AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, November 19, 2025
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: Meeting minutes from the October 15, 2025, Planning Commission meeting.
Meeting Minutes - October 15, 2025 (DRAFT).pdf

5. PUBLIC COMMENTS

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

6. FINAL ORDER

a) Planning & Community Development:

FINAL ORDER | APPEAL PLN-APL-25-0001:

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING APPEAL NO. PLN-APL-25-0001 Case PLN-APL-25-0001: AN APPEAL OF THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT THE LIVE OUTDOOR MUSIC USES AT 1114 12TH STREET WEST, BRADENTON FLORIDA 34205, ARE CLASSIFIED AS AN OUTDOOR AUDITORIUM, WHICH IS PROHIBITED IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT PER TABLE 4.7 OF THE FORM BASED CODE; FOR PROPERTY LOCATED AT 1114 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4367700004), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Final Order: PLN-APL-25-0001 (DRAFT).pdf

7. AGENDA ITEMS

a) Planning & Community Development: **Resolution 25-101, Case PLN-SUP-25-0018:**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0018 AUTHORIZING A DOCK FOR PROPERTY SEPARATED FROM A BODY OF WATER BY A PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY AT 2435 RIVERVIEW BLVD, BRADENTON, FLORIDA (PARCEL ID NO. 3398610000), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution: 25-101 (DRAFT).pdf
Application.pdf
Staff Report.pdf

b) Planning & Community Development: **Final Order PLN-VAR-25-0005, Case PLN-VAR-25-0005:**
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0005 TO ALLOW FOR AN INCREASE IN THE DIMENSIONAL ALLOWANCE FOR A 55.2 SQUARE FOOT WALL SIGN FOR PROPERTY LOCATED AT 315 41ST STREET WEST, BRADENTON, FLORIDA (PARCEL ID 3660210109), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Final Order: PLN-VAR-25-0005.pdf
Application.pdf
Staff Report.pdf

c) Planning & Community Development: **Final Order PLN-FBA-25-0017, Case PLN-FBA-25-0017:**
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW FOR A MONUMENT SIGN IN EXCESS OF THE CODE ALLOWANCE OF 50 SQUARE FEET, AND TO ALLOW MORE THAN ONE MONUMENT SIGN ON A LOT, FOR PROPERTY LOCATED AT 206 2ND STREET EAST, BRADENTON, FLORIDA (PARCEL ID 3163600103), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.
Final Order: PLN-FBA-25-0017.pdf
Application.pdf
Staff Report.pdf

d) Planning & Community Development: **Resolution 25-102, Case PLN-SUP-25-0020:**
Request for Special Use Permit authorizing a group care facility to be built at 1512 Ballard Park Drive (Parcel ID: 3361900008) in the T4-O Form Based Code zoning district. Application filled by Sarah McLelland (authorized agent).

Resolution: 25-102 (DRAFT).pdf
Application.pdf
Staff Report.pdf

e) Planning & Community Development: **Resolution 25-99, PLN-SUP-25-0021:**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0021 TO OPERATE A DRIVE-THRU RESTAURANT FACILITY IN THE T-5 (URBAN CENTER) ZONING DISTRICT FOR PROPERTY LOCATED AT 604/608 2ND STREET EAST, BRADENTON, FL (PARCELS 3174400006 and 3174500003) BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
Resolution: 25-99 (DRAFT).pdf
Application.pdf
Staff Report.pdf

f) Planning & Community Development: **Final Order PLN-FBA-25-0018, Case PLN-FBA-25-0018:**
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING AN ADJUSTMENT TO ALLOW FOR THE REPLACEMENT OF AN EXISTING BILLBOARD WITH A TWO-SIDED ELECTRONIC BILLBOARD, 400 SQUARE FEET IN SIGN AREA, 35 FEET IN HEIGHT, AND TO PERMIT A SECOND GROUND SIGN TO REMAIN AT PROPERTY LOCATED AT 102 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 3165000005), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.
Final Order: PLN-FBA-25-0018.pdf
Application.pdf
Staff Report.pdf

g) Planning & Community Development:

Ordinance 4065, Case PLN-TXT-25-0002:

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 5.0 ACCESSORY USES, STRUCTURES, AND SIGNAGE, SECTION 5.1.2.7 FENCES AND HEDGES TO MODIFY ALLOWABLE RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMITATIONS ON RETAINING WALLS; AND SECTION 5.2.2.4 FENCES AND HEDGES TO MODIFY ALLOWABLE NON-RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMIATIONS ON RETAINING WALLS; AND AMENDING CHAPTER 10 DEFNIITIONS TO MODIFY THE DEFINITION OF "LOT", "STREET" AND "VISIBILITY TRIANGLE OR VISION TRIANGLE"; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance: 4065.pdf
Staff Report.pdf
Correspondence.pdf

8. DISCUSSION ITEMS

9. DIRECTOR'S REPORT

10. 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.

11. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

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

NON-DISCRIMINATION STATEMENT:

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

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

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

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE:	November 19, 2025
SUBMITTED BY:	Greg DeLong, Planning & Community Development
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MEETING MINUTES**
SUBJECT:	Meeting minutes from the October 15, 2025, Planning Commission meeting.
SUGGESTED ACTION:	Motion to approve the meeting minutes from the October 15, 2025, Planning Commission meeting.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review and approval of the meeting minutes from the October 15, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the meeting minutes from the October 15, 2025, Planning Commission meeting as submitted.

ATTACHMENTS:
Meeting Minutes - October 15, 2025 (DRAFT).pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
October 15, 2025

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, Keith Green-Vice Chair, Michael Neal, Richard Whetstone, Michael Jones, Darin Autrey.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant, Chris Melser-Bradenton Fire Department Fire Marshal, Sgt. Perez-Bradenton Police Department.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the September 17, 2025, Meeting Minutes by Commissioner Green, and seconded by Commissioner Neal.

PUBLIC COMMENT

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

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Case PLN-APL-25-0001:

An Appeal of the City of Bradenton's Planning and Community Development Director's determination that live music at 1114 12th Street West, Bradenton, FL 34205, constitutes an Outdoor Amusement Center or Outdoor Auditorium, both of which are prohibited in the T4-R (General Urban Restricted) zoning district per Table 4.7 of the Form Based Code. Application filed by Cecilia Hernandez (property owner).

Staff: Robin Singer presented the case and showed the location map. She stated that recent neighborhood complaints about noise have brought this to the attention of the Planning and Community Development Department, as well as the Bradenton Police Department. She then explained that the venue has gone beyond restaurant use; it is more similar to outdoor auditorium use or outdoor amusement center, which are not permitted in the T4-R zoning district. She stated that the property owner is appealing the PCD Directors' interpretation, and that this is not a Code Enforcement hearing; this is just what was used to make the determination of use. This information is found in the

Form Based Code Regulations. She went over the Village of the Arts overlay as well as the different zones within the area. Ms. Singer showed maps and photos of the property. Reports from Code Enforcement, the Fire Marshal, and the Bradenton Police Department were provided in the packets. The PCD Directors' determination is that the usage is most similar to Outdoor Auditorium, and also sometimes functions as Outdoor Amusement.
The Board discussed the relevance of the appeal and questioned what the use actually is. Ms. Singer went over the level of noise and the violations.
Sgt. Perez, Bradenton Police Department, went over the calls he has received of complaints at the restaurant. He stated that his upon first encounter with the restaurant, he issued a verbal warning. He then returned and issued a written warning. Upon his third encounter, he cited the restaurant with a violation. Sgt. Perez explained that he went to the location 36 times (since April) for mostly noise complaints, as well as various others. He discussed the frequency of the calls that they receive.
Chris Melser, Fire Marshal, stated that they observed 50 to 60 chairs in the back area of the restaurant (when questioned by Commissioner Autrey); there should be under 50 as the property is listed as a mercantile/restaurant.

Applicant: Cecilia Hernandez (property owner), 3618 1st Avenue West, Bradenton, stated that she is the property owner and co-owner of Cottonmouth. She said that she is appealing the August 5, 2025, determination by the City's Planning and Community Development Director to the related red tag enforcement. Her appeal asks that the determination be overturned, and the red tag be rescinded allowing them to continue hosting live music as a part of their normal restaurant operations while the City works to align zoning and a policy that allows the creative purpose of the Village of the Arts. She described the case and asked that it be overturned.
David Shiplett, 1503 11th Street West, Bradenton, Cottonmouth business owner, explained his years of business experience and events. He stated that the Village of the Arts needs live music and discussed the case.

The Board discussed noise vs. the determination of use.

Public Comment: Chair Bakker opened the Public Hearing.

Those who spoke in favor of the appeal:

Zoe Von Averkamp, 1129 12th Street West. (also submitted article).
Carol A. D'Aste, 1105 12th Street West.
Nellie King, 1207 11th Avenue West.
Gene Tenery, 1115 13th Street West.
Carrie Price, 1122 12th Street West.
Claudia Wizner, 1115 13th Street West.
Dona Musitano, 1010 10th Avenue West.
Preston Whaley, Jr., 1122 12th Street West.

Those who spoke in opposition of the appeal:

Nicole Skaggs, 7216 16th Avenue Drive West.
Mark Thompson, 7211 15th Avenue Drive West.
Matthew S. Farmer, 1001 12th Avenue West.
Bill Webster, 7819 San Juan Avenue.
Katja Kempe, 3618 1st Avenue West. (handout).
Annie Russini, 111 12th Street West.
Kyle Morris, 1001 11th Avenue West.
Will Webster, 1221 12th Street West.
Andrew Schroeder, 1302 13th Avenue West.

Public Hearing was closed.

Applicant: Mr. Shiplett discussed contracts, lawsuits, and shows. He stated that he follows all of the rules.
Ms. Hernandez mentioned a picture of Dave's website that states nothing of a fee. She then went over the appeal and gave her opinion of what it means for Bradenton.

Commissioner Green asked City Attorney Scott Rudacille about adding stipulations to the motion. Mr. Rudacille responded that he would not recommend as this is a determination under the zoning code. He then stated that this issue has been raised with the City Council and that they are planning a workshop in the near future. Any stipulations would need to be part of that process. Commissioner Green gave his commentary and said that this has given him a lot to think about.
Commissioner Neal asked about the overlay and its' allowable uses. Ms. Singer explained the uses as related to Cottonmouth.
Commissioner Autrey stated that the task today is to determine if the Director made the classification correctly and it has nothing to do with the noise. He discussed the scope of the use.
Chair Bakker stated that this has been a difficult situation, as he relates personally to many of the people in the audience. He is trying to make the best decision, and he went over all of the areas that were discussed.

Motion: Commissioner Neal motioned to approve the appeal which reverses the administrative decision of the Planning and Community Development Director. Commissioner Green seconded. 4 voted yes and 2 voted no.

Motion to continue Ordinance 4064, Case PLN-TXT-25-0002 to the next meeting.
Commissioner Neal motioned to continue the ordinance to the November 19th meeting. Commissioner Green seconded. Motion passed unanimously.

DISCUSSION ITEMS:
Approval of the 2026 Planning Commission meeting calendar, with a change to November 2026.
Commissioner Neal motioned to approve the Planning Commission calendar for 2026, with a change to November 4, 2026. Commissioner Green seconded. Motion passed unanimously.

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DIRECTOR'S REPORT:
Ms. Singer stated that there will be discussion on entertainment venues in the near future with City Council which may also include Village of the Arts.
Mr. DeLong stated that next month's agenda will be very long.

Adjournment: The meeting adjourned at 4:20 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. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **FINAL ORDER**

SUBJECT:

FINAL ORDER | APPEAL PLN-APL-25-0001:

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING APPEAL NO. PLN-APL-25-0001 Case PLN-APL-25-0001: AN APPEAL OF THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT THE LIVE OUTDOOR MUSIC USES AT 1114 12TH STREET WEST, BRADENTON FLORIDA 34205, ARE CLASSIFIED AS AN OUTDOOR AUDITORIUM, WHICH IS PROHIBITED IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT PER TABLE 4.7 OF THE FORM BASED CODE; FOR PROPERTY LOCATED AT 1114 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4367700004), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Review and approval of Final Order PLN-APL-25-0001.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
On October 15, 2025, the City of Bradenton Planning Commission heard an Appeal case that was filed by the property owner of 1114 12th Street West. The Appeal was based on a determination by the Planning & Community Development

Director's that the Live Outdoor Music uses at 1114 12th Street West, Bradenton, Florida 34205, are classified as an Outdoor Auditorium, which is prohibited in the T4-R (General Urban Restricted) zoning district, per Table 4.7 of the Form Based Code.

The Planning Commission voted to overturn the Planning & Community Development Director's determination by a vote of 4 to 2.

FINANCIAL IMPACT:
N/A

SUGGESTED MOTION:
Review and approval of Final Order PLN-APL-25-0001.

ATTACHMENTS:
Final Order: PLN-APL-25-0001 (DRAFT).pdf

FINAL ORDER
APPEAL PLN-APL-25-0001

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING APPEAL NO. PLN-APL-25-0001 Case PLN-APL-25-0001: AN APPEAL OF THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT THE LIVE OUTDOOR MUSIC USES AT 1114 12TH STREET WEST, BRADENTON FLORIDA 34205, ARE CLASSIFIED AS AN OUTDOOR AUDITORIUM, WHICH IS PROHIBITED IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT PER TABLE 4.7 OF THE FORM BASED CODE; FOR PROPERTY LOCATED AT 1114 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4367700004), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cecilia Hernandez ("Property Owner" or "Applicant") owns the property located at 1114 12th Street West, Bradenton, Florida (Parcel ID 4367700004), more particularly described in Exhibit "A" (the "Property"); and

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

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as T4-R (General Urban Restricted); and

WHEREAS, the City of Bradenton Form Based Code, Article 12 defines Outdoor Auditorium as "a place of open-air (outdoor) assembly, consisting of a central space or stage for performance open to the sky or partially covered or enclosed"; and

WHEREAS, the City of Bradenton Form Based Code provides for the permitted, special use and not allowed uses in Table 4.7 and lists Outdoor Auditorium as a use that is not allowed in the T4-R zoning district; and

WHEREAS, the Property contains a restaurant use and also hosts live outdoor music events; and

WHEREAS, on August 5, 2025 the Planning and Community Development Director issued a written interpretation finding that the live music venue on the Property should be classified as an Outdoor Auditorium; and

DRAFT

WHEREAS, the Property Owner submitted an application to appeal the PCD Director's classification of the live music uses on the Property; and

WHEREAS, the Planning Commission held a noticed public hearing on October 15, 2025, at which the Planning 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 has requested an appeal an administrative decision of the Planning and Community Development Director's determination that the live music on the subject property constitutes an Outdoor Auditorium, which is prohibited in the T4-R zoning district in the Form Based Code.

c. Pursuant to Section 1.8.c, Appeal of the Decision of the Planning and Community Development Director, the Planning Commission is authorized to hear and decide appeal filed by an aggrieved person in which it is alleged that there is an error in any interpretation of a regulations applicable to properties within the Form Based code Zone Districts made by the PCD Director.

d. The applicant testified that meals are served at all times during live music events.

e. The applicant testified that patrons are not charged a separate admission, entry fee or ticket for live music events.

f. The applicant has been informed that the use is subject to applicable development and use standards, including noise limitations, building, fire

and life safety code requirements and the requirement for a change of use permit.

Section 2. Order. Based upon the foregoing, the appeal is hereby approved and the Planning and Community Development Director's determination that the outdoor live music on the subject property constitutes an Outdoor Auditorium, which is prohibited in the T4-R zoning district in the Form Based Code is reversed for the Property. It is the determination of the Planning Commission that the outdoor live music activities as described during the hearing should be classified as an accessory use to the restaurant, which is permitted in the Village of the Arts Overlay District.

Section 3. 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 appeal which shall remain in full force and effect.

Section 4. Effective Date. This Order shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 19th DAY OF NOVEMBER 2025.

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

ATTEST:

Lori Brunner
CLERK

Benjamin Bakker
CHAIR

DRAFT

EXHIBIT "A"

Legal Description:

LOT 5 BLK 2 EMMA HARRIS SUB PI#43677.0000/4

DRAFT

AGENDA ITEM NO. 7.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Resolution 25-101, Case PLN-SUP-25-0018:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0018 AUTHORIZING A DOCK FOR PROPERTY SEPARATED FROM A BODY OF WATER BY A PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY AT 2435 RIVERVIEW BLVD, BRADENTON, FLORIDA (PARCEL ID NO. 3398610000), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-101.

If the action is to recommend approval, staff recommends the following stipulations be applied to the approval:

1. The dock shall be kept in good working order and condition, to not degrade from the value of nearby properties. Dock design, including amenities, shall meet the requirements of the City of Bradenton Code of Ordinances.
2. Lighting must be according to FDEP requirements.
3. Any extension of utilities, staging of equipment and material, or access in or across the public right-of-way shall require appropriate City ROW permitting.
4. All other applicable state or federal permits be obtained before commencement of the

development. Any conditions associated with the required FDEP permit will be met at time of construction.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted for a Special Use Permit application to authorize the construction of a dock.

City Land Use Regulations (LUR) 3.3.3.1 specify that properties separated by a public right of way are required to get a special use permit to be able to construct a dock for their personal use.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Resolution 25-101, with the stipulations recommended by staff.

ATTACHMENTS:
Resolution: 25-101 (DRAFT).pdf
Application.pdf
Staff Report.pdf

Resolution 25-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0018 AUTHORIZING A DOCK FOR PROPERTY SEPARATED FROM A BODY OF WATER BY A PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY AT 2435 RIVERVIEW BLVD, BRADENTON, FLORIDA (PARCEL ID NO. 3398610000), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Walter E. Moscoso, as Trustee of the Walter E. Moscoso Trust dated August 18, 2025, and Kimbery S. Choate, as Trustee of the Kimberly S. Choate Trust dated August 18, 2025 (collectively, the "Property Owners"), own the property located at 2435 Riverview Boulevard, Bradenton, Florida (Parcel ID No. 3398610000), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the property as Low Density Residential; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Single Family (R-1) zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations identifies dock/piers as a permitted use in the R-1 zoning district; and

WHEREAS, a residential dock for property separated from a body of water by a public right-of-way or public property requires a special use permit; and

WHEREAS, the Property Owners, through their agent, Jesus Ayvar, submitted an application for a Special Use Permit to construct a private, residential dock on property separated from a body of water by a public right-of-way or public property, as generally depicted on the Site Plan attached hereto as Exhibit "B"; and

WHEREAS, the Planning Commission held a noticed public hearing on November 19, 2025, at which the Commission received testimony and evidence from the Property Owners and City Planning staff and members of the public in attendance.; and

WHEREAS, the City Council held a noticed public hearing on December 10, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

DRAFT

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 construct a private, residential dock on property separated from a body of water by a public-right-of-way or public property, as generally depicted on the 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.

The proposed use meets the requirements of Section 3.3.3.1 of the Land Use Regulations, as described below:

a. The dock will not be attached to the seawall. *See Section 3.3.3.1 (a)*.
b. The dock exceeds the 10-foot minimum setback requirement. *See Section 3.3.3.1 (b)*.
c. The Property Owners will execute a grant of easement with the City of Bradenton for use of the waterfront property and construction of the dock. The Property Owners will furnish a copy of the grant of easement with the dock permit application. *See Section 3.3.3.1 (c)*.
d. The dock will be similar in design to surrounding docks, which are used for private, recreational boating and water access. *See Section 3.3.3.1 (d)*.
e. FDEP self-certification, approval, or exemption will be provided prior to the commencement of construction of the dock. *See Section 3.3.3.1 (e)*.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to construct a private, residential dock up to a maximum of 180 linear feet, as generally depicted on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

1. The dock shall be kept in good working order and condition, to not degrade from the value of nearby properties. Dock design, including

amenities, shall meet the requirements of the City of Bradenton Code of Ordinances.
2. Lighting must be according to FDEP requirements.
3. Any extension of utilities, staging of equipment and material, or access in or across the public right-of-way shall require appropriate City ROW permitting.
4. All other applicable state or federal permits be obtained before commencement of the development. Any conditions associated with the required FDEP permit will be met at time of construction.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the Property Owners to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Property Owners fail to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The Property Owners must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Special Use Permit which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Special Use Permit shall be upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 10TH DAY OF DECEMBER 2025.

