2024, additional landscaping requirements were not listed in the staff comments.

6. *Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility, and harmony with surrounding properties.* No change in signage is proposed. Additional lighting would only be for safety as required by state standards and City of Bradenton Part III Land Use Regulations Section 7.1.6.

7. *Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties, or adversely affect their economic value.* The proposed structure is designed to service elementary aged boys in which current enrollment of Visible Men Academy has 19% of enrolled students coming from the Perry Park neighborhood. This proposed expansion will allow more families in the Perry Park neighborhood, and in other neighborhoods, to be better serviced by providing one location for elementary education of both boys and girls, while still maintaining the successful practices of each individual school.

8. *Adequacy of land and/or building, which are to be used.* There is adequate land to support the expansion. The total area of impervious coverage with this expansion is 38%, which falls well below the 70% threshold coverage for City of Bradenton.

9. *General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.* The facility is currently in operation and compatible with the adjacent properties. This is a public charter school for grades K-5. After school programs already exist with the Just for Girls operation and the facilities typically close at 6 or 7 P.M. and are closed on the weekends.

10. *Environmental quality of the district in which the use is proposed and the effect the special exception might have on such quality.* The expansion of this use will not adversely affect the environment.

11. *Consistency with the City of Bradenton Comprehensive Plan.* The proposed expansion is not inconsistent with the neighborhood recommendations or the Goals, Objectives, and Policies of the Plan.

tara@tnsdesignandconsulting.com · 3639 Cortez Rd W | Suite 222 | Bradenton, FL 34210 · 941.586.0142

Reference: Just for Girls and Visible Men Academy Joint-Campus Special Use Amendment for Parcel ID 1359-40-0059

ATTACHMENT 1: HISTORICAL INFORMATION ON MODULAR UNITS ON PARCEL WITH JOINT-VENTURE WITH MANATEE COUNTY SCHOOL DISTRICT TAPP PROGRAM 1990-1994

tara@tnsdesignandconsulting.com · 3639 Cortez Rd W | Suite 222 | Bradenton, FL 34210 · 941.586.0142

Written Testament by Chief Executive Officer Becky Canesse, having personally attended the below-referenced Board meetings and kept the permanent records of the minutes of the regular meetings of the Manatee County Girls Club, Inc. (MCGC) dba Just for Girls (JFG) corporate governing Board of Directors, with the following excerpts from the Board minutes as follows:

4.20.1990 at New/Old Business: "President Quinlan moved that the Executive Committee and House & Grounds Committee have the authority to negotiate the placement of a separate modular unit on the East Bradenton property. Motion unanimously carried."

7.13.1990 at Executive Director's Report: "Approval was given for Greg Meissner to provide an addendum to the School Board lease for the additional building which will house their daycare at the East Bradenton Branch."

1991 Annual Report: "II. COMMUNITY DEVELOPMENT – The enhanced programs provided to an increased number of girls are possible because of the networking, sharing, and cooperation MCGC pursues. MCGC has shared its facilities, computer learning centers, vehicles, and sports equipment with dozens of other community service groups. In this way, the scarce charitable dollars are conserved and stretched to provide additional needed services which would not otherwise be possible. The team of professionals at MCGC also serve on community boards and committees including:

Mayor's Drug Free Communities Committee
Manatee Community Council for Children
Manatee County Needs Assessment Task Force
Leadership Manatee Alumni Board
Women's Resource Center
Women's Health Advisory Committee
Florida Center for Children & Youth
Coalition for Healthy Mothers/Healthy Babies
Teenage Pregnancy Task Force
American Association of University Women
Florida Parks and Recreation Association
Sarasota/Manatee AIDS Support, Inc."

10.9.1992 at Executive Director's Report: "Gary Guthrie made the following motion that we continue the rental of the East Bradenton Branch for the T.A.P.P. program at $400 per month. Motion unanimously carried."

7.8.1994 at Executive Committee Report: "On behalf of the Executive Committee, Mary Middlebrooks moved that the president be authorized to execute two contracts with the School Board regarding: 1.) Rental of the E.B. Center for their T.A.P.P. program; and 2.) Funding for our alternative school program. Motion carried."

11.4.1994 at Executive Director's Report: "Julie Ross moved that we authorize the President to sign the School Board lease of our East Bradenton facility for the T.A.P.P. program. Motion carried."

Based on the number of children served, the modular for the T.A.P.P. program was more than half the size of the proposed VMA modular considered for approval this year on this same site.

Signed this 8th day of May, 2024 by JFG CEO Becky Canesse

EDITH MARIA OLAVE-FORD
MY COMMISSION # HH 446881
EXPIRES: January 6, 2028

Notary (SEAL)

Edith Maria Olave - Ford 5/7/24

Scale : 1" = 30' Ft.

N

BOUNDARY SURVEY OF:

LOTS 9 THROUGH 14, LOTS 39 THROUGH 47, BLOCK A, AND LOT 8, LESS THE NORTH 34 FEET, BLOCK A, PERRY PARK; ALSO THE EAST 5.35 FEET OF THE NORTH 17 FEET OF LOT 7, BLOCK A, REPLAT OF PERRY PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 8 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ITEM	ELEVATION	WIDTH	HEIGHT
GRATE	~~12.20'~~ 12.10'	STANDARD	STANDARD
SKIMMER (TOP)	~~12.20'~~ 12.10'	12"	N/A
SKIMMER (BOT)	~~10.50'~~ 10.40'	12"	N/A
WEIR	~~11.00'~~ 10.90'	2.5"	1.2'
SLAB	~~10.30'~~ 9.90'	4'	6"
UNDERDRAIN	~~9.80'~~ 9.79'	6"	6"

ABBREVIATIONS

P.S.M. – PROFESSIONAL SURVEYOR & MAPPER
SEC. – SECTION
TWP. – TOWNSHIP
RGE. – RANGE
R/W – RIGHT-OF-WAY
℄ – CENTER LINE
(P) – PLAT DISTANCE
(M) – MEASURED DISTANCE
(D) – DEED DISTANCE
CONC. – CONCRETE
W/F – WOOD FRAME
ADD. – ADDRESS

LEGEND

1/2" IRON ROD L.B. #021 SET
IRON PIPE FOUND
IRON ROD FOUND
IRON ROD & # FOUND
4"x 4" CONC. MONUMENT FOUND
OVERHEAD POWER LINE
OVERHEAD TELEPHONE LINE
POWER POLE WITH ANCHOR
TELEPHONE POLE WITH ANCHOR
6' WOOD FENCE
6' CHAIN-LINK FENCE
WATER METER
WATER VALVE
BACK FLOW PREVENTER
FIRE HYDRANT
SIGN
LIGHT POLE
SANITARY CLEAN OUT
SANITARY MANHOLE
UNDERGROUND TELEPHONE BOX
UNDERGROUND CABLE TV BOX
ELECTRIC METER
CATCH BASIN
MITERED END
RECORD ELEVATIONS

Impervious Coverage Calculation	
Description	**Area (sf)**
Lot Area	122,804
Existing	
Building	21,866
Parking Lot	12,800
Sidewalk	1,490
Concrete Pads	2663
Subtotal	38,819
Percent Coverage	32%
Proposed	
Modular Unit	7,877
Sidewalk Access	491
Total	**47,187**
Percent Coverage	**38%**

NOTES

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY OF WASHINGTON STREET, BEING N 00°00'00" W (ASSUMED).
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE SEARCH AND THERE MAY BE ADDITIONAL EASEMENTS THAT MAY BE OF PUBLIC RECORD.
3. THIS PROPERTY LIES IN FLOOD ZONE "C" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL NO. 120155 0010 C, DATED 11/16/83 (INDEX REVISED 11/16/83)
4. PUBLIC UTILITIES THAT LIE WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS OF RECORD NOT SHOWN OR LOCATED.
5. THE LOCATION OF UTILITIES, FOUNDATIONS OR STRUCTURES, IF ANY, BENEATH THE SURFACE HAS NOT BEEN DETERMINED.
6. THE PURPOSE OF THIS SURVEY IS FOR PERMITTING
7. OWNERSHIP OF FENCES HAS NOT BEEN DETERMINED.

CLIENT

JUST FOR GIRLS, INC.
932 14TH ST. WEST
BRADENTON, FL. 34205

PROJECT NAME

FINAL SURVEY
MANATEE COUNTY, FLORIDA

SEC. 31 TWP. 34 S. RNG. 18 E.

REVISIONS

No.	DESCRIPTION	DATE	BY
1.	REVISED FOR FINAL IMPROVEMENTS	11/10/08	
2.	ADD CLEANOUT INVERTS	11/11/08	
3.	REVISED PER COMMENTS	02/09/09	

Since 1919

George F. Young, Inc.
LICENSED BUSINESS 021
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL
LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING
ST. PETERSBURG ■ TAMPA ■ BRADENTON ■ GAINESVILLE
SARASOTA ■ NORTH PALM BEACH
RESPONSIBLE OFFICE: 381 6th Avenue West
Bradenton FL 34205-8804
Tel.: (941) 745-2377 Fax: (941) 747-4948

DESIGNED: FIELD DATE: 05/19/06
DRAWN: MJONES DATE: 05/01/06
CHECKED: JPOWERS SCALE: 1"=30'

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

JAMES B. POWERS
Florida Surveyor's Reg'n. PSM# LS4569

SHEET 1 / 1

JOB No. 06230053.00

FILE: I:\PROJECT\SUR\2006\06230-0053--001\DWG\RECORD\06230053001RD--11--25--08.DWG
PLOTTED: 02/09/09 08:30:46 LOGIN: MJONES

DEALER:
SMART MODULAR
PROJECT:
VISIBLE MEN ACADEMY
112'X72'
SMM 20968

DRAWING INDEX

SHEET 1: COVER, NOTES, AND CONDITIONS
SHEET 2: SPECIFICATIONS
SHEET 3: FLOOR PLAN, STRUCTURAL LEGEND, PLUMBING SCHEDULE, DOOR SCHEDULE, AND WINDOW SCHEDULE
SHEET 4: PLUMBING PLAN, PLUMBING SCHEDULE, DOOR
SHEET 5: ELECTRICAL PLAN, ELECTRICAL LEGEND, ELECTRICAL CALCS AND ELECTRICAL NOTES
SHEET 6: ELECTRICAL PANELS
SHEET 7: REFLECTED CEILING PLAN
SHEET 8: HVAC PLAN AND HVAC SCHEDULE
SHEET 9: BUILDING CROSS-SECTION
SHEET 10: ELEVATIONS
SHEET 11: LIFE SAFETY PLAN

"NOTICE"

PLEASE REVIEW PLANS COMPLETELY, ANY COMPONENTS CROSSING MATELINES WILL BE INSTALLED BY SETUP CREW.

GENERAL NOTES:

1. ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.
2. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION RULE 61G 20-3.006 SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
3. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. SHALL BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.
4. THESE PLANS INCLUDE DESIGN FOR THE FACTORY BUILT PORTION OF THE MODULAR STRUCTURE AND PORTIONS OF THE SITE BUILT CONSTRUCTION. THESE PLANS AND DESIGN PLANS FOR ALL ELEMENTS DESIGNATED TO BE DESIGNED BY OTHERS AND/OR SITE INSTALLED MUST BE SUBMITTED TO AND REVIEWED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (DESIGNER OF RECORD) FOR COMPATIBILITY WITH THE DESIGN OF THE OVERALL BUILDING PROJECT AS REQUIRED BY THE APPLICABLE CODES AND LAWS.
5. REFER TO MANUFACTURER'S APPROVED SYSTEMS PACKAGE FOR ADDITIONAL CONSTRUCTION DETAILS AND SPECIFICATIONS NOT INCLUDED IN THESE PLANS.
6. REFER TO ENERGY CODE COMPLIANCE FORM AND/OR HEAT LOSS AND GAIN CALCULATIONS FOR ADDITIONAL ENERGY CODE CONSTRUCTION REQUIREMENTS NOT INCLUDED IN THESE PLANS.
7. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY NFPA 10.
9. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET
10. STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING FACTORY.
11. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE OF >10'-0" BASED ON TABLE 602 AND SECTION 704 OF THE FLORIDA BUILDING CODE AND/OR INTERNATIONAL BUILDING CODE IS SUBJECT TO APPROVAL BY LOCAL JURISDICTION.
12. WHERE THE LIVE LOADS FOR WHICH EACH FLOOR OR PORTION THEREOF IS DESIGNED TO EXCEED 50 PSF, SUCH DESIGN LIVE LOAD SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER IN THAT STORY WHERE THEY APPLY, USING DURABLE SIGNS.
13. FIRE SAFETY PLAN REVIEW & INSPECTION IS RESERVED FOR THE LOCAL AUTHORITY HAVING JURISDICTION.
14. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURES FOR COMPONENTS AND CLADDING.
15. THESE PLANS COMPLY WITH THE LATEST FBC CHANGE, DATED DECEMBER 31, 2023.
16. THIS BUILDING SHALL NOT BE LOCATED WITHIN A DISTANCE OF 600 FEET OF INLAND BODIES OF WATER THAT PRESENT A FETCH OF 1 MILE OR MORE OF INLAND WATERWAYS OR RIVERS WITH A WIDTH OF ONE MILE.
17. THIS BUILDING HAS NOT BEEN DESIGNED TO BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION LINE.
18. IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL GLAZING SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING, OR GLAZING SHALL BE IMPACT RATED, WHICH IS ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES OR WINDOWS SHALL BE IMPACT RATED. THIS COVERING IS DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
    WIND BORNE DEBRIS REGIONS INCLUDE THE FOLLOWING:
    A. AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE WIND SPEED IS EQUAL TO OR GREATER THAN 130 MPH, OR
    B. AREAS WHERE THE ULTIMATE WIND SPEED IS EQUAL TO OR GREATER THAN 140 MPH.
19. THE FLOOR AND ROOF DESIGN OF THIS PLAN IS "LIGHT-FRAME TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A-3.012(6), POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC RULE 69A-3.012(6) SHALL BE POSTED AND INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.
20. WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG, GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES x 24 INCHES ADJUSTABLE WITH 20 INCHES x 10 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-4.2 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-6 INSULATION.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN, EXCEPT DOORS LOCATED IN FIRE RATED PARTITIONS SHALL NOT BE UNDERCUT.
3. RESTROOM VENT FANS SHALL PROVIDE 50 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL UNLESS OTHERWISE SPECIFIED ON PLANS.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 5 CFM FOR EACH OCCUPANT & 0.06 CFM PER SQUARE FOOT OF BUILDING AREA.

ACCESSIBILITY NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE AND REQUIRED EXITS MUST BE ACCESSIBLE.
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE. AT LEAST 50% OF ALL PUBLIC ENTRANCES MUST BE ACCESSIBLE.
3. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING WITH SPOUT HEIGHT NO LOWER THAN 38 INCHES AND NO HIGHER THAN 43 INCHES ABOVE THE FLOOR.
4. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEASE ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC.. TO SUCH SPACES SHALL BE ACCESSIBLE (i.e. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (46 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
5. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 44 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 48 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
6. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
7. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (i.e. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX.GRATINGS IN FLOOR SHALL BE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
10. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED AT 33 INCHES TO 36 INCHES FROM THE FLOOR TO THE CENTERLINE OF THE BAR. SIDE WALL GRAB BARS SHALL BE MOUNTED WITH THE FAR END LOCATED A MAXIMUM OF 12 INCHES FROM THE WALL BEHIND THE WATER CLOSET.
11. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (i.e. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15. WHERE MIRRORS ARE PROVIDED IN RESTROOMS, AT LEAST ON SHALL BE PROVIDED WITH ITS REFLECTIVE EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR IF ABOVE LAVATORY OR 35" IN OPEN AREA.
16. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 INCH TO 1.5 INCHES IN DIAMETER WITH 1.5 INCHES OF CLEAR SPACE BETWEEN THE BAR AND THE WALL.
17. TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN REACH AND MOUNTED 15 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FLOOR TO THE CENTERLINE OF THE DISPENSER. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS FLOW, SHALL NOT BE USED.
18. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA.
19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

ELECTRICAL NOTES:

1. ALL EQUIPMENT SHALL BE LISTED BY UL FOR THE APPLICATION FOR WHICH IT IS USED AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING.
2. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
3. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL BE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410.2.
4. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OR BEING LOCATED IN THE OPEN POSITION.
5. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
6. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
7. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
9. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE WEATHER RESISTANT & IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
10. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
11. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (fc) AND A MINIMUM OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 fc AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-T0-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.
12. INTERIOR LIGHTING SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT TURN OFF THE LIGHTING WITHIN 30 MINUTES OF AN OCCUPANT LEAVING THE SPACE IN ALL OF THE FOLLOWING AREAS:
    A. ALL ROOMS IN BUILDINGS THAT EXCEED 5000 SQUARE FEET IN AREA EXCEPT FOR LIGHTING INTENDED FOR 24 HOUR OPERATION, LIGHTING IN SPACES WHERE PATIENT CARE IS RENDERED, AND SPACES WHERE AUTOMATIC SHUT-OFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANT(S);
    B. THE FOLLOWING ROOMS IN BUILDINGS OF 5000 SQUARE FEET OR LESS IN AREA: CONFERENCE AND MEETING ROOMS, EMPLOYEE LUNCH OR BREAK ROOMS, CLASSROOMS (NOT INCLUDING SHOP CLASSROOMS, LABORATORY CLASSROOMS AND CLASSROOMS FOR PRESCHOOL THROUGH THE 12TH GRADE).
13. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.

FOUNDATION PLANS:

1. IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF BUILDING AND PROFESSIONAL REGULATIONS THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN SYSTEM DETAILS AND SPECIFICATIONS.
   THE ENGINEER OF BUILDING PLANS SHOULD BY CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF THE FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE FOR LABEL FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

WINDOW & DOOR SPECIFICATIONS:

1. DOUBLE PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FOOT OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FOOT OR DOOR AREA.

PLUMBING NOTES:

1. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
2. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. (70 INCHES MINIMUM IN SHOWERS).
3. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
4. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR AND A SHUTOFF VALVE WITHIN 3 FEET ON THE COLD WATER SUPPLY LINE.
5. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
6. WATER SUPPLY LINES SHALL BE PEX, CPVC, OR COPPER; WHEN PEX SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IN 180°F. THE PEX PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
7. ALL PIPE HANGERS SHALL BE NON-METALLIC OR OF THE SAME METAL AS THE PIPE BEING SUPPORTED. ALL SUPPORTS FOR PLASTIC PIPES SHALL PERMIT FREE MOVEMENT AND/OR THERMAL EXPANSION OF THE PIPE. PIPING SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. BUILDING OWNER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN. ALL BUILDING OWNER PROVIDED FACILITIES ARE DESIGNED BY OTHERS.
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATED INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL OF AUTHORITIES HAVING JURISDICTION.

IDENTIFICATION:

NOTE: DATA PLATE, THIRD PARTY LABEL, MBI SEAL AND ALL STATE DECALS TO BE LOCATED ON PANEL BOX DOOR OR SHALL BE PLACED ON THE INTERIOR SIDE OF THE EXTERIOR WALL @ THE HITCH END ABOVE THE T-GRID LOCATION.

NOTES:

1. SITE PLAN NOT AVAILABLE AT THIS TIME. BUILDING DESIGNED TO HAVE FIRE SEPARATION DISTANCE GREATER THAN 10 FT. IN ACCORDANCE WITH THE IBC
2. BUILDING WILL NOT BE LOCATED IN A FLOOD HAZARD AREA.
3. BUILDING SHALL NOT BE SITED WHERE LOCAL CONDITIONS EXCEED THE DESIGN PARAMETERS.

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY:_____ DATE:_____

"PLEASE REVIEW DRAWINGS AND SPECIFICATIONS CAREFULLY. WHILE EVERY EFFORT IS MADE TO ASSURE THE DRAWINGS REFLECT THE EXPECTATIONS AND QUOTATION, THE FINAL CONSTRUCTION WILL BE BASED SOLELY ON THE SPECIFICATIONS AND DRAWINGS APPROVED."

NOTE:
ANY CHANGE THAT NECESSITATES A STRUCTURAL MODIFICATION MAY REQUIRE RESUBMITTAL TO THIRD PARTY AND / OR STATE AGENCIES AND MAY INCUR SCHEDULING DELAYS.

APPROVED PRODUCTS LIST:

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURED	FL APPROVAL NUMBER (NOA NUMBER)
DOORS	SWINGING EXTERIOR DOOR / ASSEMBLIES W/ VB	FLEMING BARON DOOR PRODUCTS	FL#: 16356-R4
WINDOWS	SINGLE HUNG	WINTECH	FL#: 16259-R4
ROOFING	SINGLE PLY ROOFING	MULE HIDE	FL#: 10703-R11
PANEL WALLS	SIDING	JAMES HARDI	FL#: 13223.2-R7

* IF BUILDINGS ARE LOCATED IN HVHZ ZONES (BROWARD & MIAMI/DADE COUNTIES) THEN WINDOWS AND DOORS SHALL BE COVERED WITH APPROVED SHUTTERS PER FBC, SECTION 2413. BUILDINGS LOCATED IN OTHER THAN HVHZ ZONES SHALL BE COVERED WITH AN IMPACT RESISTANT COVERING.

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	E
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	160
WIND VELOCITY (ASD)	124
FIRE RATING OF EXT. WALLS	---
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC
MJR-201

MANUFACTURER:

MANUFACTURE & ADDRESS: SOUTHEAST MODULAR MFG
2500 INDUSTRIAL STREET
LEESBURG, FL 34748

JOB SITE INFORMATION:

JOB SITE ADDRESS: 921 63rd Steet N. Bld 3420
BRADENTON, FLORIDA

DESIGN CRITERIA / LOADS:

NO OF MODULES: 8
BUILDING SQ.FT: 8,064
TYPE OF CONSTRUCTION: VB
OCCUPANCY USE GROUP: E
OCCUPANCY LOAD: 309

FLOOR DESIGN:
A. FLOOR LIVE LOAD: 50 psf
   (100 psf @ corridor)
   (1000 lb concentrated over 30"x30" area located anywhere on floor)
B. FLOOR DEAD LOAD: 12 psf (Avg)
C. UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT SIMULTANEOUSLY APPLIED.

ROOF DESIGN:
A. ROOF LIVE LOAD: 20 psf
B. ROOF DEAD LOAD: 10 psf
C. GROUND SNOW LOAD: 15 psf
D. FLAT ROOF SNOW LOAD: 15 psf
E. SNOW EXPOSURE FACTOR: Ce = 1.0
F. SNOW IMPORTANCE FACTOR: Is - 1.1
G. SNOW THERMAL FACTOR: Ct = 1.1
H. ROOF SLOPE FACTOR: Cs = 1.0
I. SLOPED ROOF SNOW LOAD: Ps = 0 psf
J. LOW SLOPE SNOW LOAD: Pm = 0 psf
K. DESIGN IS BASED ON ENCLOSED OR PARTIALLY ROOF PER ASCE 7-22

WIND DESIGN:
A. BASIC WIND SPEED (3-SEC GUST): V = 160 MPH
B. ASD WIND SPEED (3-SEC GUST): Vasd = 124 MPH
C. RISK CATEGORY: II
D. WIND EXPOSURE CATEGORY: EXP. = C
E. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 TO 7 DEGREES:
   WALL ZONE 5: P = 51.1/-68.2 PSF (Pasd = 30.7/-40.9 PSF)
   WALL ZONE 4: P = 51.1/-50.7 PSF (Pasd = 30.7/-70.5 PSF)
   ROOF ZONE 3r: P = 22.7/-160.0 PSF (Pasd = 13.6/-96.0 PSF)
   ROOF ZONE 3e/2r/2n: P = 22.7/-117.4 PSF (Pasd = 13.6/-70.5 PSF)
   ROOF ZONE 2e/1: P = 22.7/-89.0 PSF (Pasd = 13.6/-53.4 PSF)

G. TORNADO LOAD DESIGN REQUIRED: NO

SEISMIC DESIGN:
A. OCCUPANCY / RISK CATEGORY: II
B. SEISMIC IMPORTANCE FACTOR: 1.0
C. SEISMIC SITE CLASS: D
D. SPECTRAL RESPONSE COEFFICIENTS:
   Ss = .06 S1 = .028
   Sds = .054 Sd1 = .04
E. SEISMIC DESIGN CATEGORY: B
F. SEISMIC FORCE RESISTING SYSTEM: 16
G. RESPONSE MODIFICATION FACTOR: R = 6.5
H. SEISMIC RESPONSE COEFFICIENT:Cs = 0.103
I. DESIGN BASE SHEAR: V = 11870

PERMISSIBLE GAS TYPE: N/A

NAME AND DATE OF CODES:

FL: 8th EDITION 2023 FBCB WITH SUPPLEMENTS, 8th EDITION 2023 FBCP, 8th EDITION 2023 FBCM, 8th EDITION 2023 FBCEC WITH SUPPLEMENTS, 2020 NEC, 8th EDITION 2023 FFPC, 8th EDITION 2023 FBCA ACCESSIBILITY

SPECIAL CONDITIONS AND / OR LIMITATIONS:

1. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
2. THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED BELOW THE BASE FLOOD ELEVATION IN A FLOOD HAZARD AREA.
3. THE OWNER SHALL BE RESPONSIBLE TO INSTALL AN APPROVED AND LISTED COMPONENT IN ACCORDANCE WITH ASTM E 1996 OR ASTM E 1866 FOR THE PROTECTION OF ALL EXTERIOR OPENINGS (WINDOWS, DOORS AND LOUVERS) WHEN THIS STRUCTURE IS LOCATED IN A WIND BORNE DEBRIS REGION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1609.1.2. PRIOR TO FINAL INSPECTION AND OCCUPANCY.

ITEMS NOT INCLUDED IN SCOPE OF WORK AND ARE SITE INSTALLED.

1. PORCHES, STEPS, AND RAMPS TO BE SUPPLIED AND INSTALLED BY OTHERS IN ACCORDANCE WITH THE FBC.
2. PORTABLE FIRE EXTINGUISHERS TO BE SUPPLIED AND INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH SECTION 906 OF THE FBC.
3. ADDITIONAL HANDICAP TOILET FACILITIES PROVIDED IN ADJACENT BUILDING ON THE SAME PROPERTY. LOCATED WITHIN 500 FEET ON AN ACCESSIBLE ROUTE
4. SERVICE SINK PROVIDED IN ADJACENT BUILDING ON THE SAME PROPERTY AND SUBJECT TO APPROVAL BY LOCAL AUTHORITIES HAVING JURISDICTION.
5. ANY REQUIRED FIRE/SMOKE DETECTION AND/OR SUPPRESSION TO BE INSTALLED BY OTHERS ON SITE IN ACCORDANCE WITH THE FBC AND THE IFC.
6. SOUTHEAST MODULAR TO CONSTRUCT DRAFT STOP IN ACCORDANCE WITH THE FBC WHERE REQUIRED.
7. FIRE RATED DOORS AND ASSEMBLIES SHALL COMPLY WITH SECTION 715 OF THE FBC.
8. MANUAL FIRE ALARM SYSTEM SHALL BE SUPPLIED AND INSTALLED AT SITE BY OTHERS IN ACCORDANCE WITH THE NFPA 72.
9. THE BUILDING OWNER IS RESPONSIBLE FOR THE DEVELOPMENT & DESIGN OF ALL SITE REQUIRED ACCESSIBILITY ELEMENTS. THESE ELEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS DESIGN. SUBMITTALS ARE REQUIRED BY OWNER THROUGH THEIR DESIGN PROFESSIONAL.
10. EMERGENCY LIGHT DISCHARGE LIGHTING TO BE COMPLETED ON SITE BY OTHERS.
11. FOUNDATION AND CONNECTIONS TO BUILDING TO BE COMPLETED ON SITE BY OTHERS.

THIRD PARTY: HWC
HILBORN, WERNER, CARTER & ASSOCIATES
1627 SOUTH MYRTLE AVE.
CLEARWATER, FLORIDA 33756
PLAN #: 1578-XXXX

Southeast Modular Manufacturing
2500 INDUSTRIAL STREET - LEESBURG, FL 34748
PH 352-728-3000 FAX 352-728-3093

SUNBELT MODULA

FRAME / CHASSIS:

Frame Type:	Outrigger
Quantity:	(8) EA
Size:	13'-8"x72'-0"
Type:	Outrigger and crossmembers @ 48" O.C. main beams to be 95 1/2" O.C.
Beam Size:	12"x11.8# I-beam
Axles:	(7) 6000# rated underslung with (4) brake & (3) idler (Reconditioned)
Hitch:	Detachable with Standard
Tires:	8x14.5 14 ply rated

Additional Frame / Chassis Items :

NONE

FLOOR CONSTRUCTION:

Floor Joist:	2X8 #2 SYP equal or better (Double Rim Joist)
Framing:	Transverse
Joist:	16" O.C.
Floor Decking:	Single layer 3/4" T&G Sturd-I-Floor. Hold back decking (2") at each side of mateline (floor patch not provided)
Insulation:	R-30 unfaced fiberglass batt
Bottom:	Mobilflex-simplex or equal

FLOOR COVERING:

Type 1: 1/8" commercial grade tile. Do not offset tile.
Hold back tile (4") at each side of the matelines.
Location: (THROUGH-OUT)
Color to be: (STERLING 51904)

Additional Floor Items:

NONE

EXTERIOR WALL CONSTRUCTION:

Framing:	Stud:	2X6 #2 SYP equal or better @ 16" O.C.
	Top Plate:	Double 2X6 #2 SYP equal or better top plate
	Bottom Plate:	Single 2X6 #2 SYP or better bottom plate.
	Header	(3) 2x6 header with (2) 1/2" shim at all exterior openings (UNO)
Wall Sheathing:		7/16" OSB at entire perimeter
Insulation:		R-19 Kraft back fiberglass batt
Siding Type:		5/16" Fiber Cement vertical siding (Sierra) over house wrap with cement board trim (Double stud at 4'-0" seams).
Sidewall Height:		See cross section for heights

EXTERIOR WALLS:

Covering 1: 5/8" Vinyl covered gypsum WITH wrapped battens
Location: (THROUGH-OUT)
Color to be: (RUFF STUFF)

Additional Exterior Wall Items:

NONE

INTERIOR WALL CONSTRUCTION:

Framing:	Stud:	2X4 #2 SYP equal or better @ 16" O.C.
	Top Plate:	Double 2X4 #2 SYP equal or better top plate
	Bottom Plate:	Single 2X4 #2 SYP or better bottom plate.
Framing:	Stud:	2X6 #2 SYP equal or better @ 16" O.C. Plumbing Walls
	Top Plate:	Double 2X4 #2 SYP equal or better top plate
	Bottom Plate:	Single 2X4 #2 SYP or better bottom plate.
	Wall height:	8'-6"
		Full height to underside of rafters
		Full height to roof deck (deck-to-deck) @ Corridor.
Insulation:		R-13 unfaced fiberglass batt

INTERIOR WALLS:

Covering 1: 5/8" Vinyl covered gypsum with wrapped battens
Location: (THROUGH-OUT)
Color to be: (RUFF STUFF)

Covering 1: 5/8" Type X Vinyl covered gypsum WITH wrapped battens (Fire caulk / tape as required)
Location: (1-Hour rated walls) @ Corridor.
Color to be: (RUFF STUFF)
Note: Extended to roof deck / offset seams

Additional Interior Wall Items:

Item 1: One hour fire rated walls are extended to roof deck (see floor plan for locations).

ROOF CONSTRUCTION:

Roof Type:	Transverse ridge
Truss:	Engineered truss (Truss #: SW-NB28101)
Spacing:	24"O.C.
Mate Beam:	2-layer 3/4" Plywood rated sheathing, Exposure 1, Structural 1, 5 ply/ 5 layer
Height:	24"
Length:	72"
Mate Beam:	4-layer 3/4" Plywood rated sheathing, Exposure 1, Structural 1, 5 ply/ 5 layer
Height:	24"
Length:	72"
Insulation:	R-38 unfaced fiberglass batt with support netting
Sheathing:	7/16" OSB decking with F.R. adhesive or equal WITH H-Clips (Class C rating)
Roofing:	45 mil White single ply fully adhered EPDM

CEILING:

Type 1: 2'x4' Standard T-Grid (Armstrong Mineral Fiber Tile # 769A or equal)
Height: 8'-0"
Location: (Through-out)

Type 2: Double 5/8" Gypsum
Height: @ Bottom of Rafter
Location: (Through-out)

Installed at factory, held back at module lines.

Additional Roof :

Item 1: 2-layer of 5/8" Type-X unfinished gypsum board (taped and bedded) installed on underside of rafters at Corridor.

FINISHES:

FLOOR COVERING:

Type 1: 1/8" commercial grade tile. Do not offset tile.
Hold back tile (4") at each side of the matelines.
Location: (THROUGH-OUT)
Color to be: (STERLING 51904)

BASE:

Cove Base 1: 2" Vinyl Covered Batten
Location: (THROUGH-OUT)
Color to be: (STANDARD PREFINISHED)

Covering 1: 5/8" Vinyl covered gypsum with wrapped battens
Location: (THROUGH-OUT)
Color to be: (RUFF STUFF)

Covering 2: 5/8" Type X Vinyl covered gypsum with wrapped battens (Fire caulk / tape as required)
Location: (1-Hour rated walls)
Color to be: (RUFF STUFF)
Note: Extended to roof deck / offset seams

TRIM:

Wall Trim 1: Vinyl covered battens
Color to be: (Match VCG)

CEILING:

Type 1: 2'x4' Standard T-Grid (Armstrong Mineral Fiber Tile # 769A or equal)
Height: 8'-0"
Location: (Through-out)
Installed at factory, held back at module lines.

EXTERIOR:

Siding body:	Color: (WOOL SKEIN SW6148)
False Mansard:	Color: (WOOL SKEIN SW6148)
4" Corner trim:	Color: (ARTISIAN TAN SW7540)
4" Door & window trim:	Color: (ARTISIAN TAN SW7540)
4" Bottom Horizontal trim:	Color: (ARTISIAN TAN SW7540)
4" Intermediate horizontal trim:	Color: (ARTISIAN TAN SW7540)
4" Top horizontal trim:	Color: (ARTISIAN TAN SW7540)
4" Mateline trim:	Color: (ARTISIAN TAN SW7540)
All paint to be:	Satin Finish (Sherwin Williams)

EXTERIOR/INTERIOR DOORS: (SEE DOOR SCHEDULE)

WINDOWS: (SEE WINDOW SCHEDULE)

CLOSEUP:

Type:	Standard
Notes:	Module width WILL exceed 14'-0" (Including door hardware and lights)

ACCESSORIES:

Cabinets:	None provided
Accessories:	IBosins 12 Pack Black Coat Hooks
Shelving:	80 L.F. of 12" deep melamine shelf with (24) 10 1/2"x7 1/2" shelf bracket
	Color to be: (GRAY)
NOTE:	10' in each classroom

SKIRTING:

None Provided

APPROXIMATE WEIGHT PER FLOOR:

32,100 +/- LBS MODULE(S): MOD A
37,600 +/- LBS MODULE(S): MOD B
34,900 +/- LBS MODULE(S): MOD D

APPROXIMATE SHIPPING HEIGHT:

14'-9 5/8" +/-

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY: _____ DATE: _____

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NOTE:
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Southeast Modular Manufacturing
2500 INDUSTRIAL STREET - LEESBURG, FL 34748
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SUNBELT MODULAR, INC.

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2024©

DEALER:
SMART MODULAR

PROJECT:
VISIBLE MEN ACADEMY

PROJECT #:
1578-

STATES:
FLORIDA

SERIAL NUMBERS:
SMM 20968

DRAWN BY:
TM

PLOT DATE:
4/2/2024

REV # / DATE:

LISTING
AGENCY APPROVAL
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	E
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	160
WIND VELOCITY (ASD)	124
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC
MUR-261

THIRD PARTY: HWC
HILBORN, WERNER, CARTER & ASSOCIATES
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PLAN #: 1578-XXXX

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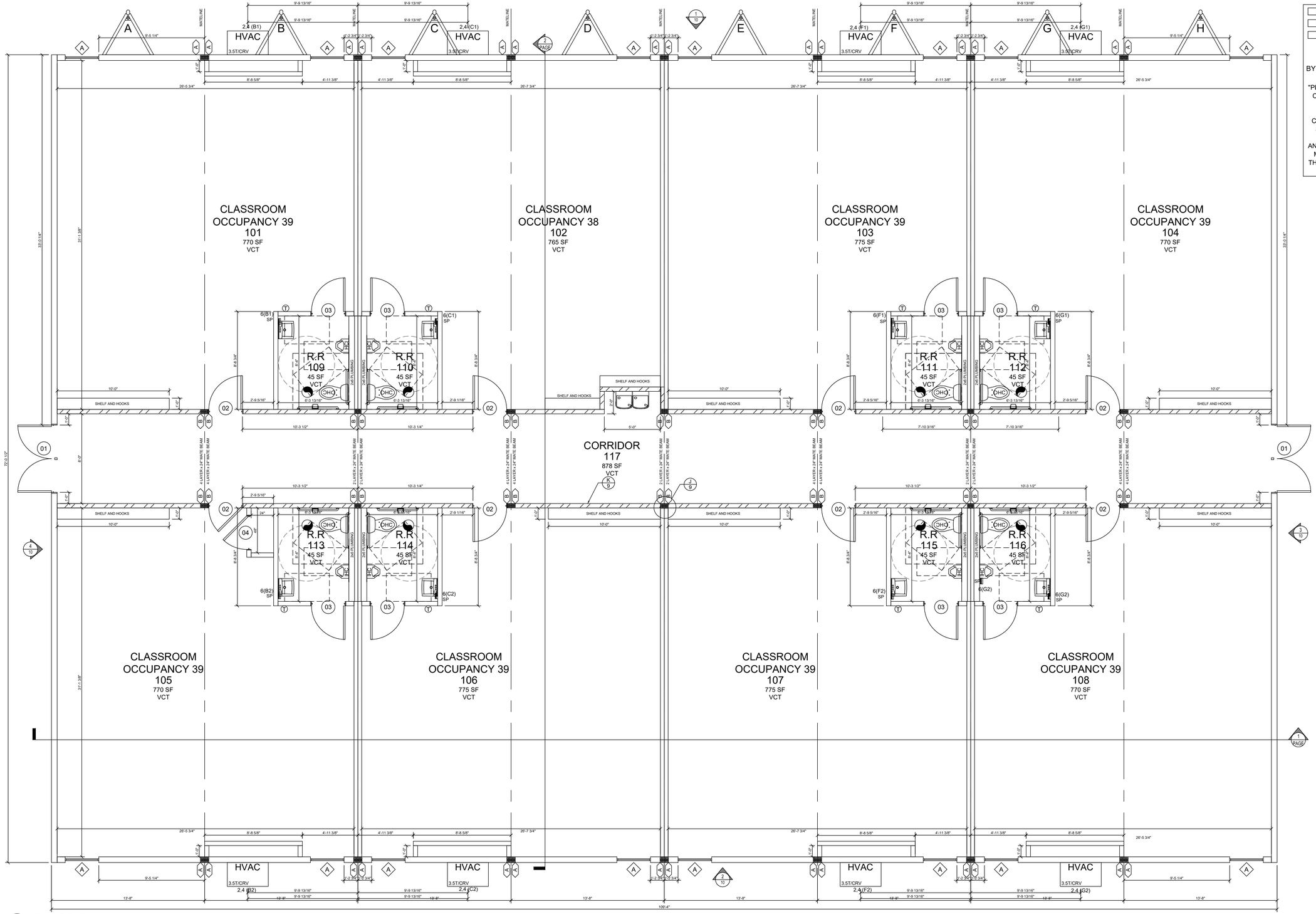
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

SHEET:
2
OF
11



1 FLOOR PLAN

1/4"=1'-0" SQUARE FOOTAGE - 8,064 S.F.
OCCUPANCY LOAD = 309

WINDOWS:

Qty	NO.	Type	Glazing	Size	Rough Opening	U-Factor	SHGC	Mini-Blind	Notes
16	A	WHITE VINYL VERTICAL SLIDER	CLEAR, DUAL GLAZED, LOW-E	3/0X5/0	36 1/2"x60 1/2"	0.30	0.24	VINYL MINIBLINDS COLOR: (WHITE)	HEADER AT 80" AFF

DOORS:

Qty	NO.	Type	Jamb	Wall Thickness	Glazing	Size	Rough Opening	U-Factor	Color	Closer	Deadbolt	Hardware	Fire Rating	Keying	Notes
2	01	DBL. COMMERCIAL STEEL, 18 GA.	16 GA.	6 3/8"	SNG GLAZE CLEAR 1/4X22X26 TEMPERED PANE	6/0X6/8	76" x 82"	0.35	DOOR / JAMB: T.B.D. (SAME BOTH SIDES)	TELL 600	NONE	PANIC-TELL 8300 WITH KEYED LEVER TRIM	NONE	ALIKE	HINGES, WEATHERSTRIPPING, THRESHOLD, & REMOVABLE MULLION
8	02	PREFINISHED SOLID CORE	BROWNTONE METAL FRAME	4 3/4"	4"X25" FIRE LIGHT FRAME AND GLASS	3/0X6/8	38" x 81"	N/A	IMPERIAL OAK	TELL 600	NONE	KEYED LEVER (GRADE 2)	20 MIN.	KEYED	B.B. HINGES, WALL MOUNT STOPS, & SMOKE SEALS
8	03	PREFINISHED SOLID CORE	BROWNTONE METAL FRAME	4 3/4"	NONE	3/0X6/8	38" x 81"	N/A	IMPERIAL OAK	NONE	NONE	PRIVACY LEVER (GRADE 2)	20 MIN.	N/A	B.B. HINGES, & WALL MOUNT STOPS
1	04	PREFINISHED SOLID CORE	BROWNTONE	4 1/2"	NONE	3/0X6/8	38" x 81"	N/A	IMPERIAL OAK	NONE	NONE	KEYED LEVER	NONE	KEYED	HINGES & WALL MOUNT STOPS

- APPROVED
- APPROVED EXCEPT AS NOTED
- REVISE AND RESUBMIT

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HATCHING LEGEND:

2x4 INTERIOR FULL HEIGHT WALL WITH 7/16" OSB ON CORRIDOR SIDE OF WALL, 1/2" SOUND BOARD ON CLASSROOM SIDE & R-13 INSULATION

PLUMBING:

Symbol	Type	Qty	Note	Description
WC	Water Closet	8		Floor mtd. ADA elongated tank type with shut off valve / flush handle to be on open side of r.r. (Factory standard)
U	Urinal	7		Wall hung white vitreous with commercial grade flush valve and shut off valve with rim at 17" a.f.f. (Factory standard)
	Grab Bars	8		Set(s) with (1) each 42", and 36" horizontal (Factory standard)
	Paper Holder	8		Single roll wall mount toilet paper holder mtd. ADA height (Factory standard)
	Lavatory	8		19" X 17" White vitreous wall hung with ADA handles and shut off valves, and ASSE-1070 3/8" temperate mixing valve (Factory standard)
	Mirror	8		18"x36" w/ clips mtd. 38" to bottom edge (Factory standard)
	Drinking Fountain	1		Wall hung split-level handicap refrigerated with cane apron (30" to lower spout) (Factory standard)
	Water Heater	9	Eemax SP3512 or equal	Insta-Hot (Electric - 120V)
	Supply	2		CPVC with pipe insulation as required
	DWV System	2		PVC Schedule 40 (Manifold is by others)

STRUCTURAL LEGEND

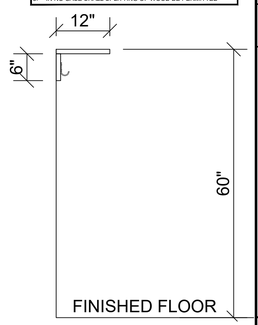
ALL INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH & ALL EXTRIOR DIMENSIONS ARE FROM STUD TO STUD

Symbol	Description	Qty
B	(3) 2X4 #2 SYP OR BETTER WITH (2) 20GA STRAPS FASTENED WITH (7) 15GA. X 7/16" STAPLES OR NAILS (8) 8d NAILS EACH END OF STRAP	TYP @ 28 LOCATIONS
A	(3) 2X6 #2 SYP OR BETTER WITH (2) 20GA STRAPS FASTENED WITH (7) 15GA. X 7/16" STAPLES OR NAILS (8) 8d NAILS EACH END OF STRAP	TYP @ 28 LOCATIONS

X = COLUMN TYPE
Y = # OF STRAPS

COLUMN NOTES: • INDICATES BEARING STIFFENER REQUIRED
1. COLUMN TYPE SHOWN IS EACH SIDE OF MATELINE.
2. ALL COLUMN STUDS SHALL BE GLUED TOGETHER WITH 100% PVA GLUE.
3. EACH COLUMN STUD TO BE NAILED TO ADJACENT STUD WITH 0.148Ø X 3" NAILS @ 6" O.C. STAGGERED.
4. COLUMN STUDS SHALL NOT BE NOTCHED OR HAVE HOLES BORED IN THEM.
5. MATELINE BEAM SHALL BE FASTENED TO THE MATELINE BEAM WITH 100% PVA FLUE COVERAGE AND 0.148Ø X 3" NAILS @ 4" O.C.
6. FLOOR BLOCKING REQUIRED SAME WIDTH AS COLUMN.

STRAPPING NOTES:
1. PROVIDE 1/2" MIN. SPACE BETWEEN ALL STAPLES & 1" MIN. SPACE BETWEEN NAILS.
2. INSTALL ALL FASTENERS IN THE CENTER 1/3 OF STRAP WIDTH.
3. NO MORE THAN ON FASTENER SHALL BE INSTALLED THROUGH ANY SECTION OF STRAP WIDTH.
4. DO NOT INSTALL FASTENERS SIDE-BY-SIDE.
5. IN NO CASE SHALL SPLITTING OF WOOD BE PERMITTED



2 SHELF DETAIL

3/4"=1'-0"

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HWC MJR1201

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PROJECT: VISIBLE MEN ACADEMY

PROJECT #: 1578-

STATES: FLORIDA

SERIAL NUMBERS: SMM 20968

DRAWN BY: TM

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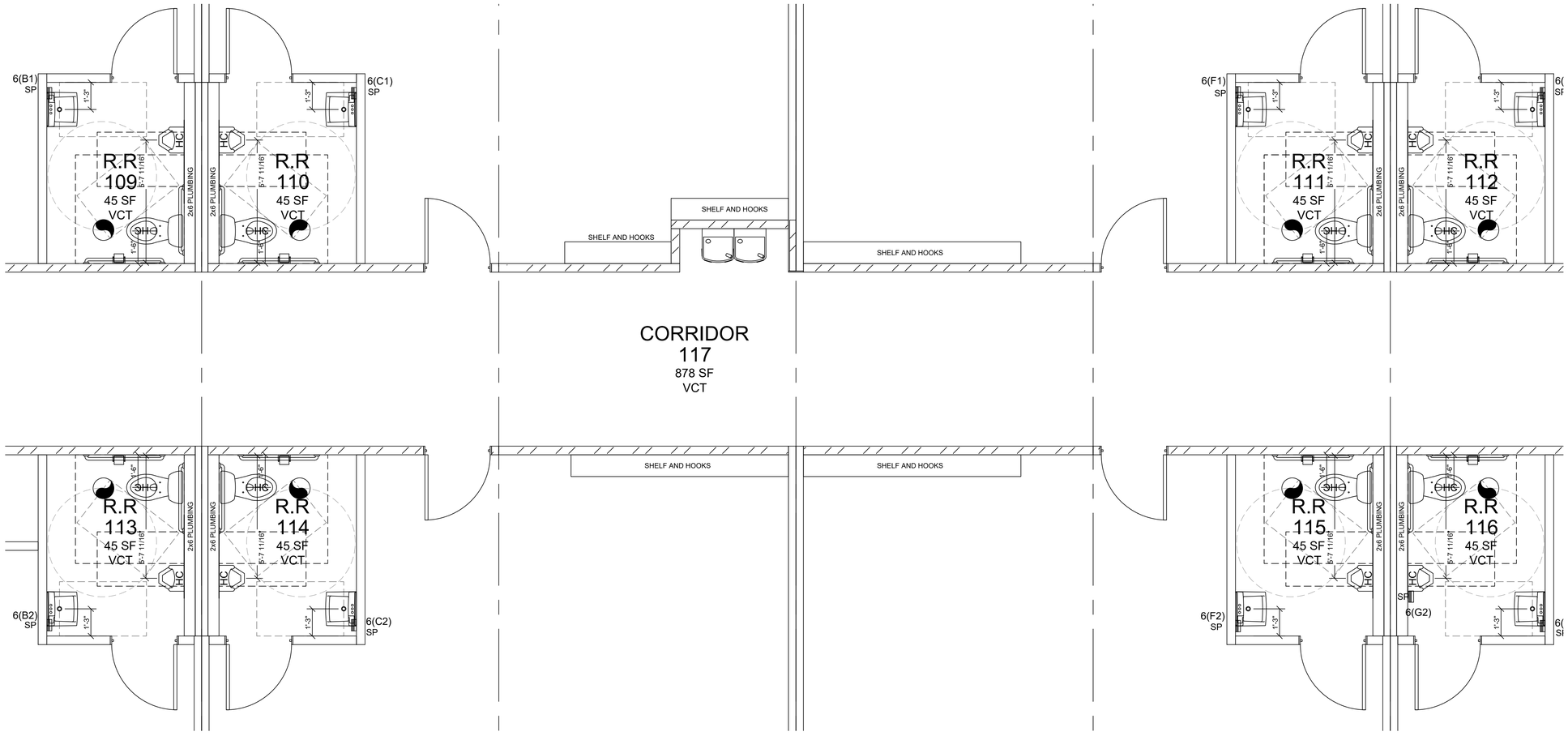
WALTER E. WOOD P.E.
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

SHEET: 3 OF 11



1 PLUMBING PLAN
3/8"=1'-0"

PLUMBING:				
Symbol	Type	Qty	Note	Description
	Water Closet	8		Floor mtd. ADA elongated tank type with shut off valve / flush handle to be on open side of r.r. (Factory standard)
	Urinal	7		Wall hung white vitreous with commercial grade flush valve and shut off valve with rim at 17" a.f.f. (Factory standard)
	Grab Bars	8		Set(s) with (1) each 42", and 36" horizontal (Factory standard)
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	Mirror	8		18"x36" w/ clips mtd. 38" to bottom edge (Factory standard)
	Drinking Fountain	1		Wall hung split-level handicap refrigerated with cane apron (30" to lower spout) (Factory standard)
SP	Water Heater	9	Eemax SP3512 or equal	Insta-Hot (Electric - 120V)
	Supply	2		CPVC with pipe insulation as required
	DWV System	2		PVC Schedule 40 (Manifold is by others)

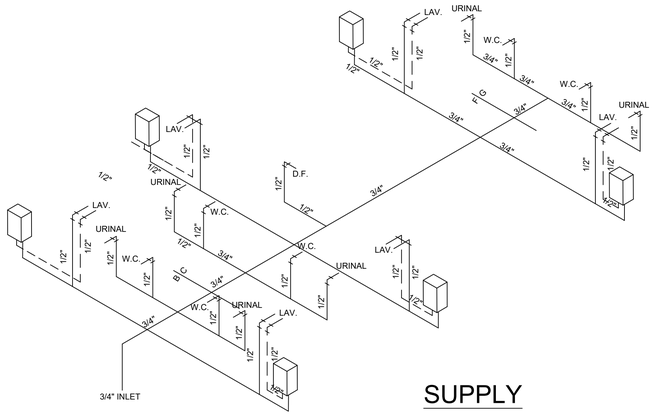
COLD & HOT SCHEMATIC	
SYM	DESCRIPTION
———	COLD WATER LINE
– – –	HOT WATER LINE

1. MAX PRESSURE RANGE @ CONNECTION: 50-59
2. MAX DEVELOPED LENGTH: 100'

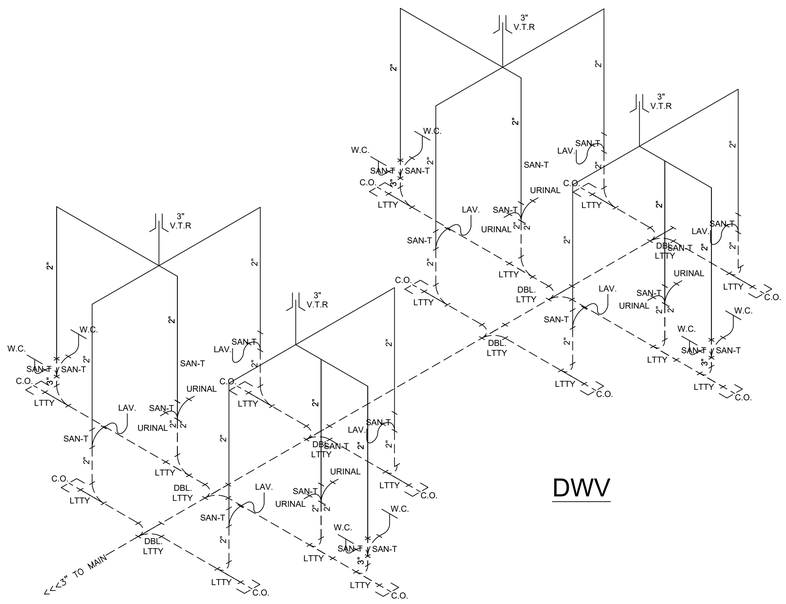
NOTE:
- A. ALL JOINTS TO BE BY MANUFACTURER APPROVED METHODS.
- B. A SHUT-OFF VALVE SHALL BE INSTALLED AT EACH FIXTURE AND WATER HEATER.
- C. LINES TO BE SUPPORTED VERTICALLY MAX. 4' O.C.
- D. LINES TO BE SUPPORTED HORIZONTALLY MAX 32" O.C.
- E. ALL PIPING IN CEILING CAVITY TO BE INSULATED AS APPLICABLE.
- F. ALL HOT WATER PIPING EXPOSED IN CHASE CAVITY OR NON-INSULATED INTERIOR WALLS TO BE INSULATED WITH MIN. R-3.
- G. HOT WATER PIPING INSULATION NOT REQUIRED IN INTERIOR WALLS WITH R-3 INSULATION OR BETTER. INSULATION SHALL BE INSTALLED O BOTH SIDES OF PIPE.

WASTE & VENT LEGEND	
SYM	DESCRIPTION
———	WASTE DRAIN (FACTORY INSTALLED)
– – –	WASTE DRAIN (SUPPLIED & INSTALLED BY OTHERS)
———	WASTE VENT (FACTORY INSTALLED)

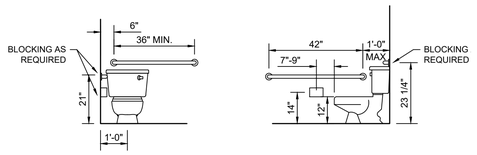
NOTE:
1. PIPING SHALL BE PVC SCHEDULE 40.
2. ALL JOINTS SHALL BE MADE WITH FITTING EITHER SOLVENT WELDED OR THREADED ACCORDING TO APPROVED METHODS.
3. VERTICAL PIPING SHALL BE SUPPORTED AT BASE, MIDDLE, AND TOP.
4. HORIZONTAL PIPING SHALL BE SUPPORTED MIN. 4' O.C. AND AT EACH CHANGE OF DIRECTION.
5. ALL P-TRAP EXTENSION ARMS OVER 3' MIN. MUST BE SUPPORTED AT BASE AND AS CLOSE TO P-TRAP AS POSSIBLE.
6. 1-1/2" AND 2" HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4" PER FOOT.
7. 3" AND 4" HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8" PER FOOT.
8. ALL VENTS THRU-ROOF MUST PENETRATE ROOF COVERING A MIN. OF 6" AND MUST BE PROPERLY FLASHED.
9. FLASHING TO BE LEAD, COPPER, ALUMINUM, PLASTIC, OR NEOPRENE OF AN APPROVED MATERIAL.



SUPPLY

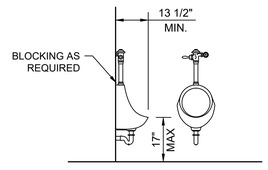


DWV



HANDICAPPED WATER CLOSET FRONT VIEW (KIDDY RESTROOMS)

HANDICAPPED WATER CLOSET SIDE VIEW (KIDDY RESTROOMS)



HANDICAPPED WALL HUNG URINAL CLEARANCES

SYMBOL	DESCRIPTION
LTTY	LONG TURN T-WYE
SAN.-T	SANITARY TEE
LAV.	LAVATORY
W.C.	WATER CLOSET
V.T.R.	VENT TO ROOF
F.D.	FLOOR DRAIN

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HWC
MJR281

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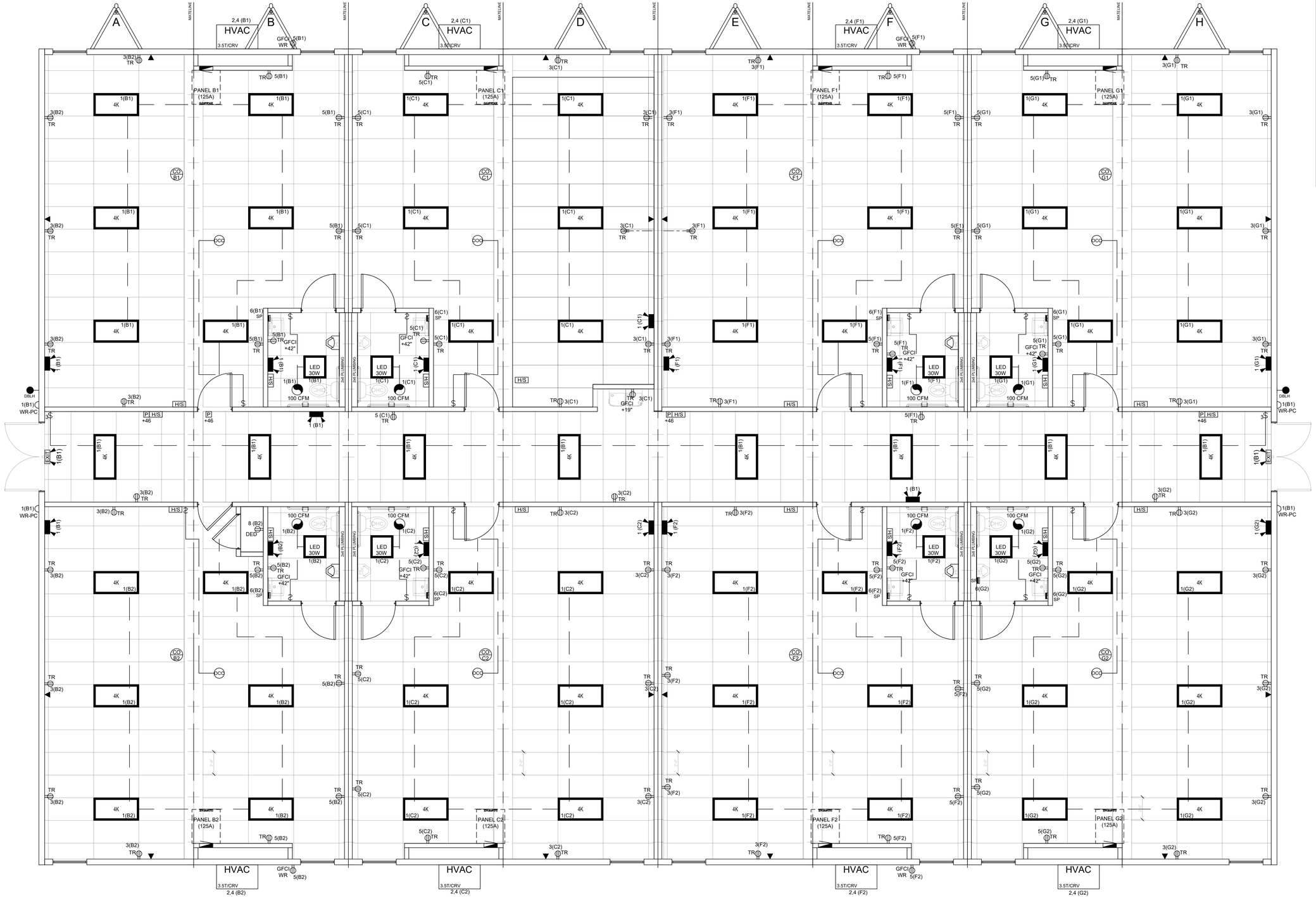

1 ELECTRICAL PLAN
1/4"=1'-0"

- ☐ APPROVED
- ☐ APPROVED EXCEPT AS NOTED
- ☐ REVISE AND RESUBMIT

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ELECTRICAL:

Symbol	Type	Qty	Note	Description
	Elec Service	1		120/240V 60 HZ, single phase / HVAC to be 90° THHN copper wire, run in flex conduit
	Elec Raceway	1		MC Cable/flex
	Elec Panel	8		120/240V 1 PH 125 amp panel w/ 125 amp main breaker, Interior NEMA 1 mtd. 60" a.f.f. to top (service entrance: 2" EPVC conduit thru floor) (Factory standard)
4K	Lights	56	4000 Lumen	2'x4' Flat panel LED recessed lay-in with dimmable electronic ballast (Factory standard)
MR	Lights	8		2'x2' 30W Flat panel LED (3900 Lumens) recessed lay-in with electronic ballast (Factory standard)
PC	Lights	4	West Durable Durawall 26 or equal	Weather resistant 26W LED porch light with photocell mtd. 84" to center
	Emerg. Light	2		Exterior remote head mtd. 84" a.f.f. (Factory standard)
	Emerg. Light	1		Interior double head battery pack mtd. 90" a.f.f. (Factory standard)
$	Switch	16		20a/120v Standard single toggle w/ cover plate mtd. 48" a.f.f. (Factory standard)
$3	Switch	2		20a/120v 3-Way wall mtd. single toggle w/ cover plate mtd. 48" a.f.f. (Factory standard)
OCC	Occupancy Sensor	8	Sensor: CI-205 / Power pack: BZ-150 or equal	Ceiling mounted occupancy sensor w/ power pack
GFCI WR	Receptacle	4		20a/120v GFCI "WR" rated exterior receptacle with weatherproof in-use cover mtd. 18" a.f.f. (Factory standard)
DED	Receptacle	1		20a/120v Dedicated Duplex w/ cover plate mtd. 18" a.f.f. (Factory standard)
TR	Receptacle	77		20a/120v Tamper resistant duplex w/ cover plate mtd. 18" a.f.f. (Factory standard)
GFCI	Receptacle	9	@ R.R	20a/120v GFCI Tamper resistant duplex w/ cover plate mtd. 42" a.f.f. (Factory standard)
	J-Box	16	3/4" Conduit stubbed above ceiling	2x4 Empty box w/ blank cover plate mtd. 18" a.f.f. for future phone/data (Factory standard)
P	J-Box	4		4X4 Empty J-box w/ ring gang mud ring, cover plate and 3/4" conduit stubbed above ceiling mtd. 48" to center for pull station by alarm provider (Factory standard)
H	J-Box	19		4X4 Empty J-box w/ extension ring, cover plate and 3/4" conduit stubbed above ceiling mtd. 82" to center of the device for horn / strobe by alarm provider (Factory standard)
	Exhaust Fan	7	Broan: 671 or equal	100 CFM Ceiling mounted / vent thru roof
T	T-Stat	8		Programmable T-Stat(s) mtd. 48" to center (Factory standard)
	Device Color	1		Color to be: (WHITE) / Exterior device(s) and mansonry boxes with metal cover plate as applicable

NOTE:
1. ALL A.F.F. DIMENSIONS ARE TO THE CENTER OF THE DEVICE BOX UNLESS NOTED OTHERWISE (REFER TO SCHEDULE AND PLANS FOR HEIGHTS).
2. ALL ELECTRICAL ITEMS ARE FACTORY STANDARD UNLESS NOTED OTHERWISE.
3. BLANK COVERS WILL BE PROVIDED ON J-BOXES UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR ELECTRICAL DEVICES TO BE WEATHERPROOF.

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SHEET:
5
OF
11

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	456 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		900 / 6840	2	4		
12	Receptacles	5	20	1080 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		0 / 1800	20	8	DED-CLOSET	12
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				11876	9540	Total			

ELECTRICAL CALCULATION: — **PANEL MOD B2**

GENERAL LIGHTING:

456	WATTAGE X 125%	=	570 watts
12	RECEPTACLES	=	3780 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
21530	watts	divide by 240 volts=	90 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	462 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		0 / 6840	2	4		
12	Receptacles	5	20	0 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		1080 / 1800	20	8	DED-CLOSET	12
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				10802	9720	Total			

ELECTRICAL CALCULATION: — **PANEL MOD B2**

GENERAL LIGHTING:

462	WATTAGE X 125%	=	578 watts
13	RECEPTACLES	=	3960 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
21718	watts	divide by 240 volts=	90 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	426 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		900 / 6840	2	4		
12	Receptacles	5	20	1080 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		0 / 0	0	8	Space	
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				11846	7740	Total			

ELECTRICAL CALCULATION: — **PANEL MOD C1**

GENERAL LIGHTING:

426	WATTAGE X 125%	=	533 watts
11	RECEPTACLES	=	1980 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
19693	watts	divide by 240 volts=	82 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	432 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		1080 / 6840	2	4		
12	Receptacles	5	20	900 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		0 / 0	0	8	Space	
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				11672	7920	Total			

ELECTRICAL CALCULATION: — **PANEL MOD C2**

GENERAL LIGHTING:

432	WATTAGE X 125%	=	540 watts
11	RECEPTACLES	=	1980 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
19700	watts	divide by 240 volts=	82 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

CO — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	432 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		900 / 6840	2	4		
12	Receptacles	5	20	1260 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		0 / 0	0	8	Space	
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				12032	7740	Total			

ELECTRICAL CALCULATION: — **PANEL MOD F1**

GENERAL LIGHTING:

432	WATTAGE X 125%	=	540 watts
12	RECEPTACLES	=	2160 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
19880	watts	divide by 240 volts=	83 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	435 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		900 / 6840	2	4		
12	Receptacles	5	20	1080 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		0 / 0	0	8	Space	
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				11855	7740	Total			

ELECTRICAL CALCULATION: — **PANEL MOD F2**

GENERAL LIGHTING:

435	WATTAGE X 125%	=	544 watts
11	RECEPTACLES	=	1980 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
19704	watts	divide by 240 volts=	82 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	438 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		900 / 6840	2	4		
12	Receptacles	5	20	900 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		0 / 0	0	8	Space	
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				11678	7740	Total			

ELECTRICAL CALCULATION: — **PANEL MOD G1**

GENERAL LIGHTING:

438	WATTAGE X 125%	=	548 watts
10	RECEPTACLES	=	1800 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
19528	watts	divide by 240 volts=	81 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

Main Breaker: 22kAIC — 125 AMP 120/240V 1 PHASE — EXTERIOR: NEMA 3R
Branch Breakers: 10kAIC — PANEL WITH 125 AMP MAIN BREAKER — MC-CABLE

WS	Description	Circuit	BRK	A	B	BRK	Circuit	Description	WS
12	Lights	1	20	432 / 6840		60	2	3.5 Ton AC Unit w/ 10KW	6
12	Receptacles	3	20		0 / 6840	2	4		
12	Receptacles	5	20	0 / 3500		30	6	SP3512 Tankless Water Heater	10
	Space	7	0		1080 / 0	0	8	Space	
	Space	9	0	0 / 0		0	10	Space	
	Space	11	0		0 / 0	0	12	Space	
				10772	7920	Total			

ELECTRICAL CALCULATION: — **PANEL MOD G2**

GENERAL LIGHTING:

432	WATTAGE X 125%	=	540 watts
11	RECEPTACLES	=	1980 watts
1	HVAC UNITS	=	13680 watts
1	W.H. x 125%	=	3500 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
0		=	0 watts
19700	watts	divide by 240 volts=	82 AMPS TOTAL

TYPE OF PANEL: LOAD CENTER

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY: _____ DATE: _____

"PLEASE REVIEW DRAWINGS AND SPECIFICATIONS CAREFULLY. WHILE EVERY EFFORT IS MADE TO ASSURE THE DRAWINGS REFLECT THE EXPECTATIONS AND QUOTATION, THE FINAL CONSTRUCTION WILL BE BASED SOLELY ON THE SPECIFICATIONS AND DRAWINGS APPROVED."

NOTE:
ANY CHANGE THAT NECESSITATES A STRUCTURAL MODIFICATION MAY REQUIRE RESUBMITTAL TO THIRD PARTY AND / OR STATE AGENCIES AND MAY INCUR SCHEDULING DELAYS.

Southeast Modular Manufacturing
2500 INDUSTRIAL STREET - LEESBURG, FL 34748
PH 352-728-2930 FAX 352-728-3093
SUNBELT MODULAR, INC.