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

ATTEST:

DRAFT

_____	_____
Tamara Melton CITY CLERK APPROVED AS TO FORM:	Gene Brown MAYOR

_____
Scott Rudacille
CITY ATTORNEY

DRAFT

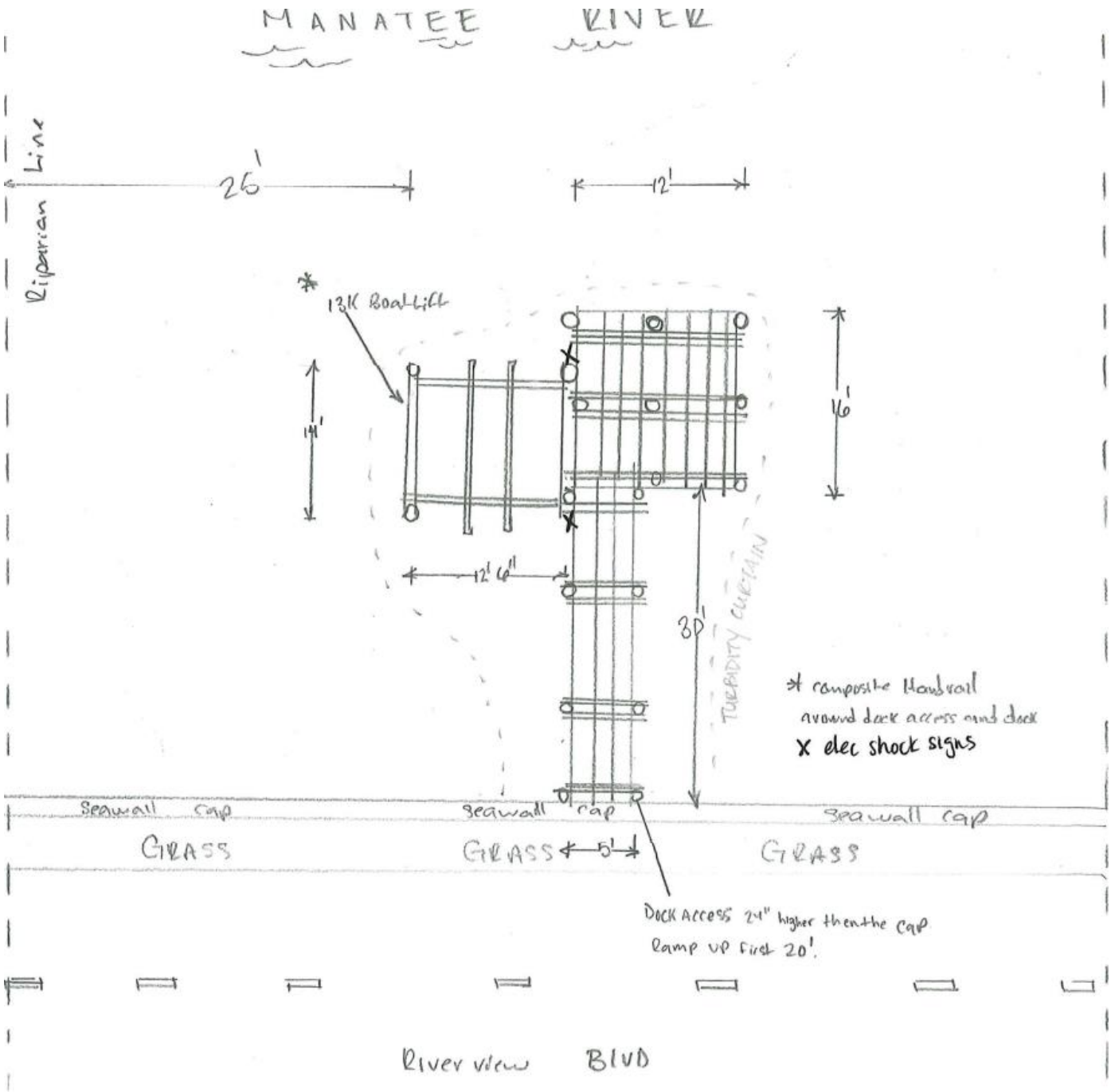
EXHIBIT A

Legal Description

LOT 11 AND THE W 1/2 OF LOT 12, OF THE REVISED PLAT OF RIVERWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

DRAFT

EXHIBIT B


MANATEE RIVER
Riparian Line
25'
12'
13K Boatlift
14'
16'
12' 6"
30'
TURBIDITY CURTAIN
* composite Handrail around dock access and dock
X elec shock signs
Seawall cap
Seawall cap
Seawall cap
GRASS
GRASS
5'
GRASS
Dock Access 24" higher then the cap
Ramp up first 20'.
River view BLVD

PLN-SUP-25-0018

Menu Reports Help

File Date: 10/02/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Construct a 5' x 30' access dock out to a 12' x 16' terminal dock including (24) new pilings. Raise dock height 5' above MHWL to the deck. Composite handrail around dock access & terminal. In with (4) new lift pilings.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Kim Choate - Agent Aut...	PLANNING	Other	Agent Authorization...	application/pdf	Uploaded	10/02/2
Kim Choate - Findings ...	PLANNING	Signed Findings...	Findings of Fact	application/pdf	Uploaded	10/02/2
Kim Choate - Site Plan...	PLANNING	Other	Contractor site plan	application/pdf	Uploaded	10/02/2
s32IHL_958273_survey_r...	PLANNING	Other	Property survey (no...	application/pdf	Uploaded	10/02/2

Show all

Address: 2435 RIVERVIEW Blvd, BRADENTON, FL 34205

Owner Name: CHOATE, KIMBERLY S

Owner Address: 2435 RIVERVIEW BLVD, BRADENTON, FL 34205 433

Parcel No: 3398610000

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Jesus Ayvar	MARINER DOCK & ...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

SPECIAL USE

Type	Other
3.3.3 Dock	_

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

bradenton
The Friendly City

Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 2435 Riverview Blvd Bradenton 34205

I, Walter Moscoso & Kimberly Choate the registered property owner(s) of the above noted property, do hereby authorize

Jesus Ayvar — Mariner Dock & Seawall
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.

AGENT AUTHORIZATION — REQUIRED

Walter Moscoso — Kimberly Choate
Signature of Owner(s) — Owner(s) Address (if different than property above)

Jesus Ayvar — 4802 Lena Rd., Unit 105 Bradenton, FL 34211
Signature of Agent — Agent Address and Phone (941) 751-3625

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or. online notarization, this 16th day of SEPTEMBER, produced _____ _____ respectively, as identification and ~~who did~~ (did not) take an oath:

NOTARY — REQUIRED

Signature

ERIN SANCHEZ, Notary Public
Print Name

Notary Public State of Florida
Erin N Sanchez
My Commission HH 360209
Expires 2/8/2027

State of Florida
My Commission Expires: 2/8/2027

TO WHOM IT MAY CONCERN

Our dock is located at 2435 Riverview Blvd. It was constructed sometime in the early 1990s. There are records of a permit in 1993 for damage repair due to a storm, and again in 2020, a permit with Castle Construction of Southwest Florida for damage due to a storm. Unfortunately, there are no records of the original contractor, the city and the owner have not been retained or otherwise unavailable. The hurricanes last year destroyed the dock. We hereby request a Special Permit to build a new dock. Below are our Findings of Fact

1. Ingress and egress are unaffected, and emergency access is not compromised.
2. The dock is for personal use only and will not generate smoke, noise, glare, dust, vibration, fumes, or pollution to other properties
3. There will be minimal waste produced; only fish cleaning will be done on the dock
4. We would like to install electricity and water at the dock
5. We will have a chain gate and a No Trespassing sign
6. No sign, lights, or traffic issues presented. A restored dock will add aesthetics and maintain consistency with the surrounding properties
7. The dock will increase the economic value of the surrounding
8. The dock is adequate for our use
9. We will be compatible and appropriate with the other docks located on Riverview Blvd
10. No environmental quality degradation will exist
11. The city has allowed restoration to our neighbors' docks, and our efforts will be consistent with the comprehensive plan as well.

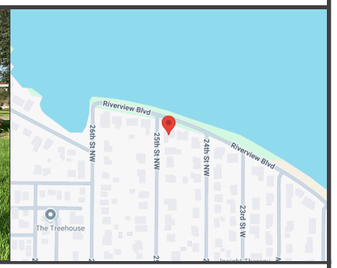
Respectfully Submitted,

Walter Moscoso and Kimberly Choate

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882





PROPERTY ADDRESS:
2435 RIVERVIEW BOULEVARD, BRADENTON, FLORIDA 34209

SURVEY NUMBER: FL2506.0520

DATE SIGNED: 06/13/25 | **FIELD WORK DATE:** 6/12/2025

REVISION DATE(S):
(REV.0 6/13/2025)

POINTS OF INTEREST
1. RESIDENCE OVER 20' SETBACK LINE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

C. BOYD ALLEN
CERTIFICATE No 3932
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

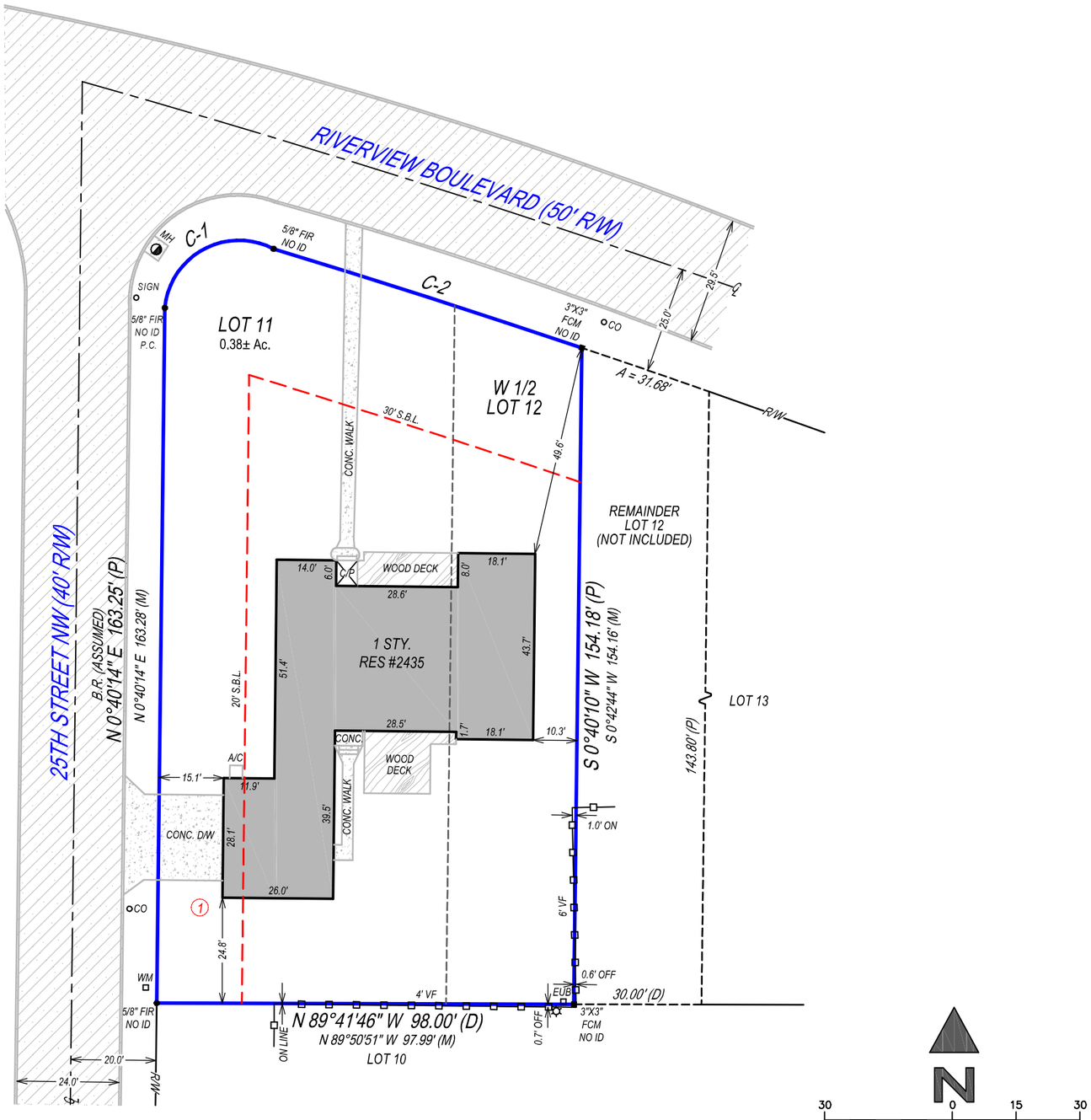
C. BOYD ALLEN
State of Florida Professional Surveyor and Mapper
License Number 3932
Exacta Land Surveyors, LLC | LB# 8291

EXACTA
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

2506.0520
BOUNDARY SURVEY
MANATEE COUNTY



C-1
R= 17.50'(P&M)
L= 34.19'(C) 34.32'(M)
Δ= 111°55'31"(C) 112°21'27"(M)
N 60°17'13" E 29.00'(C)
N 61°30'36" E 29.08'(M)

C-2
R= 2656.82'(C&M)
L= 76.55'(C) 76.08'(M)
Δ= 1°39'03"(C) 1°38'27"(M)
S 71°45'08" E 76.55'(C)
S 72°12'17" E 76.08'(M)

SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT; NOT VERIFIED.
NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PROPERTY ADDRESS:
2435 RIVERVIEW BOULEVARD, BRADENTON, FLORIDA 34209

SURVEY NUMBER: FL2506.0520

CERTIFIED TO:
WALTER MOSCOSO, KIMBERLY CHOATE; LOREN M. PAUL PA; ATTORNEYS TITLE, OLD REPUBLIC; FIFTH THIRD BANK, NATIONAL ASSOCIATION

DATE SIGNED: 06/13/25

BUYER: WALTER MOSCOSO, KIMBERLY CHOATE

LENDER: FIFTH THIRD BANK, NATIONAL ASSOCIATION

TITLE COMPANY: LOREN M. PAUL PA

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:** MOSCOSO

LEGAL DESCRIPTION:
LOT 11 AND THE W 1/2 OF LOT 12, REVISED PLAT OF RIVERWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, VE (WITH A BASE FLOOD ELEVATION OF 9, 10). THIS PROPERTY WAS FOUND IN CITY OF BRADENTON, COMMUNITY NUMBER 120155, PANEL NUMBER 0164 & 0302 DATED 08/10/21.

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI’s) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI’s may not represent all items of interest to the viewer. There may be additional POI’s which are not shown or called-out as POI’s, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

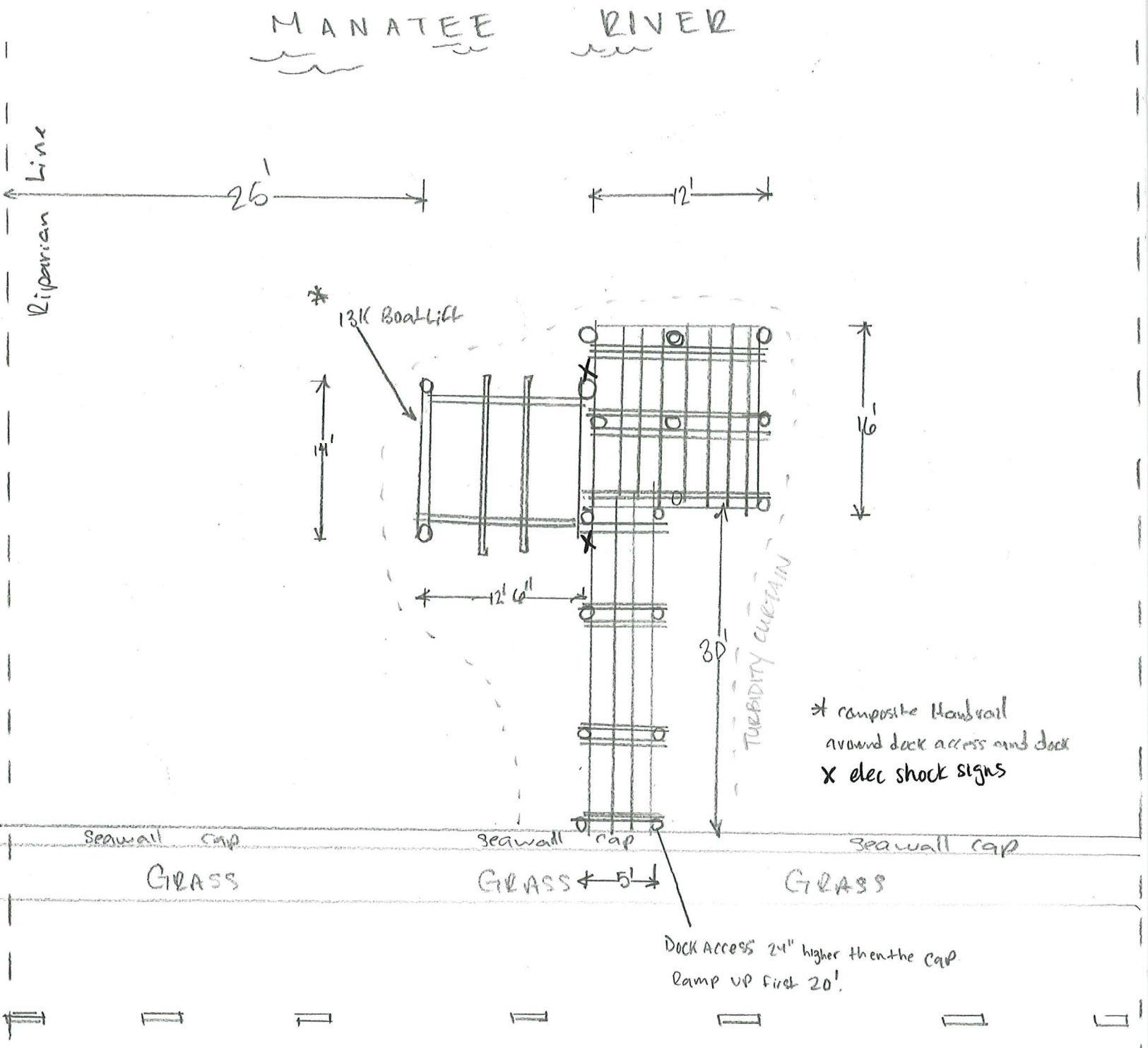
JOB SPECIFIC SURVEYOR NOTES:
THE ASSUMED BEARING REFERENCE OF N00°40'14"E IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET NW WITHIN REVISED PLAT OF RIVERWAY, AS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

SITE PLAN

2435 Riverview Blvd
Bradenton, Fl 34205
Choate



City of Bradenton
Planning and Community Development Department
Planning Council Public Hearing
November 12, 2025

Staff Report

Case Number: PLN-25-0018; RES 25-101
Applicant: Jesus Ayvar, Mariner Dock & Seawall, agent for Kimberly Choate, owner
Address: 2435 Riverview Boulevard, Bradenton, FL 34205
Parcel ID: 3398610000
Zoning/Future Land Use: R-1/RESLOW
Flood Zone: VE/AE

Surrounding Property:
Zoning:
North: Manatee River
South, East, and West: R-1 (Single Family)

Future Land Use:
North: Manatee River
South, East, and West: RESLOW

Summary of Request and Staff Recommendation

The applicant is requesting a special use permit to construct a new private dock that extends into Manatee River across public Right of Way (Riverview Boulevard) from their property.

The original dock was damaged by hurricanes and the applicant is requesting to construct a 5-foot by 30-foot access dock out to a 12-foot by 16-foot terminal dock with new pilings.

A Special Use Permit is required because there was no record of a previous special use approval. The original dock was significantly damaged and, without a Special Use Permit, would be nonconforming today.

A special use permit is required for owners of waterfront property without riparian rights seeking a dock on public waterfront provided there is no private property intervening between the proposed dock location and the applicant's property.

All other dimensions of the dock meet requirements of Land Use Regulations.

GENERAL STANDARDS:

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.

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.

REVIEW CRITERIA:

3.3.3.1 *General standards.* Properties which are separated from a water body by a public right-of-way or public property must obtain a special use prior to installation of any dock, pier, or other appurtenance. Approval of any such dock, pier, or other appurtenance is subject to the following conditions:

a. The dock, pier or appurtenances shall not be attached to any seawall or other structure located in the public right-of-way.

Staff Response: The dock will not be attached to the seawall.

b. Setbacks as specified by the Department of Environmental Protection must be complied with in the dock design, a minimum of ten feet.

Staff Response: The dock exceeds the 10 foot minimum setback requirement.

c. The property owner will sign a grant of easement with the City of Bradenton for usable of the waterfront property and construction of the dock pier or appurtenance. The easement specifies that the City of Bradenton deems the removal of the dock necessary, it will be removed at the property owner's expense.

Staff Response: The applicant will furnish said agreement with the dock permit application.

d. The dock, pier, or appurtenance will be compatible and appropriate with adjacent properties or other properties within the district.

Staff Response: The dock is similar in design to surrounding docks, which are used for private recreational boating and water access.

e. The dock, pier, or appurtenance must be approved by the Department of Environmental Protection prior to issuance of a building permit.

Staff Response: FDEP self-certification, approval or exemption will be provided prior to the commencement of construction. According to Florida Statutes. FS 166.033 (5) prohibits a municipality from requiring as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit. (6) states that a municipality shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

If approved, staff recommends the following stipulations, as amended by Planning Commission:

1. The dock shall be kept in good working order and condition, to not degrade from the value of nearby properties. Dock design, including amenities, shall meet the requirements of all City of Bradenton ordinances.

2. Lighting must be according to FDEP requirements.

3. All other applicable state or federal permits be obtained before commencement of the development. Any conditions associated with the required FDEP permit will be met at time of construction.

4. Any extension of utilities, staging of equipment and material, or access in or across the public right of way, shall require appropriate City of Bradenton Right of Way permits.