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DEALER: SMART MODULAR

PROJECT: VISIBLE MEN ACADEMY

PROJECT #: 1578-

STATES: FLORIDA

SERIAL NUMBERS: SMM 20968

DRAWN BY: TM

PLOT DATE: 4/2/2024

REV # / DATE:

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

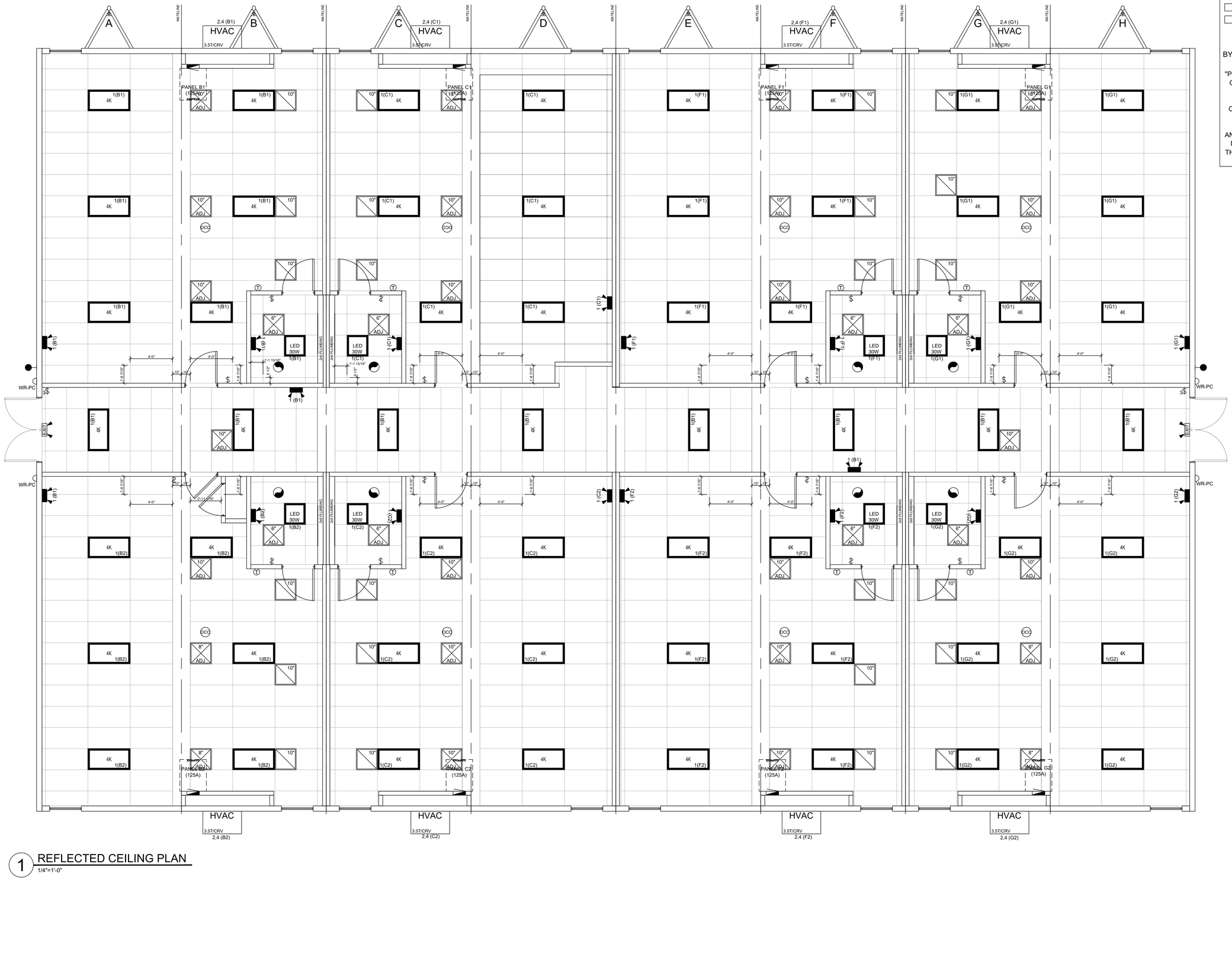
CONST. TYPE	VB
OCCUPANCY	E
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	160
WIND VELOCITY (ASD)	124
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC MJR-281

THIRD PARTY: HWC
HILBORN, WERNER, CARTER & ASSOCIATES
1627 SOUTH MYRTLE AVE.
CLEARWATER, FLORIDA 33756
PLAN #: 1578-XXXX

WALTER E. WOOD P.E.
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

SHEET: 6 *OF* 11



1 REFLECTED CEILING PLAN

1/4"=1'-0"

☐ APPROVED

☐ APPROVED EXCEPT AS NOTED

☐ REVISE AND RESUBMIT

BY: _____ DATE: _____

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CEILING LEGEND

INDICATES T-GRID SUSPENDED CEILING INSTALLED @ FACTORY

CEILING LEGEND

INDICATES T-GRID SUSPENDED CEILING INSTALLED @ FACTORY

Southeast Modular Manufacturing

2500 INDUSTRIAL STREET - LEESBURG, FL 34748

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OCCUPANCY	E
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	160
WIND VELOCITY (ASD)	124
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC

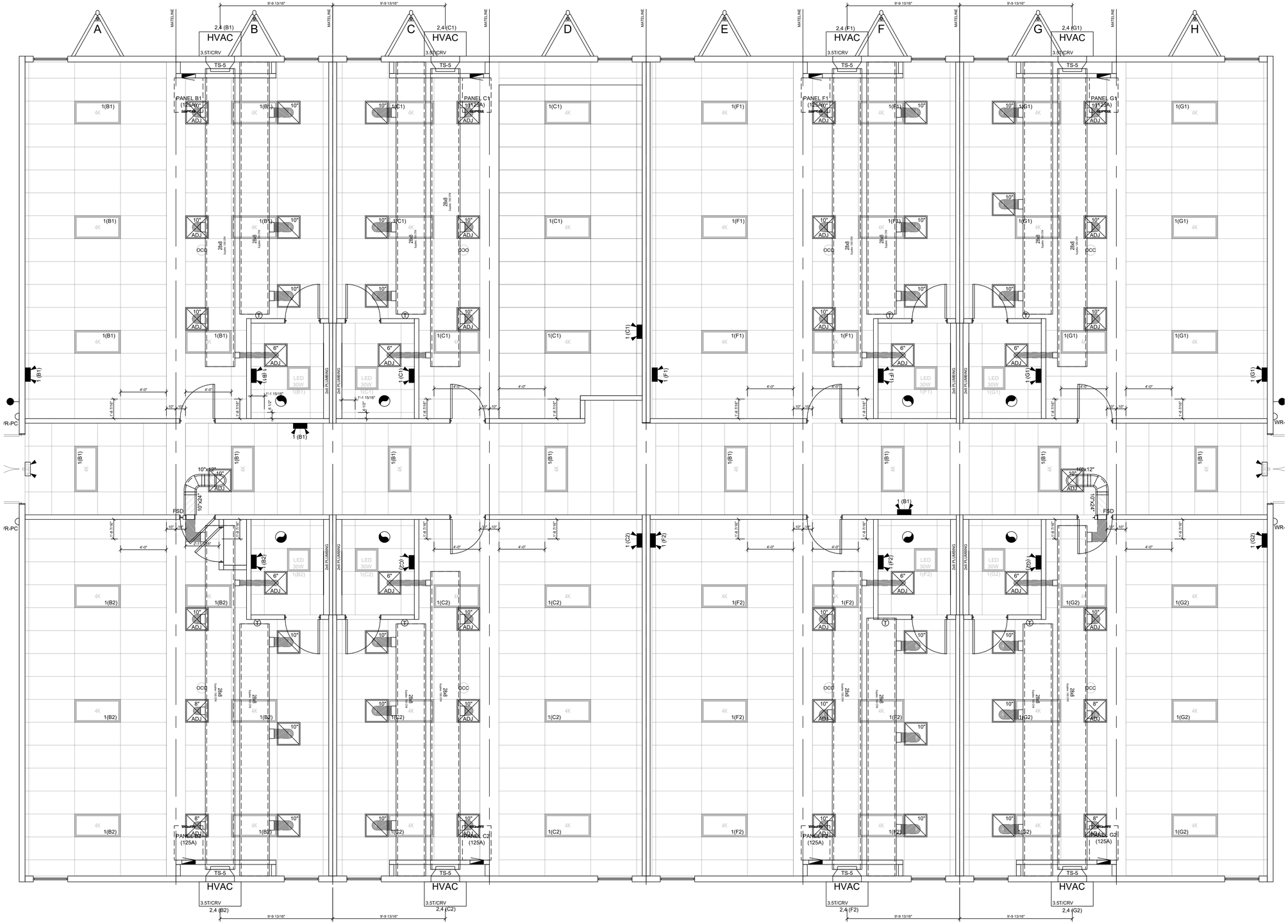
MJR261

THIRD PARTY: HWC

HILBORN, WERNER, CARTER & ASSOCIATES
1627 SOUTH MYRTLE AVE.
CLEARWATER, FLORIDA 33756
PLAN #: 1578-XXXX

WALTER E. WOOD P.E.
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

SHEET: 7 *OF* 11



1 HVAC PLAN
1/4"=1'-0"

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY: _____ DATE: _____

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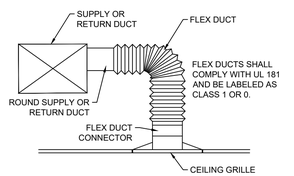
HVAC:

Symbol	Type	Qty	Note	Description
	HVAC Unit	8	CRV	3.5 TON AC with 10kw heat strip 11 EER end mount unit / Model: W42AC-A10M or equal
	Duct Sleeve	8		30"x10" To 20"x10" Galvanized sleeve, 16" long
	Fiberglass Duct	2		28"x8"x30'-0" long Fiberglass
	Fiberglass Duct	6		28"x8"x26'-0" long Fiberglass
	Fiberglass Duct	7		28"x8"x22'-0" long Fiberglass
	Fiberglass Duct	1		28"x8"x22'-6" long Fiberglass
	Galvanized Duct	2	10"x24"	Round insulated 26ga galvanized
	Galvanized Duct	2	10"x12"	Round insulated 26ga galvanized
	Galvanized Fitting	2	10"	Insulated elbow
	Supply Diffusers	4	8"	24" x 24" 4-way lay-in w/ butterfly damper, collar, and flex (Factory standard)
	Supply Diffusers	8	6"	24" x 24" 4-way lay-in w/ butterfly damper, collar, and flex (Factory standard)
	Supply Diffusers	22	10"	24" x 24" 4-way lay-in w/ butterfly damper, collar, and flex (Factory standard)
	R/A Grille	24	10"	24" x 24" Perforated lay-in with start collar, collar, and flex (Factory standard)
FSD	Combination Damper(s)	2	Size:	Fire / Smoke combination damper at rated wall(s) with integral smoke detector
	Duct type	1		R-6 Fiberglass insulation. Flex duct not to exceed 14' (Factory standard)

NOTE:
1. HVAC EQUIPMENT SHALL BE U.L. LISTED. CONDENSATION PIPE FROM HVAC UNIT TO GRADE SHALL BE SITE INSTALLED. TIME SWITCH, PROGRAMMABLE TIME CLOCK, OR EQUAL SHALL BE INSTALLED ON HVAC FOR ENERGY CONSERVATION. HVAC UNIT SHALL HAVE A MINIMUM SEER RATING OF 14 (SNG. PACKAGE).
2. HVAC UNITS SHALL HAVE FRESH AIR INTAKE CAPABLE OF PROVIDING 10 CFM PER PERSON PLUS 0.12 CFM PER SQ. FT. OF FLOOR AREA.
3. HVAC UNIT BLOWERS SHALL OPERATE CONTINUOUSLY DURING HOURS OF OCCUPANCY.
4. OUTSIDE AND INSIDE WET AND DRY BULB DESIGN MUST COMPLY WITH WEATHER CONDITIONS.

FLEX DUCT TO BE BROUGHT TO MATELINE AND ATTACHED TO GIRDER FOR SITE CONNECTION. SITE TO PULL DUCT ACROSS MATELINE & AND ATTACH TO DIFFUSERS & INSTALL IN CEILING.



A SECTION @ DUCT
N.T.S.

LISTING AGENCY APPROVAL

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CONST. TYPE	VB
OCCUPANCY	E
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	160
WIND VELOCITY (ASD)	124
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC MJR-261

THIRD PARTY: HWC
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DEALER: SMART MODULAR

PROJECT: VISIBLE MEN ACADEMY

PROJECT #: 1578-

STATES: FLORIDA

SERIAL NUMBERS: SMM 20968

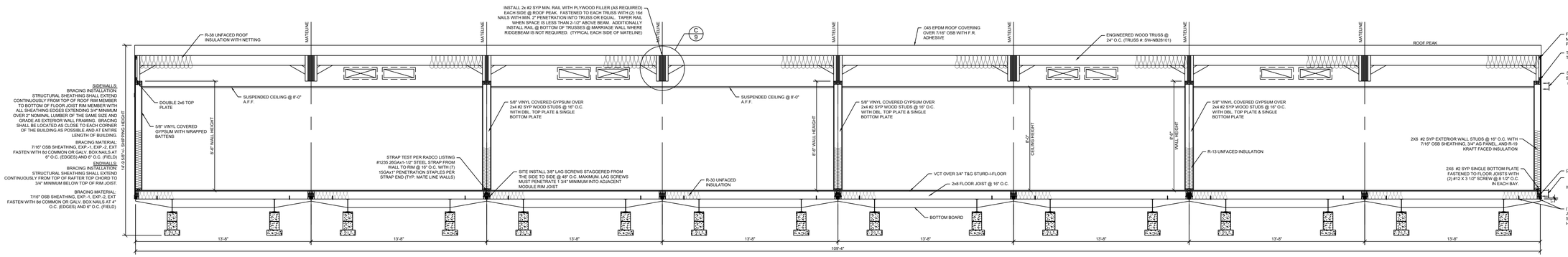
DRAWN BY: TM

PLOT DATE: 4/2/2024

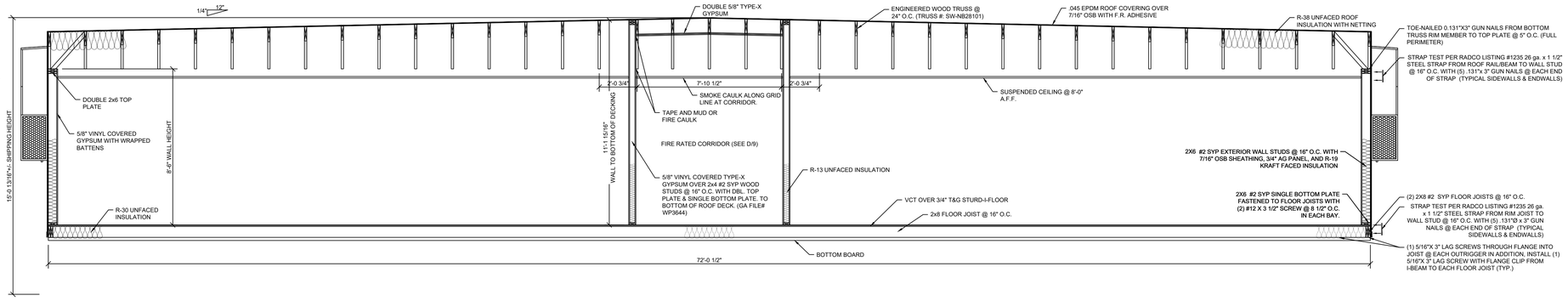
REV # / DATE:

WALTER E. WOOD P.E.
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

SHEET: 8 *OF* 11



1 BUILDING CROS SECTION
1/4"=1'-0"



2 BUILDING TRANSVERSE SECTION
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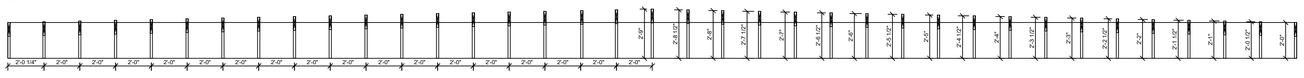

3 TRUSS LAYOUT
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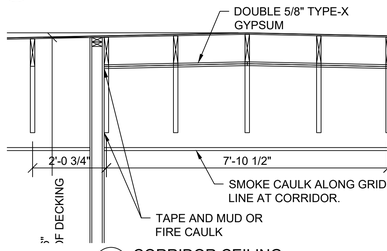
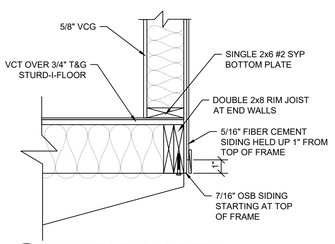
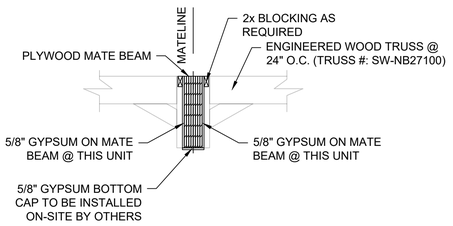


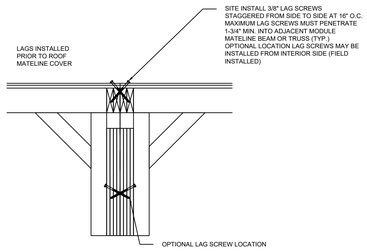
D CORRIDOR CEILING
N.T.S. WALL TO CEILING CONNECTION DETAIL



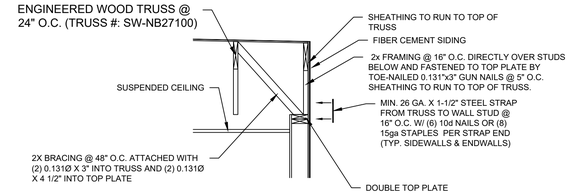
E WALL TO FLOOR DETAIL
N.T.S.



C MATE BEAM WRAP DETAIL
N.T.S. @ CORRIDOR



A MATELINE CONNECTION
N.T.S. @ ROOF

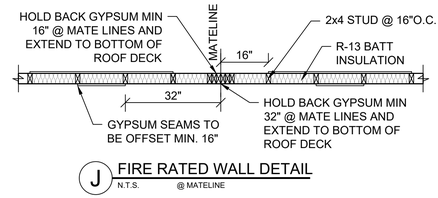


B ENDWALL DETAIL
N.T.S. WITH BRACING

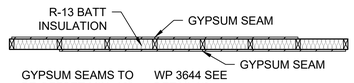
FIRE ASSEMBLY NOTES:

PENETRATION OF FIRE RESISTANT WALLS AND CEILING:

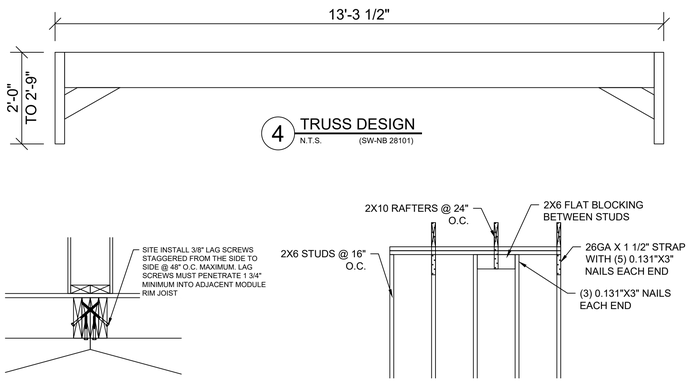
1. COMBUSTIBLE CABLES AND WIRES, COMBUSTIBLE PIPES, TUBES, AND CONDUIT SHALL MEET TESTING REQUIREMENTS OF ASTM E119 AS PART OF THE FIRE RESISTANT ASSEMBLY OR SHALL HAVE THROUGH-PENETRATION FIRESTOP SYSTEMS LISTED AND TESTED AS PER THE ASTM EB14 AND BE TESTED AT A POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND THE UNEXPOSED SURFACES OF NOT LESS THAT .01 INCH OF WATER AND HAVE AN F RATING OF AT LEAST 1 HOUR BUT NOT LESS THAN THE RATING OF THE ASSEMBLY.
2. CABLES AND WIRES WITHOUT COMBUSTIBLE INSULATIONS AND NON COMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL BE PROTECTED AS DESCRIBED ABOVE OR SHALL HAVE THE ANNULAR SPACE FILLED WITH A MATERIAL MEETING THE REQUIREMENT OF ASTM E119 TESTED UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF .01 INCH OF WATER FOR A TIME PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY.
3. ELECTRICAL BOXES SHALL BE METAL OR LISTED FOR USE IN FIRE RESISTANT ASSEMBLIES AND SHALL NOT EXCEED 16 SQUARE INCHES. BOXES ON OPPOSITE SIDES OF FIRE RESISTANT WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
4. ALL CEILING FIXTURES SHALL SMOKE CAULKED.
5. DUCTS PENETRATING THE FIRE RESISTANT CEILINGS SHALL HAVE AN ACCESSIBLE LISTED FIRE DAMPER LOCATED AT THE CEILING LINE.
6. ALL FIRE RATED DOORS SHALL HAVE A LISTED DOOR, FRAME, AND HARDWARE NO LESS THAN THE TIME RATING SPECIFIED ON THE FLOOR PLAN. IN ADDITION, FIRE RATED DOORS SHALL BE EQUIPPED WITH SELF CLOSERS AND POSITIVE LATCHING HARDWARE.
7. CORRIDOR DAMPERS MUST BE FIRE AND SMOKE DAMPERS IN ACCORDANCE WITH SECTION 717.5.4.1 FOR ALL LOCATIONS THAT ADOPT 2015 AND 2018 IBC.
8. ALL PENETRATIONS ON 1 HOUR RATED CORRIDOR WALLS AND CEILING SHALL BE FIRE CAULKED WITH METACAULK 1000 OR EQUAL.
9. ALL WALL TO WALL AND WALL TO CEILING JOINTS IN THE 1 HOUR RATED CORRIDOR WALLS AND CEILING SHALL BE FIRE CAULKED WITH METACAULK 1000 OR EQUAL.



J FIRE RATED WALL DETAIL
N.T.S. @ MATELINE



K FIRE RATED WALL DETAIL
N.T.S. @ CORRIDOR



4 TRUSS DESIGN
N.T.S. (SW-NB 28101)

G ROOF SHEATHING DETAIL
N.T.S.

H FLOOR DECKING LAYOUT
N.T.S.

F MATELINE CONNECTION
N.T.S. @ FLOOR

L TRUSS STRAPPING DETAIL
N.T.S.

GA FILE NO. WP 3644	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS, INSULATION

Fire Design:
One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 × 4 wood studs 16" o.c. with 2-1/4" Type S or W screws 12" o.c. 3-1/2" mineral fiber insulation, nominal 2.5 pcf, friction fit in stud cavity.

Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., on opposite sides.

Tested at 2,578 lbs per stud or 100 percent of design load. (LOAD-**BEARING)**

Thickness: 4-3/4" (Fire)
Approx.Weight: 7.5 psf (Fire)
Fire Test: ITS J20-06170.1, 4-00



I WP3644 DETAIL
N.T.S. @ CORRIDOR

LISTING AGENCY APPROVAL
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	E
ALLOWABLE NO. OF STORIES	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	160
WIND VELOCITY (ASD)	124
FIRE RATING OF EXT. WALLS	----
PLAN NO.	1578-XXXX
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC MJR-261

THIRD PARTY: HWC
HILBORN, WERNER, CARTER & ASSOCIATES
1627 SOUTH MYRTLE AVE.
CLEARWATER, FLORIDA 33756
PLAN #: 1578-XXXX

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY:_____ DATE:_____

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NOTE:
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Southeast Modular Manufacturing
2500 INDUSTRIAL STREET - LEESBURG, FL 34748
PH 352-728-2930 FAX 352-728-3093
SUNBELT MODULAR, INC.

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DEALER: SMART MODULAR

PROJECT: VISIBLE MEN ACADEMY

PROJECT #: 1578-

STATES: FLORIDA

SERIAL NUMBERS: SMM 20968

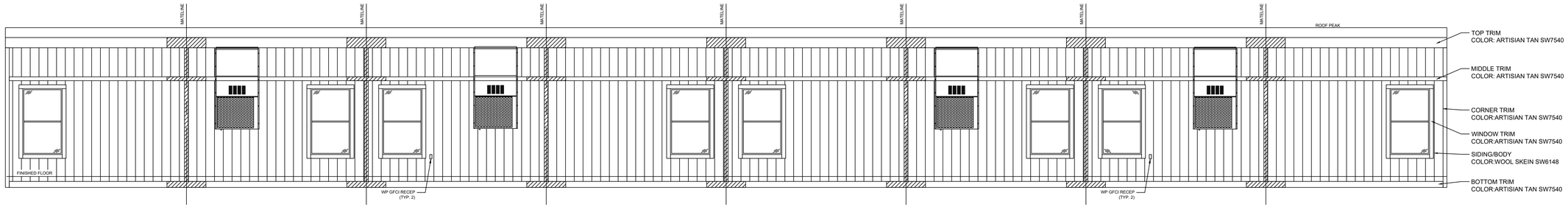
DRAWN BY: TM

PLOT DATE: 4/2/2024

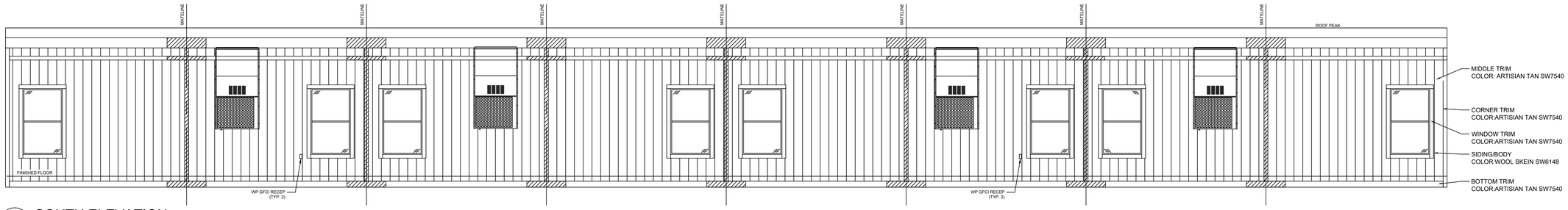
REV # / DATE:

WALTER E. WOOD P.E.
CONSULTING ENGINEER
168 W. LONGLEAF DR.
SYLVESTER, GA 31791

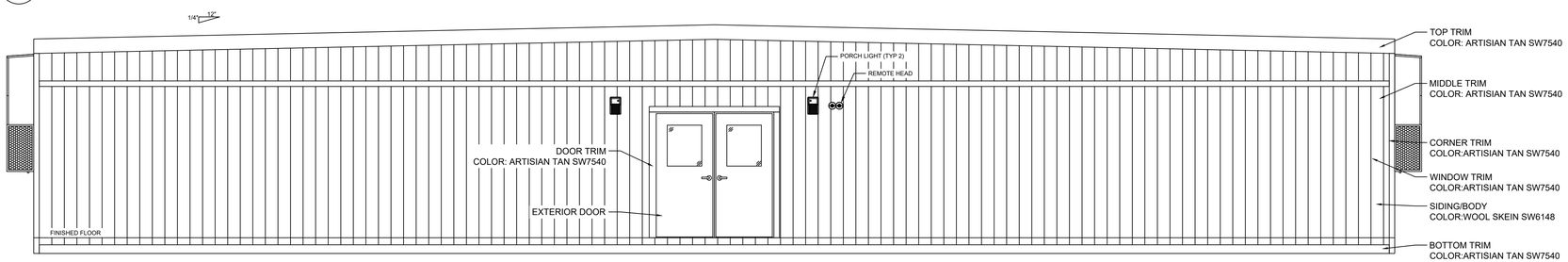
SHEET: 9 *OF* 11



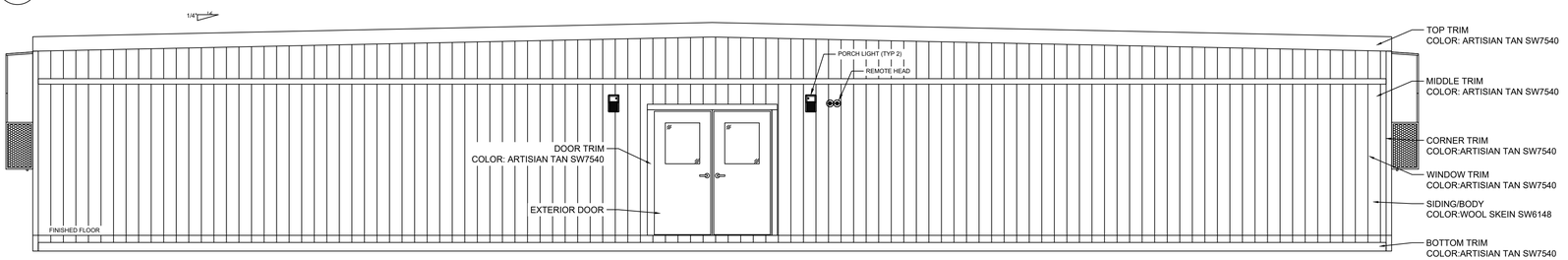
1 NORTH ELEVATION
1/4"=1'-0"



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



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



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

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY:_____ DATE:_____

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ELEVATION NOTES (TYP)

1. HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE TO BE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
2. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS. SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.

LISTING
AGENCY APPROVAL

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APPROVAL DATE	
MANUFACTURER	SOUTHEAST MODULAR
HIGH VELOCITY HURRICANE ZONE	NO

HWC
MJR-281

THIRD PARTY: HWC
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2024©

DEALER:
SMART MODULAR

PROJECT:
VISIBLE MEN ACADEMY

PROJECT #:
1578-

STATES:
FLORIDA

SERIAL NUMBERS:
SMM 20968

DRAWN BY:
TM

PLOT DATE:
4/2/2024

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WALTER E. WOOD P.E.
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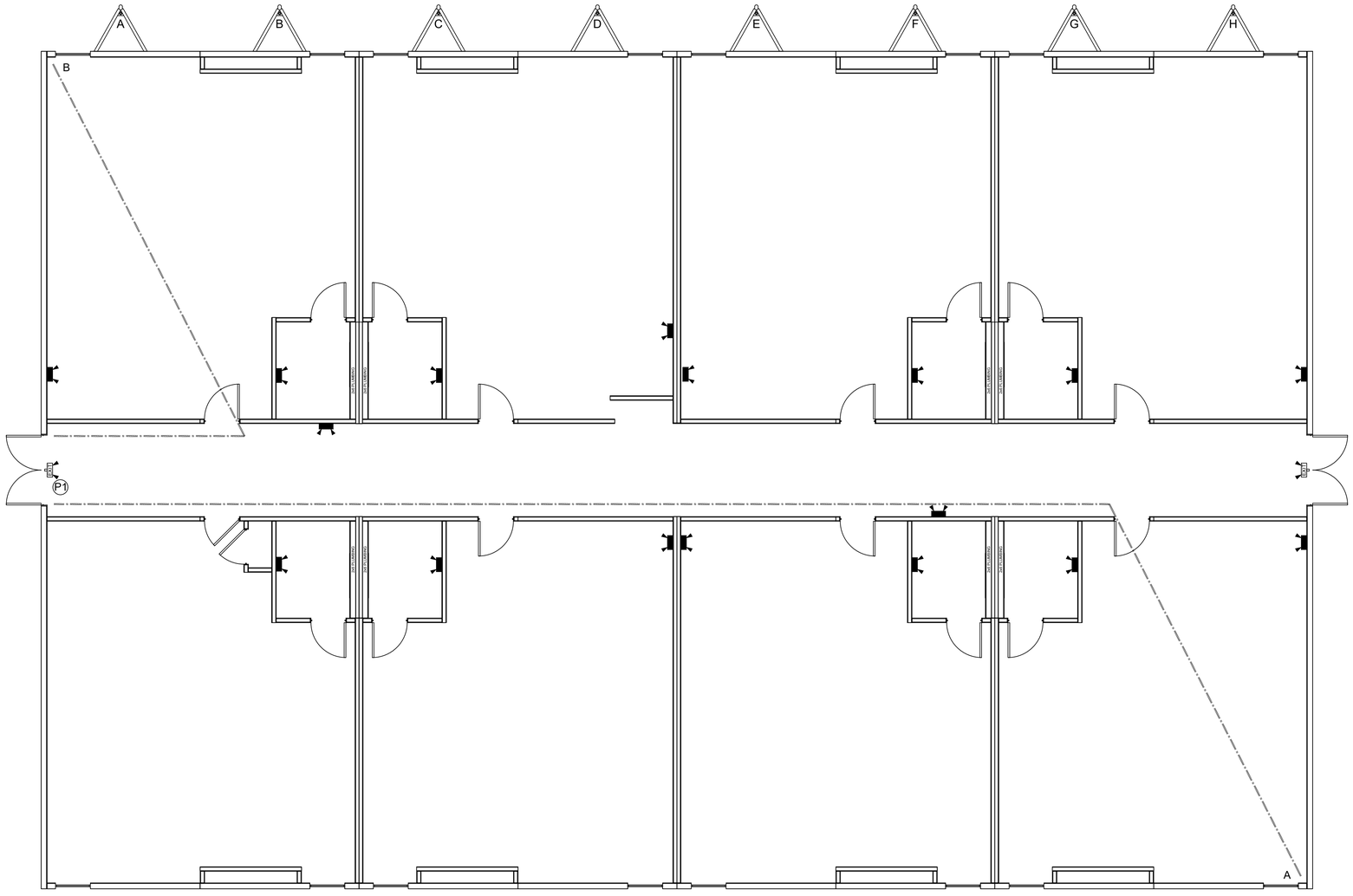
SHEET:
10
OF
11



1 LIFE SAFETY PLAN
3/16"=1'-0"

EXIT EGRESS TRAVEL DISTANCE (FBC 2023 T1017.2)						
Path		Location	Travel Distance (ft)	Maximum Distance (ft.)	Complies?	Notes
A	P1	CLASS 108 TO WEST DOOR	127'-0"	200'	Yes	
B	P1	CLASS 1018 TO WEST DOOR	53'-0"	200'	Yes	

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AND RESUBMIT

BY: _____ DATE: _____

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HWC
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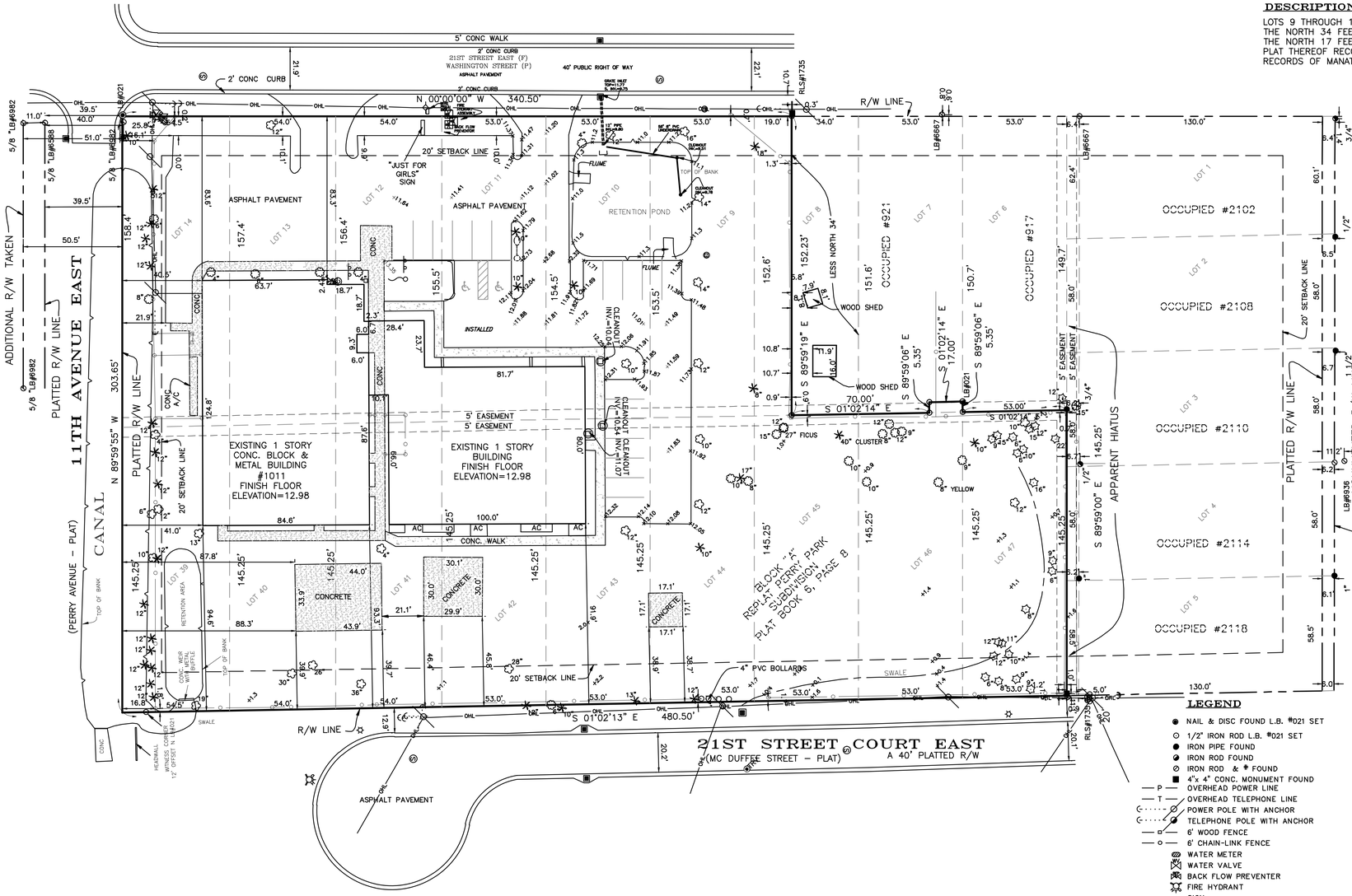


DESCRIPTION

LOTS 9 THROUGH 14, LOTS 39 THROUGH 47, BLOCK A, AND LOT 8, LESS THE NORTH 34 FEET, BLOCK A, PERRY PARK; ALSO THE EAST 5.35 FEET OF THE NORTH 17 FEET OF LOT 7, BLOCK A, REPLAT OF PERRY PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 8 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SCALE: 1" = 30'

SURVEYOR'S REPORT

1. This survey is a graphic depiction of the current boundary and tree locations in accordance with the legal description shown hereon and may not reflect ownership.
2. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
3. This map is intended to be displayed at a scale of 1"=30' or smaller.
4. The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
5. "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
6. This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
7. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
8. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
9. This survey is valid as to the last date of field survey and not the signature date (if any).
10. This survey is not valid without the signature and the original raised seal of a Florida Professional Surveyor and Mapper.
11. Bearings basis is assumed, a bearing of N00°00'00"W was established on the East right-of-way line of Washington Street (21st Street East).
12. This survey prepared without the benefit of a Title Commitment and may not reflect all encumbrances affecting the subject property.
13. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
14. This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon.
15. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
16. Property is located in Flood Zone "X", per Flood Insurance Rate Map 12081C0306F, effective date August 10, 2021. The base Flood Elevation should be verified before any design or construction begins.
17. George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.
18. Elevations shown were based on a previous survey by George F. Young, Inc., Job No. 0623005301, the Datum of that survey was National Geodetic Vertical Datum of 1929 (NGVD29). The elevations shown hereon have been converted to the current Datum, North American Vertical Datum of 1988 (NAVD88) by use of the US Army Corps of Engineers Corpscon Conversion Program.