Respectfully submitted,

Brandon Wink

Brandon Wink, City Planner
Planning & Community Development

ATTACHMENTS:
Exhibit 1: Location Map
Exhibit 2: Future Land Use Map
Exhibit 3: Zoning Map
Exhibit 4: Special Use Site Plan

EXHIBIT 1: LOCATION MAP

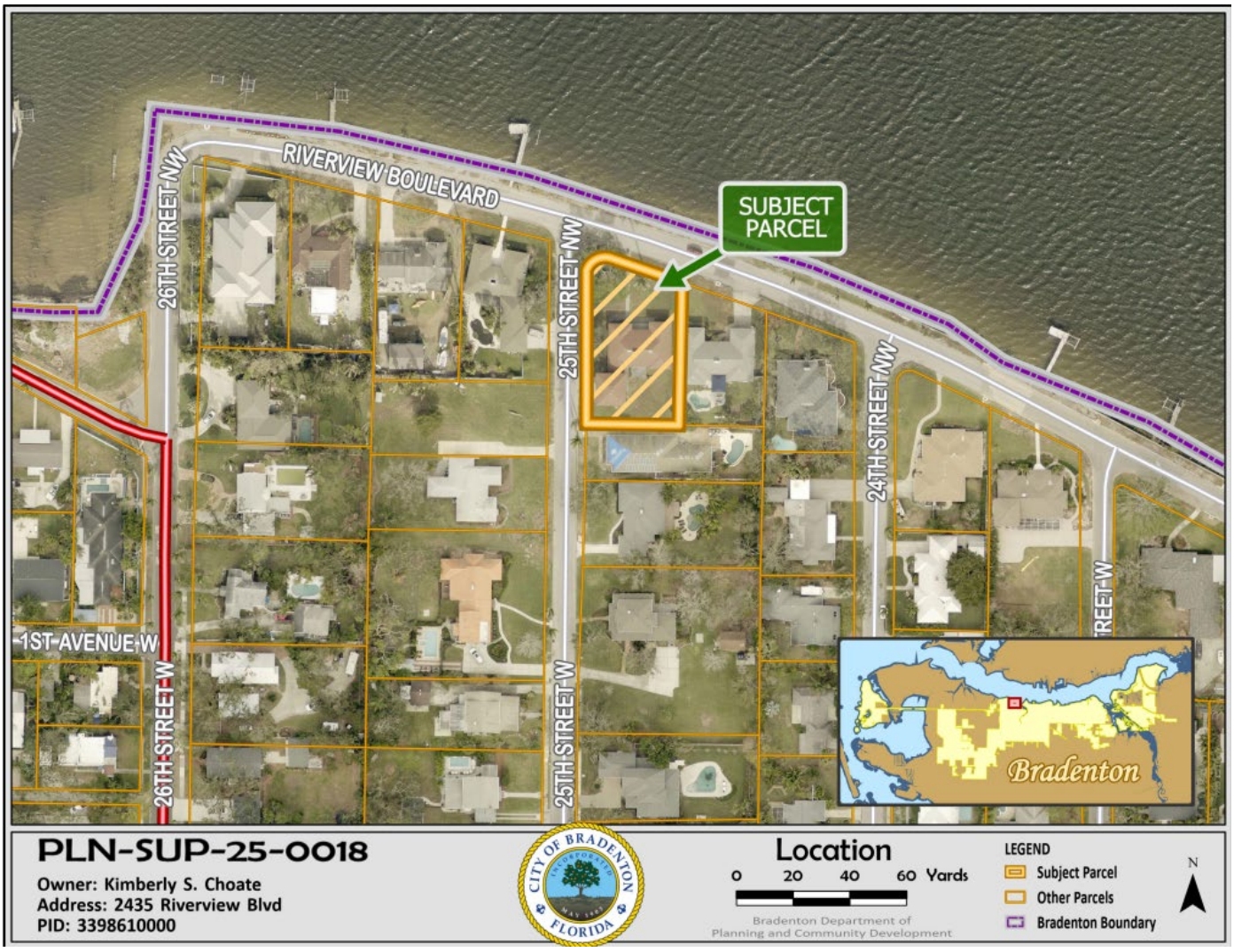


EXHIBIT 2: FUTURE LAND USE MAP



EXHIBIT 3: ZONING MAP

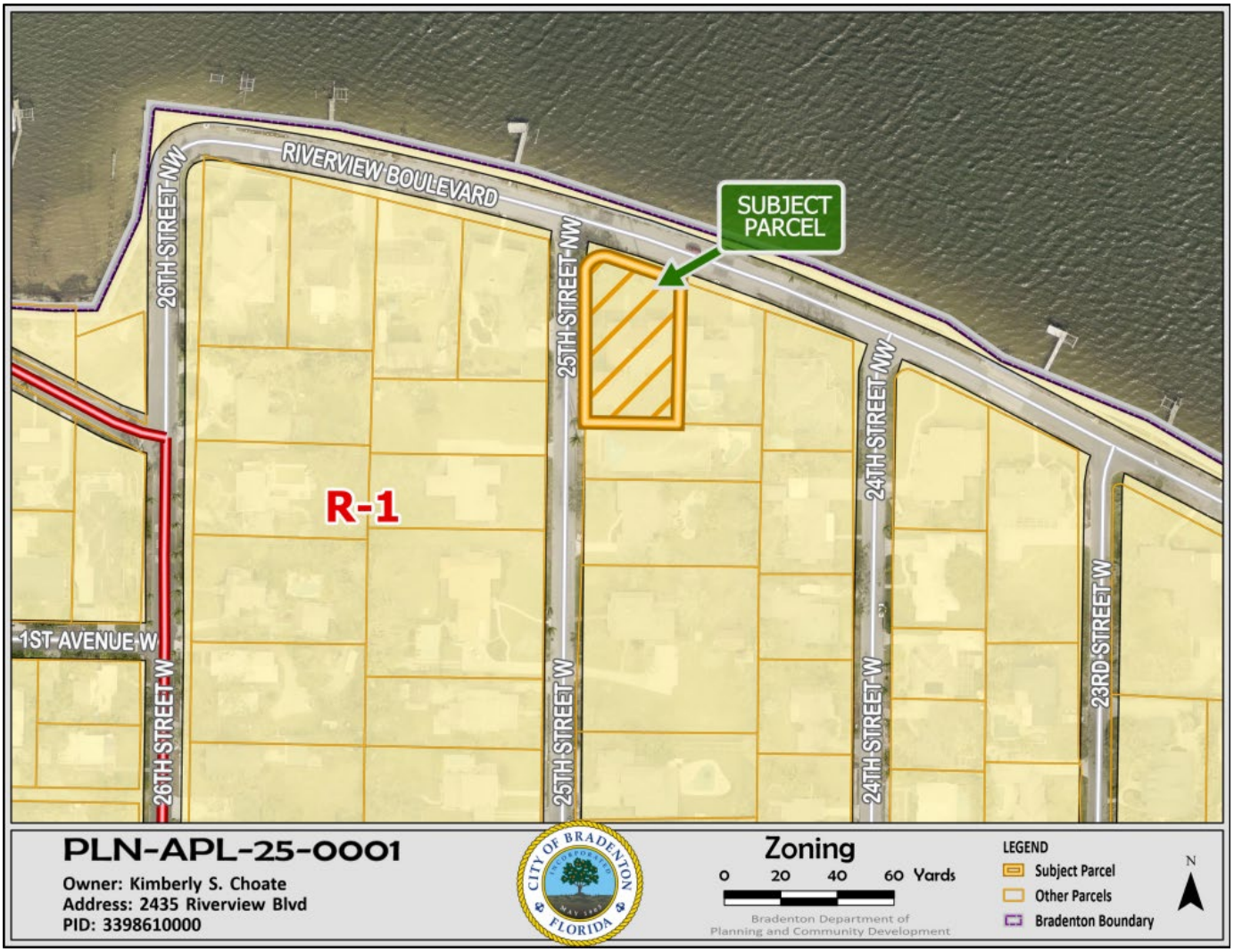
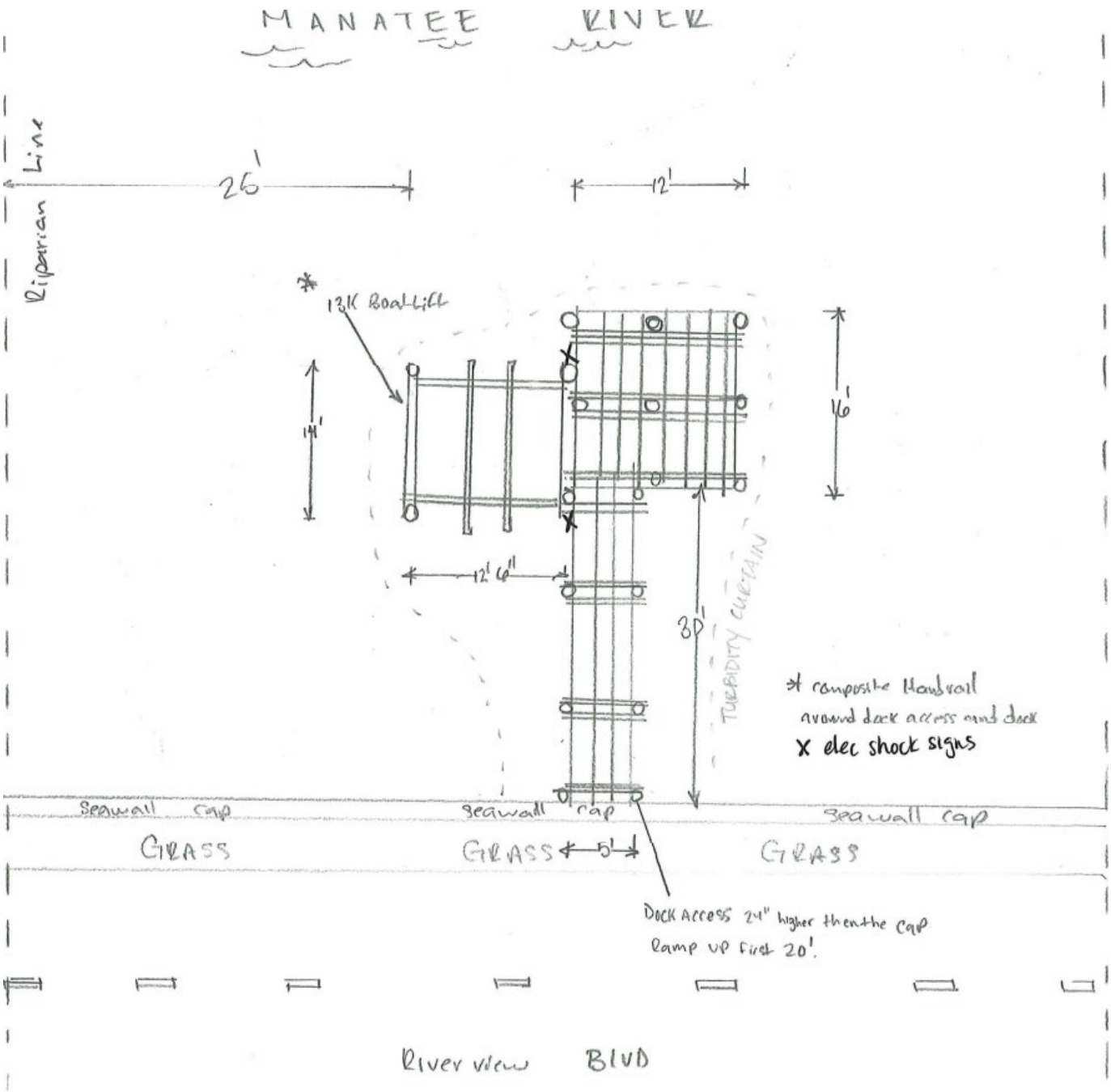


EXHIBIT 4: SPECIAL USE SITE PLAN



AGENDA ITEM NO. 7.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Final Order PLN-VAR-25-0005, Case PLN-VAR-25-0005:**
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0005 TO ALLOW FOR AN INCREASE IN THE DIMENSIONAL ALLOWANCE FOR A 55.2 SQUARE FOOT WALL SIGN FOR PROPERTY LOCATED AT 315 41ST STREET WEST, BRADENTON, FLORIDA (PARCEL ID 3660210109), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-25-0005.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is proposing to install a new 55.2-sq. ft. wall identification sign on the west façade of Hoagland Arena, which is located on the northwest corner of the Saint Stephen's campus at 315 41st Street West.

The city's Land Use Regulations (LUR) does not have signage regulations for non-residential uses in a residentially zoned district.

Under Section 2.2.8 of the LUR, variances may only be requested if they are dimensional in nature. With the regulations being silent on signage for non-residential uses in residential districts, the Planning & Community Development Director decided that the applicant can request a dimensional variance with the base dimension being "zero".

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-VAR-25-0005.

ATTACHMENTS:
Final Order: PLN-VAR-25-0005.pdf
Application.pdf
Staff Report.pdf

FINAL ORDER
VARIANCE NO. PLN-VAR-25-0005

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0005 TO ALLOW FOR AN INCREASE IN THE DIMENSIONAL ALLOWANCE FOR A 55.2 SQUARE FOOT WALL SIGN FOR PROPERTY LOCATED AT 315 41ST STREET WEST, BRADENTON, FLORIDA (PARCEL ID 3660210109), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Episcopal Day Private School of Manatee Co., Inc. ("Property Owner") own the property located at 315 41st Street West 3901, Bradenton, Florida 34209 (Parcel ID 3660210109), more particularly described in Exhibit "A" (the "Property"), and Florida Sign Company, the authorized agent of the Property Owner ("Applicant"), submitted an application for a variance to increase the dimensional allowance from zero (0) to 55.2 square feet for a wall sign;

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as PS (Public/Private Schools); 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 5.5 does not address signage for non-residential uses in residentially zoned districts; and

WHEREAS, the Planning Commission held a noticed public hearing on November 19, 2025, at which the Planning 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 an increased dimensional allowance of 55.2 square feet for a wall sign.

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

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

Section 2. Order. Based upon the foregoing, a variance is hereby approved for the Property to allow for the increased dimensional allowance of 55.2 square feet for a wall sign as shown on the Site Plan attached hereto as Exhibit "B" and shown on the Sign Elevation attached hereto as Exhibit "C".

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 NOVEMBER 2025.

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

ATTEST:

Lori Brunner CLERK	Benjamin Bakker CHAIR

EXHIBIT "A"

BEG AT NE COR OF PARCEL RECORDED IN ORB 777 P 330 & RUN TH N 89 DEG 08 MIN 51 SEC W, ALG N LN OF SD PARCEL, A DIST OF 325.36 FT; TH S 00 DEG 05 MIN 57 SEC W, ALG W LN OF SD PARCEL, A DIST OF 76.63 FT; TH N 89 DEG 11 MIN 32 SEC W, A DIST OF 305.97 FT; TH S 01 DEG 22 MIN 33 SEC W, ALG THE W LN OF SW1/4 OF NE1/4 OF SE1/4, A DIST OF 272.34 FT; TH N 89 DEG 12 MIN 27 SEC W, ALG N LN & ELY EXT OF PARCEL RECORDED IN ORB 266 P 150, A DIST OF 728.53 FT TO E R/W LN OF 41ST ST W AT SW COR OF PARCEL IN ORB 226 P 209; TH N 00 DEG 28 MIN 39 SEC, ALG SD E R/W LN & NLY EXT THEREOF, A DIST OF 844.58 FT TO THE N LN OF NW1/4 OF SE1/4 OF SEC 28; TH S 89 DEG 04 MIN 43 SEC E, ALG SD N LN, A DIST OF 389.50 FT TO THE E SIDE OF MCLEWIS BAYOU (ALSO KNOWN AS YACHT BASIN); TH S 00 DEG 14 MIN 22 SEC W, ALG SD BAYOU, A DIST OF 23.01 FT; TH S 88 DEG 51 MIN 24 SEC E, ALG S R/W LN OF 1ST AVE W, A DIST OF 972.03 FT; TH S 00 DEG 12 MIN 59 SEC W, ALG W R/W LN OF 37TH ST W, A DIST OF 466.24 FT TO THE POB, CONTAINING 21.30 FT, M/L, AS DESC IN SURVEY OF ZOLLER, NAJJAR & LARSON INC OF THE EPISCOPAL DAY SCHOOL.; LESS RD R/W DESC AS FOL: BEG AT TEH SW COR OF LANDS DESC & REC IN (226/209); TH N 00 DEG 28 MIN 39 SEC E, ALG THE ELY R/W OF 41ST ST W, A DIST OF 844.58 FT TO THE S R/W OF FIRST AVE W; TH S 89 DEG 04 MIN 43 SEC E, ALNG SD S R/W, A DIST OF 137.14 FT; TH S 00D EG 55 MIN 17 SEC W, A DIST OF 23.45 FT; TH N 86 DEG 48 MIN 09 SEC W, A DIST OF 130.10 FT; TH S 00 DEG 28 MIN 39 SEC W, PAR WITH THE AFORESAID R/W AND 7 FT ELY THERFROM, A DIST OF 826.28 FT TO THE INT WITH THE NLY LN OF LANDS DESC & REC IN (226/150); TH N 89 DEG 12 MIN 27 SEC W, A DIST OF 7 FT TO THE POB, CONT 6473 SF (1482/7686); ALSO LESS THAT PART OF THE ABOVE DESC PARCEL LYING WITHIN THE PARCEL ANNEXED INTO THE CITY OF BRADENTON BY ORD # 2624 DTD 5/10/00 REC IN O.R. 1634 PG 7313 DESC AS FOLLOWS: BEG AT THE NW COR OF THE CHRIST EPISCOPAL CHURCH OF BRADENTON, FL PROPERTIES AS DESC IN DEED REC IN D.B. 329 PG 45 PRMCF SD POINT ALSO BEING ON THE E R/W/L OF 41ST ST W; TH N 0 DEG 28 MIN 39 SEC E ALG SD E R/W/L OF SD 41ST ST W A DIST OF 657.48 FT; TH S 89 DEG 31 MIN 21 SEC E A DIST OF 240.19 FT; TH S 00 DEG 29 MIN 37 SEC W A DIST OF 421.66 FT; TH S 89 DEG 31 MIN 21 SEC E A DIST OF 188.45 FT; TH S 43 DEG 51 MIN 38 SEC E A DIST OF 264.01 FT; TH S 89 DEG 12 MIN 27 SEC E A DIST OF 115.49 FT; TO A POINT ON THE E LN OF THE NW1/4 OF THE SE1/4 OF SEC 28 TWN 34S RNG 17E; TH S 00 DEG 31 MIN 50 SEC W ALG SD E LN A DIST OF 141.46 FT; TH S 89 DEG 18 MIN 45 SEC E A DIST OF 80 FT; TH S 00 DEG 27 MIN 41 SEC W A DIST OF 290.12 FT TO THE N R/W/L OF MANATEE AVE W (S.R. 64); TH N 89 DEG 13 MIN 36 SEC W ALG SD N R/W/L A DIST OF 289.01 FT TO THE SE COR OF THAT 15 FT BY 38 FT PARCEL DEEDED TO THE STATE OF FLORIDA BY DEED REC IN D.B. 380 PG 47 PRMCF; TH ALG SD PARCEL THE FOLLOWING

(3) THREE COURSES: 1) N 00 DEG 46 MIN 24 SEC E A DIST OF 15 FT; 2) N 89 DEG 13 MIN 36 SEC W A DIST OF 38 FT; 3) S 00 DEG 46 MIN 24 SEC W; A DIST OF 15 FT TO SD N R/W/L; TH N 89 DEG 13 MIN 36 SEC W ALG SD N R/W/L A DIST OF 218.69 FT TO THE E LN OF SD CHRIST EPISCOPAL CHURCH PROPERTIES; TH N 00 DEG 29 MIN 54 SEC E A DIST OF 381.34 FT TO THE NE COR OF SD CHRIST EPISCOPAL CHURCH PROPERTIES; TH N 89 DEG 13 MIN 36 SEC W ALG THE N LN THEREOF A DIST OF 262.92 FT TO THE POB; TOGETHER WITH: THAT PART OF THE FOLLOWING DESC PARCEL: BEG AT NE COR OF PARCEL RECORDED IN ORB 777 P 330 & RUN TH N 89 DEG 08 MIN 51 SEC W, ALG N LN OF SD PARCEL, A DIST OF 325.36 FT; TH S 00 DEG 05 MIN 57 SEC W, ALG W LN OF SD PARCEL, A DIST OF 76.63 FT; TH N 89 DEG 11 MIN 32 SEC W, A DIST OF 305.97 FT; TH S 01 DEG 22 MIN 33 SEC W, ALG THE W LN OF SW1/4 OF NE1/4 OF SE1/4, A DIST OF 272.34 FT; TH N 89 DEG 12 MIN 27 SEC W, ALG N LN & ELY EXT OF PARCEL RECORDED IN ORB 266 P 150, A DIST OF 728.53 FT TO E R/W LN OF 41ST ST W AT SW COR OF PARCEL IN ORB 226 P 209; TH N 00 DEG 28 MIN 39 SEC, ALG SD E R/W LN & NLY EXT THEREOF, A DIST OF 844.58 FT TO THE N LN OF NW1/4 OF SE1/4 OF SEC 28; TH S 89 DEG 04 MIN 43 SEC E, ALG SD N LN, A DIST OF 389.50 FT TO THE E SIDE OF MCLEWIS BAYOU (ALSO KNOWN AS YACHT BASIN); TH S 00 DEG 14 MIN 22 SEC W, ALG SD BAYOU, A DIST OF 23.01 FT; TH S 88 DEG 51 MIN 24 SEC E, ALG S R/W LN OF 1ST AVE W, A DIST OF 972.03 FT; TH S 00 DEG 12 MIN 59 SEC W, ALG W R/W LN OF 37TH ST W, A DIST OF 466.24 FT TO THE POB, CONTAINING 21.30 FT, M/L, AS DESC IN SURVEY OF ZOLLER, NAJJAR & LARSON INC OF THE EPISCOPAL DAY SCHOOL.; LESS RD R/W DESC AS FOL: BEG AT TEH SW COR OF LANDS DESC & REC IN (226/209); TH N 00 DEG 28 MIN 39 SEC E, ALG THE ELY R/W OF 41ST ST W, A DIST OF 844.58 FT TO THE S R/W OF FIRST AVE W; TH S 89 DEG 04 MIN 43 SEC E, ALG SD S R/W, A DIST OF 137.14 FT; TH S 00 DEG 55 MIN 17 SEC W, A DIST OF 23.45 FT; TH N 86 DEG 48 MIN 09 SEC W, A DIST OF 130.10 FT; TH S 00 DEG 28 MIN 39 SEC W, PAR WITH THE AFORESAID R/W AND 7 FT ELY THERFROM, A DIST OF 826.28 FT TO THE INT WITH THE NLY LN OF LANDS DESC & REC IN (226/150); TH N 89 DEG 12 MIN 27 SEC W, A DIST OF 7 FT TO THE POB, CONT 6473 SF (1482/7686); LYING WITHIN THE PARCEL ANNEXED INTO THE CITY OF BRADENTON BY ORD # 2624 DTD 5/10/00 REC IN O.R. 1634 PG 7313 DESC AS FOLLOWS: BEG AT THE NW COR OF THE CHRIST EPISCOPAL CHURCH OF BRADENTON, FL PROPERTIES AS DESC IN DEED REC IN D.B. 329 PG 45 PRMCF SD POINT ALSO BEING ON THE E R/W/L OF 41ST ST W; TH N 0 DEG 28 MIN 39 SEC E ALG SD E R/W/L OF SD 41ST ST W A DIST OF 657.48 FT; TH S 89 DEG 31 MIN 21 SEC E A DIST OF 240.19 FT; TH S 00 DEG 29 MIN 37 SEC W A DIST OF 421.66 FT; TH S 89 DEG 31 MIN 21 SEC E A DIST OF 188.45 FT; TH S 43 DEG 51 MIN 38 SEC E A DIST OF 264.01 FT; TH S 89 DEG 12 MIN 27 SEC E A DIST OF 115.49 FT; TO A POINT ON THE E LN OF THE NW1/4 OF THE SE1/4 OF SEC 28 TWN 34S RNG 17E; TH S 00 DEG 31 MIN 50 SEC W ALG SD E LN A DIST

OF 141.46 FT; TH S 89 DEG 18 MIN 45 SEC E A DIST OF 80 FT; TH S 00 DEG 27 MIN 41 SEC W A DIST OF 290.12 FT TO THE N R/W/L OF MANATEE AVE W (S.R. 64); TH N 89 DEG 13 MIN 36 SEC W ALG SD N R/W/L A DIST OF 289.01 FT TO THE SE COR OF THAT 15 FT BY 38 FT PARCEL DEEDED TO THE STATE OF FLORIDA BY DEED REC IN D.B. 380 PG 47 PRMCF; TH ALG SD PARCEL THE FOLLOWING (3) THREE COURSES: 1) N 00 DEG 46 MIN 24 SEC E A DIST OF 15 FT; 2) N 89 DEG 13 MIN 36 SEC W A DIST OF 38 FT; 3) S 00 DEG 46 MIN 24 SEC W; A DIST OF 15 FT TO SD N R/W/L; TH N 89 DEG 13 MIN 36 SEC W ALG SD N R/W/L A DIST OF 218.69 FT TO THE E LN OF SD CHRIST EPISCOPAL CHURCH PROPERTIES; TH N 00 DEG 29 MIN 54 SEC E A DIST OF 381.34 FT TO THE NE COR OF SD CHRIST EPISCOPAL CHURCH PROPERTIES; TH N 89 DEG 13 MIN 36 SEC W ALG THE N LN THEREOF A DIST OF 262.92 FT TO THE POB; ALSO TOGETHER WITH : COM AT INTERSEC OF E R/W LN OF 41ST ST W & N R/W LN OF MAN AVE W (SR 64) AS IT EXISITED 3/10/55 IN DEED REC'D IN DB 329 P 45 PRIOR TO WIDENING; TH N 00 DEG 29 MIN 54 SEC E ALG E R/W LN OF SD 41ST ST W, 389.89 FT TO NW COR OF CHRIST EPISCOPAL CHURCH PROPERTY DESC IN DB 329 P 45 POB; TH CONT 00 DEG 29 MIN 54 SEC E 50 FT; TH S 89 DEG 13 MIN 36 SEC E 728. 42 FT TO A POINT ON E LN OF NW1/4 OF SE1/4 SEC 28; TH S 00 DEG 27 MIN 39 SEC W 141.34 FT; TH S 89 DEG 13 MIN 36 SEC E 80 FT; TH S 00 DEG 27 MIN 39 SEC W 290 FT, TO N R/W LN OF MAN AVE W AS WIDENED; TH N 89 DEG 13 MIN 36 SEC W ALG SD N R/W LN 289.01 FT; TH N 00 DEG 46 MIN 24 SEC E 15 FT; TH N 89 DEG 13 MIN 36 SEC W 38 FT; TH S 00 DEG 46 MIN 24 SEC W 15 FT TO SD N R/W LN OF MAN AVE; TH N 89 DEG 13 MIN 36 SEC W ALG SD R/W LN 218.69 FT TO E LN OF SD CHRIST EPISCOPAL CHURCH PROP; TH N 00 DEG 29 MIN 54 SEC E ALG SD E LN 381.34 FT TO NE COR OF SD CHURCH PROP; TH N 89 DEG 13 MIN 36 SEC W 263 FT TO POB, FURTHER DESC IN OR 1072 P 843, LESS LEASED PARCEL DESC AS FOLLOWS: COM AT INTERSECTION OF E R/W OF 41ST ST W & N R/W OF MANATEE AVE W (S.R. 64) AS IT EXISTED PRIOR TO WIDENING SET FORTH IN DB 380 P 47; TH N 0 DEG 29 MIN 54 SEC E, ALG THE E R/W OF SD 41ST ST W, 8.55 FT TO N R/W OF MANATEE AVE W (S.R. 64), TH S 89 DEG 13 MIN 36 SEC E ALG THE N R/W OF MANATEE AVE W 708.70 FT TO A PT 20.0 FT W OF E LN OF NW1/4 OF SE1/4 OF 28-34-17 TO A POB; TH N 0 DEG 27 MIN 39 SEC E PARALLEL TO SD E LN OF NW1/4 OF SE1/4 & 20 FT THEREFROM, 150 FT; TH S 89 DEG 13 MIN 36 SEC E, 100.0 FT; TH S 0 DEG 27 MIN 39 SEC W, PARALLEL TO THE E LN OF NW1/4 OF SE1/4 & 80 FT THEREFROM, 150 FT TO N R/W OF MANATEE AVE W; TH N 89 DEG 13 MIN 36 SEC W, ALG SD R/W 100 FT TO POB; ALSO TOGETHER WITH N1/2 OF THE SW1/4 OF THE NE1/4 OF THE SE1/4 OF SEC 28, BEING MORE PARTICULARLY DESC AS FOLLOWS: FROM THE NE COR OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC 28, TH RUN N 89 DEG 09 MIN 46 SEC W, ALG THE N LN OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SD SEC 28, A DIST OF 30 FT TO THE WLY R/W LN OF 37TH ST W AND THE POB; TH CONT N 89 DEG 09 MIN 46 SEC W, ALG SD

OCCUPIED N LN, A DIST OF 632.97 FT; TH S 01 DEG 22 MIN 33 SEC W, ALG THE OCCUPIED W LN OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SD SEC 28, A DIST OF 187.33 FT; TH S 00 DEG 31 MIN 50 SEC W, CONT ALG SD OCCUPIED W LN, A DIST OF 141.46 FT; TH S 89 DEG 18 MIN 45 SEC E, ALG THE OCCUPIED S LN OF SD N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4, A DIST OF 637.52 FT, RETURNING TO THE AFOREMENTIONED WLY R/W LN OF 37TH ST W, TH N 00 DEG 12 MIN 59 SEC E, ALG SD WLY R/W LN A DIST OF 327.13 FT TO THE POB. (1446/7479); ALSO TOGETHER WITH COM AT THE SE COR OF THE NW1/4 OF THE NE1/4 OF THE SE1/4 OF SEC 28; TH N 89 DEG 26 MIN 48 SEC W, ALG THE S LN OF SD NW1/4 OF THE NE1/4 OF THE SE1/4, A DIST OF 30 FT TO THE WLY R/W LN OF 37TH ST W FOR A POB; TH CONT N 89 DEG 26 MIN 48 SEC W, ALG SD SLY LN, 325 FT; TH N 00 DEG 03 MIN 18 SEC W, 160 FT; TH S 89 DEG 26 MIN 48 SEC E, 325 FT; TH S 00 DEG 03 MIN 18 SEC E, ALG THE WLY R/W LN OF 37TH ST W, 160 FT TO THE POB (1470/148); ALSO TOGETHER WITH COM AT THE SE COR OF THE NW1/4 OF THE NE1/4 OF THE SE1/4 OF SEC 28, TWP 34 S, RNG 17 E; TH N 89 DEG 35 MIN 00 SEC W, AGL THE S LN OF SD NW1/4 OF THE NE1/4 OF THE SE1/4, 355.00 FT TO THE SW COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 777 P 330 PRMCF, FOR A POB; TH N ALG THE W LN OF SD CERTAIN PARCEL, 85.00 FT TO THE N LN OF AN EXISTING OLD GROVE; TH N 89 DEG 35 MIN 00 SEC W, ALG THE N LN OF SD GROVE, PARALLEL TO THE S LN OF SD NW1/4 OF THE NE1/4 OF THE SE1/4, AND 85.0 FT NLY THEREFROM, 308.50 FT TO THE INTERSECTION WITH THE W LN OF SD NW1/4 OF THE NE1/4 OF THE SE1/4; TH S 00 DEG 02 MIN 43 SEC E, ALG SD W LN, 85.00 FT TO THE SW COR THEREOF; TH S 89 DEG 35 MIN 00 SEC E, ALG THE S LN OF SD NW1/4 OF THE NE1/4 OF THE SE1/4, 308.45 FT TO THE POB BEING AND LYING IN THE NW1/4 OF THE NE1/4 OF THE SE1/4 OF SEC 28. PI #36602.1010/9

EXHIBIT "B"

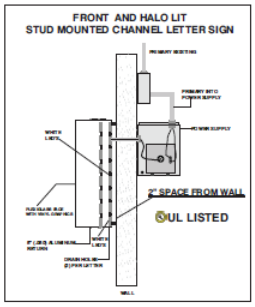
FLORIDA SIGN COMPANY
1101 29th Avenue West, Bradenton, FL 34205
Phone: 941.747.1000
Date: 8/26/2025
Project Name: 8/26/2025
Customer Information: (Site Address)
315 41st Street West
Bradenton, Florida 34209
N
St Stephens episcopal gym
109
1st Ave W
41st St W
41st St W
SIGN LOCATION
INSTALLED ABOVE
NORTH DOOR OF
GYNASIUM
Page 3

EXHIBIT "C"

Page 2a



Description:
FABRICATE AND INSTALL ONE SET OF FRONT AND REVERSE CHANNEL LETTERS AND LOGO CABINET WITH HALO ILLUMINATION. WHITE LED ILLUMINATION. UL LISTED.



FLORIDA SIGN COMPANY
1101 29th Avenue West, Bradenton, FL 34205
Phone: 941.747.1000

Date: August 11, 2025
Project Name: ST. STEPHENS EPISCOPAL SCHOOL
Customer Information: (Site Address)
Peter Kraft - 317-607-5793
315 41st Street W.,
Bradenton, Florida 34209
pkraft@ststephens.org

Store Front: 122lf - Elevation: Gym Entrance
Allowable Size: 150sf
Calculated Size: 55.2sf
Sign Type: CHANNEL LETTERS
CHANNEL LETTER LIGHTING: FRONT / FRTBK / B/HALO / SPECIALTY
MOUNTING TYPE: RW / RJB / STUD / SPECIALTY

Project Colors:
FACE COLOR: GREEN TBD
RETURN COLOR: JAY GREEN CO#
TRIM CAP COLOR: 1" HUNTER GREEN 2142
LED COLOR: WHITE

Existing Conditions:
Access Hatch Available? YES / NO
Existing Sign Removal Needed? YES / NO



Description:
FABRICATE AND INSTALL ONE SET OF FRONT AND REVERSE CHANNEL LETTERS AND LOGO CABINET WITH HALO ILLUMINATION. WHITE LED ILLUMINATION. UL LISTED.

This drawing is for illustration purposes only. Colors and scaling in drawing may vary.
I have carefully reviewed and hereby accept the drawing(s) as shown. All additional changes must be in writing and approved by both parties.

signature

date

Will Comply with the NEC 600.6 code / **Will Comply with the Florida Building Code 2023 (8th Edition)**
PRIMARY WIRING TO SIGN BY OTHERS. WE WILL CONNECT TO PRIMARY IF ASSIGNED J-BOX IS WITHIN 10' OF SIGN AND EASY CONNECTION.

Page 2b

Existing Conditions



Proposed Signage



FLORIDA SIGN COMPANY
1101 29th Avenue West, Bradenton, FL 34205
Phone: 941.747.1000

Date: August 11, 2025
Project Name: ST. STEPHENS EPISCOPAL SCHOOL
Customer Information: (Site Address)
Peter Kraft - 317-607-5793
315 41st Street W.,
Bradenton, Florida 34209
pkraft@ststephens.org

Store Front: 122lf - Elevation: Gym Entrance
Allowable Size: 150sf
Calculated Size: 55.2sf
Sign Type: CHANNEL LETTERS
CHANNEL LETTER LIGHTING: FRONT / FRTBK / B/HALO / SPECIALTY
MOUNTING TYPE: RW / RJB / STUD / SPECIALTY

Project Colors:
FACE COLOR: GREEN TBD
RETURN COLOR: JAY GREEN CO#
TRIM CAP COLOR: 1" HUNTER GREEN 2142
LED COLOR: WHITE

Existing Conditions:
Access Hatch Available? YES / NO
Existing Sign Removal Needed? YES / NO



Description:
FABRICATE AND INSTALL ONE SET OF FRONT AND REVERSE CHANNEL LETTERS AND LOGO CABINET WITH HALO ILLUMINATION. WHITE LED ILLUMINATION. UL LISTED.

This drawing is for illustration purposes only. Colors and scaling in drawing may vary.
I have carefully reviewed and hereby accept the drawing(s) as shown. All additional changes must be in writing and approved by both parties.

signature

date

Will Comply with the NEC 600.6 code / **Will Comply with the Florida Building Code 2023 (8th Edition)**
PRIMARY WIRING TO SIGN BY OTHERS. WE WILL CONNECT TO PRIMARY IF ASSIGNED J-BOX IS WITHIN 10' OF SIGN AND EASY CONNECTION.

PLN-VAR-25-0005

Menu Reports Help

File Date: 10/14/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Application for Dimensional Variance

Application Type: Variance Request (Non-Administrative)

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
315 41st St W Bradento...	PLANNING	Other	Letter of Request f...	application/pdf	Uploaded	10/14/2
315 41st St W Bradento...	PLANNING	Signed Findings...	Signed Finding of F...	application/pdf	Uploaded	10/14/2
LOA.pdf	PLANNING	Other	Letter of Authoriza...	application/pdf	Uploaded	10/14/2
Site Plan.pdf	PLANNING	Other	Site Plan	application/pdf	Uploaded	10/14/2

Show all

Address: 315 41ST St W, BRADENTON, FL 34209

Owner Name: EPISCOPAL DAY PRIVATE SCHOOL OF MANATEE CO INC

Owner Address: 315 41ST ST W, BRADENTON, FL 34209 294

Parcel No: 3660210109

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
William Runyan	FLORIDA SIGN CO...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

August 22, 2025

CITY OF BRADENTON

Building Dept.

Hoagland Gymnasium

Re: 315 41st St. W., Bradenton, FL 34209

BRADENTON, FL 34209

To whom it may concern,

As owner or authorized agent for the above address, please let this serve as my authorization for Florida Sign Company Inc. to install signs and pull permits for the above address.

Sincerely,

Peter A Kuft

Signature

Peter A. Kuft

Printed Name and Date

State of Florida

County of Manatee

Sworn to and subscribed before me this 25 day of Aug 2025.

Nikki Robbins

Signature of Notary

NIKKI ROBBINS
Notary Public - State of Florida
Commission # HH 538580
My Comm. Expires Jun 13, 2028
Bonded through National Notary Assn.

FLORIDA SIGN COMPANY
SINCE 1951

1101 29th Ave W
Bradenton, Fl 34205

City of Bradenton

Department of Planning & Community Development

101 Old Main Street, Bradenton, FL 34205

Re: Letter of Request for Variation Application for PID 3660210109, 315 41st St W, Bradenton, FL

We are submitting a Dimensional Variation request for the above PID. This PID belongs to EPISCOPAL DAY PRIVATE SCHOOL OF MANATEE CO INC, aka St. Stephens Episcopal School.

St. Stephens is requesting a commercial sign to be installed on the west wall of the Gymnasium facing 41st W. This sign will be of commercial construction consisting of a Wall Sign, commonly called an internally illuminated channel letter sign.

The sign drawing, engineering drawing and site plan have all been submitted and attached.

Please let us know if any further information will be required.

Regards,



Brian DeBlauw

Manager

Florida Sign Company

1101 29th Ave W

Bradenton, FL 34205

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;

This variance is being required because St. Stephens School was zoned as Residential. We are requesting a variance from 0 sq feet to 55.2 sq feet in a Residential area

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;

The current LUR do not allow for signage in residential area. Other commercial properties in the same district would be allowed a commercial sign.

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

Adjacent properties are zone commercial and have signage. Other commercial properties in the area already have the ability to place signage on their property.

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

Authorization for variance is for size only and will not otherwise be prohibited.

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

We are applying for a Variance to go from 0 square feet in size to 55.2 square feet in size.

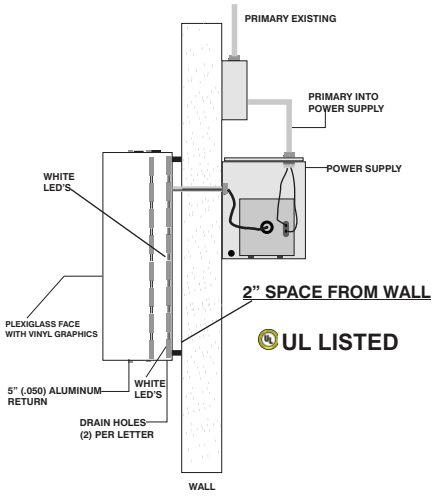
William Runyan

Florida Sign Co Inc
William Runyan, Contractor



Description:
FABRICATE AND INSTALL ONE SET OF FRONT AND REVERSE CHANNEL LETTERS AND LOGO CABINET WITH HALO ILLUMINATION. WHITE LED ILLUMINATION. UL LISTED.

FRONT AND HALO LIT
STUD MOUNTED CHANNEL LETTER SIGN



Will Comply with the NEC 600.6 code / **Will Comply with the Florida Building Code 2023 (8th Edition)**

MARY WIRING TO SIGN BY OTHERS. WE WILL CONNECT TO PRIMARY IF ASSIGNED J-BOX IS WITHIN 10’ OF SIGN AND EASY CONNECTION.

FLORIDA SIGN COMPANY
1101 29th Avenue West, Bradenton, FL 34205
Phone: 941.747.1000

Date: August 11, 2025
Project Name: ST. STEPHENS EPISCOPAL SCHOOL
Customer Information: (Site Address)
Peter Kraft - 317-607-5793
315 41st Street W.,
Bradenton, Florida 34209
pkraft@ststephens.org

Store Front: 122lf - Elevation: Gym Entrance
Allowable Size: 150sf
Calculated Size: 55.2sf

Sign Type: CHANNEL LETTERS
CHANNEL LETTER LIGHTING: FRONT | FRT/BK [X] | B/HALO | SPECIALTY
MOUNTING TYPE: R/W | FLUSH | STUD [X] | SPECIALTY

Project Colors:
PMS - 3435 GREEN
PMS - 7501 GOLD
WHITE
FACE COLOR: GREEN TBD
RETURN COLOR: IVY GREEN COIL
TRIM CAP COLOR: 1” HUNTER GREEN 2162
LED COLOR: WHITE

Existing Condtions:
Access Hatch Available? YES | NO [X]
Existing Sign Removal Needed? YES | NO [X]

ACCESS HATCH



Description:
FABRICATE AND INSTALL ONE SET OF FRONT AND REVERSE CHANNEL LETTERS AND LOGO CABINET WITH HALO ILLUMINATION. WHITE LED ILLUMINATION. UL LISTED.