LEGEND

- NAIL & DISC FOUND L.B. #021 SET
- 1/2" IRON ROD L.B. #021 SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD & ° FOUND
- 4"x 4" CONC. MONUMENT FOUND
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- POWER POLE WITH ANCHOR
- TELEPHONE POLE WITH ANCHOR
- 6' WOOD FENCE
- 6' CHAIN-LINK FENCE
- WATER METER
- WATER VALVE
- BACK FLOW PREVENTER
- FIRE HYDRANT
- SIGN
- LIGHT POLE
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- UNDERGROUND TELEPHONE BOX
- UNDERGROUND CABLE TV BOX
- ELECTRIC METER
- CATCH BASIN
- MITERED END
- RECORD ELEVATIONS (12.04)

P.S.M.- PROFESSIONAL SURVEYOR & MAPPER
SEC. - SECTION
TWP. - TOWNSHIP
RGE. - RANGE
R/W - RIGHT-OF-WAY
℄ - CENTER LINE
(P) - PLAT DISTANCE
(M) - MEASURED DISTANCE
(D) - DEED DISTANCE
CONC.- CONCRETE
W/F - WOOD FRAME
ADD. - ADDRESS
OHL - OVERHEAD LINES

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

REVISED	NO.	BY	DATE	DESCRIPTION
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			

	INITIALS	DATE
CREW CHIEF	MAH	05/09/24
DRAWN	PVR	05/09/24
CHECKED	PL	05/09/24
FIELD BOOK		
FIELD DATE		

PREPARED FOR:
JUST FOR GIRLS, INC
932 14th STREET W
BRADENTON, FLORIDA 34205

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211
PHONE (941) 747-2981 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA
Since 1919

F. PETER LUTZ, JR. PSM LS 5506
DATE

PID #1359400059
BOUNDARY SURVEY

SECTION 31, TOWNSHIP 34S., RANGE 18E.

JOB NO. 0623005302
SHEET NO. S1 OF S1

PLOTTED: 5/10/2024 2:54 PM LOGIN: Roach, Patrick FILE: G:\PROJECT\GFY\2024\0623-0053-00\DWG\0623005302Boundary.dwg

City of Bradenton
Planning and Community Development
Planning Commission
June 19, 2024

Staff Report

Resolution: 24-42
Case Number: SU.24.1851
Applicant: Tara N Sall, TNS Design & Consulting, LLC
Address: 1011 21st Street East
Zoning: T4-R
Future Land Use: RESMED (Residential- Medium Density)
Flood Zone: X
Surrounding Property- Zoning:
North: T4-R (General Urban Restricted)
East: T4-R (General Urban Restricted)
South: T4-R (General Urban Restricted)
West: T4-R (General Urban Restricted)
Surrounding Property- Future Land Use:
North: RESMED (Residential- Medium Density)
East: RESMED (Residential- Medium Density)
South: RESMED (Residential- Medium Density)
West: RESMED (Residential- Medium Density)

SUMMARY OF REQUEST

Tara Sall, agent, has submitted a Special Use Amendment application for an existing school for the property located at 1011 21st Street East, also identified as Parcel Number 1359400059. The subject property is located in the T4-R General Urban Restricted Transect District with a Future Land Use of RESMED, Residential Medium Density. The site is approximately 122,800 square feet.

The subject property is currently used as a school for Just for Girls Inc.. The Applicant is proposing the addition of a modular classroom to be connected to the principal structure by a breezeway to provide classroom space for Visible Men Academy. The proposed unit will also house the elementary school portion of Just for Girls Inc.

Per Table 4.7 of the Form Based Code, Public and Private schools are allowed and are listed as a Special Use and require Planning Commission review and City Council approval.

Table 4.7: Specific Function & Use.

	T3	T4-R	T4-S T4-O	T5	T6	SD
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private[3]	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other- Childcare Center*[2][3]	SU	SU	SU	SU	SU	SU

2.2.4 Special use permit.

2.2.4.1 *Types of special uses.*

a. *New permit.* A special use permit is required for certain land uses as pursuant to residential schedule 3.2.1.1, or nonresidential schedule 3.2.1.2.
b. *Expansion.* A special use expansion permit is required pursuant to the following thresholds:
    i. The expansion is equal to 20 percent or more of the approved use, structure or land area; or
    ii. The expansion exceeds the limits or conditions as set forth in the original special use permit approval; or
    iii. The expansion is the addition of an accessory use

As noted above and per 2.2.4.1 "Types of Uses per our Land Use," the proposed expansion is equal to 20 percent or more of the approved use, structure, or land area which has triggered the need for a Special Use Amendment. The total amount of building square footage totals about 19,193 sf. The proposed addition would constitute an estimated additional 40% increase for a 7,877 sf modular building.

APPROVAL HISTORY

A special use was granted to the Manatee County Girls Club (Just for Girls) for a 10,560-sf structure with associated parking on June 12, 1984 with the following stipulations of approval.

a. In the area designated for future parking, if its use causes a dust problem, the city will require that it be paved.
b. A ten-foot landscape buffer meeting City code will be installed between the area designated for future parking and 21st Street Court East.
c. Adequate screening will be installed around the dumpster.
d. Access onto 21st Street Court East will be prohibited until such time as it is paved.

It is to be noted, it appears the original stipulations "a", "b" and "c" have been satisfied and "d" has not yet been realized as there is no connection to 21st Street Court East.

In 2006, a Special Use Amendment application was submitted and approved by Planning Commission and City Council to expand the existing Manatee County Girls Club (Just for Girls) facility by constructing an 8,633 square foot building with associated parking in addition to the existing building.

FORM BASED CODE REGULATIONS:

Purpose and Intent
1.3.2.h: *The Community:* That schools should be sized and located to enable children to walk or bicycle to them.

Education
12.i.ii: *Schools, Public & Private*: premises or site upon which there is a nursery school, kindergarten, elementary school, middle school, high school, exceptional learning center, or an institution devoted solely to vocational or professional education or training.

Compliance Overview with Land Use Regulations
Land uses requiring special use permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The special use permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for special use permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

2.2.4 *Special Use Permit.*

2.2.4.1 Types of Special Uses

b. Expansion. A special use expansion permit is required pursuant to the following thresholds

i. The expansion is equal to 20 percent or more of the approved use, structure or land area; or

ii. The expansion exceeds the limits or conditions as set forth in the original special use permit approval; or

iii. The expansion is the addition of an accessory use.

2.2.4.7 Final Plan. A final plan may be required as a stipulation of approval, or by the PCD director for the purpose of reflecting for the record the changes made to the plan during the approval process.

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: Due to the size and location of the site and current operations, the expansion will be suitable and complimentary.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: It appears that access points will not be negatively impacted by the proposed expansion.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: The proposed use will be occupying open and underutilized space that is currently existing. All setbacks will be in compliance.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new access drive will be required. Additional safety measures will be incorporated to include manually operated vehicular access gates across both existing driveways. For Just for Girls and Visible Men Academy, the existing parking will be sufficient.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

   Staff Response: The proposed scope of work will not include an increase to existing parking facilities. Additionally, Visible Men Academy will be providing two school buses for transportation of students for both charter schools which will reduce traffic congestion from loading and unloading as well as minimize impacts on surrounding properties.

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

Staff Response: This will not be affected by the expansion.

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

   Staff Response: Utilities exist to the site and are not subject to change per applicant.

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

   Staff Response: The proposed location of the modular unit is intended to preserve the bordering buffers from the adjacent parcels to allow for appropriate screening and help minimize any nuisance or noise.

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

   Staff Response: There will be no change in signage. Lighting is to follow any and all required state and local standards.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

   Staff Response: The proposed expansion is intended to service elementary aged boys from both local neighborhoods and from other areas to provide one location where both boys and girls have access to elementary education.

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

   Staff Response: Lot coverage will remain compliant with the expansion.

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

   Staff Response: This school has existed since the 1980s and has integrated with the surrounding community. This is a public charter school for grades K-5. After school programs already exist with the Just for Girls operation and the facilities typically close at 6 or 7 P.M. and are closed on weekends.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

   Staff Response: The expansion will not adversely affect the surrounding environmental quality.

k. Consistency with the city's comprehensive plan.

Staff Response: The proposed expansion will remain consistent with the Comprehensive Plan.

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

COMPREHENSIVE PLAN

Policy 1.1.1 Functional Neighborhoods. Residential areas include neighborhood retail centers, a variety of housing types, public/civic space and a variety of open space amenities, schools, central water and sewer, and fire/safety accessibility;

Policy 1.6.2 Land Use Compatibility. The City shall allow public schools as permitted or Special Uses depending on neighborhood context, and public schools shall be compatible with existing or anticipated uses on nearby properties based upon the type of school (i.e., elementary school, middle school, high school, or school of special education) and the type of facilities proposed for the site.

PLANNING AND COMMUNITY DEVELOPMENT ANALYSIS

The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood. As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

STAFF COMMENTS

1. It is the position of Planning and Community Development staff that the criteria outlined in Section 2.2.4, 3.3.2 and the overall intent of the Land Use Regulations are met.
    - **a.** Per 3.3.2.5.a it is worth emphasizing the expansion of the school use will trigger additional safety measures including manually operated vehicular access gates.
    - **b.** Per 3.3.2.5.i, The Manatee County Girls Club Inc. has operated Just for Girls on the subject property for about 40 years and provides much needed services for the surrounding neighborhood. As population increases so do the need for services. This request will remain compatible with the

surrounding land uses and in addition continue to provide services and job opportunities for teens and young adults.

2. It is the position of the Planning and Community Development staff that the requested special use amendment does align with the intent of the City's Comprehensive Plan.
3. It is also the position of the Planning & Community Development staff that the special use amendment request appears to meet the overall intent of the Form Based Code.
4. 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.

Respectfully submitted,

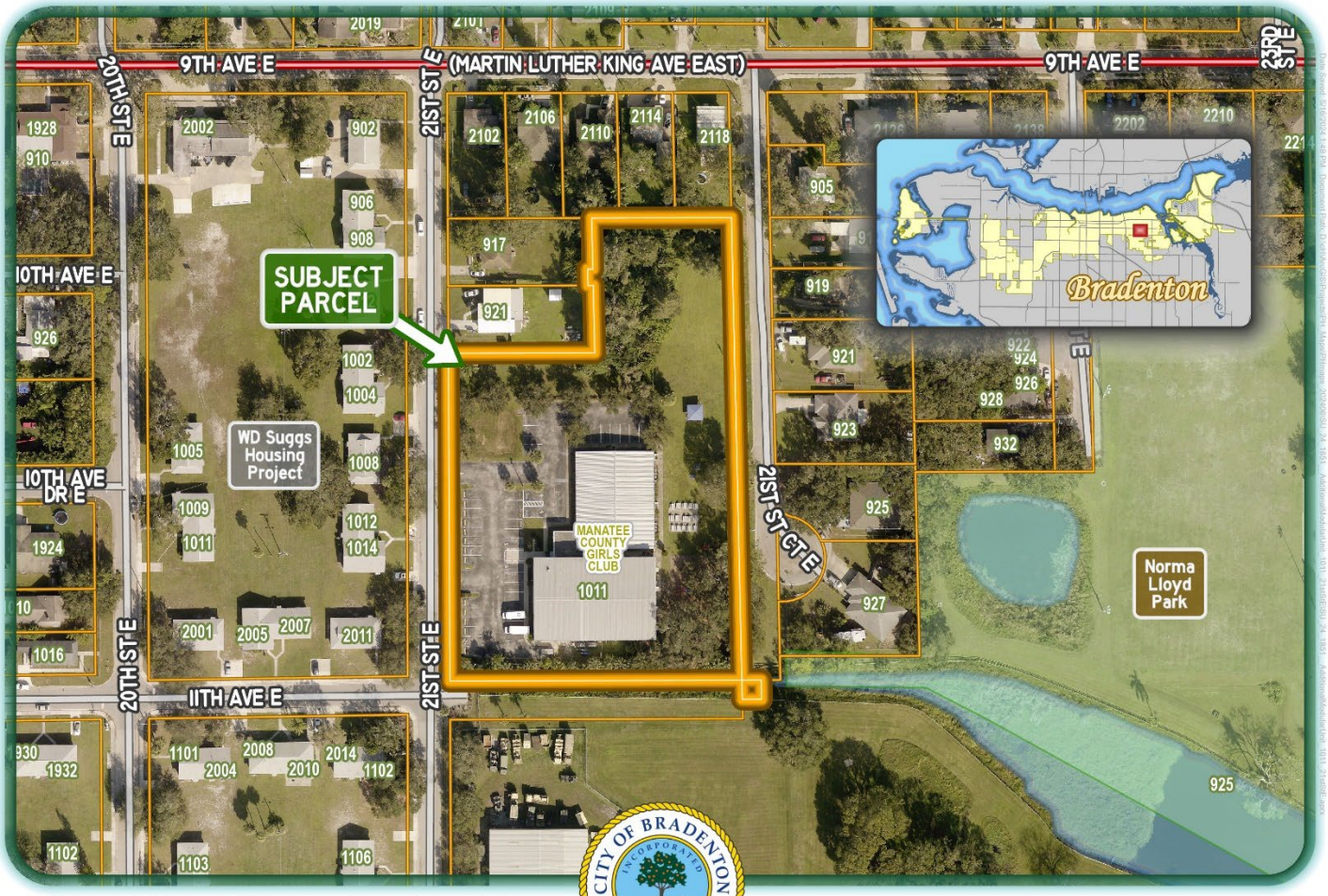
Monica Friedl

City Planner
City of Bradenton Planning and Community Development

EXHIBITS

EXHIBIT A: Location
EXHIBIT B: Zoning
EXHIBIT C: Future Land Use
EXHIBIT D: Legal Description
EXHIBIT E: Site Plan
EXHIBIT F: Special Use Records

EXHIBIT A
LOCATION



SU.24.1851 Additional Modular Unit

owner: Manatee County Girls Club, Inc
1011 21st Street East
PID: 1359400059

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA

Bradenton Department of Planning and Community Development

Location

0 25 50 75

Yards

LEGEND

Subject Parcel

Other Parcels

EXHIBIT B
ZONING



SU.24.1851 Additional Modular Unit

owner: Manatee County Girls Club, Inc
1011 21st Street East
PID: 1359400059

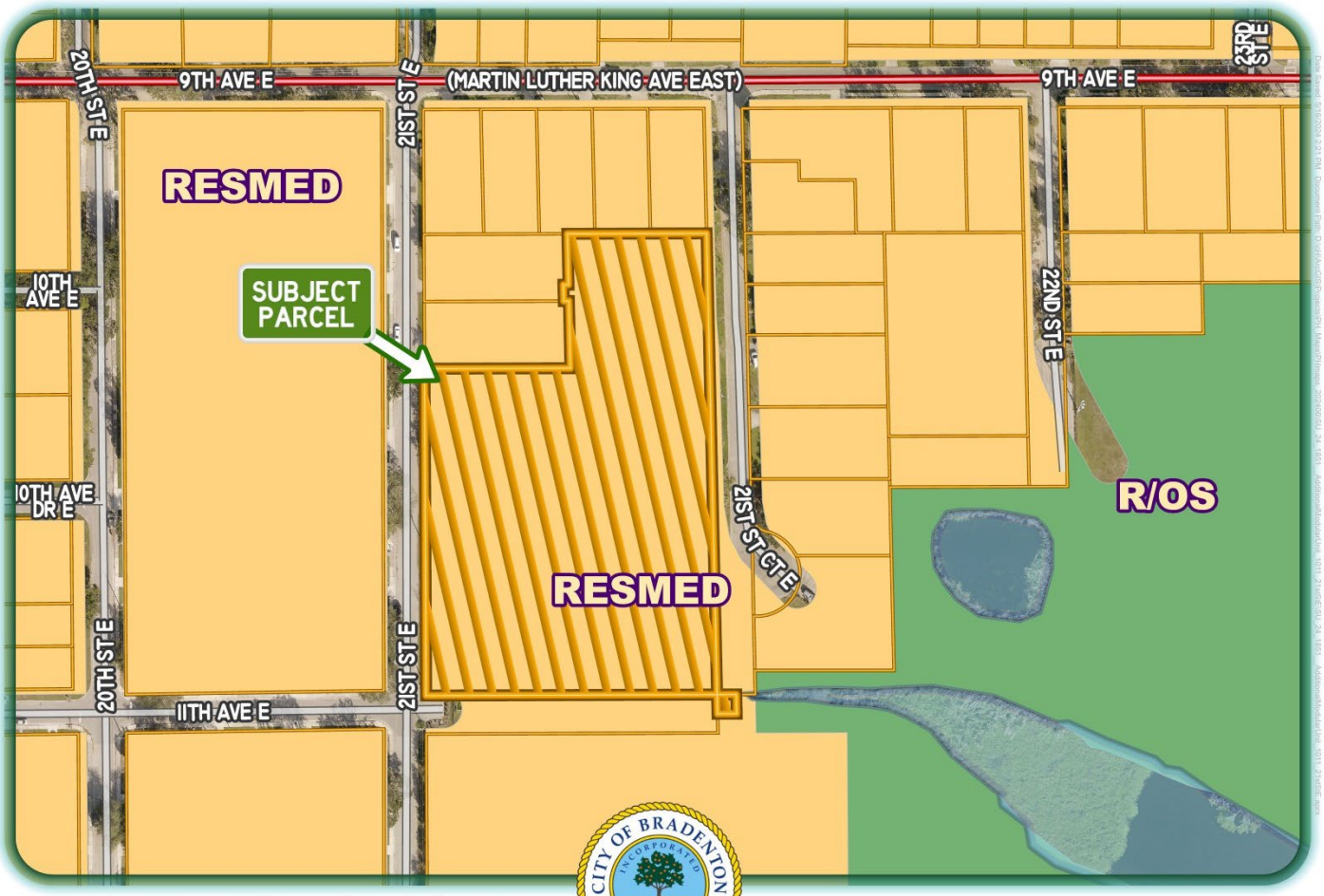
CITY OF BRADENTON FLORIDA
Bradenton Department of Planning and Community Development

Zoning

0 25 50 75
Yards

LEGEND
Subject Parcel
Other Parcels

EXHIBIT C
FUTURE LAND USE



SU.24.1851 Additional Modular Unit

owner: Manatee County Girls Club, Inc
1011 21st Street East
PID: 1359400059

CITY OF BRADENTON FLORIDA
Bradenton Department of Planning and Community Development

Future Land Use

0 25 50 75
Yards

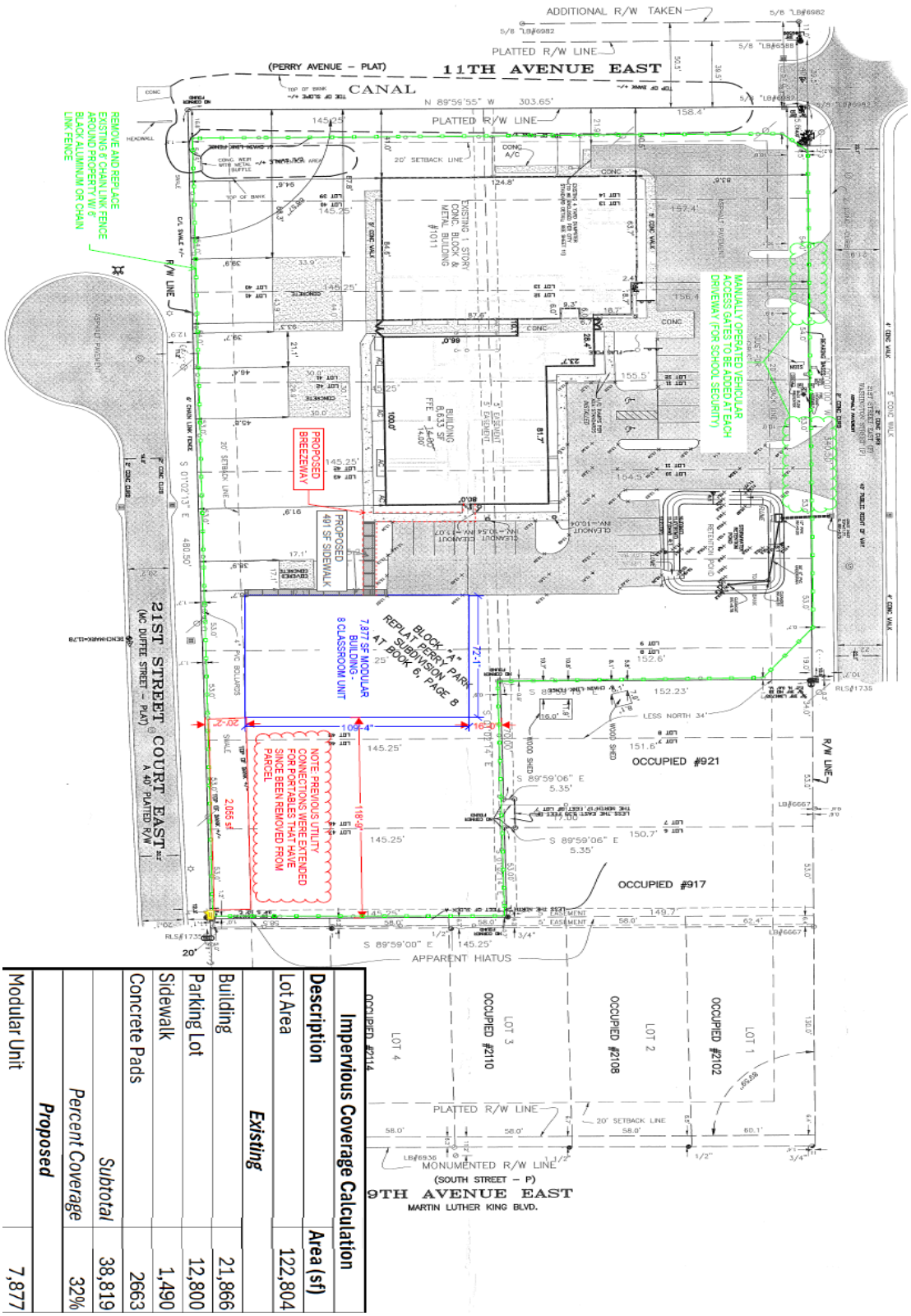
LEGEND
Subject Parcel
Other Parcels

EXHIBIT D

LEGAL DESCRIPTION

E 5.35 FT OF N 17 FT OF LOT 7 & S 19 FT OF LOT 8, ALL LOTS 9, 10, 11, 12, 13, 14, 39, 40, 41, 42, 43, 44, 45, 46 & 47 BLK A REPLAT OF PERRY PARK TOGETHER WITH THAT PART OF THE N 1/2 & W 1/2 OF VACATED 11TH AVE E FROM W R/W LN OF 21ST STREET CT E TO THE E R/W LN OF 24TH ST E LYING CONTIGUOUS TO LOT 39 BLK A REPLAT OF PERRY PARK PER RES NO. 07-36 REC IN OR 2226/5502 & CORRECTED IN OR 2230/3459 & OR 2300/7276 PI#13594.0005/9

EXHIBIT E
SITE PLAN



Impervious Coverage Calculation	
Description	**Area (sf)**
Existing	
Lot Area	122,804
Building	21,866
Parking Lot	12,800
Sidewalk	1,490
Concrete Pads	2663
Subtotal	38,819
Percent Coverage	32%
Proposed	
Modular Unit	7,877

EXHIBIT F
SPECIAL USE RECORDS

SE-84-25

1011 21ST STREET EAST

WALTER B. RISE, JR. Architect
6404 Manatee Avenue, West, Suite F - Bradenton, Florida 34209 (813) 794-1244

CITY OF BRADENTON
'88 APR 20 PM 1 55
PLANNING & DEVELOPMENT

April 20, 1988

Mr. Jerry West
Director of Planning and Development
City of Bradenton,
Bradenton, Florida 34205

Re: EAST BRADENTON GIRLS CLUB (City File #84-25)

Dear Jerry:

As we discussed at our meeting April 19, we have found that sub-soil conditions at the site for the East Bradenton Girls Club indicate that the previously submitted and approved site plan for this property is not feasible. At some time between 1957 and the present, a natural low area on the site has been dug into a small lake and subsequently filled to the present level. We were not aware of this at the time the initial site plan was presented for review. Investigation, following poor sub-soil reports in the northwest quarter of the property, revealed the reason for the unsuitable foundation conditions.

Based on the information we now have, we are proposing a new layout for the site plan which relocates the building area from the site of the former lake to the stable ground at the south end of the property.

The building size, parking lot capacity, and other site improvements remain the same as previously shown.

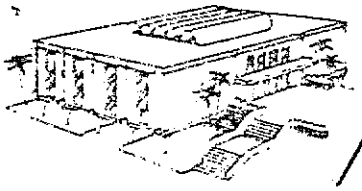
We request that you review the enclosed site plan proposal and relay any comments regarding the layout which you or your staff may have. If formal review by the City Planning Commission is required, please advise so that we can make application for this process.

Thank you for your assistance on this and previous projects.

Sincerely,

Walter B. Rise, Jr.

Enclosures: 5 copies site plan



CITY OF BRADENTON

BRADENTON, FLORIDA

813/748-0800

CALLER SERVICE 25015
33506-5015

April 25, 1988

Walter B. Rise, Jr.
6404 Manatee Avenue West
Suite F
Bradenton, FL 34209

Dear Mr. Rise:

I have reviewed your plans as it relates to the City's Zoning Ordinance and find that it complies with the Ordinance. The relocation of the building does not appear to affect the validity of the previous approved special exception to the Girls Club.

The special exception approval of the Board of Adjustment in June 1984 with stipulations as per the attached letter would still be applicable.

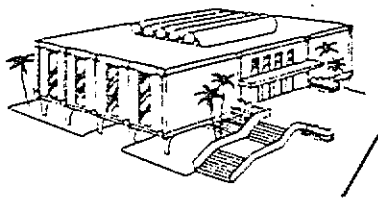
If you have further questions, please feel free to contact me.

Cordially,

Geri Moore

Geri Moore
Planner

Att.



CITY OF BRADENTON

BRADENTON, FLORIDA

813/748-0800

P. O. DRAWER 730
33506

June 12, 1984

Ms. Julie Taylor
Executive Director
Manatee County Girls Club
1023 Manatee Ave. W., Ste. 304
Bradenton, FL 33505

Dear Ms. Taylor:

The City of Bradenton Board of Adjustment met in regular session on June 11, 1984 at 3:00 p.m. in City Hall Council Chambers to consider the request of the Manatee County Girls Club for approval of a special exception to operate a girls' club on 21st Street East between 9th and 11th Avenue East.

The Board of Adjustment approved this request with the following stipulations:

1. In the area designated for future parking, if its use causes a dust problem, the City will require that it be paved.

2. A ten foot landscape buffer meeting City code will be installed between the area designated for future parking and 21st Street Court East.

3. Adequate screening will be installed around the dumpster.

4. Access onto 21st Street Court East will be prohibited until such time as it is paved.

If you have any questions, please feel free to contact this office.

Sincerely,

Jerry L. West

Jerry L. West, Director
Department of Planning & Development

JLW/mdl

MEMORANDUM

TO: Arlan Cummings

FROM: Eric Rohde

RE: Manatee County Girl's Club

DATE: September 9, 1988

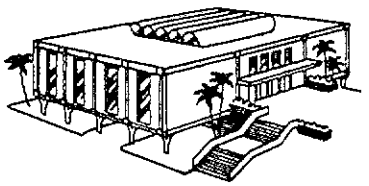
Arlan, I have attached four copies of the site plan for the above referenced project.

Please review and send us your comments, along with our three copies, at your earliest convenience.

Thanks!

Plans have been approved,
extra prints

ABC
9/15/88



CITY OF BRADENTON

BRADENTON, FLORIDA

813/748-0800

CALLER SERVICE 25015
34206-5015

April 22, 1991

Carol Hunt, Director
Project Child Care
1003 17th St. W.
Palmetto, FL 34221

RE: Tapp North Infant Care Center

Dear Carol:

This letter will confirm that the structure for the above project is in compliance with all appropriate zoning requirements. It is my understanding that your Certificate of Occupancy will be issued within the week. Please feel free to contact me if you need further information, or have any questions.

Sincerely,

Ruth

Ruth B. Seewer
Currnet Planner

Form B-IV.

CITY OF BRADENTON, FLORIDA
Planning and Zoning Department
APPLICATION AND NOTICE OF APPEAL TO BOARD OF ADJUSTMENT

IMPORTANT – Complete ALL applicable items. Mark boxes where applicable.

I. LOCATION OF PROPERTY

Number and street	Subdivision	Lot	Block	Site
21st Street East	Perry Park	7-14 39-47	A	

N S
E W side of _____ ; _____ feet N S E W from the intersection of _____

Zoning District _____

II. REASON FOR APPEAL

1 [x] Request for special exception use permit.
2 [ ] Alleged error in order, requirement, decision or determination of Administrative Official.
3 [ ] Request for literal interpretation of Land Use and Development Regulations.
4 [ ] Interpretation of exact location of zoning district boundaries.
5 [ ] Interpretation of the amount of off-street parking, loading and unloading space required.
6 [ ] Interpretation of the general environmental control criteria and performance standards.
7 [ ] Other interpretation or decision specifically specified in the Land Use and Development Regulations.
8 [ ] Appeal for dimensional variances. (Height or width of building or size of yards, but not dwelling unit or population density.)

APR 1984 RECEIVED CITY OF BRADENTON PLANNING & DEVELOPMENT DEPT.

III. REQUIRED ACCOMPANYING MATERIAL

9 [x] Preliminary Development Plat if a Special Exception Use Permit is requested. (See Appendix E, Development Plat Requirements, Land Use and Development Regulations, Bradenton, Florida.)
10 [ ] Justification of Findings Necessary for Granting a Dimensional Variance if the Appeal is for a Dimensional Variance.
11 [ ] Appropriate documents, plats, papers or other materials constituting the record upon which the action being appealed is based.
12 [ ] Legal description of the property in question if the appeal involves a specific parcel of land.
13 [ ] Names and addresses of the owners of every parcel of land within a distance of one hundred and fifty (150) feet in any direction from the property line of the land in question if the appeal involves a specific parcel of land.
14 [x] Any other information necessary for conformance with the City's Land Use and Development Regulations.

SE-84-25

IV. IDENTIFICATION

	Name	Mailing address – Number, street, city, and State	ZIP code	Tel. No.
15. Owner	John P. Harllee, III Trustee	1205 Manatee Avenue West Bradenton, Florida	33505	748-3770
16. Attorney				
17. Other	Manatee County Girls Club, Inc. / Agent	317- 12th Street West # 31 Bradenton, Florida 33505		747-3107

The owner of this property and 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 Applicant	Address	Application date
John P. Harllee	(above)	April 19, 1984

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE

Estimated cost of Public Notice	Estimated Cost Deposited with City Clerk and Treasurer's Office	
$ 30	Date	By:

Review Fee	Date Fee Paid	City Clerk and Treasurer's Office
$100		By:

$130

Action of BOARD OF ADJUSTMENT

[ ] Approved
[ ] Disapproved
[ ] Approved Subject to Modifications or Conditions
[ ] Conditional Approval based on a Preliminary Development Plat

Date _____ Signed _____
Chairman Board of Adjustment

Statement of Conditions of Approval, Nature of Required Modifications or Conditions or Reasons for Disapproval _____

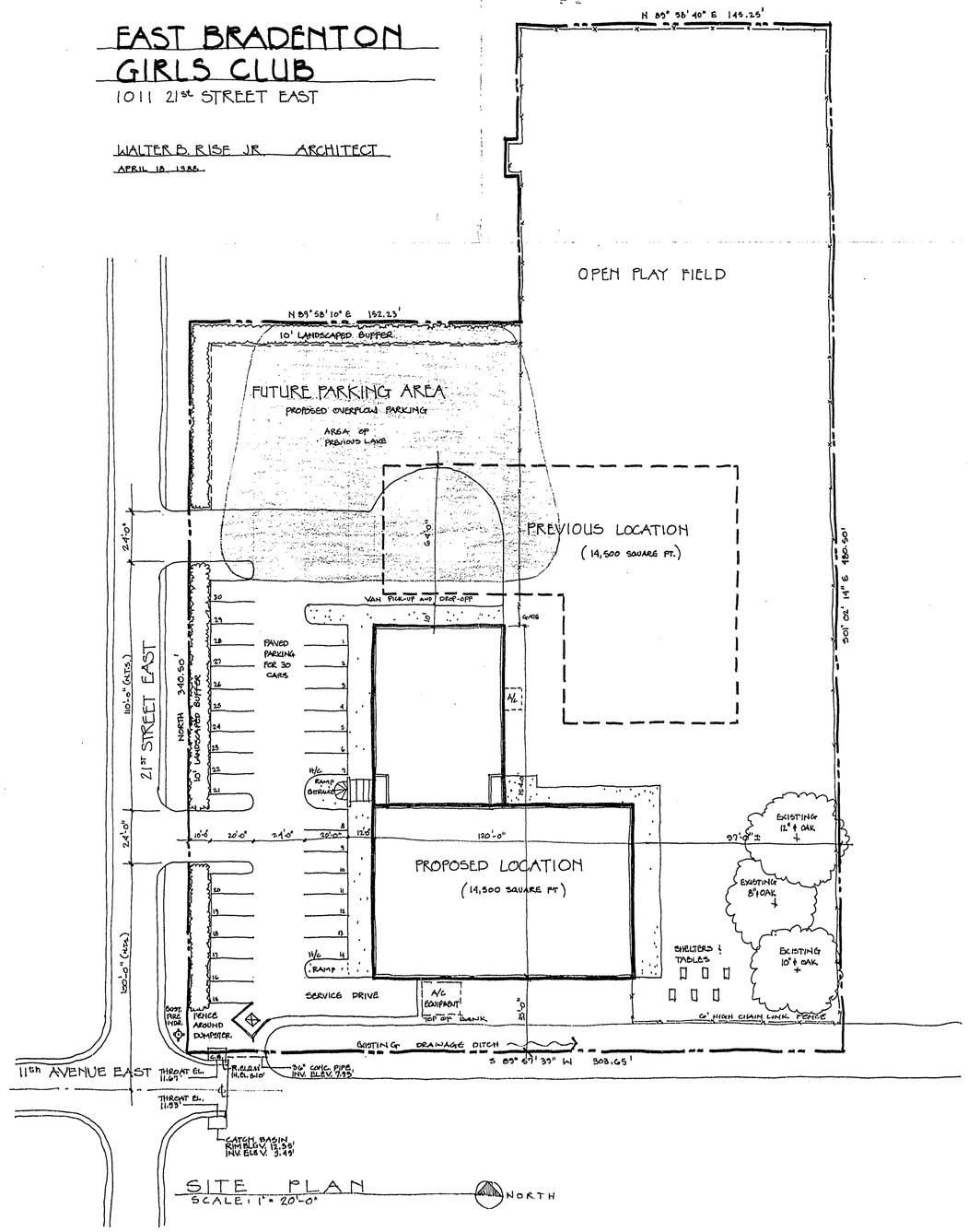
EAST BRADENTON GIRLS CLUB

1011 21st STREET EAST

WALTER B. RISE JR. ARCHITECT

APRIL 15, 1985.