9.16” X 115.32” = 7.34sf
56.36” X 75.16”= 29.42sf
7.15” X 66” = 3.28sf
20.71” X 105.39” = 15.16sf
TL 55.2sf

This drawing is for illustration purposes only. Colors and scaling in drawing may vary.
I have carefully reviewed and hereby accept the drawing(s) as shown. All additional changes must be in writing and approved by both parties.

signature

date

Existing Conditions



Proposed Signage



Will Comply with the NEC 600.6 code / **Will Comply with the Florida Building Code 2023 (8th Edition)**

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WHITE

FACE COLOR: GREEN TBD
RETURN COLOR: IVY GREEN COIL
TRIM CAP COLOR: 1” HUNTER GREEN 2162
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Existing Condtions:
Access Hatch Available? YES ☐ NO ☒
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ACCESS HATCH

EXISTING CONDITIONS



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signature

date

FLORIDA SIGN COMPANY
1101 29th Avenue West, Bradenton, FL 34205
Phone: 941.747.1000

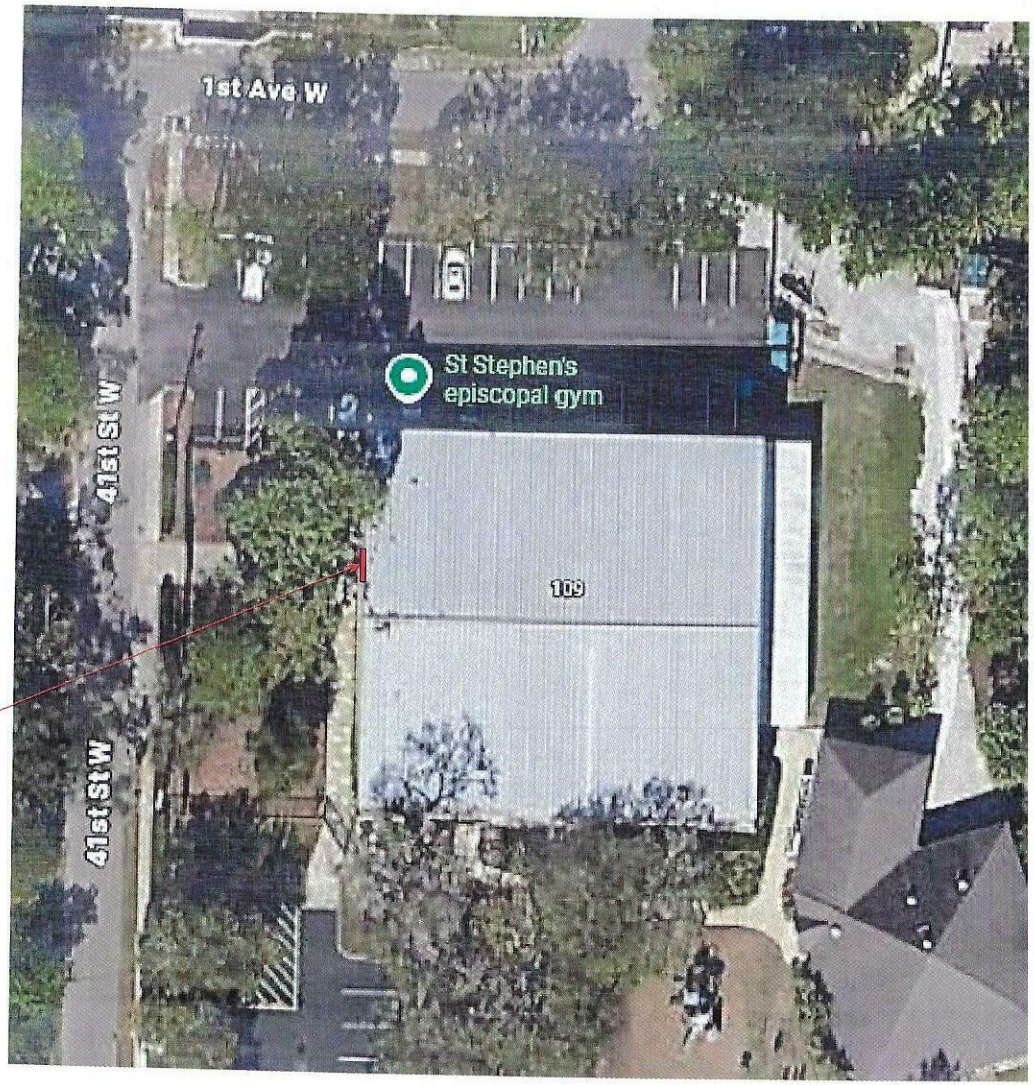
Date: 8/26/2025

Project Name: 8/26/2025

Customer Information: (Site Address)

315 41st Street West

Bradenton, Florida 34209



SIGN LOCATION
INSTALLED ABOVE
NORTH DOOR OF
GYNASIUM

N

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
November 19, 2025

Staff Report

Case Number: PLN-VAR-25-0005
Final Order No: PLN-VAR-25-0005
Applicant: Florida Sign Company (agent)
Owner: Episcopal Day Private School of Manatee County, Inc.
Address: 315 41st Street West
Parcel ID: 3660210109
Current Zoning: R-1 (Low Density – Single Family)
Future Land Use: PS (Public/Private Schools)
Flood Zone: AE, X

Surrounding Property Zoning:

Current Zoning: North: Manatee County
South: SCC (Suburban Commercial Corridor) & Manatee County
East: Manatee County
West: Manatee County

Future Land Use: North: Manatee County
South: SCC (Suburban Commercial Corridor) & Manatee County
East: Manatee County
West: Manatee County

Request:

The applicant is proposing to install a new 55.2-sq. ft., halo illuminated, wall identification sign on the west façade of Hoagland Arena, which is located on the northwest corner of the Saint Stephen's campus at 315 41st Street West.

In 2002, the portion of the St. Stephen's campus where Hoagland Arena is located was annexed into the city (Ordinance 2695). As part of the annexation, the R-1 (Low Density – Single Family) zoning designation was placed on the land.

On September 11, 2025, Florida Sign Company submitted a sign application to the city for a new wall identification sign to be located on the west façade

of Hoagland Arena. During review of the subject application, it was noted by staff that the Land Use Regulations (LUR) is silent when it comes to signage for non-residential uses in a residential zoning district. This can be problematic for uses such as churches and schools, which in many instances are in residentially zoned areas as they are the linchpins and are valued symbols of neighborhood and community identity and achievement.

Under Section 2.2.8 of the LUR, variances may only be requested if they are dimensional in nature. With the regulations being silent on signage for non-residential uses in residential districts, the Planning & Community Development Director decided that the applicant can request a dimensional variance with the base dimension being "zero".

As previously stated, Hoagland Arena is located at the northwest corner of the St. Stephen's campus at the intersection of 41st Street West and 1st Avenue West. The parcel of land is approximately 33.0308 acres in size and consists of St. Stephen's School, athletic facilities, and auxiliary uses.

Land Use Regulations:

5.5.1 *Purpose and intent*. It is the purpose of this section to promote public health, safety, and welfare of the City of Bradenton through reasonable, consistent, and non-discriminatory sign standards. In order to preserve and enhance the city as a desirable community in which to live, visit, and do business, a pleasing, visually attractive environment is of foremost importance. The regulation of signs within the city is a highly contributive means by which to achieve this desired end. The sign regulations in this Section are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the secondary effects of speech and especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety, and to accomplish the following:

5.5.1.1 Encourage the effective use of signs as a means of communications in the city;

5.5.1.2 Maintain and enhance the visual and aesthetic environment and thereby the city's ability to attract sources of economic development and growth, including enhancing the tourism industry;

5.5.1.3 Foster the integration of signage with architectural and landscape designs;

5.4.1.4 Preserve, conserve, protect, and enhance the aesthetic quality, historic resources, and scenic beauty of the city;

5.5.1.5 Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;

5.5.1.6 Minimize the possible adverse effect of signs on nearby public and private property;

5.5.1.7 Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city and that compliments the natural surroundings in recognition of this city's reliance on its natural surroundings and beautification efforts in retaining economic advantage for its resort community, as well as, for its major office and industrial parks, gateways, downtown and waterfront areas, and overlay districts;

5.5.1.8 Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;

5.5.1.9 Improve pedestrian and traffic safety;

5.5.1.10 Regulate signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;

5.5.1.11 Except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

5.5.1.12 Encourage and allow signs that are appropriate to the land use atlas district in which they are located and consistent with the category of use and function to which they pertain;

5.5.1.13 Curtail the size and number of signs to the minimum reasonably necessary to identify a residential or business location and the nature of any such business;

5.5.1.14 Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;

5.5.1.15 Categorize signs based upon the function that they serve and tailor the regulation of signs based upon their function;

5.5.1.16 Preclude signs from conflicting with the principal permitted use of the site and adjoining signs;

5.5.1.17 Allow for traffic control devices consistent with national standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream;

5.5.1.18 Protect property values by precluding to the maximum extent possible sign types that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;

5.5.1.19 Protect property values by ensuring that sign types as well as the number of signs, are in harmony with buildings, neighborhoods, and conforming signs in the area;

5.5.1.20 Streamline the approval process b requiring master signage plans; and

5.5.1.21 Enable the fair and consistent enforcement of these sign regulations.

5.5.10 *Variances.* Due to the diversity of the city, it is recognized that the LURs provided herein cannot address all situations pertaining to signs. The planning commission is therefore empowered to grant variances from the provisions of this section upon an application being filed with the PCD. A variance to this section may be granted as to the physical characteristics of a sign where the variance is not contrary to the public interest; and, owing to special conditions, a literal enforcement of the provisions of this section will result in unnecessary hardship; however, no variance shall be granted by the planning commission which has the effect of allowing a sign prohibited by subsection 5.5.5. Each variance application shall include a fee as adopted by resolution of the city council for administrative expenses incurred in the processing of the application, shall be in writing, and shall state with specificity the hardship and grounds upon which the petitioner bases the claim for a variance request.

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:

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

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

Staff Response: It appears that the dimensional variance was not created by the applicant. It appears that when the land was annexed into the city, the impact of the R-1 zoning district and the lack of the LUR addressing signage for non-residential uses in residential districts may have not been considered.

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

Staff Response: It appears that strict application of the sign standards in the LUR would deprive the applicant reasonable use of the subject property as intended. Unlike most uses in the R-1 zoning district which are single-family homes, the subject property contains a school, athletic facilities, and auxiliary uses.

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

Staff Response: All non-residential uses in the R-1 zoning district would be held to the same standard to meet signage regulations.

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, identification of buildings on the subject property is limited due to the LUR not addressing non-residential uses in residential zoning districts.

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.

Analysis:

Per Section 5.5.1 of the LUR, sign standards are intended to encourage the effective use and integration of signs to maintain and enhance an aesthetic environment by aiding in orientation and reducing visual clutter. These standards are applied in all LUR supported zoning districts. In addition, Section 5.5.1.14, addresses the size of signs in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains which specifically related to the emphasized site.

Staff Comments:

1. Planning Commission is encouraged to evaluate the request based on the criteria provided, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 2.2.8.1 of the Land Use Regulations.

Respectfully submitted,

Gregory J. DeLong
Assistant Director of Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "E": Proposed Sign

EXHIBIT "E": Proposed Sign Elevation

EXHIBIT "G"; Annexation Ordinance 2695

EXHIBIT "A"
Location Map

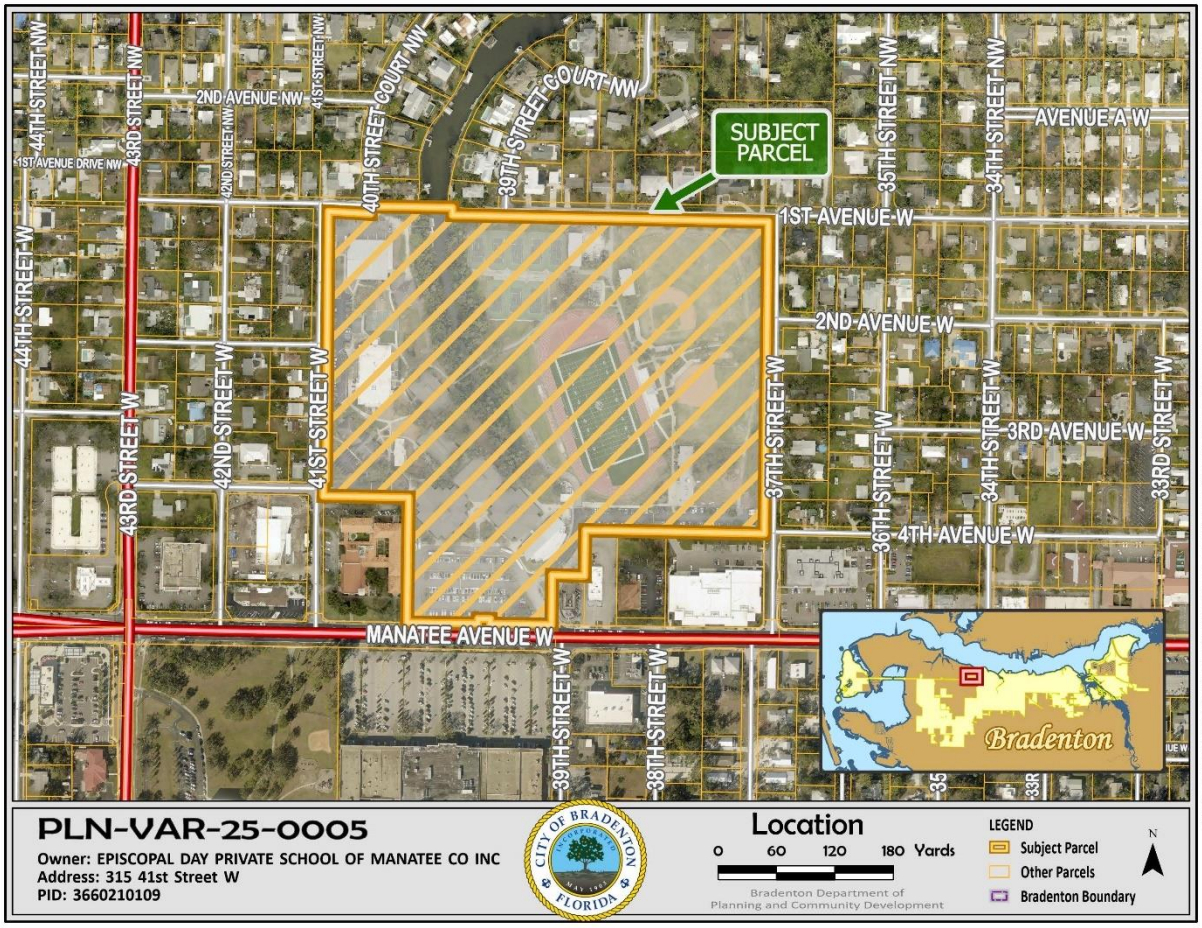


EXHIBIT "B"
Future Land Use Map

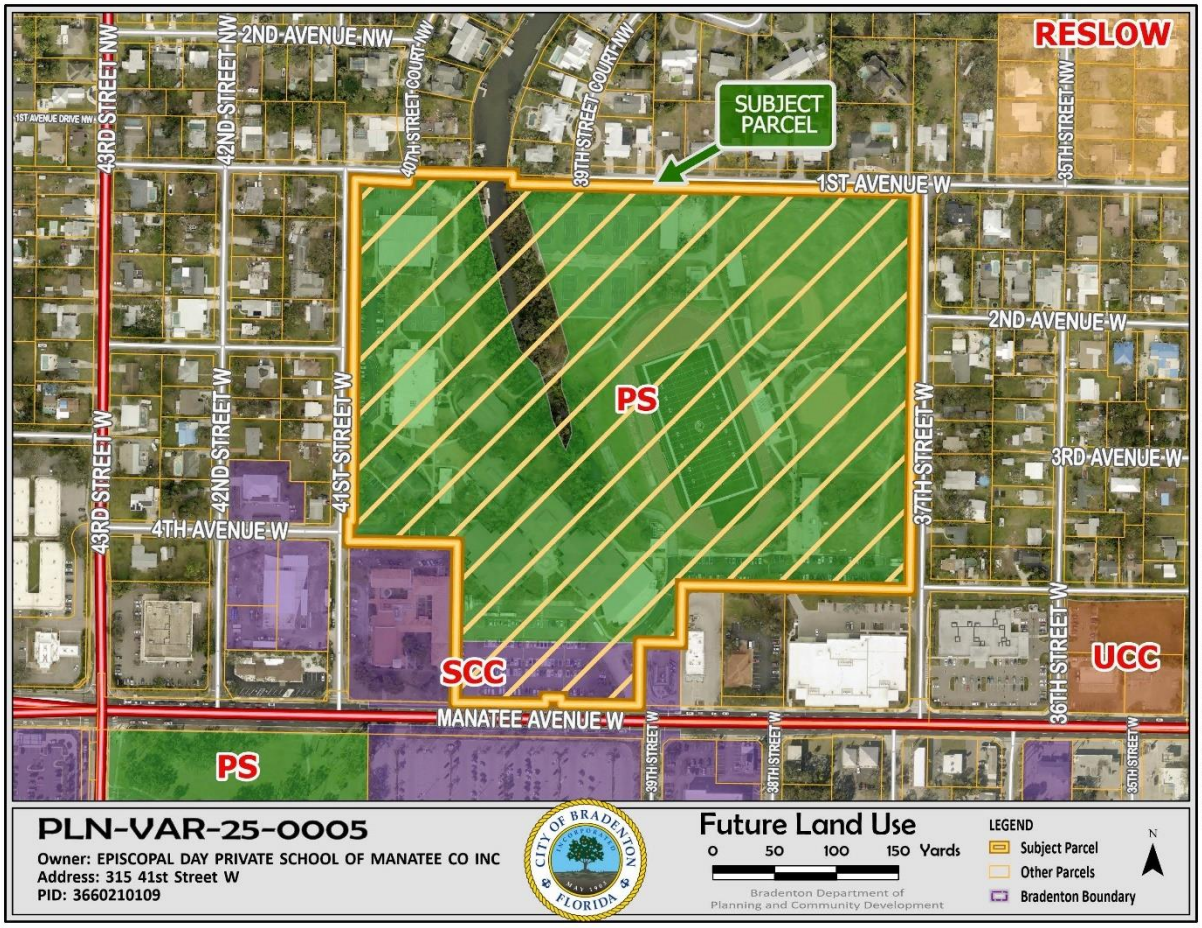


EXHIBIT "C"
Zoning Map

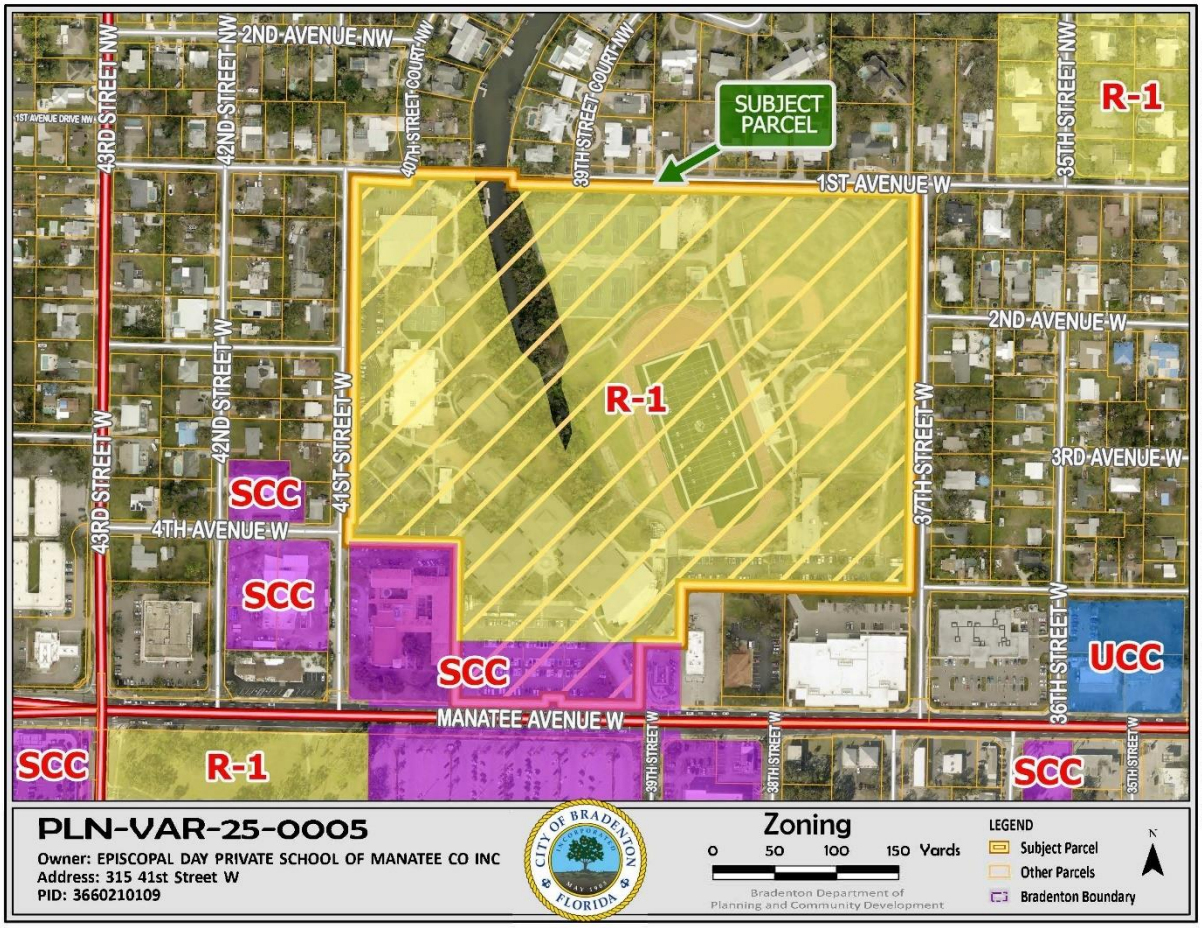


EXHIBIT "D"
Proposed Project Site Layout



EXHIBIT "E"
Proposed Sign

Page 2a

125.18"

9.16" HOAGLAND ARENA

56.36" X 75.16"

7.15" HOME OF THE

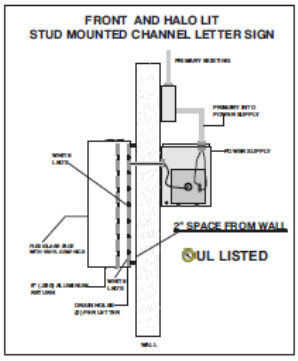
66"

20.71" FALCONS

105.39"

Description:
FABRICATE AND INSTALL ONE SET OF FRONT AND REVERSE CHANNEL LETTERS AND LOGO CABINET WITH HALO ILLUMINATION. WHITE LED ILLUMINATION. UL LISTED.