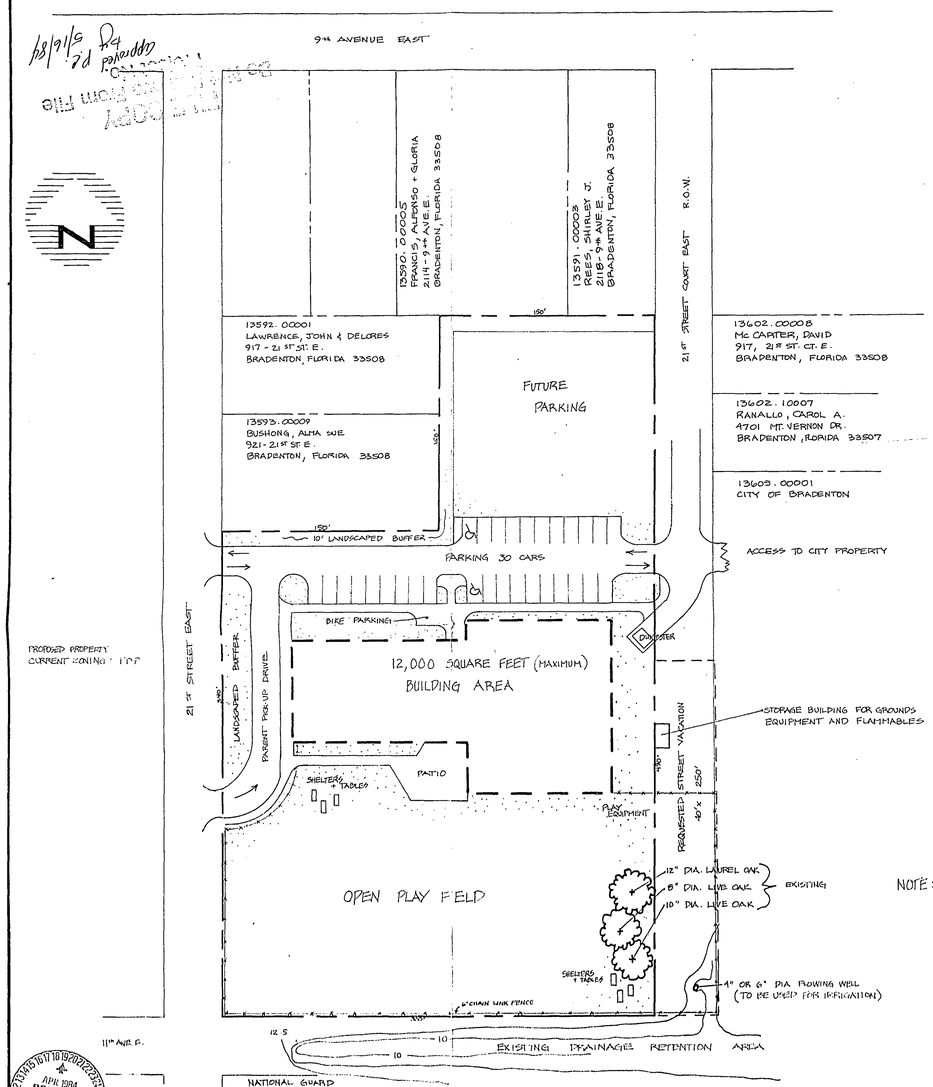
CITY OF BRADENTON
FEB 07 20 PM 1 55
PLANNING & DEVELOPMENT



SITE PLAN

SCALE: 1" = 20'-0"

SE-84-25



NOTE: EXISTING VEGETATION ONLY THE 3 OAKS SHOWN ON PLAN QUALIFY AS TREES UNDER THE CITY OF BRADENTON'S TREE ORDINANCE. OTHER VEGETATION CONSISTS OF PARK TREES, BRAZILIAN PEPPER TREES, AUSTRALIAN PINES, WEEDS AND GRASSES.

Re: Girls Club

APR 1984
RECEIVED
CITY OF BRADENTON
PLANNING & DEVELOPMENT DEPT.

SE-84-25

MANATEE COUNTY GIRLS CLUB - PERRY PARK PROPERTY

1011 - 21st STREET EAST BRADENTON, FLORIDA

Approved by BOA w/stips 6/11/84

PRELIMINARY SITE PLAN

10 80 20 10 0 40 80 120 160 200

SCALE: 1" = 40'-0"

LEGAL DESCRIPTION:

SEC. 31
TWP. 34
RNG. 18E

LOTS 9 THROUGH 14, LOTS 39 THROUGH 47, BLOCK A, AND LOT B, LESS NORTH 34; BLOCK A, PERRY PARK, ALSO EAST 5.35' NORTH 17' OF LOT 7, BLOCK A, REPLAT OF PERRY PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 8, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

DRAWN BY: W.WARREN | CHECKED BY: A.G.G. | DATE: 3/11/84 | REVISED: | JOB NO. 84-2 | SHEET 1 OF 1

Allen Garner
LANDSCAPE ARCHITECT
LAND PLANNER A.S.L.A.
P.O. BOX 33 CORTEZ, FLORIDA 33522 PH. (813) 794-0280

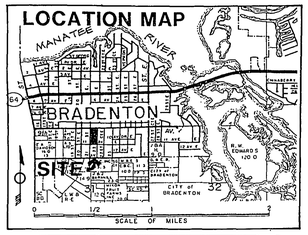
SE-84-25

LEGAL DESCRIPTION:

Lots 9 through 14, Lots 39 through 47, Block A, and Lot 8 less the North 34 feet, Block A, Perry Park. Also the East 5.35 feet of the North 17 feet of Lot 7, Block A, replat of Perry Park, as per Plat thereof recorded in Plat Book 6, Page 8 of the Public Records of Manatee County, Florida.

Site contains 2.818 acres, more or less.

LOCATION MAP



SITE DATA:

Existing Zoning:	R1-B
Gross Site Acreage:	2.82 Acre
Proposed Use:	Educational Facility
Number of Floors:	One
Height of Building:	13' Maximan
Gross Floor Area:	13,000 S.F. (.11 FAR)
Total Impervious Surface:	0.62 Acre 27,000 S.F.
Open Space:	2.20 Acre 95,882 S.F. 78%
Parking Spaces Provided:	30 spaces (per rezone)

LEGEND

- 11.6 EXIST. ELEV.
- 10.50 PROPOSED ELEV.
- PAVING SLOPE/SWALE
- NEW TREE
- NEW HEDGE (ALL PLANTING BY OWNER)
- NEW GROUND COVER
- 4" CONC. WALK
- (A)—| RETENTION SECTION SEE SH. 2
- —x— 6' CHAIN LINK FENCE W/ TOP RAIL GATES AS SHOWN 4' OR 8'

PLANT LIST

NOTE: ALL PLANTING & IRRIGATION BY OWNER. CONTRACTOR TO INSTALL 2" PVC SLEEVES FOR IRRIG. UNDER PAVING AS SHOWN ON SITE PLAN (ESTIMATE BY OWNER)

COMMON NAME	KEY	BOTANICAL NAME	SIZE & SPECIFICATION	QTY.
LIVE OAK		QUERCUS VIRGINIANA	8' OA x 4' SPR. MIN 2½" CAL.	
CREPE MYRTLE		LAGERSTROEMIA INDICA	8' OA MIN 2½" CAL. CONT.	
DAHOON HOLLY		ILEX CASSINE	8' OA MIN 2½" CAL. CONT.	
WAX MYRTLE		MYRICA CERIFERA	4'-5' OA x 3' SPR. FULL BAD	
SILVERTHORN		ELAEAGNUS PUNGENS	3 gal 24"x18" AS HEDGE 5' OC	
YAUPON HOLLY		ILEX VOMITORIA	3 gal 18"x12" SPR. MIN.	
CABBAGE PALM		SABAL PALMETTO	8'-10'-12' STAGGER HT.	
QUEEN PALM		ARECASTRUM ROMANZOFF	10'-12' OA	
ASPARAGUS FERN		ASPARAGUS SPRENGERI	1 gal 24" OC STAGGER SPACE	
BLUE DAZE		EVOLVULUS SP.	1 gal 24" OC STAGGER SPACE	
ENTIRE AREA — EXCEPT WHERE SOD OR SEED				
MULCH: FURNISHED BY FORESTRY RESOURCES FT. MYERS				

LANDSCAPE NOTES

(CRAPE MYRTLE & DAHOON HOLLY / CABBAGE PALM)

1. Trees shall be Live Oak with a minimum height of eight (8) feet and a minimum spread or crown of four (4) feet, 2-2½" cal.
2. Hedge shall be SILVERTHORN (ELAEAGNUS) with a minimum height of TWENTY-FOUR (24) inches, a minimum EIGHTEEN (18) inch spread or a three (3) gallon pot size and spaced thirty (30) inches on center.
3. Plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades & Standards for Nursery Plants" Part I, 2003, and Part II, State of Florida, Department of Agriculture, Tallahassee.
4. All required landscape shall be provided with an automatic, underground irrigation system to provide 100% coverage.
5. SOD ALL ESI SLOPES AND AREAS NOTED "SOD" ON PLAN. ALL OTHER AREAS TO BE SEEDED

LANDSCAPE SUMMARY:

REQUIREMENTS

Required Adjacent to Public R.O.W.
7 Trees Required (1/50 L.F.)
3' Continuous Hedge

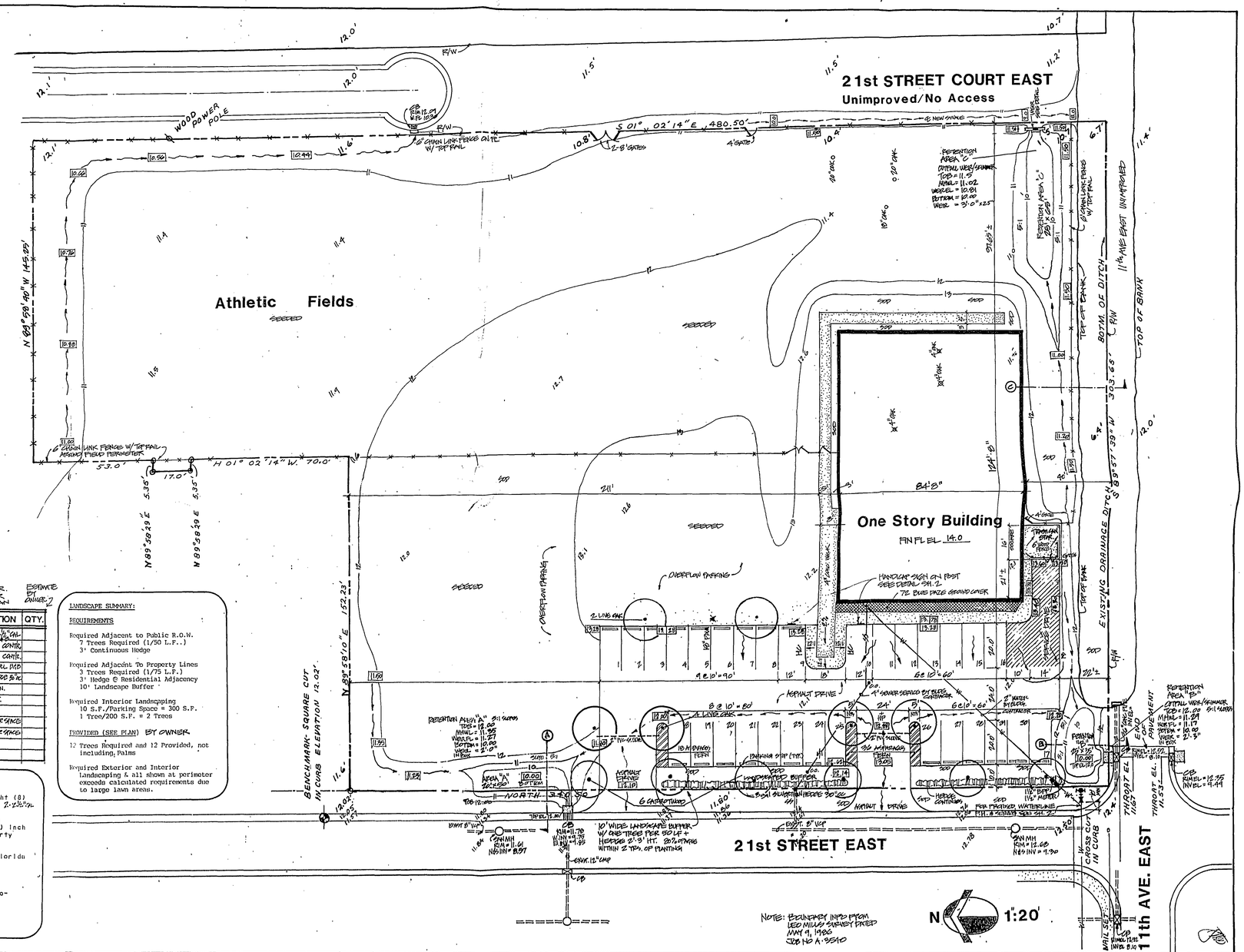
Required Adjacent To Property Lines
3 Trees Required (1/75 L.F.)
3' Hedge @ Residential Adjacency
10' Landscape Buffer

Required Interior Landscaping
10 S.F./Parking Space = 300 S.F.
1 Tree/200 S.F. = 2 Trees

PROVIDED (SEE PLAN) BY OWNER

12 Trees Required and 12 Provided, not including Palms

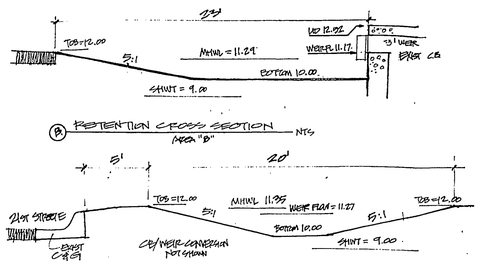
Required Exterior and Interior Landscaping & all shown at perimeter exceeds calculated requirements due to large lawn areas.



BRADENTON, FL.	REVISIONS		DRAFTED	SCALE	BENSON ENGINEERING	SHEET TITLE	SEC 31	DATE	PROJECT NAME	SHEET
	DATE	SYM	DESCRIPTION	IN	ENGINEERS • PLANNERS • SURVEYORS	SITE PLAN	TWP 34S	OCT '88	E. BRADENTON GIRLS CLUB	1/2
	3-3-89	—	GRADING NOTES	PL	DESIGN CHECKED		RGE 18E	JOB 88-011	1011 21st STREET EAST	
					RJP DBL RJP					

NOT APPROVED FOR CONSTRUCTION DATE:

SE-84-25

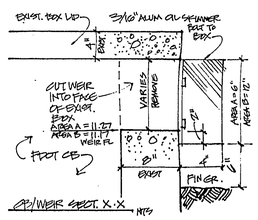


(B) RETENTION CROSS SECTION NTS
AREA "B"

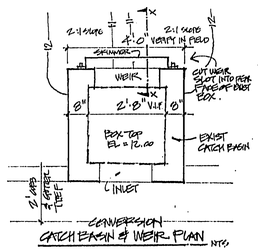


(A) RETENTION CROSS SECTION NTS
AREA A

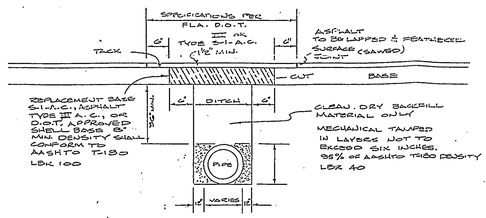
(C) RETENTION CROSS SECTION N.T.S.



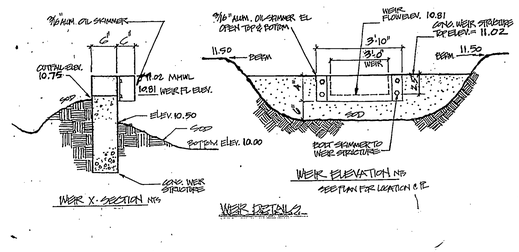
CB/WEIR EXIST. X-X N.T.S.

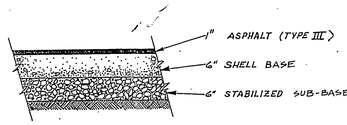


CONVERSION
CATCH BASIN & WEIR PLAN N.T.S.

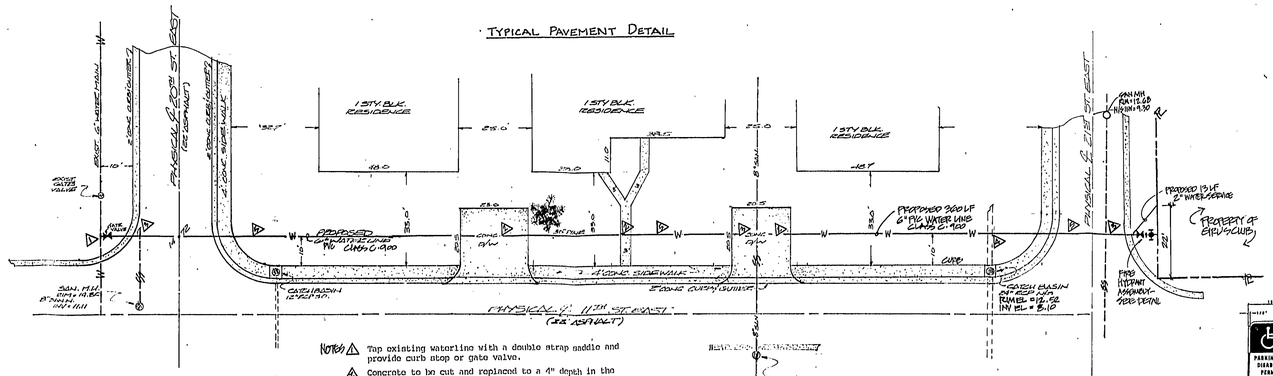


TYPICAL REPLACEMENT ROAD CUT

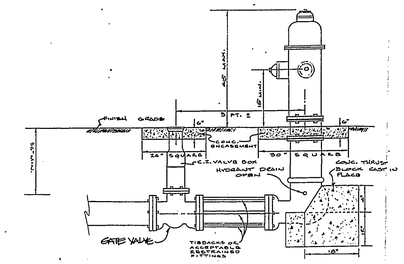




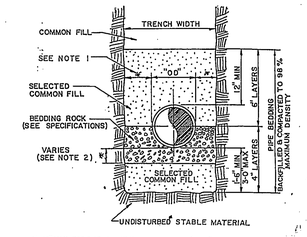
TYPICAL PAVEMENT DETAIL



NOTES:
1. Tap existing waterline with a double strap saddle and provide curb stop or gate valve.
2. Concrete to be cut and replaced to a 4" depth in the existing configuration.
3. Place waterline below existing sanitary sewer with a minimum clearance of 18" or encase sewer in concrete at contractors option.
4. Place waterline below existing storm sewer with no minimum clearance required.
5. A minimum cover of 30" is required over proposed waterline.

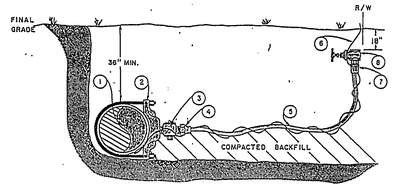


STANDARD HYDRANT / THRUST BLOCK



1.) 10" MAX. FOR PIPE DIAMETER LESS THAN 24"; 12" MAX. FOR PIPE DIAMETER OVER 24" AND LESS THAN 42"; 24" MAX. FOR PIPE DIAMETER 42" AND OVER.
2) 4" MIN. FOR PIPE 15" DIA. & LESS; 6" MIN. FOR PIPE 18" DIA. TO 36" DIA. AND 8" MIN. FOR PIPE 42" DIA. & LARGER.

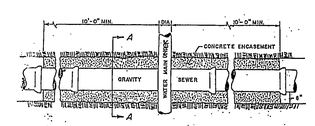
PIPE BEDDING DETAIL



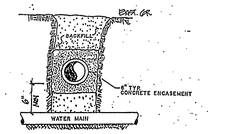
ITEM	QUANT.	MATERIALS DESCRIPTION
1	*	6", 8" PIPE, PVC (DR-18)
2	1	6", 8" SADDLE, SERVICE W/1" CC THREAD
3	1	1" CORPORATION (CC THREAD)
4	1	1" INSERT (STAINLESS STEEL)
5	*	2" TUBING, POLYBUTYLENE
6	*	#14 U.F. WIRE, COPPER, INSULATED
7	1	1" ADAPTER, POLYBUTYLENE TUBING
8	1	1" VALVE, GATE

NOTE: ALL FITTINGS FOR POLYBUTYLENE TUBING ARE COMPRESSION TYPE.

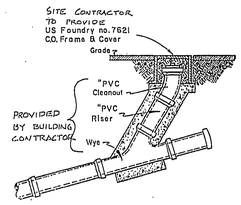
WATER SERVICE DETAIL



TYPICAL WATER-SEWER CROSSING
WATER CROSS UNDER SEWER



SECTION A-A



CLEANOUT DETAIL



NOTES:
1. ALL SIGNS ARE 12" SQUARE "FDOT"
2. FOR LOCATION OF SIGN SEE SITE PLAN & APPROVED LANDSCAPE PLAN. SIGN SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. MARKING MATERIALS AND SIGN POSTS SHALL CONFORM TO THE REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS.
4. SIGN TO BE MOUNTED ON A VERTICAL WALL.

Handicap Parking Sign
Not to Scale

SEE SITE PLAN FOR LOCATION

1"=30'

REVISIONS			DRAFTED	SCALE
DATE	SYM	DESCRIPTION	JP	1"=30'
8-24-84		VACATION WEIR EXIST.	DESIGN	CHECKED
			RDP	RDP

BENSON ENGINEERING
ENGINEERS • PLANNERS • SURVEYORS
311 67TH ST. W., BRADENTON, FL 34209
(813) 792-8181

SHEET TITLE: WATERLINE EXTENSION & DETAILS

SEC 21 TWP 34 RGE 19

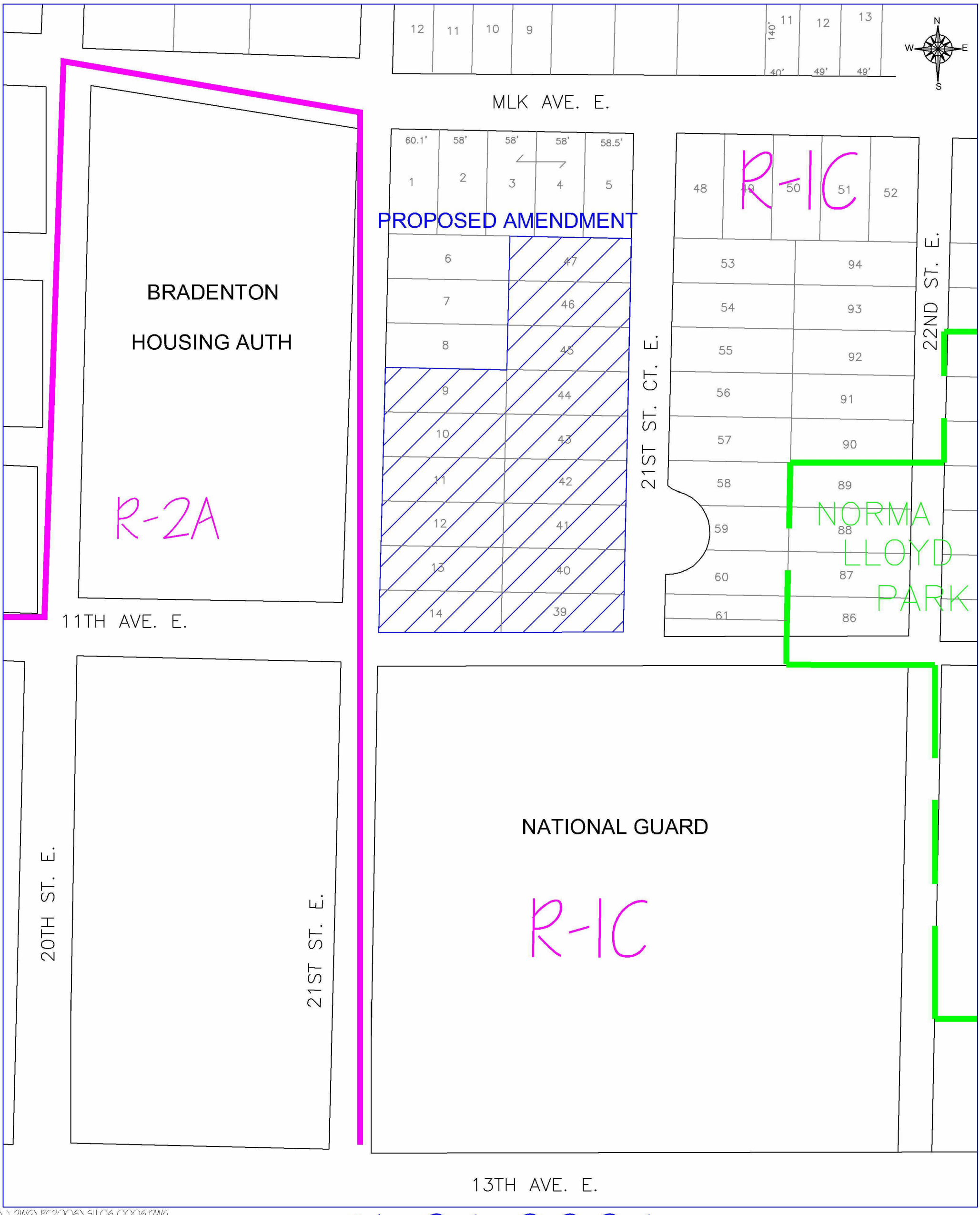
DATE: JULY 1984
PROJ # 83-211

PROJECT NAME: E. BRADENTON GIRLS CLUB

SHEET 2/2

NOT APPROVED FOR CONSTRUCTION DATE:

SE-84-25



\\DWG\PC2006\SU 06 0006.DWG

SA-06-0006

CITY COUNCIL
8-16-06

ZONING & LOCATION MAP
Prepared by the Department of Planning
and Community Development

CITY OF BRADENTON
EXHIBIT G

Special Use Amendment Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 x 413 Fax: (941) 932-9534

Date: 6/09/06 Permit Number: SA.06.0006

Parcel Number: 1359400007 Planning Commission: _____

Zoning District: R1C City Council: _____

1. LOCATION: 1011 E. 21st STREET 34208
(Number, Street and Zip Code)

REPLAT OF PERRY PARK
Subdivision

E 5.35 FT OF N 17 FT OF LOT 7 & S 19 FT OF LOT 8, ALL LOTS 9,10, 11,12,13,14, LOTS 39,40 LESS THE E 75 FT OF SAID LOTS, LOTS 41, 42,43,44,45,46,47 Lot

BLK A
Block Phase

2. SCOPE OF AMENDMENT:
ADDITION TO EXISTING BUILDING (4,000 to 6,000 SQ. FT. CLASSROOM WING)

3. ACCOMPANYING MATERIAL REQUIRED:

- ▶ Project Narrative
- ▶ Survey (40 folded)
- ▶ Site Plan including:
  - ■ Landscape and Parking Plan
  - ■ Legal Description

4. IDENTIFICATION:

MANATEE COUNTY GIRLS CLUB INC	936 14TH ST W BRADENTON, FL 34205	(941) 747-5757
Owner	Address	Phone
BECKY CANESSE	936 14TH ST W BRADENTON, FL 34205	(941) 747-5757
Agent	Address	Phone

The owner of this property and 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	936 14TH ST W BRADENTON, FL 34205 Address	(941) 747-5757 Phone

Planning Commission: 7-19-06

City Council: 8-16-06

Review Fee:	**$ 300.00**
Estimated Cost of Public Notice:	**$100.00**
Signs: 2 @ $7.00 =	**$ 14.00**
Total:	414.00

139675 JUN 9'06

139675 JUN 9'06

City Of Bradenton

EXHIBIT A

SA.06.0006

PCD Form PZ029-07/05

Phone: (941) 932-9423
Fax: (941) 932-9534

CITY OF BRADENTON
Bradenton, Florida
Department of Planning and Community Development

101 Old Main Street
Bradenton, FL 34205-6258

August 22, 2006

James T. Farr, AICP
Vice President, Planning
George F. Young, Inc.
381 Sixth Avenue West
Bradenton, FL 34205

Re: SA.06.0006
1011 21st Street East
Manatee County Girls Club

Dear Mr. Farr:

The Bradenton City Council met in public hearing on Wednesday, August 16, 2006 to consider your request for special use approval to add a new 8,000 square feet classroom building at the Manatee County Girls Club, 1011 21st Street East.

The City Council unanimously approved your request with the following stipulations:

1. Landscaping will be installed around the proposed vehicular use area, and upgraded where necessary, as determined by the Planning and Community Development Director.

2. A 3-5 foot foundation landscape buffer will be provided.

Please feel free to contact me if I can be of any further assistance to you.

Sincerely,

Ruth B. Seewer
Development Review Manager

cc: Becky Canesse

EVALUATION AND REPORT

Department of Planning & Community Development

TO: Planning Commission
FROM: Ruth Seewer, Development Review Manager
DATE: July 10, 2006, August 22, 2006
APPLICANT: **SPECIAL USE AMENDMENT SA-06-0006** – Becky Canesse for Manatee County Girls Club Inc.
WARD: 5

FINDINGS OF FACT

SPECIAL USE AMENDMENT REQUEST FOR expansion of the existing Manatee County Girls Club (Just for Girls) facility by constructing an 8,000 square foot building, with additional parking facilities to accommodate the expanded floor area.

COMPLETE APPLICATION REMARKS:

The application appears to be complete, with the exception of a landscape plan.

ACREAGE: 2.83±

FLOOD ZONE: C

LOCATION OF SUBJECT PROPERTY: 1011 21st Street East, on the east side of 21st Street East, and north of the National Guard Armory. The subject property is also located within Neighborhood 7.02B, The Enterprise Zone, the Central CRA, and the Community Development Area. A legal description is on file.

CHARACTERISTICS OF THE SUBJECT PROPERTY: The subject property is developed with an existing multi use building, approximately 10,000 square feet, and associated parking. North of the existing building, there is a fringe of trees along the east property line, and in the northwest corner. East of the existing structure, you can find two concrete pads, and a small accessory structure. Approximately 4 or 5 trees located within the interior of the north side will require removal for the proposed structure and parking installation.

LUR ATLAS DESIGNATION: R-1C. Please see attached Land Use Atlas Map (City of Bradenton Exhibit "G")

SURROUNDING EXISTING LAND USES:
North: Residential
South: Armory
East: Residential
West: Residential

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT'S REQUEST: A special use was granted to the Manatee County Girls Club (Just for Girls) for the existing structure on June 12, 1984, with the following stipulations of approval:

1. In the area designated for future parking, if its use causes a dust problem, the city will require that it be paved.
2. A ten-foot landscape buffer meeting City code will be installed between the area designated for future parking and 21st Street Court East.
3. Adequate screening will be installed around the dumpster.

4. Access onto 21st Street Court East will be prohibited until such time as it is paved.

ANALYSIS

REQUIRED POSITIVE FINDINGS:

1. *Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control, and emergency access.* Ingress and egress will remain along 21st Street East. No new access drive is required. The parking area expansion will utilize the existing driveways.

2. *Location and design of off-street parking and loading areas in regard to the items in 1., above, and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties.* The proposed parking area will be approximately 50 feet from the adjacent residential property line to the north, an adequate distance. Although not indicated on the plan, landscaping will be required between the parking area and the property lines.

3. *Location and design of refuse and service areas in regard to availability, adequacy, and effect upon surrounding properties.* These areas are not subject to change as a result of this expansion.

4. *Utilities, in regard to location, availability, adequacy, and compatibility with surrounding properties.* Utilities are existing to the site and not subject to change as a result of this expansion.

5. *Screening, buffering, or separation of any nuisance or hazardous feature of the use.* A hedge and trees are going to be required around the proposed vehicular areas.

6. *Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility, and harmony with surrounding properties.* No change in signage is proposed at this time.

7. *Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties, or adversely affect their economic value.* The proposed structure appears to be a logical expansion of the facility, which is designed to serve the neighborhood children with after school activities. As the City's population grows, there is a need for expanded services The facility is already in operation, and there appears to be sufficient land area to accommodate the expansion without adversely affecting the neighborhood.

8. *Adequacy of land and/or building, which are to be used.* There is adequate land to support the expansion.

9. *General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.* The facility is currently in operation and compatible with the adjacent property. This is a neighborhood service use that caters to school-age children in the area. These facilities typically close at 6 or 7 p.m., and are closed on weekends.

10. *Environmental quality of the district in which the use is proposed and the effect the special exception might have on such quality.* The expansion of this use will not adversely affect the environment.

11. *Consistency with the City of Bradenton Comprehensive Plan.* Approval is not inconsistent with the neighborhood recommendations or the Goals, Objectives and Policies of the Plan.

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS:
Department of Public Works: No objections
Fire Prevention: No objections

Police: No comments received

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE: None received as of the date of this report.

STAFF EVALUATION: The Manatee County Girls Club Inc. has operated Just For Girls on the subject property for approximately 25 years. As the neighborhood population increases, the need for facilities for after school activities must also increase. The facility provides a much needed service for the community by organizing after-school activities for children that would otherwise be left home alone while their parents were at work. Additionally it provides jobs and services for teens and young adults.

The existing facility has been in operation without any code enforcement violations or neighborhood complaints, and the logical expansion of the facility would not be detrimental to the neighborhood. Of the original stipulations, it appears that #'s 1, 2 and 3 have been complied with, and #4 has not been realized, as there is no connection to 21st Street Court East. This connection would be discouraged. Staff would encourage additional landscaping around the perimeter of the new parking area as a stipulation of the Special Use Amendment.

STAFF RECOMMENDATION: APPROVAL of SA-.06.0006 based on the positive findings required in Section 403.B of the Land Use Regulations, with the stipulation that landscaping be installed around the proposed vehicular use area, and upgraded where necessary, as determined by the Planning and Community Development Director.

PLANNING COMMISSION RECOMMENDATION (July 17, 2006): Unanimously approved with the following stipulations based on Staff Recommendation:

1. Landscaping will be installed around the proposed vehicular use area, and upgraded where necessary, as determined by the Planning and Community Development Director.

2. A 3-5 foot foundation landscape buffer will be provided.

CITY COUNCIL ACTION (August 16, 2006): Unanimously approved with the following stipulations based on Staff Recommendation:

1. Landscaping will be installed around the proposed vehicular use area, and upgraded where necessary, as determined by the Planning and Community Development Director.

2. A 3-5 foot foundation landscape buffer will be provided.

Return to:
City of Bradenton, Department of Planning & Community Development
101 12th St, Bradenton, FL 34205

Permit No. SA-06-0006
Tax ID No. 59-127332

2006 AUG 17 PM 3 11

CITY OF BRADENTON AFFIDAVIT
Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 x 413 Fax: (941) 932-9534

Certification of Notice
Posting Prior to Public Hearing

I, Becky Canesse, CEO for Just for Girls, hereby certify that a sign has been posted at 101 21st Street East, Bradenton, as of this date and for at least 10 days prior to the public hearing regarding the request of: Susan Kahl, City of Bradenton Review Coordinator.

BY: _____, CEO
Applicant's Signature

8-11-06
Date

The foregoing instrument was acknowledged before me this 8/11/06 day of August, 2006, who produced as identification personally Known (Becky Canesse)

NOTARY PUBLIC
STATE OF FLORIDA
Cynthia Hendrick
Comm. # DD 453268
Comm. Exp. July 20, 2009

Cynthia Hendrick
Notary Public, State of Florida & Seal

PCD Form PZ012-05/04

Phone: (941) 932-9423
Fax: (941) 932-9534

CITY OF BRADENTON
Bradenton, Florida
Department of Planning and Community Development

101 Old Main Street
Bradenton, FL 34205-6258

July 24, 2006

James T. Farr, AICP
Vice President, Planning
George F. Young, Inc.
381 Sixth Avenue West
Bradenton, FL 34205

Re: SA.06.0006
1011 21st Street East
Manatee County Girls Club

Dear Mr. Farr:

The City of Bradenton Planning Commission met in public hearing on Monday, July 17, 2006 to consider your request for special use approval to add a new 8,000 square feet classroom building at the Manatee County Girls Club, 1011 21st Street East.