FRONT AND HALO LIT
STUD MOUNTED CHANNEL LETTER SIGN



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Allowable Size: 150sf
Calculated Size: 55.2sf

Sign Type: CHANNEL LETTERS
CHANNEL LETTER LIGHTING: FRONT | FRONT/HALO | HALO | SPECIALTY
MOUNTING TYPE: RAW | RACEWAY | STUD | SPECIALTY

Project Colors:
FACE COLOR: GREEN TBD
RETURN COLOR: SKY GREEN COOL
TRIM CAP COLOR: 1" HUNTER GREEN 2142
LED COLOR: WHITE

Existing Conditions:
Access Hatch Available? YES | NO
Existing Sign Removal Needed? YES | NO

ACCESS HATCH | EXISTING CONDITIONS

Description:
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date

EXHIBIT "F"
Proposed Sign Elevation

Page 2b

Existing Conditions



Proposed Signage



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Allowable Size: 150sf
Calculated Size: 55.2sf

Sign Type: CHANNEL LETTERS
CHANNEL LETTER LIGHTING: FRONT | FRONT & RETURN | SIDE HALO | SPECIALTY
MOUNTING TYPE: RACEWAY | FLUSH | STUD | SPECIALTY

Project Colors:
FACE COLOR: GREEN TBD
RETURN COLOR: MY GREEN COLOR
TRIM CAP COLOR: 1" HUNTER GREEN 2162
LED COLOR: WHITE

Existing Conditions:
Access Hatch Available? YES | NO
Existing Sign Removal Needed? YES | NO

ACCESS HATCH

Description:
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EXHIBIT "G"
Annexation Ordinance 2695

ORDINANCE NO. 2695

AN ORDINANCE ANNEXING TO THE CITY OF BRADENTON, FLORIDA, CERTAIN LAND CONTIGUOUS THERETO, LOCATED AT 315 41ST STREET WEST AND 222-304 37TH STREET WEST AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89 09'46" W, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF 37th STREET WEST AND THE POINT OF BEGINNING; THENCE S 00 12'59" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.13 FEET; THENCE N 89 18'45" W, A DISTANCE OF 637.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4; THENCE N 00 31'50" E, ALONG SAID WEST LINE, A DISTANCE OF 141.46 FEET; THENCE N 89 12'27" W, A DISTANCE OF 115.49 FEET; THENCE N 43 51'38" W, A DISTANCE OF 264.01 FEET; THENCE N 89 31'21" W, A DISTANCE OF 188.45 FEET; THENCE N 00 29'37" E, A DISTANCE OF 421.66 FEET; THENCE N 89 31'21" W, A DISTANCE OF 240.19 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF 41st STREET WEST; THENCE N 00 28'39" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 237.46 FEET; THENCE S 89 04'43" E, A DISTANCE OF 389.51 FEET; THENCE S 00 14'22" W, A DISTANCE OF 23.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 1st AVENUE WEST; THENCE S 88 51'24" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 972.03 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF AFORESAID 37th STREET WEST; THENCE S 00 12'59" W, A DISTANCE OF 627.94 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD. CONTAINING 23.33 ACRES, MORE OR LESS.

By re-recording Ordinance 2695 it corrects scrivener error in the legal description previously recorded BK 1787 PG 731 DKT 1699930

WHEREAS, a request for Annexation to the City of Bradenton has been brought by Clifford I. Walters, Esquire, of Blalock Landers Walters & Vogler, as agent for Episcopal Day Private School of Manatee County Inc., and

WHEREAS, said property petitioned to be annexed is contiguous to the corporate limits of the City of Bradenton, Florida and meet the requirements of Florida Statute 171.044; and

WHEREAS, the property is owned by Episcopal Day Private School of Manatee County Inc.

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

Section 1: That the land herein before referred to and described as follows:

COMMENCE AT THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89 09'46" W, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE

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is land sought to be annexed by motion, and the same is hereby annexed to and incorporated within the City of Bradenton, Manatee County, Florida, as fully and effectually as if the same were included within the boundary of the City of Bradenton, Florida, as set forth in its Charter.

Section 2. Such land, above described, shall immediately become subject to the jurisdiction and powers of the City of Bradenton, Florida.

Section 3: This Ordinance shall take effect immediately.

PASSED IN REGULAR SESSION, this 20th day of November, 2002.

President, City Council

ATTEST

City Clerk

First Reading: 10-**23-02**
Advertised: 11-03-02 and 11-10-02
Second Reading: **11-20-02**

APPROVED AS TO FORM:

City Attorney

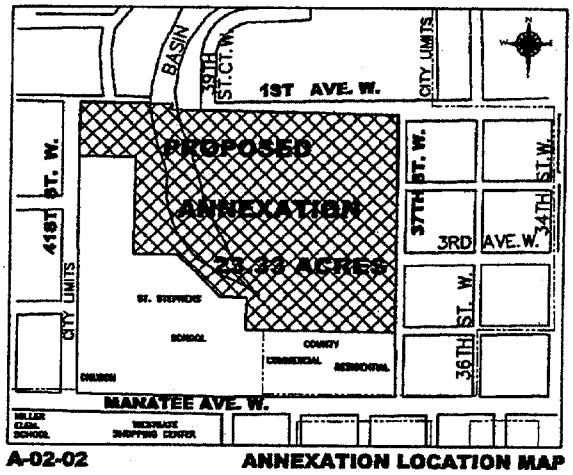
APPROVED by me, this 20th day of November, 2002.

Mayor

f:\users\planning\zoning\ccleg \a0202ord.doc

BK 1839 PG 2641 3 of 4

BK 1787 PG 733 FILED AND RECORDED 12/3/2002 7:41:52 AM 3 of 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.



A-02-02 **ANNEXATION LOCATION MAP**

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R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

ORDINANCE NO. 2695

AN ORDINANCE ANNEXING TO THE CITY OF BRADENTON, FLORIDA, CERTAIN LAND CONTIGUOUS THERETO, LOCATED AT 315 41ST STREET WEST AND 222-304 37TH STREET WEST AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89 09'46" W, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF 37th STREET WEST AND THE POINT OF BEGINNING; THENCE S 00 12'59" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.13 FEET; THENCE N 89 18'45" W, A DISTANCE OF 637.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4; THENCE N 00 31'50" E, ALONG SAID WEST LINE, A DISTANCE OF 141.46 FEET; THENCE N 89 12'27" W, A DISTANCE OF 115.49 FEET; THENCE N 43 51'38" W, A DISTANCE OF 264.01 FEET; THENCE N 89 31'21" W, A DISTANCE OF 188.45 FEET; THENCE N 00 29'37" E, A DISTANCE OF 421.66 FEET; THENCE N 89 31'21" W, A DISTANCE OF 240.19 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF 41st STREET WEST; THENCE N 00 28'39" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 237.46 FEET; THENCE S 89 04'43" E, A DISTANCE OF 389.51 FEET; THENCE S 00 14'22" W, A DISTANCE OF 23.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 1st AVENUE WEST; THENCE S 88 51'24" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 972.03 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF AFORESAID 37th STREET WEST; THENCE S 00 12'59" W, A DISTANCE OF 627.94 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD. CONTAINING 23.33 ACRES, MORE OR LESS.

By re-recording Ordinance 2695 corrects scrivener error in the legal description previously recorded BK 1787 PG 731 DKT 1699930

WHEREAS, a request for Annexation to the City of Bradenton has been brought by Clifford I. Walters, Esquire, of Blalock Landers Walters & Vogler, as agent for Episcopal Day Private School of Manatee County Inc., and

WHEREAS, said property petitioned to be annexed is contiguous to the corporate limits of the City of Bradenton, Florida and meet the requirements of Florida Statute 171.044; and

WHEREAS, the property is owned by Episcopal Day Private School of Manatee County Inc.

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

Section 1: That the land herein before referred to and described as follows:

COMMENCE AT THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89 09'46" W, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE

WESTERLY RIGHT OF WAY LINE OF 37th STREET WEST AND THE POINT OF BEGINNING; THENCE S 00 12'59" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 327.13 FEET; THENCE N 89 18'45" W, A DISTANCE OF 637.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4; THENCE N 00 31'50" E, ALONG SAID WEST LINE, A DISTANCE OF 141.46 FEET; THENCE N 89 12'27" W, A DISTANCE OF 115.49 FEET; THENCE N 43 51'38" W, A DISTANCE OF 264.01 FEET; THENCE N 89 31'21" W, A DISTANCE OF 188.45 FEET; THENCE N 00 29'37" E, A DISTANCE OF 421.66 FEET; THENCE N 89 31'21" W, A DISTANCE OF 240.19 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF 41st STREET WEST; THENCE N 00 28'39" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 237.46 FEET; THENCE S 89 04'43" E, A DISTANCE OF 389.51 FEET; THENCE S 00 14'22" W, A DISTANCE OF 23.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 1st AVENUE WEST; THENCE S 88 51'24" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 972.03 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF AFORESAID 37th STREET WEST; THENCE S 00 12'59" W, A DISTANCE OF 627.94 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD. CONTAINING 23.33 ACRES, MORE OR LESS.

is land sought to be annexed by motion, and the same is hereby annexed to and incorporated within the City of Bradenton, Manatee County, Florida, as fully and effectually as if the same were included within the boundary of the City of Bradenton, Florida, as set forth in its Charter.

Section 2. Such land, above described, shall immediately become subject to the jurisdiction and powers of the City of Bradenton, Florida.

Section 3: This Ordinance shall take effect immediately.

PASSED IN REGULAR SESSION, this 20th day of November, 2002.

President, City Council

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA

ATTEST

City Clerk

First Reading: **10-23-02**
Advertised: 11-03-02 and 11-10-02
Second Reading: **11-20-02**

APPROVED AS TO FORM:

City Attorney

APPROVED by me, this 20th day of November, 2002.

Mayor

f:\users\planning\zoning\ccleg \a0202ord.doc

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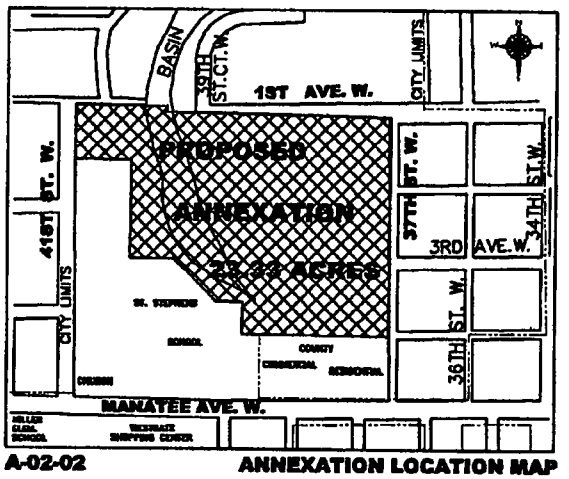
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

Ord. 2695



A-02-02 ANNEXATION LOCATION MAP

BK 1839 PG 2642 FILED AND RECORDED 6/25/2003 8:14:49 AM 4 of 4
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

AGENDA ITEM NO. 7.c

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Final Order PLN-FBA-25-0017, Case PLN-FBA-25-0017:**
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW FOR A MONUMENT SIGN IN EXCESS OF THE CODE ALLOWANCE OF 50 SQUARE FEET, AND TO ALLOW MORE THAN ONE MONUMENT SIGN ON A LOT, FOR PROPERTY LOCATED AT 206 2ND STREET EAST, BRADENTON, FLORIDA (PARCEL ID 3163600103), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-FBA-25-0017.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant is seeking a Form Based Code Adjustment to permit a monument sign in excess of the allowed 50 square feet, and to allow more than one monument sign on the lot.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-FBA-25-0017.

ATTACHMENTS:
Final Order: PLN-FBA-25-0017.pdf
Application.pdf
Staff Report.pdf

FINAL ORDER
FORM BASED CODE ADJUSTMENT NO. PLN-FBA-25-0017

A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW FOR A MONUMENT SIGN IN EXCESS OF THE CODE ALLOWANCE OF 50 SQUARE FEET, AND TO ALLOW MORE THAN ONE MONUMENT SIGN ON A LOT, FOR PROPERTY LOCATED AT 206 2ND STREET EAST, BRADENTON, FLORIDA (PARCEL ID 3163600103), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MANATEE MEMORIAL HOSPITAL LP, (the "Property Owner"), owns property located at 206 2nd Street East, Bradenton, Florida (Parcel Id 3163600103), more particularly described in Exhibit "A" (the "Property); and Eric Weitzel, the authorized agent of the Property Owner, submitted an adjustment application to permit a monument sign in excess of the allowed 50 square feet, and to allow additional monument signs on the subject property as described herein (collectively the "Adjustment"); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Central Business District (UCBD); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Urban Center (T-5) designation; and

WHEREAS, the City of Bradenton Form Based Code Regulations, Section 1.10 allows for adjustments to be granted by the Director of Planning and Community Development, Planning Commission and/or the Architectural Review Board, depending on the level of the request; and

WHEREAS, the City of Bradenton Form Based Code Regulations, Section 4.12.5 identifies permitted sign types in the T5 (Urban Center) zoning district, which is the default zoning designation for the subject property; and

WHEREAS, the Property currently contains an existing hospital and multiple monument signs including one in excess of the code allowance of 50 square feet; and

WHEREAS, the City of Bradenton Form Based Code regulations would only permit a single ground sign on the Property meeting applicable dimensional requirements; and

WHEREAS, the Property Owner wishes to replace the existing large monument sign with a similar sign of the same size, while maintaining the existing ground signs on the Property in addition to new signage to aid the public in navigating on the site; and

WHEREAS, the Planning Commission held a noticed public hearing on November 19, 2025, at which the Commission received testimony and evidence from the applicant and City Planning staff; 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. Approval Criteria. After considering the evidence on the record and that presented at public hearing, including the staff report, applicant presentation and comments from the public, the Planning Commission hereby makes the following findings of fact and conclusions of law:

a. The Whereas clauses contained herein are hereby adopted as Adjustment Appeal Criteria.

b. The Property Owner is requesting approval of an adjustment application to permit a monument sign in excess of the allowed 50 square feet, and to allow more than one monument sign on the subject property.

c. The City's professional staff provided information to the Planning Commission detailing the proposed projects relationship with the City's Form Based Code, Comprehensive Plan, and Land Use Regulations.

d. The Planning Commission, which is designated as one of the local reviewing agencies for adjustments to the Form Based Code, determined that the project as proposed is consistent with the Form Based Code, Comprehensive Plan, and Land Use Regulations and meets the criteria for approval under the Land Use Regulations.

The proposed signage meets Section 1.10.6 of the Form Based Code, as further described below.

I. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards; and

II. Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setback, and other land use considerations; and

III. Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Section 2. Order. Based upon the foregoing, the Adjustment is hereby approved and issued for the Property, to allow the replacement of the existing large monument sign as shown on the Sign Elevation attached hereto as Exhibit "B", and to permit additional monument signs on the Property as described on "Exhibit C" attached hereto.

Section 3. State and Federal Permits. Issuance of this 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 Order which shall remain in full force and effect.

Section 5. Effective Date. This Order shall be effective upon its adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 19TH DAY OF NOVEMBER 2025.

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

ATTEST:

Lori Brunner
CLERK

Benjamin Bakker
CHAIR

EXHIBIT "A"

COM AT THE SW COR OF SEC 25 TWP 34S RGE 17E; TH N 00 DEG 01 MIN 06.8 SEC E ALG THE W LINE OF SD SEC 25 A DIST OF 1269.65 FT TO A PT ON THE C/L OF MANATEE AVE, SD PT LYING 14.91 FT ON A LINE THAT BEARS S 89 DEG 24 MIN 49.2 SEC E FROM THE INT OF THE C/L OF THE DESOTO MEMORIAL BRIDGE APPROACH & SD C/L OF MANATEE AVE; TH S 89 DEG 25 MIN 23.2 SEC E ALG THE C/L OF MANATEE AVE E, 148.34 FT; TH N 00 DEG 34 MIN 36.8 SEC E, 51.35 FT FOR THE POB; TH S 85 DEG 21 MIN 05 SEC E, 8.71 FT; TH S 89 DEG 47 MIN 23.2 SEC E, 227.88 FT; TH S 00 DEG 12 MIN 36.8 SEC W, 22.12 FT TO A PT LYING 30 FT N OF SD C/L OF MANATEE AVE E; TH S 89 DEG 25 MIN 23.2 SEC E, 92.30 FT TO THE P.C. OF A CURVE CONC TO NW, HAVING A RADIUS OF 49.51 FT, A D/A OF 90 DEG 34 MIN 03 SEC & TANGENT DIST OF 50.00 FT; TH NELY ALG THE ARC OF SD CURVE 78.26 FT TO THE P.T. OF SD CURVE; TH N 00 DEG 00 MIN 34 SEC E ALG THE W R/W LINE OF 2ND ST E, A 70 FT WIDE ST, 981.36 FT; TH N 89 DEG 59 MIN 26 SEC W, 46.50 FT; TH N 00 DEG 00 MIN 34 SEC E, 60.00 FT; TH S 89 DEG 59 MIN 26 SEC E ALG THE N LINE OF LANDS DESC IN OR 377 P 199 PRMCF, 28.35 FT; TH ALG THE OUTSIDE FACE OF A CONCRETE CURB ENCOMPASSSING AN EXISTING PARKING AREA THE FOLLOWING COURSES & DISTANCES; N 00 DEG 00 MIN 34 SEC E, 380.51 FT; TH S 59 DEG 59 MIN 26 SEC W, 15.78 FT TO THE P.C. OF A CURVE CONC TO NE HAVING A RADIUS OF 4.04 FT, A D/A OF 120 DEG 00 MIN 00 SEC & TANGENT OF 7.00 FT; TH NWLY ALG THE ARC OF SD CURVE, 8.46 FT TO THE P.T. OF SD CURVE; TH N 00 DEG 00 MIN 34 SEC E, 97.75 FT TO THE P.C. OF A CURVE CONC TO THE SW, HAVING A RADIUS OF 84.41 FT, A D/A OF 34 DEG 51 MIN 34 SEC & TANGENT OF 26.50 FT; TH NWLY ALG THE ARC OF SD CURVE 51.36 FT TO THE P.T. OF SD CURVE; TH N 34 DEG 51 MIN 00 SEC W, 93.65 FT TO THE P.C. OF A CURVE CONC TO SW, HAVING A RADIUS OF 82.34 FT, A D/A OF 55 DEG 09 MIN 00 SEC & TANGENT OF 43.00 FT; TH NWLY ALG THE ARC OF SD CURVE, 79.26 FT TO THE P.T. OF SD CURVE; TH W 92.75 FT TO THE P.C. OF A CURVE CONC TO SE, HAVING A RADIUS OF 83.31 FT, A D/A OF 44 DEG 24 MIN 00 SEC & TANGENT OF 34.00 FT; TH SWLY ALG THE ARC OF SD CURVE 64.56 FT TO THE P.T. OF SD CURVE; TH S 45 DEG 36 MIN 00 SEC W, 95.86 FT TO THE P.C. OF A CURVE CONC TO SE, HAVING A RADIUS OF 35.69 FT, A D/A OF 45 DEG 35 MIN 00 SEC & TANGENT OF 15.00 FT; TH SWLY ALG THE ARC OF SD CURVE, 28.40 FT TO THE P.T. OF SD CURVE; TH S 00 DEG 00 MIN 34 SEC W, 82.89 FT TO THE P.C. OF A CURVE CONC TO NW, HAVING A RADIUS OF 17.33 FT, A D/A OF 59 DEG 58 MIN 52 SEC & TANGENT OF 10.00 FT; TH SWLY ALG THE ARC OF SD CURVE 18.14 FT TO THE P.T. OF SD CURVE; TH S 59 DEG 59 MIN 26 SEC W, 13.65 FT; TH S 00 DEG 00 MIN 34 SEC W, 510.73 FT TO THE P.C. OF A CURVE CONC TO NE, HAVING A RADIUS OF 40 FT; TH N 89 DEG 58 MIN 53 SEC W, 63.91 FT, LEAVING THE AFOREMENTIONED OUTSIDE FACE OF SD PARKING LOT CURB AT SD P.C.; TH S 00 DEG 01 MIN 06.8 SEC W, 515.03 FT ALG THE E R/W LINE OF THE

DESOTO MEMORIAL BRIDGE APPROACH, A 106 FT WIDE HWY, A/K/A U.S. HIGHWAY 301; TH S 89 DEG 58 MIN 53.2 SEC E, 3.50 FT; TH S 00 DEG 01 MIN 06.8 SEC W, 356.79 FT; TH S 03 DEG 09 MIN 40.2 SEC E, 44.69 FT TO THE P.C. OF A CURVE CONC TO NE, HAVING A RADIUS OF 46.50 FT & D/A OF 82 DEG 13 MIN 03 SEC; TH SELY ALG THE ARC OF SD CURVE, 66.73 FT; TH S 04 DEG 37 MIN 16.8 SEC W, 3.50 FT; TH S 85 DEG 21 MIN 05 SEC E, 61.42 FT TO THE POB; LESS THE FOLLOWING DESC PARCEL: A PARCEL OF LAND LYING IN SEC 25 TWP 34S RGE 17E, MORE PART DESC AS FOLLOWS: COM AT THE C/L INT OF MANATEE AVE (W BOUND S.R. 64) & U.S. 41-301 (1ST ST) AS SHOWN ON FLORIDA DEPT OF TRANSPORTATION R/W MAP (SEC 1313-201, SHEET 2, DATED 2/25/57); TH N 00 DEG 01 MIN 07 SEC E ALG THE C/L OF U.S. 41-301 A DIST OF 488.62 FT; TH S 89 DEG 58 MIN 53 SEC E A DIST OF 56.50 FT TO A PT ON THE ELY R/W LINE OF U.S. 41-301; TH CONT S 89 DEG 58 MIN 53 SEC E A DIST OF 19.44 FT TO THE SWLY COR OF AN EXISTING BUILDING; TH S 55 DEG 28 MIN 18 SEC E ALG THE SLY OUTSIDE FACE OF SD BUILDING A DIST OF 181.23 FT TO THE SELY COR OF SD BUILDING & THE POB OF THE HEREIN DESC PARCEL; TH N 34 DEG 31 MIN 42 SEC E ALG THE ELY OUTSIDE FACE OF SD BUILDING & THE EXTENSION THEREOF A DIST OF 135.57 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 7.17 FT; TH N 34 DEG 31 MIN 42 SEC E A DIST OF 19.46 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 29.33 FT; TH N 34 DEG 31 MIN 42 SEC E A DIST OF 12.00 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 30.00 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 12.00 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 6.33 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 19.46 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 33.67 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 33.50 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 8.13 FT TO A PT OF INT WITH A NON-TANGENT CURVE FROM WHICH THE RADIAL LINE BEARS N 71 DEG 05 MIN 53 SEC W HAVING A RADIUS OF 39.00 FT & A C/A OF 23 DEG 17 MIN 58 SEC TH SELY ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 15.86 FT SD ARC SUBTENDED BY A CHORD WHICH BEARS S 07 DEG 15 MIN 09 SEC W A DIST OF 15.75 FT TO A PT OF INT WITH A NON-TANGENT LINE; TH S 55 DEG 28 MIN 46 SEC E A DIST OF 13.16 FT; TH N 34 DEG 31 MIN 14 SEC E A DIST OF 10.00 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 41.00 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 41.00 FT; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 41.00 FT; TH N 34 DEG 31 MIN 14 SEC E A DIST OF 10.00 FT; TH N 55 DEG 28 MIN 46 SEC W A DIST OF 13.16 FT TO A PT OF INT WITH A NON-TANGENT CURVE FROM WHICH THE RADIAL LINE BEARS N 16 DEG 33 MIN 42 SEC W HAVING A RADIUS OF 39.00 FT & A C/A OF 23 DEG 17 MIN 58 SEC; TH SWLY ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 15.86 FT, SD ARC SUBTENDED BY A CHORD WHICH BEARS S 61 DEG 47 MIN 19 SEC W A DIST OF 15.75 FT TO A PT OF INT WITH A NON-TANGENT LINE; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 8.13 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 33.50 FT; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 40.00 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 20.00 FT; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 17.54 FT; TH S 34 DEG 31 MIN 42 SEC W A

DIST OF 14.17 FT; TH N 55 DEG 28 MIIN 18 SEC W A DIST OF 48.96 FT; TH N 34 DEG 31 MIN 42 SEC E A DIST OF 14.59 FT TO THE POB; SD DESC PARCEL CONTAINS 0.4280 AC OR 18,642 SQ FT M/L PI#31636.0010/3

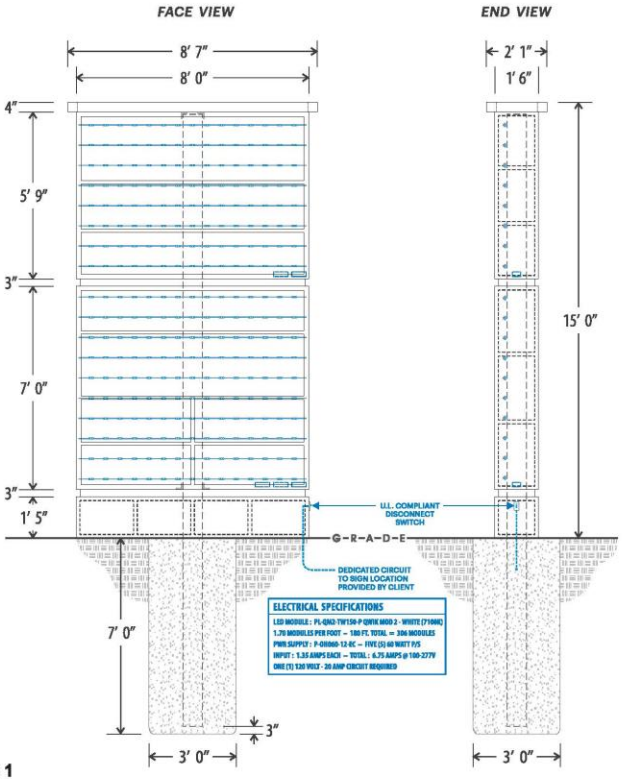
EXHIBIT "B"

ILLUMINATED SINGLE-FACE MONUMENT SIGN

SQ. FT. OF SIGN AREA: **104.0**

D SIGN DESIGN & DIMENSIONS

Scale: 1:40 = 1' 0"



SIGN CABINETS
2" x 2" x 3/16" WELDED ALUMINUM FRAME WITH .063 ALUM FILLER, 2" L-ANGLE FACE RETAINERS & 1-1/2" ALUM DIVIDERS. EXTERIOR SURFACES PAINTED WITH SATIN SMOOTH FINISH

SIGN FACES
3/16" #7328 WHITE (TRANSLUCENT) ACRYLIC PANELS DECORATED FIRST SURFACE USING 3M® PIGMENTED VINYL GRAPHICS

ILLUMINATION
PRINCIPAL® QM-2 WHITE LEDS WITH PRINCIPAL® UNIVERSAL 100-277 VOLT POWER SUPPLIES

BASE
1-1/2" x 1-1/2" x 3/16" WELDED ALUM FRAME WITH .080 ALUM SKIN. EXT SURFACES PAINTED WITH SATIN SMOOTH FINISH

REVEALS
BRAKE-FORMED ALUM ELEMENTS. EXT SURFACES PAINTED WITH SATIN SMOOTH FINISH

SUPPORT
10" STEEL SQUARE TUBE WELDS TO STEEL SADDLES INSIDE SIGN STRUCTURE & WILL EMBED INTO AUGURED HOLE FILLED WITH 3000 PSI CONCRETE (SIZES T.B.D. BY FL CERT ENGINEER)



magee signs
DESIGN • FABRICATE • INSTALL • SERVICE

Manatee Memorial Hospital

SIGN CODE:

FABRICATION NOTES:
ALL WELDING TO BE COMPLETED IN SHOP

THIS DRAWING IS FOR VISUAL PURPOSES ONLY. IT MAY NOT BE TO SCALE AND MAY NEED TO BE ALTERED TO MEET BUILDING CODES AND PERMITTING REQUIREMENTS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS' LICENSING BOARD
THIS SPECIALTY ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES AS AN ELECTRICAL SPECIALIST

SEAL OF THE STATE OF FLORIDA
MILES S. GOULD
LICENSE NUMBER ES12002004
EXPIRATION DATE: AUGUST 31, 2026
IN GOD WE TRUST

Certified And Safety- Electric Signs
LLOYD BAKER #E257955

THIS SIGN IS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600, NATIONAL ELECTRICAL CODE (NEC) AND/OR CHAPTER 26, SOUTH FLORIDA BUILDING CODE (SFBC). THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

COMPLIES WITH THE 8TH EDITION (2023) OF THE FLORIDA BUILDING CODE

magee signs
DESIGN • FABRICATE • INSTALL • SERVICE
1511 20TH AVE EAST, PALMETTO,FL 34221
941-722-5391

REVISION:

Page 1

DATE APPROVED:	JOB NAME: MANATEE MEMORIAL HOSPITAL	JOB ID: 005845	DATE: 10/09/25	VINYL		PAINT		SIGN TYPE:	DRAWING NUMBER:
APPROVED BY:	ADDRESS: 206 2ND STREET E. BRADENTON, FL. 34208-1042		DRAWN BY: L.A.B.	V1 3M® #3630-236 TURQUOISE		P1 PANTONE® #3283C TEAL		D	5845-M1-C
			PO NUMBER: 53700	V2 3M® #3630-015 YELLOW		P2 PANTONE® #116C YELLOW			
				V3 3M® #7725-41 DARK GRAY		P3 SW® #2740 MINERAL GRAY			
				V4 3M® #7725-12 BLACK		P4 SW® #7028 INCREDIBLE WHITE			
				V5 3M® #7725-10 WHITE		P5			

EXHIBIT "C"

Manatee Memorial Hospital

Narrative addressing Form Based Code
Adjustment October 7, 2025

Existing and proposed Monument Signs on the campus of Manatee Memorial Hospital

Sign N – Replacement like for like. This is the monument sign at the main entrance to the hospital. The proposal is to update and modernize the sign for improved visibility and directional assistance. This sign will be located at the same site as the current sign and will have the same dimensions in height and width.

Sign R – No changes. This monument is the main Emergency Room sign on 2nd Street.

Sign Q – No changes. This is a second monument for the Emergency Room for the ambulance entrance.

***Sign P** – Proposed. Requesting a Form based code adjustment as this would add another monument. This proposed monument is for the Outpatient Services Building. There is no current street signage to provide directional assistance. The only signage is on the building itself which is significantly set back from the street. This sign will conform to code but adds to the overall volume of monuments on the hospital campus. This is proposed for 2026, and a permit has not been applied for yet.

***Sign D** – Proposed. Requesting a Form based code adjustment for replacement of existing monument. We respectfully request consideration and approval for a code adjustment to allow installation of a new, larger sign at the **northeast corner of Manatee Avenue and 2nd Street East**. The current sign, measuring **6 feet high by 6 feet wide**, does not provide adequate visibility for motorists traveling westbound on Manatee Avenue due to several visual obstructions that impede clear sightlines. As a matter of **public safety**, the need for improved directional signage to emergency services is critical. The hospital serves as a vital access point for emergency medical care, and it is essential that drivers can quickly and safely identify its location.

The proposed sign, standing **15 feet high and 8 feet wide**, will serve as a clear and effective visual beacon, guiding travelers to the hospital's **Emergency Department** and **outpatient service areas**. This enhancement is designed to promote **safety, clarity, and accessibility**—helping ensure that patients, visitors, and emergency responders can reach the hospital without confusion or delay.

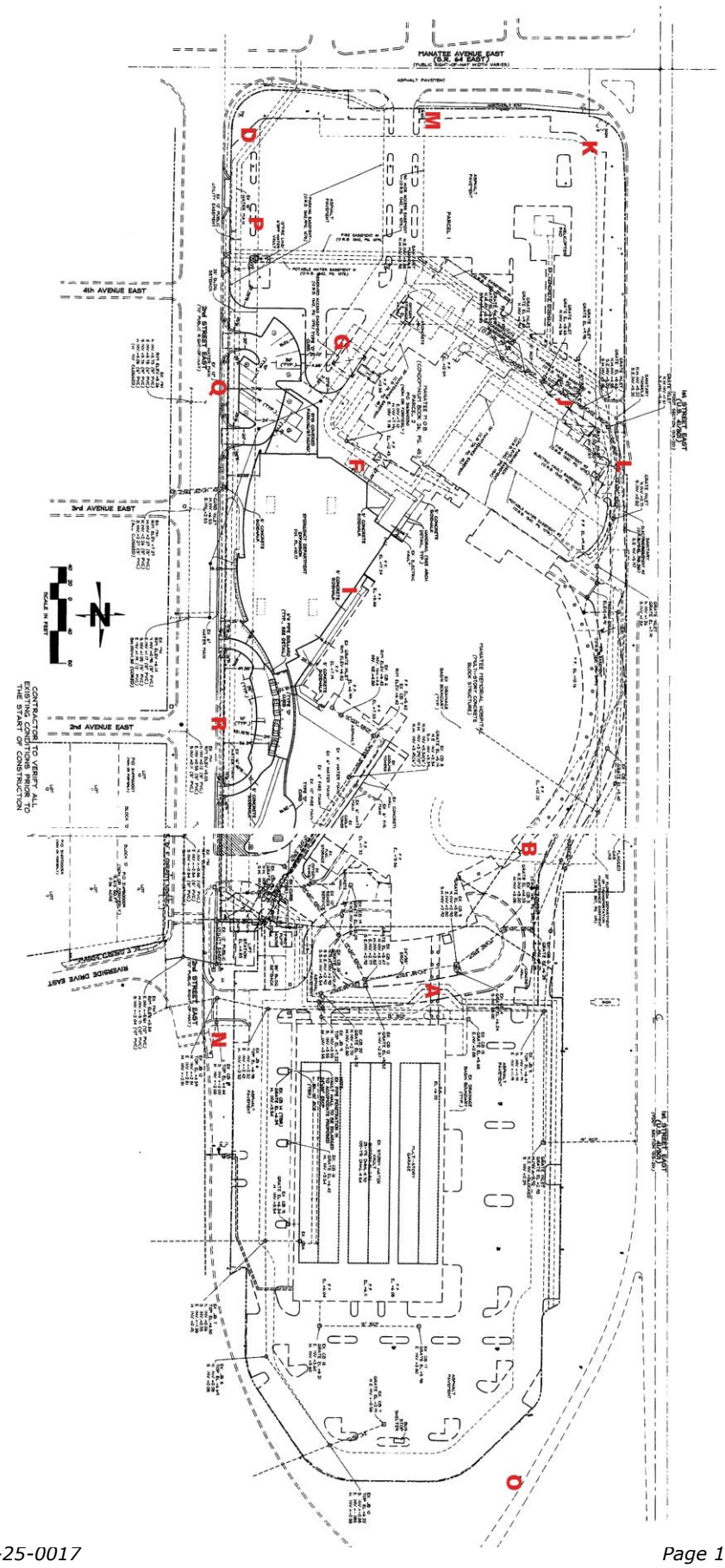
Granting this adjustment will promote the same level of land use compatibility as otherwise applicable standards.

Granting the adjustment will not materially affect adjacent land uses.

Granting the adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Sign M – No changes. This is a small directional monument for the Manatee Ave entrance of the Outpatient Services Building.

Sign K – No changes. This is a cube monument on the northwest corner of Manatee Ave and 1st Street East (US41/301).


MANATEE AVENUE EAST
(S.R. 64 EAST)
4th AVENUE EAST
3rd AVENUE EAST
2nd AVENUE EAST
RIVERSIDE DRIVE EAST
SCALE IN FEET
CONTRACTOR TO VERIFY ALL
ELEVATIONS PRIOR TO
THE START OF CONSTRUCTION
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q

PLN-FBA-25-0017

Menu Reports Help

File Date: 10/10/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Seeking a form based code adjustment to install a new monument sign on the corner of Manatee Ave and 2nd Street East

Application Type: Form Based Code Adjustment

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
5845-M1-C.pdf	PLANNING	Other	Proposed Sign D - e...	application/pdf	Uploaded	10/10/2
5845-M2-C.pdf	PLANNING	Other	Proposed Sign N - R...	application/pdf	Uploaded	10/10/2
Magee - Agent Authoriz...	PLANNING	Other	Agent authorization...	application/pdf	Uploaded	10/10/2
MMH Form Based Code Ad...	PLANNING	Other	Form Based Code Adj...	application/pdf	Uploaded	10/10/2
MMH Monument Sign D.pdf	PLANNING	Other	Power point slides ...	application/pdf	Uploaded	10/10/2
OUTPATIENT PARKING ONL...	PLANNING	Other	Location proposed f...	application/pdf	Uploaded	10/10/2
SIGN D water main loca...	PLANNING	Other	Survey depicting ut...	application/pdf	Uploaded	10/10/2
SIGN D-OVERLAYING 2018...	PLANNING	Other	Site plan for exist...	application/pdf	Uploaded	10/10/2
Sign Survey V1.pdf	PLANNING	Other	Manatee Memorial Ho...	application/pdf	Uploaded	10/10/2

Show all

Address: 206 2ND St E, BRADENTON, FL 34208

Owner Name: MANATEE MEMORIAL HOSPITAL LP

Owner Address: PO BOX 92129, SOUTHLAKE, TX 76092 010

Parcel No: 3163600103

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Rob Coseo	Manatee Memoria...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
Architectural Review B...				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Manatee Memorial Hospital

Narrative addressing Form Based Code Adjustment
October 7, 2025

Existing and proposed Monument Signs on the campus of Manatee Memorial Hospital

Sign N – Replacement like for like. This is the monument sign at the main entrance to the hospital. The proposal is to update and modernize the sign for improved visibility and directional assistance. This sign will be located at the same site as the current sign and will have the same dimensions in height and width.

Sign R – No changes. This monument is the main Emergency Room sign on 2nd Street.

Sign Q – No changes. This is a second monument for the Emergency Room for the ambulance entrance.

***Sign P** – Proposed. Requesting a Form based code adjustment as this would add another monument. This proposed monument is for the Outpatient Services Building. There is no current street signage to provide directional assistance. The only signage is on the building itself which is significantly set back from the street. This sign will conform to code but adds to the overall volume of monuments on the hospital campus. This is proposed for 2026, and a permit has not been applied for yet.

***Sign D** – Proposed. Requesting a Form based code adjustment for replacement of existing monument. We respectfully request consideration and approval for a code adjustment to allow installation of a new, larger sign at the **northeast corner of Manatee Avenue and 2nd Street East**. The current sign, measuring **6 feet high by 6 feet wide**, does not provide adequate visibility for motorists traveling westbound on Manatee Avenue due to several visual obstructions that impede clear sightlines. As a matter of **public safety**, the need for improved directional signage to emergency services is critical. The hospital serves as a vital access point for emergency medical care, and it is essential that drivers can quickly and safely identify its location.

The proposed sign, standing **15 feet high and 8 feet wide**, will serve as a clear and effective visual beacon, guiding travelers to the hospital's **Emergency Department** and **outpatient service areas**. This enhancement is designed to promote **safety, clarity, and accessibility**—helping ensure that patients, visitors, and emergency responders can reach the hospital without confusion or delay.

Granting this adjustment will promote the same level of land use compatibility as otherwise applicable standards.

Granting the adjustment will not materially affect adjacent land uses.

Granting the adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Sign M – No changes. This is a small directional monument for the Manatee Ave entrance of the Outpatient Services Building.

Sign K – No changes. This is a cube monument on the northwest corner of Manatee Ave and 1st Street East (US41/301).

Agent Authorization Form

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

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 206 Second Street East, Bradenton Fl 34208

I, Andy Guz, the registered property owner(s) of the above noted property, do hereby authorize

Eric Weitzel — Print Name of Agent

Magee Signs — Company Name

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

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

Owner(s) Address (if different than property above)
1511 20th Avenue East, Palmetto Fl 34221

Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 10 th day of OCTOBER 2025, produced PERSONALLY KNOWN TO ME respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

LLOYD BAKER, Notary Public
Print Name

LLOYD BAKER
Notary Public - State of Florida
Commission # HH 220155
My Comm. Expires Jan 24, 2026
Bonded through National Notary Assn.