The Planning Commission has unanimously approved and stipulated the following:

1. Landscaping will be installed around the proposed vehicular use area, and upgraded where necessary, as determined by the Planning and Community Development Director.

2. A 3-5 foot foundation landscape buffer will be provided.

This application will come before the City Council on Wednesday, August 16, 2006 at 8:30 a.m. for final disposition.

Please feel free to contact me at 932-9400 if I can be of any assistance to you prior to the meeting.

Sincerely,

Ruth B. Seewer
Development Review Manager

cc: Becky Canesse

SE-84-25

1011 21ST STREET EAST

Dont send

staff use only

WALTER B. RISE, JR. Architect

6404 Manatee Avenue, West, Suite F - Bradenton, Florida 34209 (813) 794-1244

CITY OF BRADENTON
'88 APR 20 PM 1 55
PLANNING & DEVELOPMENT

April 20, 1988

Mr. Jerry West
Director of Planning and Development
City of Bradenton,
Bradenton, Florida 34205

Re: EAST BRADENTON GIRLS CLUB (City File #84-25)

Dear Jerry:

As we discussed at our meeting April 19, we have found that sub-soil conditions at the site for the East Bradenton Girls Club indicate that the previously submitted and approved site plan for this property is not feasible. At some time between 1957 and the present, a natural low area on the site has been dug into a small lake and subsequently filled to the present level. We were not aware of this at the time the initial site plan was presented for review. Investigation, following poor sub-soil reports in the northwest quarter of the property, revealed the reason for the unsuitable foundation conditions.

Based on the information we now have, we are proposing a new layout for the site plan which relocates the building area from the site of the former lake to the stable ground at the south end of the property.

The building size, parking lot capacity, and other site improvements remain the same as previously shown.

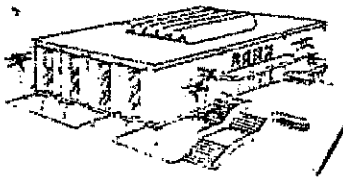
We request that you review the enclosed site plan proposal and relay any comments regarding the layout which you or your staff may have. If formal review by the City Planning Commission is required, please advise so that we can make application for this process.

Thank you for your assistance on this and previous projects.

Sincerely,

Walter B. Rise, Jr.

Enclosures: 5 copies site plan



CITY OF BRADENTON

BRADENTON, FLORIDA

813/748-0800

CALLER SERVICE 25015
33506-5015

April 25, 1988

Walter B. Rise, Jr.
6404 Manatee Avenue West
Suite F
Bradenton, FL 34209

Dear Mr. Rise:

I have reviewed your plans as it relates to the City's Zoning Ordinance and find that it complies with the Ordinance. The relocation of the building does not appear to affect the validity of the previous approved special exception to the Girls Club.

The special exception approval of the Board of Adjustment in June 1984 with stipulations as per the attached letter would still be applicable.

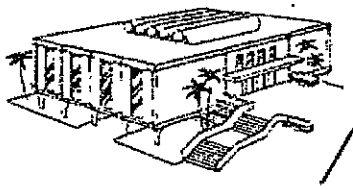
If you have further questions, please feel free to contact me.

Cordially,

Geri Moore

Geri Moore
Planner

Att.



CITY OF BRADENTON

BRADENTON, FLORIDA

813/748-0800

P. O. DRAWER 730
33506

June 12, 1984

Ms. Julie Taylor
Executive Director
Manatee County Girls Club
1023 Manatee Ave. W., Ste. 304
Bradenton, FL 33505

Dear Ms. Taylor:

The City of Bradenton Board of Adjustment met in regular session on June 11, 1984 at 3:00 p.m. in City Hall Council Chambers to consider the request of the Manatee County Girls Club for approval of a special exception to operate a girls' club on 21st Street East between 9th and 11th Avenue East.

The Board of Adjustment approved this request with the following stipulations:

1. In the area designated for future parking, if its use causes a dust problem, the City will require that it be paved.

2. A ten foot landscape buffer meeting City code will be installed between the area designated for future parking and 21st Street Court East.

3. Adequate screening will be installed around the dumpster.

4. Access onto 21st Street Court East will be prohibited until such time as it is paved.

If you have any questions, please feel free to contact this office.

Sincerely,

Jerry L. West

Jerry L. West, Director
Department of Planning & Development

JLW/mdl

MEMORANDUM

TO: Arlan Cummings

FROM: Eric Rohde

RE: Manatee County Girl's Club

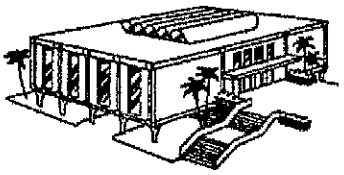
DATE: September 9, 1988

Arlan, I have attached four copies of the site plan for the above referenced project.

Please review and send us your comments, along with our three copies, at your earliest convenience.

Thanks!

Plans have been approved
extra prints
ABC
9/15/88



CITY OF BRADENTON

BRADENTON, FLORIDA

813/748-0800

CALLER SERVICE 25015
34206-5015

April 22, 1991

Carol Hunt, Director
Project Child Care
1003 17th St. W.
Palmetto, FL 34221

RE: Tapp North Infant Care Center

Dear Carol:

This letter will confirm that the structure for the above project is in compliance with all appropriate zoning requirements. It is my understanding that your Certificate of Occupancy will be issued within the week. Please feel free to contact me if you need further information, or have any questions.

Sincerely,

Ruth

Ruth B. Seewer
Currnet Planner

Form B-IV.

CITY OF BRADENTON, FLORIDA
Planning and Zoning Department
APPLICATION AND NOTICE OF APPEAL TO BOARD OF ADJUSTMENT

IMPORTANT – Complete ALL applicable items. Mark boxes where applicable.

I. LOCATION OF PROPERTY	Number and street	Subdivision	Lot	Block	Size
	21st Street East	Perry Park	7-14 89-47	A	

N S
E W side of _____ ; _____ feet N S E W from the intersection of _____
Zoning District _____

II. REASON FOR APPEAL

1 [x] Request for special exception use permit.
2 [ ] Alleged error in order, requirement, decision or determination of Administrative Official.
3 [ ] Request for literal interpretation of Land Use and Development Regulations.
4 [ ] Interpretation of exact location of zoning district boundaries.
5 [ ] Interpretation of the amount of off-street parking, loading and unloading space required.
6 [ ] Interpretation of the general environmental control criteria and performance standards.
7 [ ] Other interpretation or decision specifically specified in the Land Use and Development Regulations.
8 [ ] Appeal for dimensional variances. (Height or width of building or size of yards, but not dwelling unit or population density.)

APR 1984 RECEIVED CITY OF BRADENTON PLANNING & DEVELOPMENT DEPT.

III. REQUIRED ACCOMPANYING MATERIAL

9 [x] Preliminary Development Plat if a Special Exception Use Permit is requested. (See Appendix E, Development Plat Requirements, Land Use and Development Regulations, Bradenton, Florida.)
10 [ ] Justification of Findings Necessary for Granting a Dimensional Variance if the Appeal is for a Dimensional Variance.
11 [ ] Appropriate documents, plats, papers or other materials constituting the record upon which the action being appealed is based.
12 [ ] Legal description of the property in question if the appeal involves a specific parcel of land.
13 [ ] Names and addresses of the owners of every parcel of land within a distance of one hundred and fifty (150) feet in any direction from the property line of the land in question if the appeal involves a specific parcel of land.
14 [x] Any other information necessary for conformance with the City's Land Use and Development Regulations.

SE-84-25

IV. IDENTIFICATION

	Name	Mailing address – Number, street, city, and State	ZIP code	Tel. No.
15. Owner	John P. Harllee, III Trustee	1205 Manatee Avenue West Bradenton, Florida	33505	748-3770
16. Attorney				
17. Other	Manatee County Girls Club, Inc. / Agent	317- 12th Street West # 31 Bradenton, Florida 33505		747-3107

The owner of this property and 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 Applicant	Address	Application date
John P. Harllee	(above)	April 19, 1984

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE

Estimated cost of Public Notice	Estimated Cost Deposited with City Clerk and Treasurer's Office	
$ 30	Date	By:

Review Fee	Date Fee Paid	City Clerk and Treasurer's Office
$100		By:

$130

Action of BOARD OF ADJUSTMENT

[ ] Approved
[ ] Disapproved
[ ] Approved Subject to Modifications or Conditions
[ ] Conditional Approval based on a Preliminary Development Plat

Date _____ Signed _____
Chairman Board of Adjustment

Statement of Conditions of Approval, Nature of Required Modifications or Conditions or Reasons for Disapproval _____

PLANNING COMMISSION COMMENT

Individuals wishing to speak with regard to any item on today's Planning Commission agenda must indicate so by completing the information below and returning this form to Susan Kahl, Review Coordinator, prior to the beginning of the meeting.

Name *(please print)*: James Farr

Address: 381 Sixth Ave W, Bradenton

Topic of Public Hearing: Just for Girls

Are you: **in favor** or **opposed** *(circle one)*

Speaking as: **individual** or **representative of group** *(circle one)*

Name of group: Agent for Applicant

Do you have a visual presentation or other evidence to be presented? Yes

Brief description of presentation: speaking for amend to special exception

PLANNING COMMISSION COMMENT

Individuals wishing to speak with regard to any item on today's Planning Commission agenda must indicate so by completing the information below and returning this form to Susan Kahl, Review Coordinator, prior to the beginning of the meeting.

Name *(please print)*: Becky Canesse, C.E.O. Just For Girls

Address: 936 14th St. W.

Topic of Public Hearing: Special Use

Are you: **in favor** or **opposed** *(circle one)*

Speaking as: **individual** or **representative of group** *(circle one)*

Name of group: Applicant - Just For Girls

Do you have a visual presentation or other evidence to be presented? Yes.

Brief description of presentation:

	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
1	ALBERT CUMMINGS ENTERPRISES INC	1607 16TH AVE E		PALMETTO	FL	34221				1310100001	2019	9TH	AVE	E	
2	BRADENTON CITY OF	CALLER SERVICE 25015		BRADENTON	FL	34206				1360500059	1024	24TH	ST	E	
3	BRADENTON HOUSING AUTHORITY	1307 6TH ST W		BRADENTON	FL	34205				1369800006	2002	9TH	AVE	E	
4	BROOKS, SYLVESTER SR	1812 3RD AVE E		PALMETTO	FL	34221				1359000109	2110	9TH	AVE	E	
5	BROWN, DARNELL	2120 9TH AVE E		BRADENTON	FL	34208				1341500005	2120	9TH	AVE	E	
6	BROWN, DOROTHY J	805 21ST ST E		BRADENTON	FL	34208				1341100004	805	21ST	ST	E	
7	CITY OF BRADENTON	PO BOX 25015		BRADENTON	FL	34206	5015			1360501019		RIGHT OF WAY			
8	COLE, CHARLES R	P O BOX 14603		BRADENTON	FL	34280	4603			1358900007	2102	9TH	AVE	E	
9	DIAZ-OROZCO, SANTOS	2203 9TH AVE E		BRADENTON	FL	34208				1338200007	2203	9TH	AVE	E	
10	DUBOSE, E KEITH	12301 MOSSWOOD PL		BRADENTON	FL	34202				1359000059	2114	9TH	AVE	E	
11	FULTON, SALLIE	2117 9TH AVE E		BRADENTON	FL	34208				1341500153	2117	9TH	AVE	E	
12	GALARZA, JOAQUIN	PO BOX 1191		ONECO	FL	34264	1191			1360210007	919	21ST	ST	E	
13	HENLEY, ORANZLO	923 21ST STREET CT E		BRADENTON	FL	34208				1360501109	923	21ST	ST	E	
14	HIRD, EMMUEAL	927 21ST STREET CT E		BRADENTON	FL	34208				1360501209	927	21ST	ST	E	
15	HOLMES, G M	6023 26TH ST W 299		BRADENTON	FL	34207				1359100003	2118	9TH	AVE	E	
16	JENKINS, JESSICA \	2138 9TH AVE E		BRADENTON	FL	34208				1360000002	2138	9TH	AVE	E	
17	JESTANY INVESTMENT CORP	3405 61ST ST E		PALMETTO	FL	34221				1361100009	920	22ND	ST	E	
18	LAWRENCE, JOHN I	917 21ST ST E		BRADENTON	FL	34208				1359200001	917	21ST	ST	E	
19	MANATEE COUNTY GIRLS CLUB INC	936 14TH ST W		BRADENTON	FL	34205				1359400059	1011	21ST	ST	E	
20	MOORE, JESSIE L	2115 9TH AVE E		BRADENTON	FL	34208				1341500104	2115	9TH	AVE	E	
21	NOVOA, ANTONIO E	921 21ST ST E		BRADENTON	FL	34208				1359300009	921	21ST	ST	E	
22	PARKER, SALLY	2126 9TH AVE E		BRADENTON	FL	34208				1359610001	905	21ST	ST	E	

	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
23	PARKER, SALLY	2126 9TH AVE E		BRADENTON	FL	34208				1359600002	2126	9TH	AVE	E	
24	PINCKNEY, ETHEL M	921 21ST STREET CT E		BRADENTON	FL	34208				1360501059	921	21ST	ST	E	
25	PRICE, PHYLLIS	2101 9TH AVE E		BRADENTON	FL	34208				1341400503	2101	9TH	AVE	E	
26	RUMPH, JACQUELINE	917 21ST STREET CT E		BRADENTON	FL	34208				1360200008	917	21ST	ST	E	
27	SCOTT, DIANE	2106 9TH AVE E		BRADENTON	FL	34208				1358910006	2106	9TH	AVE	E	
28	SMITH, ALPHONSO	925 21ST STREET CT E		BRADENTON	FL	34208				1360501159	925	21ST	ST	E	
29	THOMAS, REBECCA	2109 9TH AVE E		BRADENTON	FL	34208				1341400008	2109	9TH	AVE	E	
30	VALDEZ, FRANCISCA	932 22ND ST E		BRADENTON	FL	34208				1360900003	932	22ND	ST	E	
31	WILLIAMS, CURTIS LEE	2134 9TH AVE E		BRADENTON	FL	34208				1359800008	2134	9TH	AVE	E	
32	YOUNG AND YOUNG PROPERTIES INC	3639 CORTEZ RD		BRADENTON	FL	34210				1341200002	2105	9TH	AVE	E	

381 Sixth Avenue West
Bradenton, Florida 34205
(941) 745-2377 FAX (941) 747-4948

George F. Young, Inc.

Turning Vision Into Reality

Since 1919

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ UTILITIES

Friday, June 09, 2006

Ms. Ruth Seewer
Department of Planning and Community Development
101 Old Main Street
Bradenton, FL 34203

RECEIVED
PLANNING & COMMUNITY DEVELOPMENT
06 JUN 9 PM 3:35

Re: Special Use Permit Amendment
Prop 8,000 sf Classroom Building
Just for Girls – East Bradenton

Dear Ms. Seewer: Ruth

Just for Girls, Inc is proposing a new 8,000 sf classroom building at their East Branch located at 1011 21st Street East in Bradenton. This proposed activity would require an amendment to the previously approved special use permit. The proposed building would be located 105 +/- feet from the northwest property line and no closer to the east property line than the existing metal building. Sixteen (16) new parking spaces are proposed adjacent to the new building. The proposed hours of operation are typically after school hours until early evening and summer business hours. The use of the building is for classroom purposes. The proposed education use is consistent with the same sort of uses in the existing metal all purpose building.

Please accept the attached special use permit amendment application package including forty (40) copies of the application, site plan, survey and supporting plan sheets and an application fee checks made payable to the City of Bradenton that total $414.00.

Please place this request on the regularly available Planning Commission and City Council hearing agendas. Thank you for your attention to this matter.

Sincerely,

James T. Farr, AICP
Vice President, Planning

cc: Ms. Becky Canesse

City Of Bradenton
EXHIBIT B
SA. 06. 0006

DEVELOPMENT REVIEW COMMITTEE
COMMENTS SHEET

Application #_____ DRC DATE:_____

Project Name:_____

Public Works Department: Official:

OK

Fire Department: Official:

OK

Police Department: Official:_____

Planning Department: Received By:_____

Return to:
City of Bradenton, Department of Planning & Community Development
101 12th St, Bradenton, FL 34205

Permit No. SA-06-0006
Tax ID No. 59-127332

2006 JUL 11 AM 10 41
PLANNING & DEVT

CITY OF BRADENTON AFFIDAVIT
Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 x 413 Fax: (941) 932-9534

Certification of Notice
Posting Prior to Public Hearing

I, Becky Canesse, CEO for Just for Girls, hereby certify that a sign has been posted at 1011 21st Street East, Bradenton, as of this date and for at least 10 days prior to the public hearing regarding the request of: Susan M. Kahl, City of Bradenton Review Coordinator to comply with requirements concerning construction plans for that location.

JUST FOR GIRLS

BY: _____
Applicant's Signature

7-6-06
Date

The foregoing instrument was acknowledged before me this 6th day of July, 2006, who produced as identification Becky Canesse.

NOTARY PUBLIC
STATE OF FLORIDA
Cynthia Hendrick
Comm. # DD 453268
Comm. Exp. July 20, 2009

Cynthia Hendrick
Notary Public, State of Florida & Seal

PCD Form PZ012-05/04

ANATEE COUNTY GIRLS CLUB, INC. • 936 14TH STREET, WEST • BRADENTON, FL 34205

69761

ayee CITY OF BRADENTON
endor ID CITY

Account #:

69761
06/05/2006

Invoice	Description	Discount	Amount
O 39910	EB SPECIAL USE AMENDMENT APPLICATION FO...	$0.00	$414.00
	Total :	$0.00	$414.00

City of Bradenton
[illegible]
Bradenton, Florida [illegible]
Phone: (941) [illegible]
Fax: (941) [illegible]

Receipt

[illegible] Date PM 0002 0002-1098
User Reports 04/12/11 6/12/2006

01 - City of Bradenton

Receipt Comment: 001-200100-000
UNCATEGORIZED COLLECTIONS - 000
Name: 1011 21st St W
Chk # 00.00.0000
Verification Number: 092171 $414.00

Total $414.00
Check ($414.00)
Change Due: $0.00

Thank You for Your Payment

DEVELOPMENT PERMIT APPLICATION

CITY OF BRADENTON 941-932-9423 FAX 941-932-9534

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

101 OLD MAIN STREET, BRADENTON, FL 34205

1011

A

Address of Job 1011 East 21st Street Bradenton, FL D.P. #[1]

Owner's Name Just For Girls, Inc. Owner's Address 936 14th St. W. Tel. #(941) 747-5757

Lessee's Name Tel. #

Sub. Perry Park Lot 8,9-14 Block A PARENT PERMIT #[4]

DESCRIBE WORK TO BE DONE[3] The project includes a 10,600 SF existing building and a 8,633 SF proposed building with associated parking

HUD CODE[5] PUBLIC[6]

TOTAL COST OF DEVELOPMENT $1,000,000

B ZONING

Previous Use[1] School / Institution

Proposed Use[2] Addition to existing

Frontage (All Streets) 340.51'

Lot Area (sq. ft.) 122,757 SF (2.82 acres)

Lot Width at Building Line

Lot Coverage[3] Building % 15.64 Other % 84.36

Setback Front 25' Side 8' Rear 20'

Parking Spaces[7] 42 Handicapped Spaces 2

Site Plan[8]

C BUILDING

Proposed Type of Occupancy[1] School / Institution

Type of Construction[2]

Protected[3]

Fire Sprinkled yes

Building Height (ft.)[4] 25' Slab Elev.[5] 14'

# of Stories 1 # Units

Gross Area Per Story 8,633SF Total 8,633SF

Living Area N/A

Threshold Building

D FENCE

Type

Height Front

Side

Rear

Site Plan[8B]

E TREE REMOVAL

Number 8 Size 8"-10"

Type Palms + Oaks

Reason for Removal New BLDG, S/W, Parking

Site Plan[8D] (see Sheet 4 - Landscape)

F SIGN

Type[1] Construction

Height Width Length

Faces Area (sq. ft.)

of Existing Signs Area (sq. ft.)

Lot Frontage Sign Drawing[2]

Site Plan[8E] Electrical ___Y ___N

G	NAME	LICENSE #	MAILING ADDRESS	TELEPHONE #
Contractor[1]	Halfacre Construction		7015 Professional Pkwy Sarasota, FL 34240	(941) 907-9099
Architect	James Soller & Assoc.		101 W. Venice Ave Suite 36 Venice, FL 34285	(941) 408-0453
Structural Eng.				
Other				

I CERTIFY (1) THAT ALL THE INFORMATION I HAVE FURNISHED ON THIS APPLICATION IS TRUE (2) THAT I AM COMPETENT TO EXECUTE THE JOB I AM APPLYING FOR (3) THAT I WILL CALL FOR ALL INSPECTIONS REQUIRED FOR THIS JOB IN THEIR PROPER ORDER.

Signature of Applicant

Date 12.26.08

NOTICE: FAILURE TO COMPLY WITH THE MECHANIC'S LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENT.

H FEES

Review		D.P.R.	
Building		Affidavit	
Zoning		Surcharge	
C.O.		Tree Removal	
Electric		Fire Protection	
Plumbing		Sewer Tap	
HVAC		Total	100.00
Radon		Receipt #	0002-9849

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county.

NOTICE: ALL IMPACT FEES MUST BE PAID PRIOR TO ANY FINAL INSPECTION

Water Impact		Police	
Sewer Impact		Fire	
Park E.		Transp.	
Park W.		School	

RECEIVED DEC 27 2007 CITY OF BRADENTON PLANNING DEPT.

Approved by Zoning Date 12.28.07

Approved by Building Date

APPLICATION #

PERMIT # SI.07.0111

P-1-90 #524011, REV. 6/02

Additional permits from other Government entities may be required
Erosion Control Required Per C.O.B. L.U.D.R. Section 901.E

OFFICE

SENT TO PW 12-28-07

MANATEE COUNTY GIRLS CLUB INC.
DBA JUST FOR GIRLS
BUILDING EXPAND FUND ACCT
936 14TH ST. W
BRADENTON, FL 34205

2014
63-466/631

PAY TO THE ORDER OF City of Bradenton

12/5/07 DATE

One hundred dollars & 00/100 DOLLARS $ 100.00

Security Features Details on Back.

AMSOUTH BANK
THE RELATIONSHIP PEOPLE

VOID AFTER 90 DAYS

FOR

⑆063104668⑆ 0058717048⑈ 2014

HARLAND LIBERTY VENTURE

MEMORANDUM

TO: Ruth Seewer, Department of Planning and Community Development

FROM: Arlan B. Cummings, Engineering Department Manager

DATE: February 5, 2008

SUBJECT: **Manatee Girls Club**
1011 21st Street East
Permit No. (SI.07.0111)

Enclosed are 4 sets of approved as noted utility & site plan improvements for the project referenced above.

Please note the following items:

1) Proper erosion control methods shall be utilized on this site, Gordon Everett, Inspector shall be responsible for this inspection. (941-737-2408)
Erosion control and an **approved truck wash at entrance / exit** must be in place prior to land clearing and removed upon final certification.

2) The project engineer shall supply the public works department with the following items prior to certificate of occupancy.

a) A copy of the SWFWMD letter of approval or exemption for site improvements and final certification
b) Any shop drawing items required by public works approval prior to installation.
c) A final inspection of site improvements will be required prior to certificate of occupancy.
d) Record drawings (2-sets) shall be submitted prior to certificate of occupancy.
e) Sod all areas of construction within right of way. No seed
f) Trees shall be planted a minimum of 10 feet of separation from any utility owned and operated by the City of Bradenton. Trees can not be planted within utility and drainage easements and right of ways. Tree root barriers required.
g) A pre-construction meeting is recommended prior to any site work.
h) All site improvements and inspections must be coordinated through the Engineering Department. (941-708-6300) 48 hours notice required.

Manatee Girls Club continued,

i) The engineer of record shall be responsible for all-permitting, testing, inspections, and certification of site improvements.
j) All testing and inspections of City of Bradenton utilities shall conform to the latest requirements (AWWA, FDOT, FDEP, SWFWMD, Public Works Utility Specifications, etc.
k) The City of Bradenton Sanitation Department will be responsible for garbage, recycling and trash pick up, dumpsters and containment areas are shown on plan.
l) Water and sewer shall be furnished by the City of Bradenton Public Works Department.
m) A City of Bradenton Public Works Right of Way Use Permit is required for any work within public right of ways. (21st Street East)
Contact the Engineering Department at (941-708-6300 extension 236).

cc:

John Cumming PE, Director of Public Works
Claude Tankersley PE, Asst. Director of Public Works
Carl Taylor, Utility Manager (w/enclosure)
Seth Kohn PE, City Engineer
Gordon Everett, Inspector (w/enclosure)
Kenneth Langston, Fire Marshal (w/enclosure)
Doug Dobbs, Water Supt.
Grant Daniels, Sewer Supt.
Ricardo Ramos, Sanitation/Recycle Departments
Scott Lincoln PE, Lincoln Associates Civil Engineering

Caller Service 25015, Bradenton, FL 34206
(941)932.9406 Fax. (941)932-9534

City of Bradenton

Fax

To:	**Scott Lincoln**	**From:**	Ruth Seewer
Fax:	727.446.9050	**Pages:**	**3**
Phone:		**Date:**	12.28.07
Re:	**Just for Girls**	**CC:**	

☐ **Urgent** ° **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Hi Scott, just wanted to send you these copies, your transmittal letter said there was a check enclosed for $200.00, but the check was actually only for $100.00. The fee is also only $100.00. Didn't want you fretting over where the rest of the money went.

Hope you enjoyed the holidays, looking forward to working with you again.

Ruth

LINCOLN ASSOCIATES CIVIL ENGINEERING GROUP, INC.
575 South Duncan Avenue
Clearwater, Florida 33756
Ph (727) 446-9000 / Fax (727) 446-9050

LETTER OF TRANSMITTAL



TO: **Ruth Seewer**
101 Old Main Street
Bradenton, FL 34205
(941) 932-9400

FROM: Scott Lincoln, P.E.

SUBJECT: Manatee Girls Club

PROJECT NO.: **054-024.200**

DATE: December 26, 2007

MEANS OF DELIVERY: ☐Mail ☐Fed-x ☒Priority Fed-x ☐Courier

The following items have been enclosed:

ITEM	COPIES	DESCRIPTION:
A	1	**Just For Girls, Inc. Check # 2014 in the amount of $ 200.00**
B	1	**Development Permit Application**
C	3	**Sign & Sealed Boundary Survey (George F. Young, Inc.)**
D	3	**Sign & Sealed Topographic Survey (Global Surveying)**
E	3	**Stormwater Design Report**
F	8	**Site Plans**

REMARKS:

Please see the above referenced for your review. It is our understanding that the fee has been waived due to our particular situation.

CC: Becky Canesse, Manatee County Girls Club Inc.
Greg Witt, Halfacre Construction Company

RESOLUTION 24-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT NO. SU.24.1851 TO ALLOW FOR THE EXPANSION TO AN EXISTING SPECIAL USE FOR A SCHOOL IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT FOR PROPERTY LOCATED AT 1011 21ST STREET EAST (PARCEL ID 1359400059) BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Manatee County Girls Club Inc (the "Property Owner"), owns the property located at 1011 21st Street East (parcel ID 1359400059) Bradenton, Florida, more particularly described in Exhibit "A" (collectively the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Residential- Medium Density (RESMED); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the General Urban Restricted (T4-R) zoning district; and

WHEREAS, the City of Bradenton Form Based Code Table 4.7 identifies uses in the T4-R zoning district; and

WHEREAS, the City of Bradenton Form Based Code Table 4.7 identifies Public & Private Schools as a Special Use in the T4-R zoning district; and

WHEREAS, the Planning Commission held a noticed public hearing on June 19, 2024 at which the Board received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on July 24, 2024, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

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

b. The Property Owner is requesting approval of a Special Use Expansion Permit to allow for an 8-unit modular unit about 8,000 square feet as generally shown on the Conceptual Site Plan attached hereto as Exhibit "B".

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

d. The City's professional staff recommended approval.

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

f. The Planning Commission recommended approval.

The proposed use meets Section 3.3.2 of the Land Use Regulations, as further described below.

a. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
b. Access point are provided on two frontages and located so as to best suit the use and property.
c. All buildings are located an adequate distance from property lines and streets.
d. Any nuisance or hazardous feature of the use is adequately screened, buffered or separated.
e. Adequate ingress and egress to property and proposed structures, with particular regard for automobiles and pedestrian safety and convenience, and emergency access, are provided.
f. Off-street parking and loading areas are appropriately located and designed There will be no smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
g. Refuse and service areas are appropriately located and designed to address availability, adequacy and effect upon surrounding properties.
h. Utilities are available and adequate to serve the property in a similar manner to surrounding properties.
i. Sufficient screening is provided to protect surrounding properties from view of the premises; and internal noises from the use.

j. Proposed signage and exterior lighting adequately address glare, traffic safety and compatibility and harmony with surrounding properties.
k. The proposed use does not hinder the development of nearby vacant properties or adversely affect their economic value.
l. The land and/or building which are to be used are adequate.
m. The use is generally compatible with adjacent properties and other property in the district, including proposed hours of operation.
n. The proposed use will not adversely affect the environmental quality of the district.
o. The proposed use is consistent with the City's Comprehensive Plan.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow an expansion to an existing special use for an 8-unit modular classroom as generally shown on the conceptual Site Plan attached hereto as Exhibit "B."

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE CITY COUNCIL OF THE CITY OF BRADENTON THIS 14TH DAY OF AUGUST, 2024.

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

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

Erica F. Augello o/b/o Scott Rudacille
CITY ATTORNEY

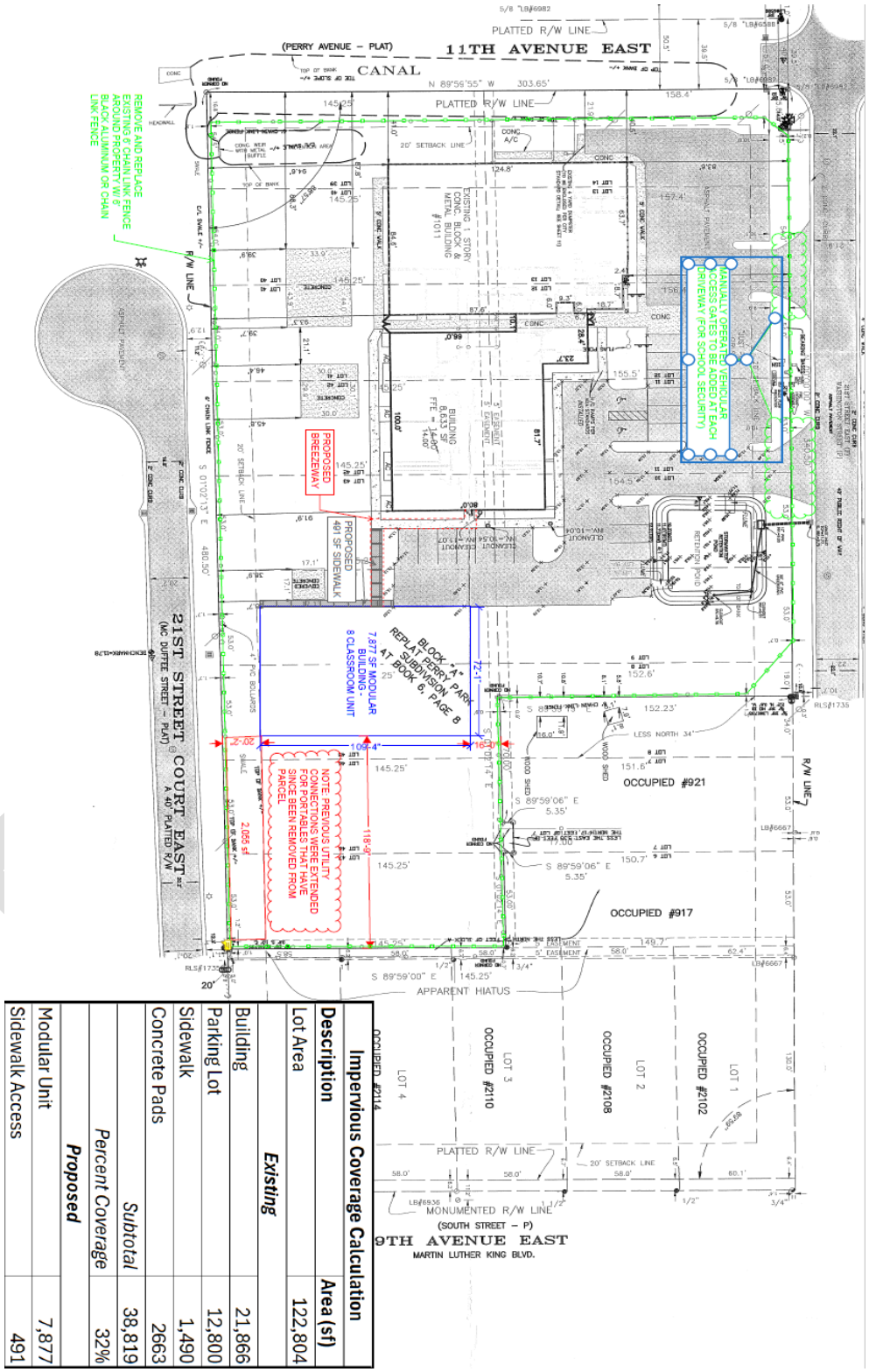
DRAFT

EXHIBIT A

E 5.35 FT OF N 17 FT OF LOT 7 & S 19 FT OF LOT 8, ALL LOTS 9, 10, 11, 12, 13, 14, 39, 40, 41, 42, 43, 44, 45, 46 & 47 BLK A REPLAT OF PERRY PARK TOGETHER WITH THAT PART OF THE N 1/2 & W 1/2 OF VACATED 11TH AVE E FROM W R/W LN OF 21ST STREET CT E TO THE E R/W LN OF 24TH ST E LYING CONTIGUOUS TO LOT 39 BLK A REPLAT OF PERRY PARK PER RES NO. 07-36 REC IN OR 2226/5502 & CORRECTED IN OR 2230/3459 & OR 2300/7276 PI#13594.0005/9

DRAFT

EXHIBIT B



Impervious Coverage Calculation	
Description	**Area (sf)**
Lot Area	122,804
Existing	
Building	21,866
Parking Lot	12,800
Sidewalk	1,490
Concrete Pads	2663
Subtotal	38,819
Percent Coverage	32%
Proposed	
Modular Unit	7,877
Sidewalk Access	491

AGENDA ITEM NO. 8.e

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

Special Use Application, Resolution 24-43, Case SU.24.1783:

A Resolution of the City Council of the City of Bradenton granting Special Use Permit No. SU.24.1738 to operate a medical clinic in the T4-O (General Urban Open) and T-5 (Urban Center) zoning districts for property located at 914 and 918 14th Street West, 920 14th Street Court West, also identified as parcel numbers 4377000007, 4376500007, 4375300159, Bradenton, Florida, and more particularly described herein; making findings of fact and conclusions of law; providing for severability; and providing an effective date. Application filed by Robert C. Gause (agent) for Jerry N. and Rhonda C. Zoller (owners).

SUGGESTED ACTION: Motion to either recommend approval or denial of Resolution 24-43; Case SU.24.1783.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is seeking approval of a Special Use Permit for a Medical Clinic for

property located at 914 and 918 14th Street West, 920 14th Street Court West, also identified as Parcel Numbers 4377000007, 4376500007, 4375300159. The subject property where the building is located is zoned T-5 (Urban Center), while the vacant parcel is T4-O (General Urban Open). The future land use of all parcels is UV (Urban Village). The properties are a total of approximately 0.65 acres.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either recommend approval or denial of Resolution 24-43; Case SU.24.1783.

If recommending approval, the staff suggests stipulations:

1. The applicant shall provide enhanced landscaping or opaque fencing around the periphery of the overflow parking area where adjacent to residential uses to mitigate the potential for headlight glare into residences.
2. Patients shall not be permitted to queue outside the building.
3. Limitations on hours of operation.

ATTACHMENTS:
Application - Resolution 24-43, Case SU.24.1783.pdf
Staff Report - Resolution 24-43, Case SU.24.1783.pdf
Resolution 24-43 (Draft).pdf

RECEIVED
By Isabell Salazar at 11:22 am, May 09, 2024

bradenton
The Friendly City

Special Use Application

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

192

CONTACT INFORMATION

Name of Property Owner: Jerry N. Zoller or Rhonda C. Zoller

Owner Address: 823 64th Street NW, Bradenton, Fl. 34209 Telephone: 9417254465

Name of Agent: Gause and Associates, Inc.

Agent Address: 323 10th St. W., #102, Palmetto, Fl. 34221 Telephone: 941.981.3089

Owner/Agent Email: bob@gauseandassociates.com

REQUIRED

PROPERTY INFORMATION

Property Address: 914 & 918 14th St. W.,& 920 14th St. Ct. W., Bradenton, Fl. 34205

Parcel ID: 4377000007, 4376500007, 437300159 Acreage: 0.65 acres

Zoning District: T5 & T4-O
*click to view Zoning map

Future Land Use: UV-Urban Village
*click to view FLU map

Ward #: 3
*click to view Ward map

Neighborhood #: Village of the Arts overlay
*click to view Neighborhoods map

REQUIRED

DESCRIPTION

Indicate Type of Special Use Request:
Special Use ☑ Special Use-Amendment ☐

Provide a brief description of the propose land use activity: Allow Medical Clinic category to occur on the subject property within the existing building footprint.

REQUIRED

MATERIALS FOR REVIEW

- **Special Use**
  - Special Use Application Fee: **$1,820**
  - Notarized Agent Authorization Form, if applicable
  - Letter of Request
  - Review Criteria (see page 2 for Special Use Review Criteria)
  - Site Plan
  - Property Survey signed & sealed within the last 3 years
  - One (1) electronic copy in pdf format of Application and all required support materials
- **Special Use Permit - Amendment**
  - Special Use Amendment Application Fee: **$1,820**
  - Notarized Agent Authorization Form, if applicable
  - Letter of Request
  - Property Survey signed & sealed within the last 3 years
  - One (1) electronic copy in pdf format of Application and all required support materials including site plan
- **Application Submittal Deadline Date and Information**
  - Planning Commission meets on the third Wednesday of each month, except for December where they meet on the second Wednesday.
  - Application submittal deadline date is 40-days prior to the meeting date. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit missing materials by the application deadline. No late submittals will be accepted.

REQUIRED

CITY STAFF ONLY

Application Fees:
Fee Required: **$1,820** (Special Use)
$1,820 (Special Use-Amendment)

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☒
Incomplete: ☐ _____

APPLICATION #: 241783

CITY STAFF ONLY

CITY COUNCIL:

PLANNING COMMISSION:

DRC:

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

bradenton
The Friendly City

Special Use Application

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

REVIEW CRITERIA

SPECIAL USE and SPECIAL USE-AMENDMENT REVIEW CRITERIA:

Special Use and Special Use-Amendments shall comply with and be reviewed using the Special Use criteria found in Section 3.3 of the Land Use Regulations to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

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

1. *Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.*
2. *Location and design of off-street parking and loading areas in regard to the items in "1" above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.*
3. *Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.*
4. *Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.*
5. *Screening, buffering or separation of any nuisance or hazardous feature of the use.*
6. *Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.*
7. *Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic values.*
8. *Adequacy of land and/or building which are to be used.*
9. *General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to proposed hours of operation.*
10. *Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.*
11. *Consistency with the City of Bradenton Comprehensive Plan.*

SITE PLAN REQUIRMENTS

SPECIAL USE and SPECIAL USE AMENDMENT SITE PLAN REQUIRMENTS:

Please prepare an accurate, legible, scaled site plan containing the following information:

REQUIRED

A. *The dimensions of the lot, all existing and proposed buildings, setbacks, easements, driveways, landscaping and trees, and fences.*
B. *Parking design and availability*
C. *Traffic impacts*
D. *Location and design of trash collection areas*
E. *Utilities on the site*
F. *Signs and exterior lighting*

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: 914 & 918 14th St. W. Bradenton, Fl. 34205

I, Jerry N. Zoller, the registered property owner(s) of the above noted property, do hereby authorize

Robert C. Gause — Print Name of Agent
Gause and Associates, Inc. — Company Name

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

AGENT AUTHORIZATION

Signature of Owner(s)

823 65th St. NW, Bradenton, Fl. 34209
Owner(s) Address (if different than property above)

Signature of Agent

323 10th Ave. W., #102, Palmetto, Fl. 34221
Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

NOTARY

The Foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 6 day of May, 2021, produced Driver Lic. respectively, as identification and who did (did not) take an oath:

Signature

Harry K Bender, Notary Public
Print Name

State of Florida
My Commission Expires: Aug 3, 2021

HARRY K BENDER
Notary Public - State of Florida
Commission # HH 429319
My Comm. Expires Aug 3, 2027
Bonded through National Notary Assn.

Gause and Associates, Inc.

Landscape Architecture

Land Planning

Project Management

Environmental

Irrigation Design

Consulting Arborist

May 9, 2024

Honorable Mayor Gene Brown and City Council
101 Old Main Street
Bradenton, Fl. 34205

Re: 914 and 918 14th St. W., Bradenton, Fl.

Dear Mayor Brown and Council,

Please consider this letter as a request to allow a medical clinic to operate at the above reference properties. Included with this request are the following items:

- Special Use Application Fee
- Special Use Application
- Agent Authorization Affidavit
- Review criteria (Findings of Fact)
- Site Plan
- Property Survey
- One electronic copy of the application and all supporting materials.

We look forward to working with City of Bradenton Staff to address all questions and to provide the City Council with information they need to allow our request to proceed.

Respectfully submitted,
Gause and Associates, Inc.

Robert C. Gause

Robert C. Gause, AICP
President

323 10th Ave. W., Suite 102., Palmetto, Florida 34221 | Ph. 941.713.0782 | LA000942 | email: bob@gauseandassociates.com

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914 & 918 14th Street West
Findings of Fact

The subject project is three adjacent parcels (PID 4376500007, 4377000007 & 4375300159) located at 914 and 918 14th St. W., Bradenton, Fl. 34205 as well as the vacant lot separated from the first two parcels by an alley connecting 9th Ave. W. and 10th Ave. W. which changes it's address to 920 14th St. Ct. W., Bradenton. All three properties are currently owned by Jerry N. or Rhonda C. Zoller since 1979 and 1988 respectively. According to City of Bradenton GIS maps, Parcels 914 and 918 are zoned T5 with an Urban Village Future Land Use designation and are located in the Village of the Arts overlay district. They are in Ward 3. The vacant parcel located on the west side of 14th St. Ct. W. is zoned T4-O with the same FLU classification. This parcel typically contains the refuse containers and is occasionally used for overflow parking.

The existing 7,500 sf. building is located on the two separate parcels of 914 and 918 14th St. W.. At one time, they were two separate buildings but over the years, the architectural office a 914 created a direct connection between them and expanded into a portion of the 918 building making them one building. There are five (5) separate offices in the building. A copy of the interior layout is included with this request. A copy of the site plan is also included with this request.

To the north is an existing 7 Eleven convenience store zoned T5. The property across 14th St. W. is a vacant lot and a new 4 story residential building zoned T5 and T4-O with FLU designations of Urban Central Business District and Urban Village. To the south is an existing West Coast – Southern Medical Service ambulance company zoned T5. To the west is single family residential zoned T4-O with a FLUC of Urban Village.

Historically, the subject properties have been used for Professional Consulting architectural, landscape architectural, Civil Engineering, Construction, medical and Not for Profit offices. Currently the organization known as Operation PAR wishes to move into the property to provide Medication Assisted Patient Services (MAPS) to local residents. Operation PAR has been in Florida since 1970. They currently have eleven (11) MAPS locations in eight counties (Citrus, Hernando, Pasco, Pinellas, Manatee, Sarasota, Charlotte and Lee). Due to recently approved Ordinance No. 4018, medical clinics proposed in the T5 and other Form Based Code zoning categories have gone from being a permitted use to one requiring a Special Use approval. As a result, the property owner is requesting said Special Use to allow them to operate on the property. The following Findings of Fact are provided to support this request:

1. **Adequacy of ingress and egress:** As designed, the buildings front onto 14th St. W. with parking in the rear accessible to an alley connecting 9th Ave. W. and 10th Ave. W. This allows the vehicles entering and leaving the property to have two easy means of access. The conversion of office space from professional office to clinic is not expected to create

a significant adverse impact to the adjoining road networks. Although technically two buildings with a zero lot line side yard, the buildings share parking.

2. **Location of offstreet and design of offstreet parking:** The parking lot containing 25 paved parking spaces and will remain unchanged. Usually, the parking lot is adequate for the tenants of the building. On rare occasion, overflow parking occurs on the vacant lot across the alley from the building.
3. **Location and Design of Refuse and services areas:** The refuse facilities are located on the Northeast corner of the parking lot within a gated enclosure to keep urban campers from rummaging through the trash, converting them to sleep quarters or illegally dumping additional refuse into the containers. The cans are located in the NE corner of the parking lot and are wheeled to the Alley for pickup on collection days where City trucks can most easily collect them.
4. **Utilities:** Utilities exist. No changes to existing utilities are expected with this request.
5. **Screening/Buffering:** The proposed medical facility will be in the existing building. The property already has existing vegetation on its north, south and east limits. No changes to screening or buffering is proposed. Refer to images that are attached with this submittal.
6. **Proposed signs and exterior lighting**: No changes to signage or exterior lighting is proposed other than to change the window signs as new tenants arrive.
7. **Effect on the value of surrounding properties**: No adverse impact is expected. The use will still be professional use. The owner will work with the CRA to determine if there is a desire and grant funds to make exterior façade improvements along the 14th Street frontage.
8. **Adequacy of land and/or building which are to be used**: The existing building size and shape is suitable for the proposed use. Interior improvements will be made to make it more efficient for the end user.
9. **General compatibility or appropriateness**...: The proposed use by Operation PAR is not expected to create any issues for adjoining properties. Proposed hours of operation will be M-F 5:30 AM – 11:00 AM. Saturday will be from 5:30 AM to 10:30 AM. This is not expected to be a problem because the use on the south side of the building is medical ambulance service that is already open 24 hours daily. The north side is a convenience store that is open 24 hours daily. The residential uses on the west side of the site are buffered from the alley and parking lot by the vacant lot.
10. **Environmental quality of the District..:** The proposed MAPS will not adversely impact the quality of the Village of the Arts District. Anyone familiar with the area knows that the area generally contains a robust homeless population. The MAPS facility is intended to assist people with overcoming addiction issues using both medical and counselling treatments.
11. **Consistency with the Comprehensive Growth Management Plan:** The proposed activity is consistent with the City's comprehensive Growth Management Plan for Urban Village. Permitted uses include professional and medical offices as well as other uses.

The subject property has operated successfully for over 40 years as currently designed. The addition of the Operation PARS is not expected to change that.

Gause and Associates, Inc.

Landscape Architecture

Land Planning

Project Management

Environmental

Irrigation Design

Consulting Arborist



View of Building from the East



View of west side of building/parking lot

323 10th Ave. W., Suite 102., Palmetto, Florida 34221 | Ph. 941.713.0782 | LA000942 | email: bob@gauseandassociates.com



View of north vegetative buffer



View of west vegetative buffer and vacant lot



View of south buffer and electrical services

BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE EAST 56.5 FEET OF LOT 4, AND LOT 5, LESS THE WEST 85 FEET THEREOF, OF J.A. BETTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 87, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

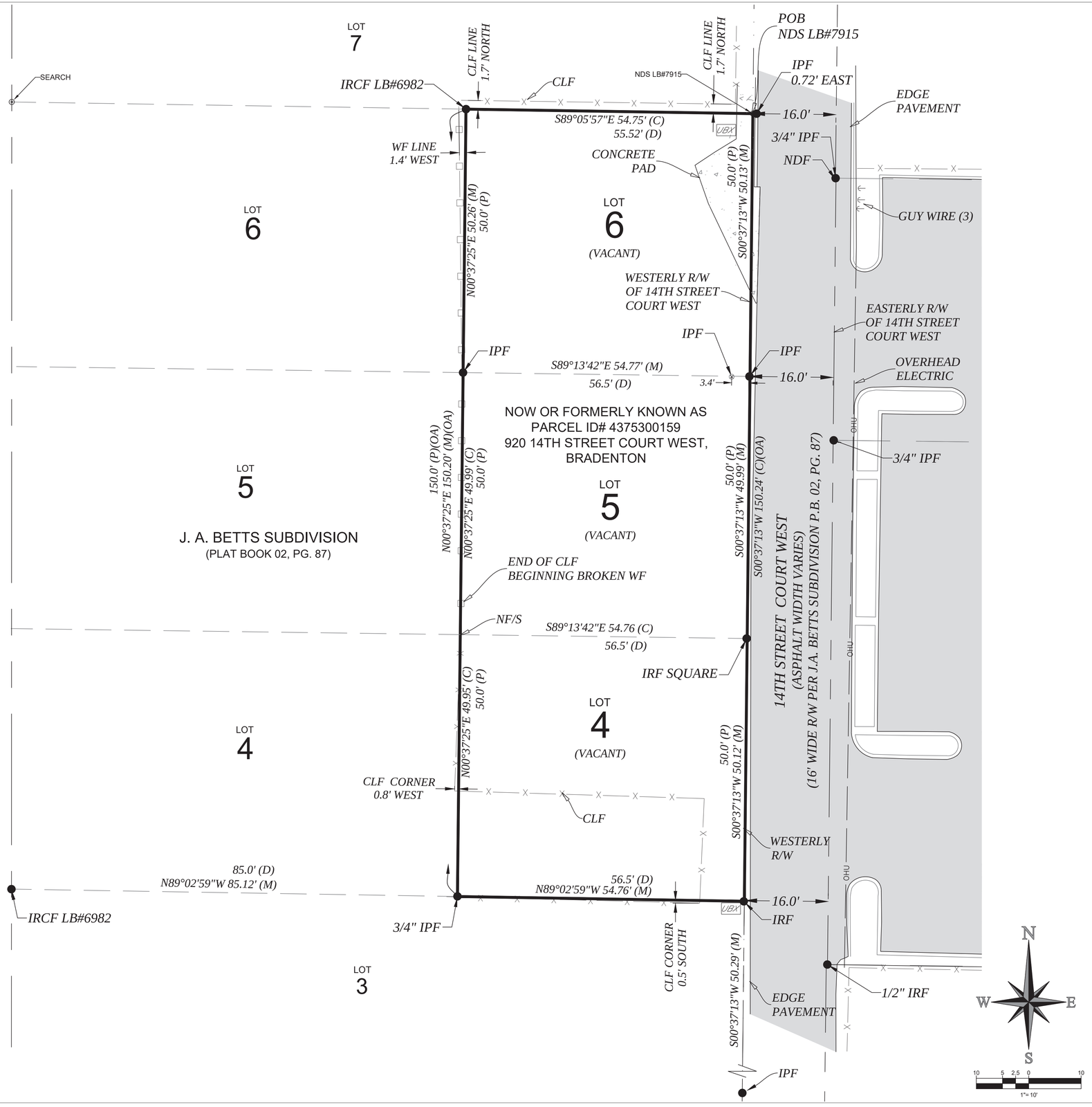
BEGIN AT THE NORTHEAST CORNER OF LOT 6 , J.A. BETTS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 87 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 01°04'35" W, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 50.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N 89°47'24" W, ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 54.59 FEET; THENCE N 00°00'20" W, A DISTANCE OF 50.28 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 6; THENCE S 89°39'09" EAST, A DISTANCE OF 55.52 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE NORTH AMERICAN DATUM OF 1983 (2011) FLORIDA WEST ZONE, DERIVING A BEARING OF S 00° 36' 59" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 14TH STREET COURT WEST.
2. THIS BOUNDARY SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
3. THIS BOUNDARY SURVEY WAS NOT PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, AND SAID SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY WHETHER SHOWN OR NOT.
4. UNDERGROUND UTILITIES, FOUNDATIONS, AND/OR STRUCTURES, IF ANY, BENEATH THE SURFACE HAVE NOT BEEN LOCATED IN THIS SURVEY, AND MAY OR MAY NOT AFFECT THE PROPERTY.
5. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES NAMED IN THE CONTRACT FOR THIS PROJECT FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE SAID CONTRACT BETWEEN PARK COASTAL SURVEYING, LLC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM PARK COASTAL SURVEYING, LLC. (PCS) IS STRICTLY PROHIBITED, AND RENDERS THE SURVEYORS CERTIFICATION, SIGNATURE, AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO PARK COASTAL SURVEYING, LLC.
6. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. DEPICTIONS OF WETLAND AREAS, IF ANY, WERE APPROXIMATE LOCATIONS OR, UNLESS NOTED OTHERWISE, WERE LOCATED BY OTHERS.
7. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, PER FEMA FLOOD INSURANCE RATE MAP 12081C0302F, REVISED AUGUST 8, 2021. SUBJECTED TO VERIFICATION.
8. THE SURVEY WAS CONDUCTED OVER THE FOLLOWING DATE RANGE: 11/01/2023 - 11/02/2023
9. FENCE OWNERSHIP IS UNDETERMINED.
10. INFORMATION SHOWN HERON REFLECTS CONDITIONS AS THEY EXISTED AT THE DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AT THAT TIME.

CERTIFIED TO:

JERRY N ZOLLER,
RHONDA C ZOLLER



Legend:

(C) = Calculated	CMP = Corrugated Metal Pipe	GRAIL = Guard Rail
(D) = Deeded	CMS = Concrete Monument Set	GW = Guy Wire
(M) = Measured	COD = Cleanout Drainage	HW = Headwall
(OA) = Overall	COMM = Communications	HWF = Hog Wire Fence
(P) = Platted	CONC. = Concrete	INV = Invert
A/C = Air Conditioning	COL = Column	ID# = Identification Number
ANT = Antenna	COS = Cleanout Sanitary	IPF = Iron Pipe Found
ARV = Air Release Valve	CPL = Control Panel	IRCF = Iron Rod & Cap Found
ASPH = Asphalt Spot Elevation	CPP = Corrugated Plastic Pipe	IRF = Iron Rod Found
BC = Back of Curb	DB = Direct Bury	IRCS = Iron Rod & Cap Set LB#7915
BE = Buried Electric	DESC = Description	IRV = Irrigation Valve
BT = Buried Telephone	DHF = Drill Hole Found	LB# = License Business Number
BFP = Back Flow Preventer	DIP = Ductile Iron Pipe	LP = Light Pole
BLDG = Building	EHH = Electric Hand Hole	LS# = License Surveyor Number
BM = Benchmark	EL. = Elevation	MB = Mailbox
BOL = Bollard	ELEC = Electric	MES = Mitered End Section
BWF = Barbed Wire Fence	EP = Edge of Asphalt Pavement	MF = Metal Fence
CB = Condo book	ES = Edge of Shell	MHD = Manhole Drainage
CED = Cedar Tree	FDOT = Florida Department of Transportation	MHE = Manhole Electric
CIPF = Crimped Iron Pipe Found	FFE = Finish Floor Elevation	MHU = Manhole Utility
CIT = Citrus Tree	FH = Fire Hydrant	MKCB = Marker Cable
CL = Centerline	FBR = Fiber Optic	MKFO = Marker Fiber Optic
CLD = Centerline of Ditch	FM = Force Main	MKPH = Marker Phone
CLF = Chain Link Fence	FWL = Flow Line	MISC = Miscellaneous
CLP = Centerline of Pavement	GASV = Gas Valve	NDF = Nail and Disk Found
CMF = Concrete Monument Found	GI = Grate Inlet	NDS = Nail and Disk Set LB#7915

NF = Nail Found	SMH = Sanitary Manhole	Tree Legend:
NG = Natural Ground	SP = Stand Pipe	= Oak Tree
NMF/S = No Monument Found or Set	SS = Sanitary Sewer	= Palm Tree
OHU = Overhead Utility	SW = Sidewalk	= Cedar Tree
O.R.B. = Official Records Book	TB = Top of Bank	= Pine Tree
P.B. = Plat Book	TOE = Toe of Slope	= Bush
PCP = Permanent Control Point Found	TON = Top of Nut	= Unknown Tree
PG. = Page	T.O.P. = Top of Pipe	Size in Inches – Measured Diameter at Breast Height
PLTR = Planter	TS = Tapping Saddle	
PVC = Polyvinyl Chloride Pipe	TYP. = Typical	Hatch Legend:
PRM = Point Reference Monument	UBX = Utility Box	= Asphalt Pavement
PLM = Palm Tree	UG = Under Ground	= Concrete Pavement
PN = Pine Tree	UNKN = Unknown	= Brick Pavers
PT# = Point Number	UPC = Utility Pole Concrete	= Easement Area
PW = Potable Water	UPW = Utility Pole Wood	= Gravel
RCP = Reinforced Concrete Pipe	UR = Utility Riser	
RCW = Reclaim Water	VEG = Vegetation	
RDF = Rivet and Disk Found	VF = Vinyl Fence	
RWM = Reclaim Water Meter	VLT = Vault	
RWV = Reclaim Water Valve	WET = Wetland Limit Marker	
RED = Reclaimed Water Reducer	WF = Wood Fence	
R/W = Right Of Way	WL = Water Line	
S/T = Size and Type	WM = Water Meter	
SD = Storm Drainage	WR = Weir	
SF = Square Footage	WV = Water Valve	
SH = Sprinkler Head	XCF = X Cut Found	

PARK COASTAL SURVEYING, LLC
3820 36th Ave E, Palmetto, FL 34221
LB#7915
Phone #941.416.1611 Fax #941.375.0096

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OR A DIGITAL VERSION THEREOF

TRAVIS D. PARK, Licensed Professional Surveyor and Mapper, STATE OF FLORIDA

Digitally signed by Travis D Park
Date: 2024.03.06 07:42:01 -05'00'

Travis D. Park, P.S.M.
Florida Surveyors Registration # 6731

REVISIONS

Date	Description	By

Title: - BOUNDARY SURVEY
Client: - Jerry Zoller
Description: - 920 14TH STREET CT W; BRADENTON, FL 34205
Located in Section 35, Township 34 South, Range 17 East

Project Manager.	CBW
Drawn By.	BH
Checked By.	TDP
Field Book No.	VARIOUS
Field Date.	VARIOUS
Scale.	AS SHOWN
File Name.	23-0339 JZ BNDY_PARCEL 4375300159.dwg
	Sheet 01 of 01

BOUNDARY SURVEY

LEGAL DESCRIPTION: (DESC #1)

COM AT THE NORTH EDGE OF THE CURB OF SIDEWALK ON CENTRAL AVE WHERE IT INTERSECTS THE WEST BOUNDARY OF FAIRVIEW AVENUE AS SAID STREETS ARE NOW ESTABLISHED, WHICH POINT IS NEAR THE NORTHEAST CORNER OF BLOCK 1 JOHN W. FOWLERS SUBDIVISION (AS RECORDED IN VOLUMED 1 PAGE 108); RUN THENCE SOUTH 170 FEET 2 IN FOR A POINT OF BEGINNING; THENCE SOUTH 50 FEET; THENCE WEST 132 FEET; THENCE NORTH 50 FEET; THENCE EAST 132 FEET TO THE POINT OF BEGINNING AS DESCRIBED IN OFFICIAL RECORDS BOOK 86 PAGE 698 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (DESC #2)

BEGIN AT THE NORTH EDGE OF CURB OF SIDEWALK ON CENTRAL AVENUE, AS NOW ESTABLISHED, WHICH POINT IS NEAR THE NORTHEAST CORNER OF BLOCK B, JOHN W. FOWLER SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 108, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 220-1/3 FEET FOR THE POINT OF BEGINNING; THENCE WEST 132 FEET; THENCE SOUTH 100 FEET; EAST 132 FEET; NORTH 100 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE NORTH AMERICAN DATUM OF 1983 (2011) FLORIDA WEST ZONE, DERIVING A BEARING OF N 00° 40' 34" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 14TH STREET WEST.
2. THIS IS BOUNDARY SURVEY, IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
3. THIS IS BOUNDARY SURVEY WAS NOT PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT, AND SAID SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY WHETHER SHOWN OR NOT.
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5. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES NAMED IN THE CONTRACT FOR THIS PROJECT FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE SAID CONTRACT BETWEEN PARK COASTAL SURVEYING, LLC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM PARK COASTAL SURVEYING, LLC. (PCS) IS STRICTLY PROHIBITED, AND RENDERS THE SURVEYORS CERTIFICATION, SIGNATURE, AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO PARK COASTAL SURVEYING, LLC.
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9. FENCE OWNERSHIP IS UNDETERMINED.
10. INFORMATION SHOWN HERON REFLECTS CONDITIONS AS THEY EXISTED AT THE DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AT THAT TIME.

CERTIFIED TO:

JERRY N ZOLLER,
RHONDA C ZOLLER

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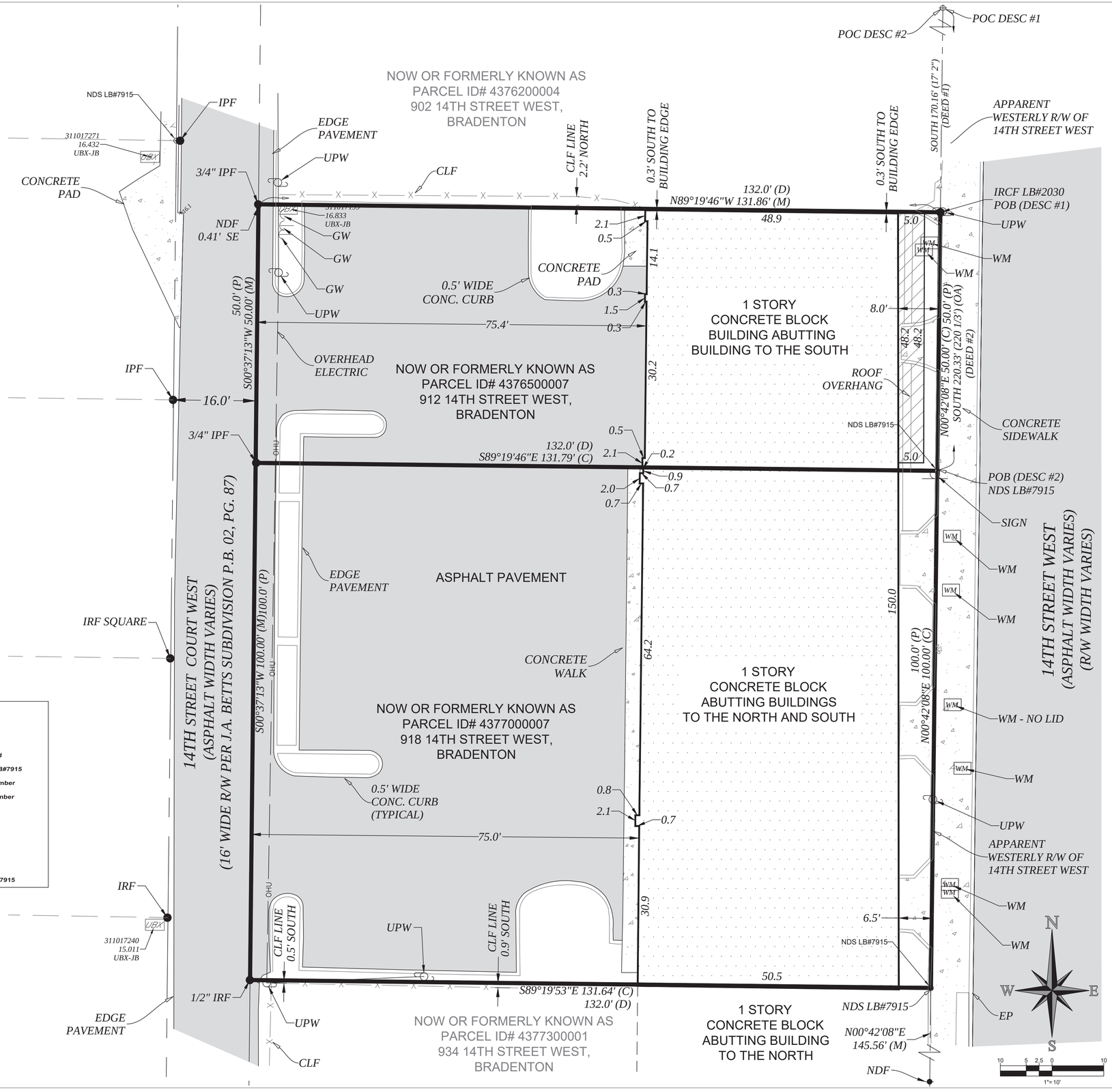
BFP = Back Flow Preventer	DIP = Ductile Iron Pipe	LP = Light Pole
BLDG = Building	EHH = Electric Hand Hole	LS# = License Surveyor Number
BM = Benchmark	EL. = Elevation	MB = Mailbox
BOL = Bollard	ELEC = Electric	MES = Mitered End Section
BWF = Barbed Wire Fence	EP = Edge of Asphalt Pavement	MF = Metal Fence
CB = Condo book	ES = Edge of Shell	MHD = Manhole Drainage
CED = Cedar Tree	FDOT = Florida Department of Transportation	MHE = Manhole Electric
CIPF = Crimped Iron Pipe Found	FFE = Finish Floor Elevation	MHU = Manhole Utility
CIT = Citrus Tree	FH = Fire Hydrant	MKCB = Marker Cable
CL = Centerline	FBR = Fiber Optic	MKFO = Marker Fiber Optic
CLD = Centerline of Ditch	FM = Force Main	MKPH = Marker Phone
CLF = Chain Link Fence	FWL = Flow Line	MISC = Miscellaneous
CLP = Centerline of Pavement	GASV = Gas Valve	NDF = Nail and Disk Found
CMF = Concrete Monument Found	GI = Grate Inlet	NDS = Nail and Disk Set LB#7915

NF = Nail Found	SMH = Sanitary Manhole	
NG = Natural Ground	SP = Stand Pipe	
NMF/S = No Monument Found or Set	SS = Sanitary Sewer	
OHU = Overhead Utility	SW = Sidewalk	
O.R.B. = Official Records Book	TB = Top of Bank	
P.B. = Plat Book	TOE = Toe of Slope	
PCP = Permanent Control Point Found	TON = Top of Nut	
PG. = Page	T.O.P. = Top of Pipe	
PLTR = Planter	TS = Tapping Saddle	
PVC = Polyvinyl Chloride Pipe	TYP. = Typical	
PRM = Point Reference Monument	UBX = Utility Box	
PLM = Palm Tree	UG = Under Ground	
PN = Pine Tree	UNKN = Unknown	
PT# = Point Number	UPC = Utility Pole Concrete	
PW = Potable Water	UPW = Utility Pole Wood	
RCP = Reinforced Concrete Pipe	UR = Utility Riser	
RCW = Reclaim Water	VEG = Vegetation	
RDF = Rivet and Disk Found	VF = Vinyl Fence	
RWM = Reclaim Water Meter	VLT = Vault	
RWV = Reclaim Water Valve	WET = Wetland Limit Marker	
RED = Reclaimed Water Reducer	WF = Wood Fence	
R/W = Right Of Way	WL = Water Line	
S/T = Size and Type	WM = Water Meter	
SD = Storm Drainage	WR = Weir	
SF = Square Footage	WV = Water Valve	
SH = Sprinkler Head	XCF = X Cut Found	

Tree Legend:
- = Oak Tree
- = Palm Tree
- = Cedar Tree
- = Pine Tree
- = Bush
- = Unknown Tree

Size in Inches – Measured Diameter at Breast Height

Hatch Legend:
- = Asphalt Pavement
- = Concrete Pavement
- = Brick Pavers
- = Easement Area
- = Gravel



PARK COASTAL SURVEYING, LLC
3820 36th Ave E, Palmetto, FL 34221
LB#7915
Phone #941.416.1611 Fax #941.375.0096

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR A DIGITAL VERSION THEREOF

TRAVIS D. PARK — LICENSED SURVEYOR AND MAPPER — STATE OF FLORIDA

Digitally signed by Travis D Park
Date: 2024.03.06 07:42:43 -05'00'

Travis D. Park, ...
Florida Surveyors Registration # 6731

Title: - BOUNDARY SURVEY
Client: - Jerry Zoller
Description: - 912 14th Street west & 918 14th Street West
Located in Section 35, Township 34 South, Range 17 East

REVISIONS		
Date	Description	By

Project Manager.	CBW
Drawn By.	BH
Checked By.	TDP
Field Book No.	VARIOUS
Field Date.	VARIOUS
Scale.	AS SHOWN
File Name.	23-0339 JZ BNDY_PARCEL 4376500007-PARCEL4377000007
	Sheet 01 of 01

CITY PARKING LOT

3.5' WALK
6" CURB

55.52'

EXISTING CONCRETE APRON FOR DUMPSTER

RESIDENTIAL

50.28'

VACANT

EXISTING 6' WOOD FENCE

RESIDENTIAL

49.88'

VACANT

RESIDENTIAL

6' CHAIN LINK FENCE

50.09'

VACANT

4' WIDE WALKWAY EASEMENT

6' CHAIN LINK FENCE

RESIDENTIAL

7-11 CONVENIENCE STORE

EXISTING 4' CHAIN LINK FENCE

132.00'

14th STREET COURT WEST

EXISTING 19.3' ASPHALT PAVEMENT

150.00'

EXISTING 5' WALK

PROFESSIONAL OFFICES 914

PROFESSIONAL OFFICES 918

PROFESSIONAL OFFICES 922

PROFESSIONAL OFFICES 926

PROFESSIONAL OFFICES 928

1'

EXISTING SIDEWALK

14th STREET WEST

EXISTING 4' CHAIN LINK FENCE

WEST COAST SOUTHERN MEDICAL SERVICE

0 5 10 20

SITE PLAN

SCALE: 1" = 10'

NORTH

ZOLLER AUTREY ARCHITECTS P.A.
AA C000557
ARCHITECTURE PLANNING SITE APPROVALS
914 14th STREET W. BRADENTON, FL 34205 TEL: (941) 748-4465

J & R INVESTMENTS
914 TAMIAMI TRAIL BRADENTON, FLORIDA

JOB NO	8604M
DATE	05/31/2018
DRAWN	DAB
CHECKED	JZ
REVISIONS	

SP-1

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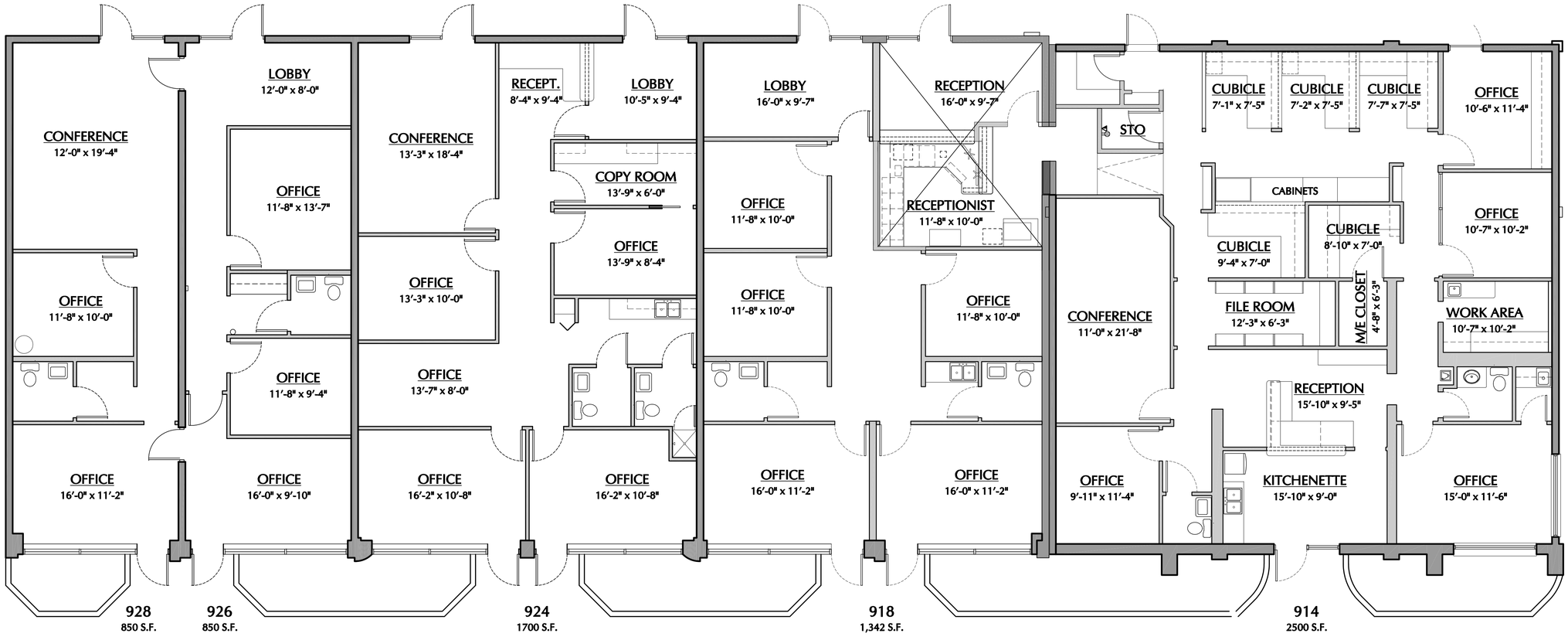

7,500 Sq. Ft.