State of Florida
My Commission Expires: 01/24/26

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: 206 Second Street East, Bradenton Fl 34208

I, Andy Guz, the registered property owner(s) of the above noted property, do hereby authorize

Robert Coseo — Print Name of Agent

Manatee Memorial Hospital — Company Name

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

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

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

206 Second Street East, Bradenton Fl 34208

Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 6th day of October 2025, produced personally known respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

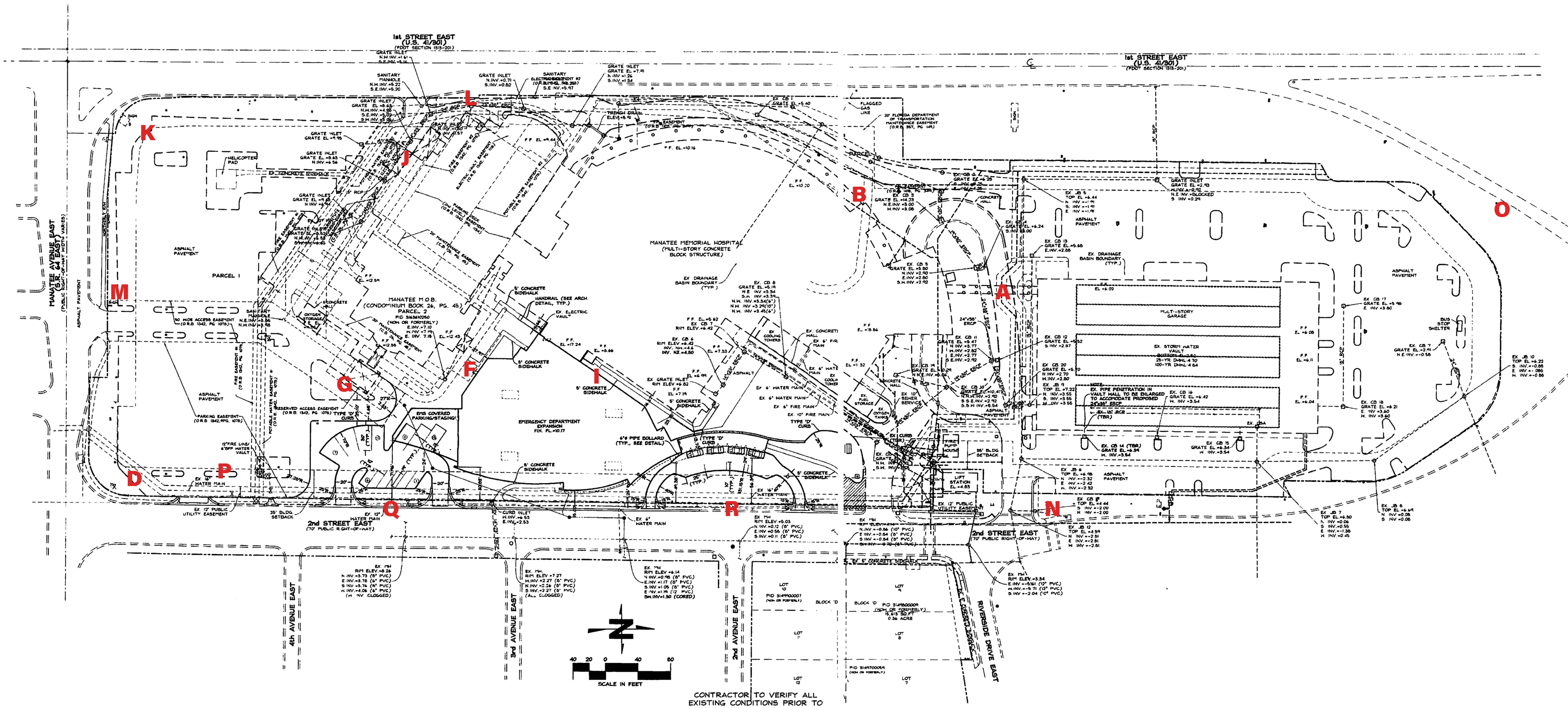
Signature

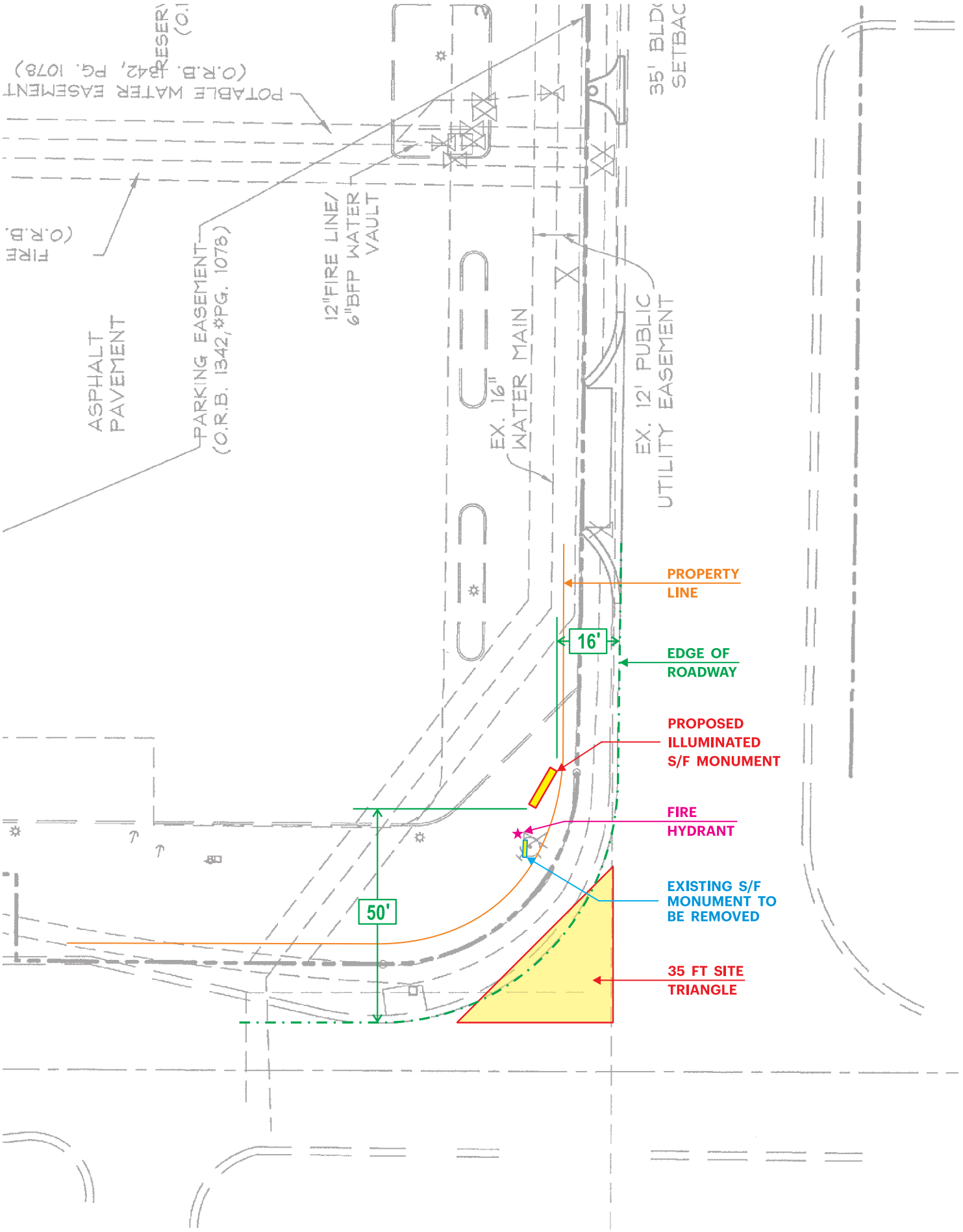
Kimberly A Ryan, Notary Public

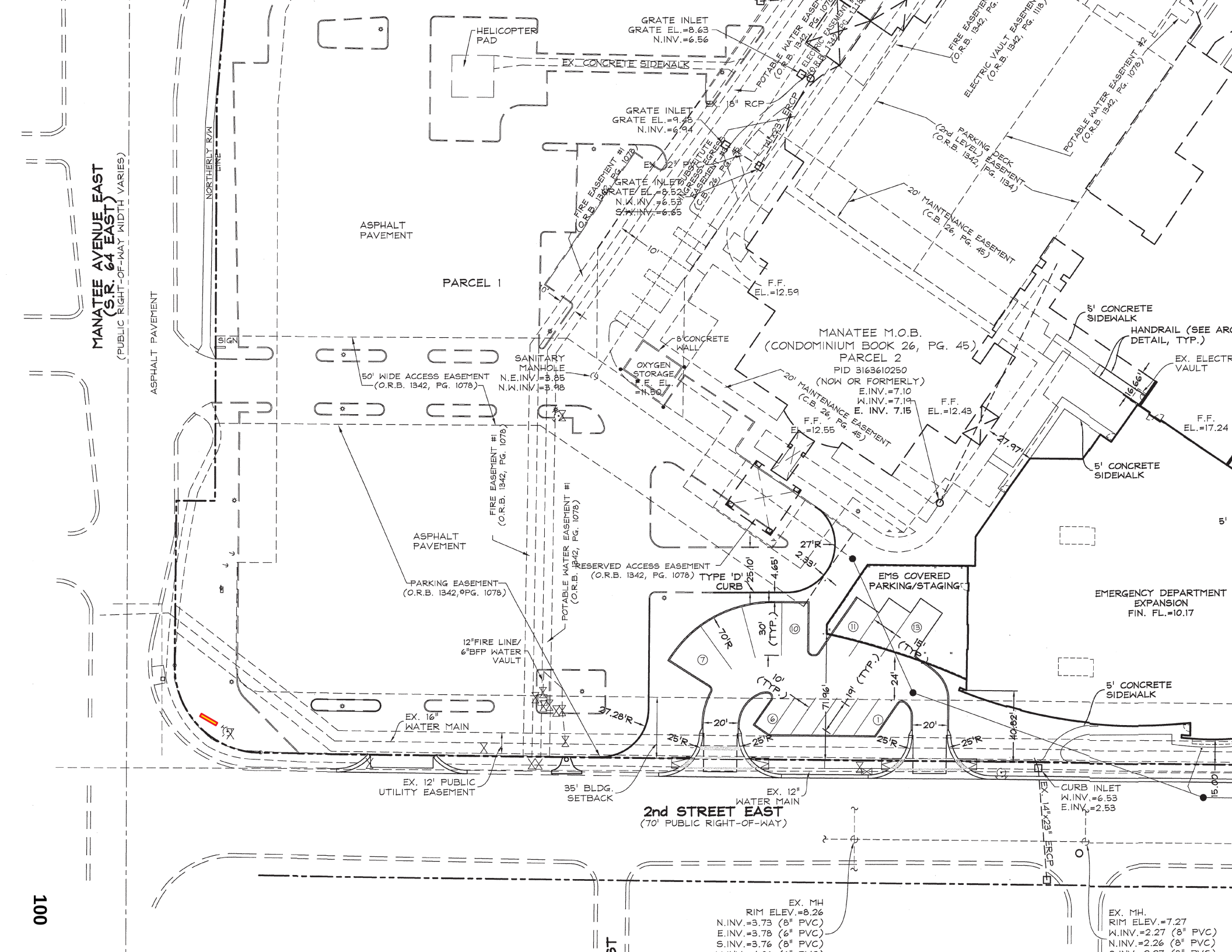
Print Name

State of Florida
My Commission Expires: 11/4/2025

KIMBERLY A. RYAN
Notary Public
State of Florida
Comm# HH195268
Expires 11/4/2025


1st STREET EAST
(U.S. 41/301)
(FDOT SECTION 1313-201)
MANATEE AVENUE EAST
(S.R. 64 EAST)
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
ASPHALT PAVEMENT
HELICOPTER PAD
EX. CONCRETE SIDEWALK
PARCEL 1
MANATEE M.O.B.
(CONDOMINIUM BOOK 26, PG. 45)
PARCEL 2
PID 3163610250
(NOW OR FORMERLY)
MANATEE MEMORIAL HOSPITAL
(MULTI-STORY CONCRETE
BLOCK STRUCTURE)
EX. DRAINAGE
BASIN BOUNDARY
(TYP.)
EMERGENCY DEPARTMENT
EXPANSION
FIN. FL.=10.17
EMS COVERED
PARKING/STAGING
5' CONCRETE SIDEWALK
6"Ø PIPE BOLLARD
(TYP., SEE DETAIL)
TYPE 'D' CURB
EX. 6" WATER MAIN
EX. 6" FIRE MAIN
EX. 10" FIRE MAIN
EX. COOLING TOWERS
EX. FUEL STORAGE
EX. OXYGEN TANKS
FIRE PUMP HOUSE
LIFT STATION
EL.=4.83
35' BLDG. SETBACK
EX. 12" PUBLIC UTILITY EASEMENT
EX. 16" WATER MAIN
EX. 12" WATER MAIN
2nd STREET EAST
(70' PUBLIC RIGHT-OF-WAY)
4th AVENUE EAST
3rd AVENUE EAST
2nd AVENUE EAST
RIVERSIDE DRIVE EAST
MULTI-STORY GARAGE
EX. STORM WATER
VAULT
25-YR DHWL:4.70
100-YR DHWL:4.64
NOTE:
EX. PIPE PENETRATION IN
VAULT WALL TO BE ENLARGED
TO ACCOMODATE PROPOSED
24"x38" ERCP
BUS STOP SHELTER
LOT 10
LOT 11
LOT 12
LOT 9
LOT 8
LOT 7
BLOCK 'D'
PID 3149800009
(NOW OR FORMERLY)
15,613 SQ.FT
0.36 ACRE
40 20 0 40 80
SCALE IN FEET
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION
A
B
D
F
G
I
J
K
L
M
N
O
P
Q
R

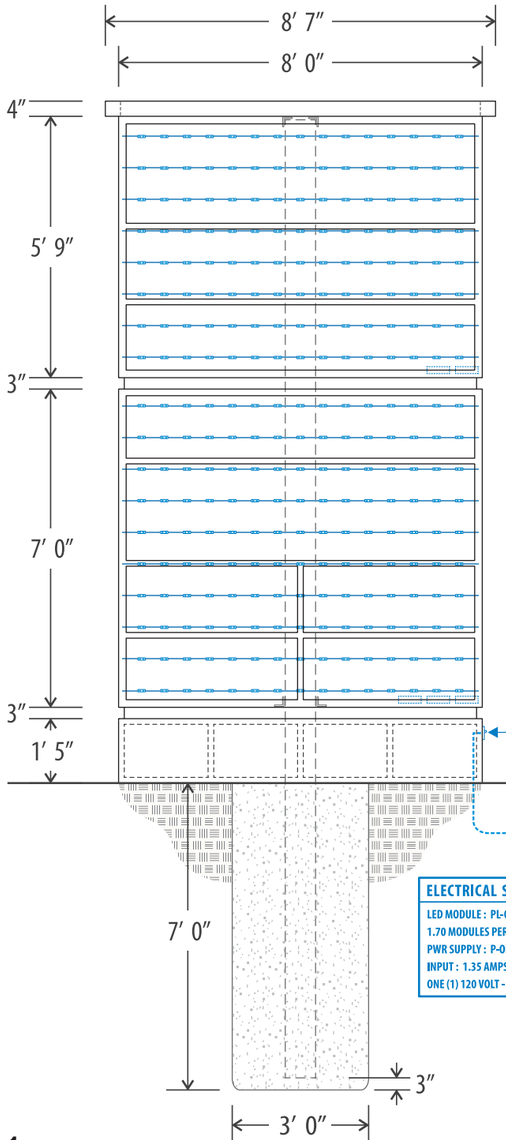

PROPERTY LINE
16'
EDGE OF ROADWAY
PROPOSED ILLUMINATED S/F MONUMENT
FIRE HYDRANT
EXISTING S/F MONUMENT TO BE REMOVED
35 FT SITE TRIANGLE
50'
ASPHALT PAVEMENT
PARKING EASEMENT (O.R.B. 1342, PG. 1078)
12" FIRE LINE/ 6" BFP WATER VAULT
EX. 16" WATER MAIN
EX. 12' PUBLIC UTILITY EASEMENT
35' BLDG SETBACK
POTABLE WATER EASEMENT (O.R.B. 1342, PG. 1078)
FIRE (O.R.B.


MANATEE AVENUE EAST
(S.R. 64 EAST)
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
NORTHERLY R/W LINE
ASPHALT PAVEMENT
SIGN
HELICOPTER PAD
EX. CONCRETE SIDEWALK
GRATE INLET
GRATE EL.=8.63
N.INV.=6.56
GRATE INLET
GRATE EL.=9.48
N.INV.=6.94
18" RCP
EX. 21" RCP
GRATE INLET & SUBSTITUTE GRASSED EGRESS
GRATE EL.=8.52
N.W.INV.=6.53
S.W.INV.=6.65
ASPHALT PAVEMENT
PARCEL 1
FIRE EASEMENT #1 (O.R.B. 1342, PG. 1078)
POTABLE WATER EASEMENT (O.R.B. 1342, PG. 1078)
ELECTRIC EASEMENT (O.R.B. 1342, PG. 1118)
FIRE EASEMENT (O.R.B. 1342, PG. 1078)
ELECTRIC VAULT EASEMENT (O.R.B. 1342, PG. 1118)
POTABLE WATER EASEMENT #2 (O.R.B. 1342, PG. 1078)
PARKING DECK (2nd LEVEL) EASEMENT (O.R.B. 1342, PG. 1134)
20' MAINTENANCE EASEMENT (C.B. 126, PG. 45)
F.F. EL.=12.59
MANATEE M.O.B.
(CONDOMINIUM BOOK 26, PG. 45)
PARCEL 2
PID 3163610250
(NOW OR FORMERLY)
E.INV.=7.10
W.INV.=7.19
E. INV. 7.15
F.F. EL.=12.43
F.F. EL.=12.55
8' CONCRETE WALL
OXYGEN STORAGE F.F. EL. =11.50
SANITARY MANHOLE
N.E.INV.=3.85
N.W.INV.=3.98
50' WIDE ACCESS EASEMENT (O.R.B. 1342, PG. 1078)
FIRE EASEMENT #1 (O.R.B. 1342, PG. 1078)
POTABLE WATER EASEMENT #1 (O.R.B. 1342, PG. 1078)
ASPHALT PAVEMENT
PARKING EASEMENT (O.R.B. 1342, PG. 1078)
RESERVED ACCESS EASEMENT (O.R.B. 1342, PG. 1078)
TYPE 'D' CURB
5' CONCRETE SIDEWALK
HANDRAIL (SEE ARC DETAIL, TYP.)
EX. ELECTR VAULT
F.F. EL.=17.24
5' CONCRETE SIDEWALK
EMS COVERED PARKING/STAGING
EMERGENCY DEPARTMENT EXPANSION
FIN. FL.=10.17
12"FIRE LINE/ 6"BFP WATER VAULT
EX. 16" WATER MAIN
EX. 12' PUBLIC UTILITY EASEMENT
35' BLDG. SETBACK
EX. 12" WATER MAIN
2nd STREET EAST
(70' PUBLIC RIGHT-OF-WAY)
CURB INLET
W.INV.=6.53
E.INV.=2.53
EX. 14"X23" ERCP
EX. MH
RIM ELEV.=8.26
N.INV.=3.73 (8" PVC)
E.INV.=3.78 (6" PVC)
S.INV.=3.76 (8" PVC)
EX. MH.
RIM ELEV.=7.27
W.INV.=2.27 (8" PVC)
N.INV.=2.26 (8" PVC)
100

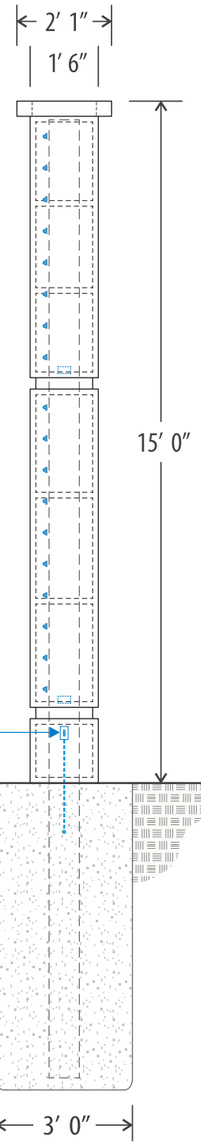
D SIGN DESIGN & DIMENSIONS

Scale: 1:40 = 1′ 0″

FACE VIEW



END VIEW



U.L. COMPLIANT DISCONNECT SWITCH

G–R–A–D–E

DEDICATED CIRCUIT TO SIGN LOCATION PROVIDED BY CLIENT

ELECTRICAL SPECIFICATIONS

LED MODULE : PL-QM2-TW150-P QWIK MOD 2 - WHITE (7100K)
1.70 MODULES PER FOOT – 180 FT. TOTAL = 306 MODULES
PWR SUPPLY : P-OH060-12-EC – FIVE (5) 60 WATT P/S
INPUT : 1.35 AMPS EACH – TOTAL : 6.75 AMPS @ 100-277V
ONE (1) 120 VOLT - 20 AMP CIRCUIT REQUIRED

Page 1

magee signs
DESIGN • FABRICATE • INSTALL • SERVICE

SIGN CABINETS
2" x 2" x 3/16" WELDED ALUMINUM FRAME WITH .063 ALUM FILLER, 2" L-ANGLE FACE RETAINERS & 1-1/2" ALUM DIVIDERS. EXTERIOR SURFACES PAINTED WITH SATIN SMOOTH FINISH

SIGN FACES
3/16" #7328 WHITE (TRANSLUCENT) ACRYLIC PANELS DECORATED FIRST SURFACE USING 3M® PIGMENTED VINYL GRAPHICS

ILLUMINATION
PRINCIPAL® QM-2 WHITE LEDS WITH PRINCIPAL® UNIVERSAL 100-277 VOLT POWER SUPPLIES

BASE
1-1/2" x 1-1/2" x 3/16" WELDED ALUM FRAME WITH .080 ALUM SKIN. EXT SURFACES PAINTED WITH SATIN SMOOTH FINISH

REVEALS
BRAKE-FORMED ALUM ELEMENTS. EXT SURFACES PAINTED WITH SATIN SMOOTH FINISH

SUPPORT
10" STEEL SQUARE TUBE WELDS TO STEEL SADDLES INSIDE SIGN STRUCTURE & WILL EMBED INTO AUGURED HOLE FILLED WITH 3000 PSI CONCRETE (SIZES T.B.D. BY FL CERT ENGINEER)



Manatee Memorial Hospital

SIGN CODE:

FABRICATION NOTES:

ALL WELDING TO BE COMPLETED IN SHOP

THIS DRAWING IS FOR VISUAL PURPOSES ONLY. IT MAY NOT BE TO SCALE AND MAY NEED TO BE ALTERED TO MEET BUILDING CODES AND PERMITTING REQUIREMENTS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS LICENSING BOARD
THIS SPECIALTY ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES AS AN ELECTRICAL SPECIALIST

SEAL OF THE STATE OF FLORIDA
MILES S. GOULD
LICENSE NUMBER ES12002004
EXPIRATION DATE: AUGUST 31, 2026
IN GOD WE TRUST

Certified And Safety- Electric Signs
LLOYD BAKER #E257955

THIS SIGN IS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600, NATIONAL ELECTRICAL CODE (NEC) 2020, NFPA 70® AND THE 2024 INTERNATIONAL BUILDING CODE (IBC). THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