1 ARCHITECTURAL FLOOR PLAN

SCALE : 3/16" = 1'-0"

ZOLLER AUTREY ARCHITECTS P.A.
AA C000557
ARCHITECTURE PLANNING SITE APPROVALS
914 14th STREET W, BRADENTON, FL 34205 TEL: (941) 748-4465

J & R INVESTMENTS
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JOB NO	8604M
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REVISIONS	

A-1

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City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 19th, 2023

Staff Report

Case Number: SU.24.1783 / RES 24-43
Applicant: Gause and Associates, Inc., Agent for Jerry N. Zoller and Rhonda C. Zoller, owners
Address: 914 and 918 14th Street West, 920 14th Street Court West
Zoning/Future Land Use: T-5 and T4-O/UV (Urban Village)
Flood Zone: X

Surrounding Property:

Zoning:
- North: T4-O/T5 (General Urban Open/Urban Center)
- South: T4-O
- East: T4-O/T5/14th Street West
- West: T4-O

Future Land Use:
- North: UCBD (Urban Central Business District)
- South: UV (Urban Village)
- East: UCBD/UV
- West: UCBD/UV

Summary of Request

The applicant is seeking approval of a Special Use Permit for a Medical Clinic for property located at 914 and 918 14th Street West, 920 14th Street Court West, also identified as Parcel Numbers 4377000007, 4376500007, 4375300159. The subject property where the building is located is zoned T-5 (Urban Center), while the vacant parcel is T4-O (General Urban Open). The future land use of all parcels is UV (Urban Village). The properties are a total of approximately 0.65 acres.

According to the application, the 7500 square foot building is located at 914 and 918 14th Street West, while 920 14th Street Court West typically contains

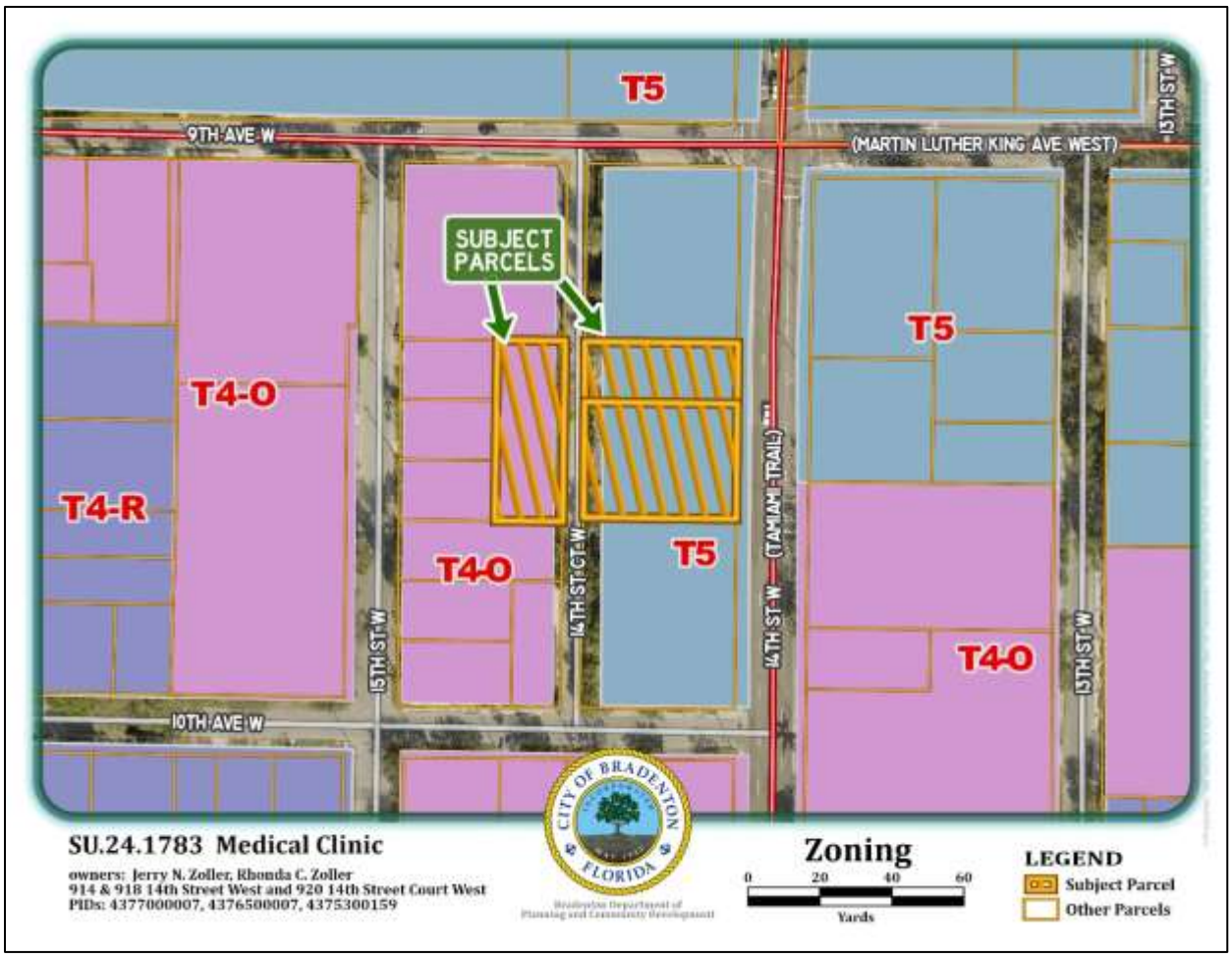
refuse containers and is occasionally used for overflow parking. The building is divided into five separate offices.

Figure 1: Aerial Image



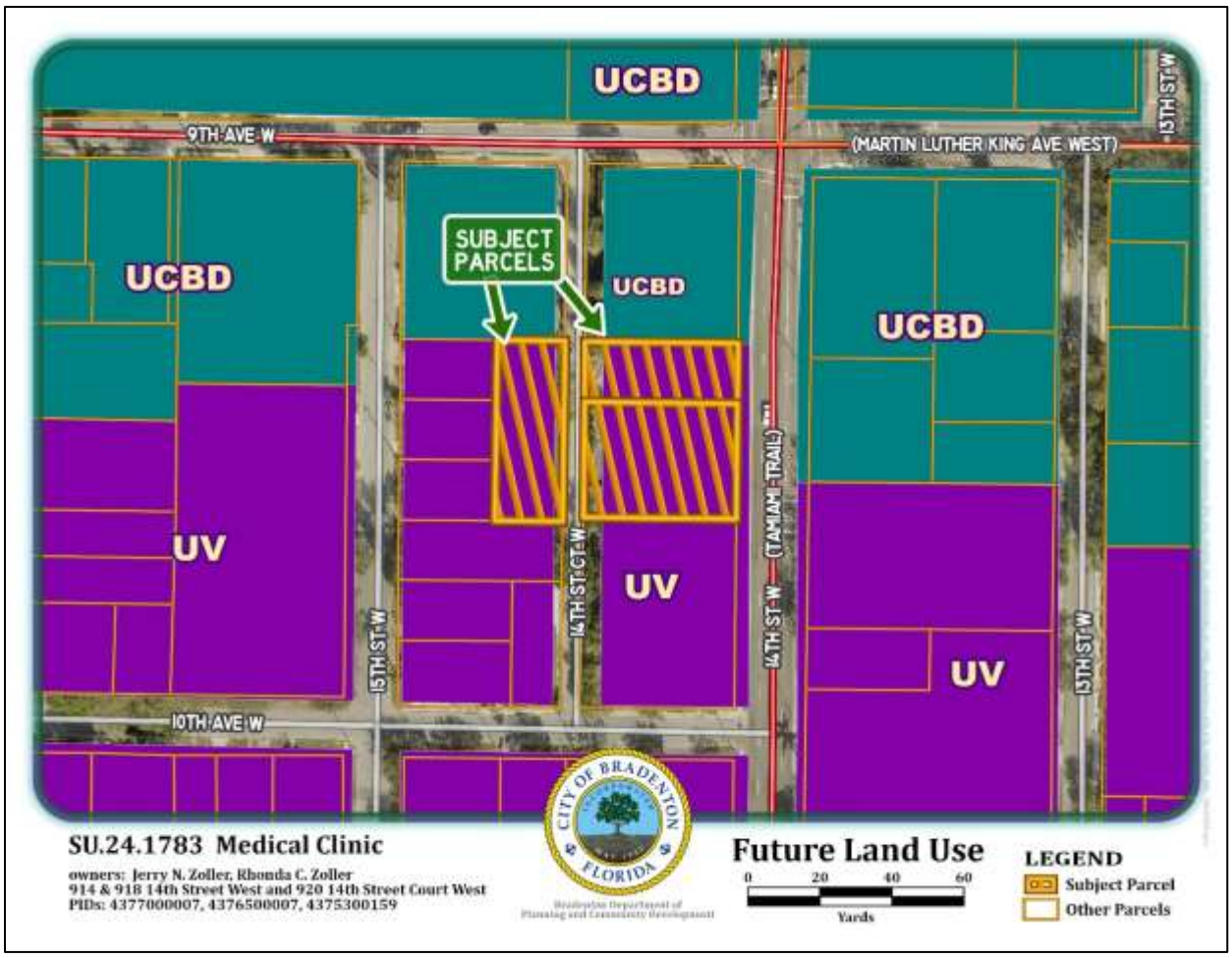
The Applicant is proposing a medical clinic, specifically offices for Operation PAR to provide Medication Assisted Patient Services (MAPS) to local residents. Medical Clinics are listed as a Special Use in the Form Based Code.

Figure 2: Neighboring zoning



As shown, the properties are under T4-O and T-5 zoning. Surrounding uses include a gas station with convenience store, a business services office, a funeral home, non-profit offices, a restaurant, and vacant land.

Figure 3: Neighboring future land use



The underlying Future Land Use on this property is UV. This district "is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of New Urbanism." The uses permitted within this future land use category are meant to foster a distinct sense of place and a walkable environment. Professional and medical offices are called out as permitted uses.

Compliance Overview with Land Use Regulations

Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS

L.U.R. 3.3.1. All Special Uses shall comply at minimum with the following standards. Additional requirements may be made by City Council to ensure compatibility of uses.

L.U.R. 3.3.1.1. All Special Uses shall be subject to the general standards of these Land Use Regulations for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the Special Use is proposed.

L.U.R. 3.3.1.2. A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

Staff Response *The request at present is for the medical clinic to move into an existing building. The building would need to be demolished to meet this criteria. There are landscaped*

strips of land present around the property, but they are not ten feet in width.

REVIEW CRITERIA

L.U.R. 3.3.2. All Special Uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

L.U.R. 3.3.2.1. The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

L.U.R. 3.3.2.2. Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

L.U.R. 3.3.2.3. All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

L.U.R. 3.3.2.4. Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: The subject property is already built as an office building. It has been functioning with two access points off of 14th Street Court West. The applicant states that 25 parking spaces are available, with an additional undeveloped grass lot across the street available as overflow. The Form Based Code

requires one space per 500 square feet of office use, which calculates to 15 spaces for 7500 square feet.

L.U.R. 3.3.2.5. The following shall be considered and cited as reasons for approval or denial of the application:

a) Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

Staff Response: The proposed project has two points of ingress and egress along 14th Street Court West.

b) Location and design of off-street parking and loading areas in regard to the items in "a" above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

Staff Response: The property has operated as an office with 25 on-site parking spaces. The spaces are interior to the site and not adjacent to any residential property. The grass lot with the potential for overflow parking is adjacent to residential properties; screening could be stipulated.

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

Staff Response: The application indicates that there are refuse facilities in the northeast corner of the parking lot within a gated enclosure. The cans have been wheeled to the alley for collection.

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

Staff Response: The proposed project will not change any of the existing utilities.

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

Staff Response: A medical clinic does not warrant particular screening, buffering, or separation, as all activities should be confined inside the building.

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

Staff Response: Any lighting or signage shall be in accordance with the City of Bradenton's requirements. Plan review during the building permit process will ensure compliance with applicable standards.

g) Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

Staff Response: It does not appear that a medical clinic would have an impact on the value of surrounding properties or prevent the development of nearby vacant land.

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

Staff Response: The proposed use will be occupying an existing building with an existing parking lot; the land and building are adequate.

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

Staff Response: The proposed use will operate between 5:30 AM – 11:0 AM Monday through Friday and 5:30 AM to 10:30 AM on

Saturdays. It is adjacent to two 24 hour uses, an ambulance service and a convenience store. These hours may result in a gathering of individuals in the early morning hours.

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

Staff Response: The use will not produce byproducts that pollute the air or water supply. If excess refuse is created by patients or staff, it is the property owner's responsibility to maintain cleanliness. There may be an influx in the total number of people coming to the site regularly if approved for a medical office, as opposed to the relatively small number of clients an architectural office would host for meetings or similar business.

k) Consistency with the City's Comprehensive Plan.

Staff Response: The Comprehensive Plan explicitly mentions medical offices as an appropriate use in areas with an Urban Village Future Land Use Category.

The proposed use appears to generally meet the criteria for Special Use approval as outlined above. However, there may be an increase in the overall number of people coming to the site, particularly in early morning hours.

If approved, staff recommends the following stipulations:

1. The applicant shall provide enhanced landscaping or opaque fencing around the periphery of the overflow parking area where adjacent to residential uses to mitigate the potential for headlight glare into residences.
2. Patients shall not be permitted to queue outside the building.
3. Limitations on hours of operation.

Respectfully submitted,



Jamie Schindewolf
Senior Planner
City of Bradenton

Exhibits

Exhibit 1: Location Map

Exhibit 2: Future Land Use Map

Exhibit 3: Zoning Map

Exhibit 4: Site Plan

Exhibit 1


9TH AVE W
(MARTIN LUTHER KING AVE WEST)
13TH ST W
SUBJECT PARCELS
CONVENIENCE STORE
MONTE DE SION CHURCH
15TH ST W
14TH ST CT W
14TH ST W (TAMIAMI TRAIL)
WEST COAST SOUTHERN MEDICAL SERVICE
Bradenton Lofts Apts
10TH AVE W
Bradenton
SU.24.1783 Medical Clinic
owners: Jerry N. Zoller, Rhonda C. Zoller
914 & 918 14th Street West and 920 14th Street Court West
PIDs: 4377000007, 4376500007, 4375300159
CITY OF BRADENTON FLORIDA
Location
0 20 40 60
Yards
LEGEND
Subject Parcel
Other Parcels

Exhibit 2

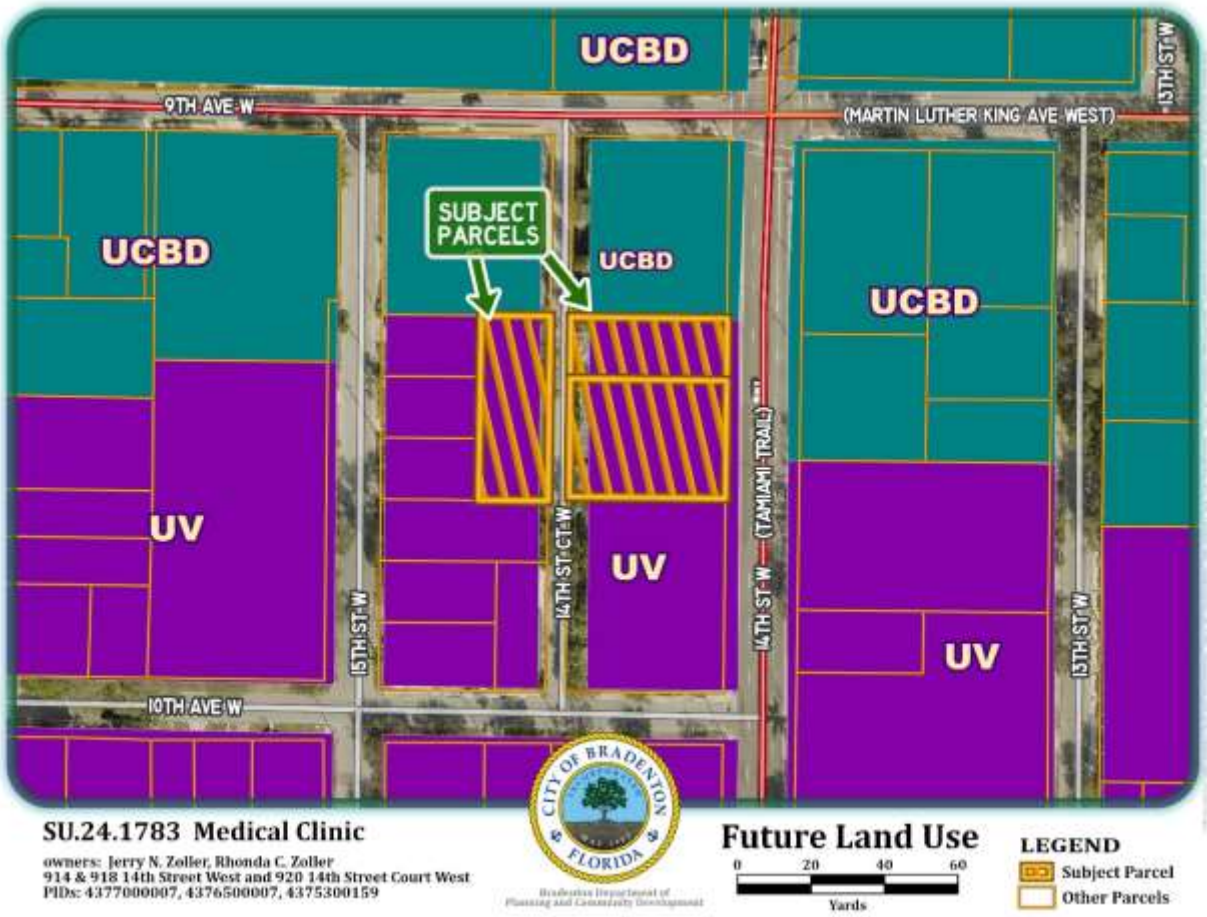

UCBD
9TH AVE W
(MARTIN LUTHER KING AVE WEST)
13TH ST W
SUBJECT PARCELS
UCBD
UCBD
UCBD
UV
UV
UV
15TH ST W
14TH ST CT W
14TH ST W (TAMIAMI TRAIL)
15TH ST W
10TH AVE W
SU.24.1783 Medical Clinic
owners: Jerry N. Zoller, Rhonda C. Zoller
914 & 918 14th Street West and 920 14th Street Court West
PIDs: 4377000007, 4376500007, 4375300159
CITY OF BRADENTON FLORIDA
Future Land Use
0 20 40 60
Yards
LEGEND
Subject Parcel
Other Parcels

Exhibit 3


T5
9TH AVE W
(MARTIN LUTHER KING AVE WEST)
13TH ST W
SUBJECT PARCELS
T5
T4-O
T4-R
T4-O
T5
14TH ST CT W
14TH ST W (TAMIAMI TRAIL)
15TH ST W
15TH ST W
T4-O
10TH AVE W
SU.24.1783 Medical Clinic
owners: Jerry N. Zoller, Rhonda C. Zoller
914 & 918 14th Street West and 920 14th Street Court West
PIDs: 4377000007, 4376500007, 4375300159
CITY OF BRADENTON FLORIDA
Zoning
0 20 40 60
Yards
LEGEND
Subject Parcel
Other Parcels

Exhibit 4

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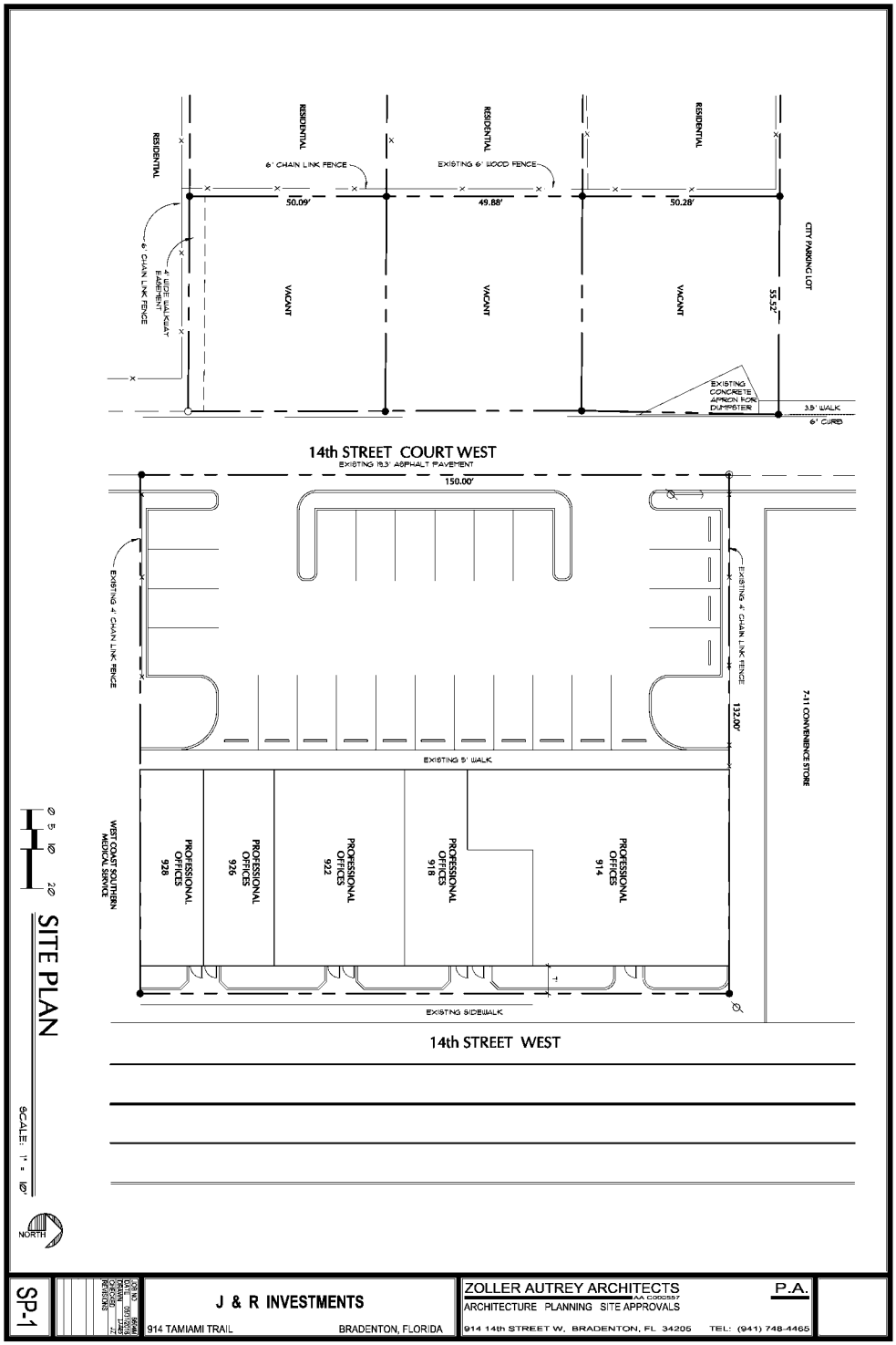


RESOLUTION 24-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT NO. SU.24.1738 TO OPERATE A MEDICAL CLINIC IN THE T4-O (GENERAL URBAN OPEN) AND T-5 (URBAN CENTER) ZONING DISTRICTS FOR PROPERTY LOCATED AT 914 AND 918 14TH STREET WEST, 920 14TH STREET COURT WEST, ALSO IDENTIFIED AS PARCEL NUMBERS 4377000007, 4376500007, 4375300159, BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Jerry N. Zoller and Rhonda C. Zoller (the "Property Owner" or "Applicant"), own the property located at 914 and 918 14th Street West, 920 14th Street Court West, also identified as Parcel Numbers 4377000007, 4376500007, 4375300159, Bradenton, Florida, more particularly described in Exhibit "A" (collectively the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Village (UV); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the General Urban Open (T4-O) and Urban Center (T5) zoning districts; and

WHEREAS, the City of Bradenton Form Based Code Table 4.7 identifies uses in the T4-O and T-5 zoning districts; and

WHEREAS, the City of Bradenton Form Based Code Table 4.7 identifies Medical Clinics as a Special Use in the T4-O and T-5 zoning districts; and

WHEREAS, Gause and Associates, Inc. agent for the Property Owner, submitted an application for a Special Use Permit to operate a Medical Clinic; and

WHEREAS, the Planning Commission held a noticed public hearing on June 19, 2024 at which the Board received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on October 11, 2023, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

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

b. The Property Owner is requesting approval of a Special Use Permit to operate a Medical Clinic as generally shown on the Conceptual Site Plan attached hereto as Exhibit "B".

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

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

e. The Planning Commission recommended approval with the stipulations recommended by Staff.

The proposed use with stipulations meets Section 3.3.2 of the Land Use Regulations, as further described below.

a. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
b. Access point are provided on two frontages and located so as to best suit the use and property.
c. All buildings are located an adequate distance from property lines and streets.
d. Any nuisance or hazardous feature of the use is adequately screened, buffered or separated.
e. Adequate ingress and egress to property and proposed structures, with particular regard for automobiles and pedestrian safety and convenience, and emergency access, are provided.
f. Off-street parking and loading areas are appropriately located and designed There will be no smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
g. Refuse and service areas are appropriately located and designed to address availability, adequacy and effect upon surrounding properties.

DRAFT

h. Utilities are available and adequate to serve the property in a similar manner to surrounding properties.
i. Sufficient screening is provided to protect surrounding properties from view of the premises; and internal noises from the use.
j. Proposed signage and exterior lighting adequately address glare, traffic safety and compatibility and harmony with surrounding properties.
k. The proposed use does not hinder the development of nearby vacant properties or adversely affect their economic value.
l. The land and/or building which are to be used are adequate.
m. The use is generally compatible with adjacent properties and other property in the district, including proposed hours of operation.
n. The proposed use will not adversely affect the environmental quality of the district.
o. The proposed use is consistent with the City's Comprehensive Plan.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow a Medical Clinic as generally shown on the conceptual Site Plan attached hereto as Exhibit "B", with the following stipulations:

1. PENDING

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE CITY COUNCIL OF THE CITY OF BRADENTON this 11th day of October, 2023.

DRAFT

ATTEST:

Tamara Melton CITY CLERK	Gene Brown MAYOR

APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY

DRAFT

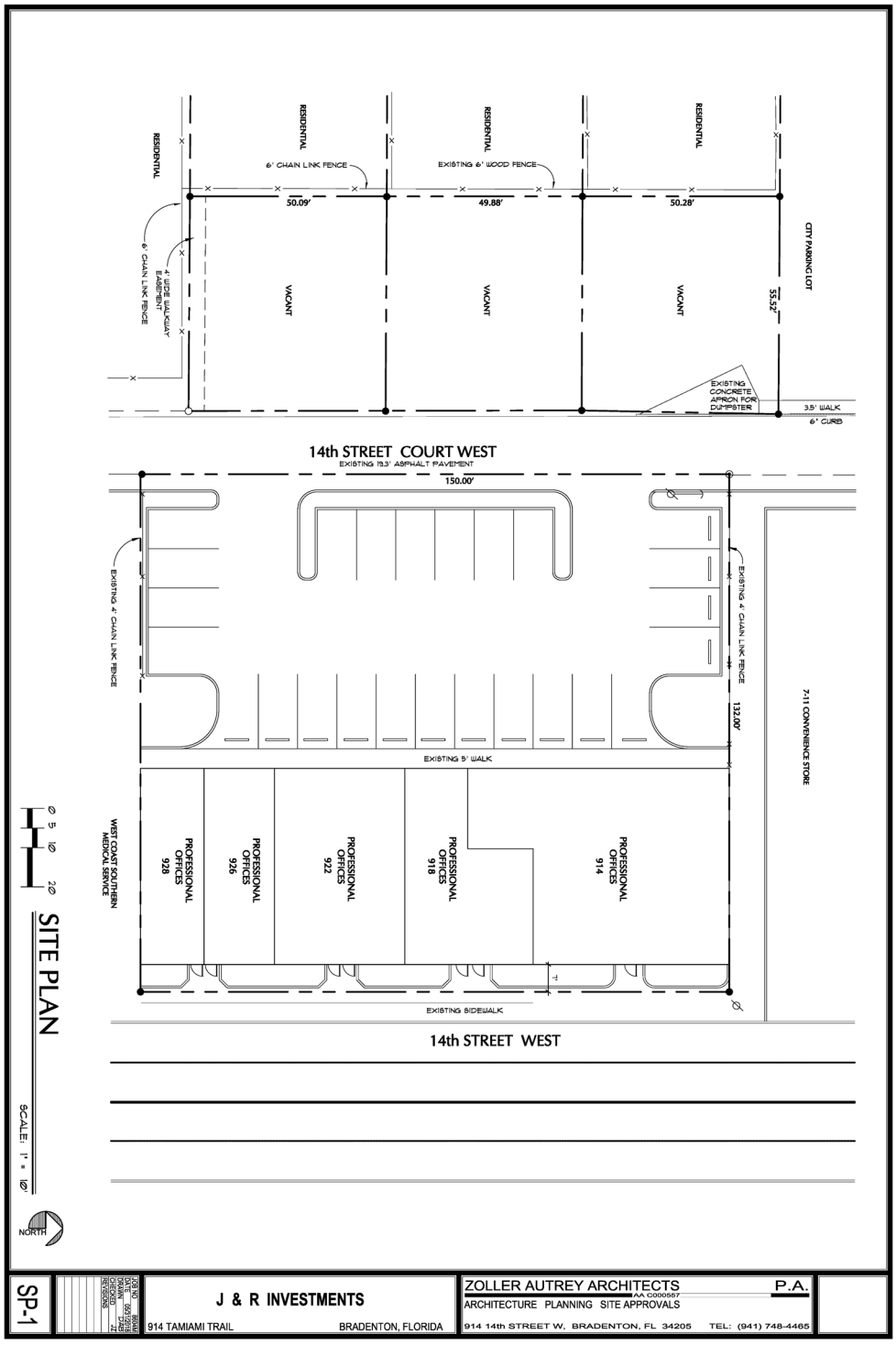
EXHIBIT A

THE EAST 56.5 FEET OF LOT 4, AND LOT 5, LESS THE WEST 85 FEET THEREOF, OF J.A. BETTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 87, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH:
BEGIN AT THE NORTHEAST CORNER OF LOT 6 , J.A. BETTS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 87 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 01°04'35" W, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 50.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N 89°47'24" W, ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 54.59 FEET; THENCE N 00°00'20" W, A DISTANCE OF 50.28 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 6; THENCE S 89°39'09" EAST, A DISTANCE OF 55.52 FEET TO THE POINT OF BEGINNING.

DRAFT

EXHIBIT B


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
6' CHAIN LINK FENCE
EXISTING 6' WOOD FENCE
50.09'
49.88'
50.28'
6' CHAIN LINK FENCE
4' WIDE WALKWAY EASEMENT
VACANT
VACANT
VACANT
55.52'
CITY PARKING LOT
EXISTING CONCRETE APRON FOR DUMPSTER
3.5' WALK
6" CURB
14th STREET COURT WEST
EXISTING 19.3' ASPHALT PAVEMENT
150.00'
EXISTING 4' CHAIN LINK FENCE
EXISTING 4' CHAIN LINK FENCE
132.00'
EXISTING 5' WALK
7-11 CONVENIENCE STORE
WEST COAST SOUTHERN MEDICAL SERVICE
PROFESSIONAL OFFICES 928
PROFESSIONAL OFFICES 926
PROFESSIONAL OFFICES 922
PROFESSIONAL OFFICES 918
PROFESSIONAL OFFICES 914
EXISTING SIDEWALK
14th STREET WEST
0 5 10 20
SITE PLAN
SCALE: 1" = 10'
NORTH
SP-1
J & R INVESTMENTS
914 TAMIAMI TRAIL
BRADENTON, FLORIDA
ZOLLER AUTREY ARCHITECTS
AA C000557
P.A.
ARCHITECTURE PLANNING SITE APPROVALS
914 14th STREET W. BRADENTON, FL 34205
TEL: (941) 748-4465

AGENDA ITEM NO. 12.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 19, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

SUBJECT:

City Council - May 22, 2024

1. Resolution 24-20, SU.24.0223 - Special Use for Indoor Amusement Center at 412 12th Street West (Approved with conditions, vote 4-1).
2. Resolution 24-28, SU.24.0894 - Special Use for Distilling/Brewing at 1008 4th Avenue West (Approved with conditions, vote 5-0).
3. Resolution 24-29, SU.24.0895 - Special Use for a Sidewalk Cafe at 1008 4th Avenue West (Approved with conditions, vote 5-0).
4. Resolution 24-30, SU.24.0887 - Special Use for a School at 817 Manatee Avenue West (Approved with conditions, vote 4-1).
5. Ordinance 4039, LU.24.0877 - Zoning Atlas Amendment to rezone a portion of Bradenton Tropical Palms (continued to no certain date)

City Council - June 12, 2024

1. Ordinance 4040, RV.24.1517 - 1st Reading - Right of Way Vacation (new Police HQ).
2. Ordinance 4041, RV.24.1518 - 1st Reading - Right of Way Vacation (new Police HQ).
3. Ordinance 4042, RV.24.1519 - 1st Reading - Right of Way Vacation (new Police HQ).
4. Ordinance 4046, RV.24.1687 - 1st Reading - Right of Way Vacation (new Police HQ).

City Council - July 24, 2024

1. Ordinance 4040, RV.24.1517 - 2nd Reading -

Right of Way Vacation (new Police HQ).
2. Ordinance 4041, RV.24.1518 - 2nd Reading - Right of Way Vacation (new Police HQ).
3. Ordinance 4042, RV.24.1519 - 2nd Reading - Right of Way Vacation (new Police HQ).
4. Ordinance 4046, RV.24.1687 - 2nd Reading - Right of Way Vacation (new Police HQ).
5. ** Special Use cases from June 19, 2024, Planning Commission, if a recommendation is made to City Council.

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: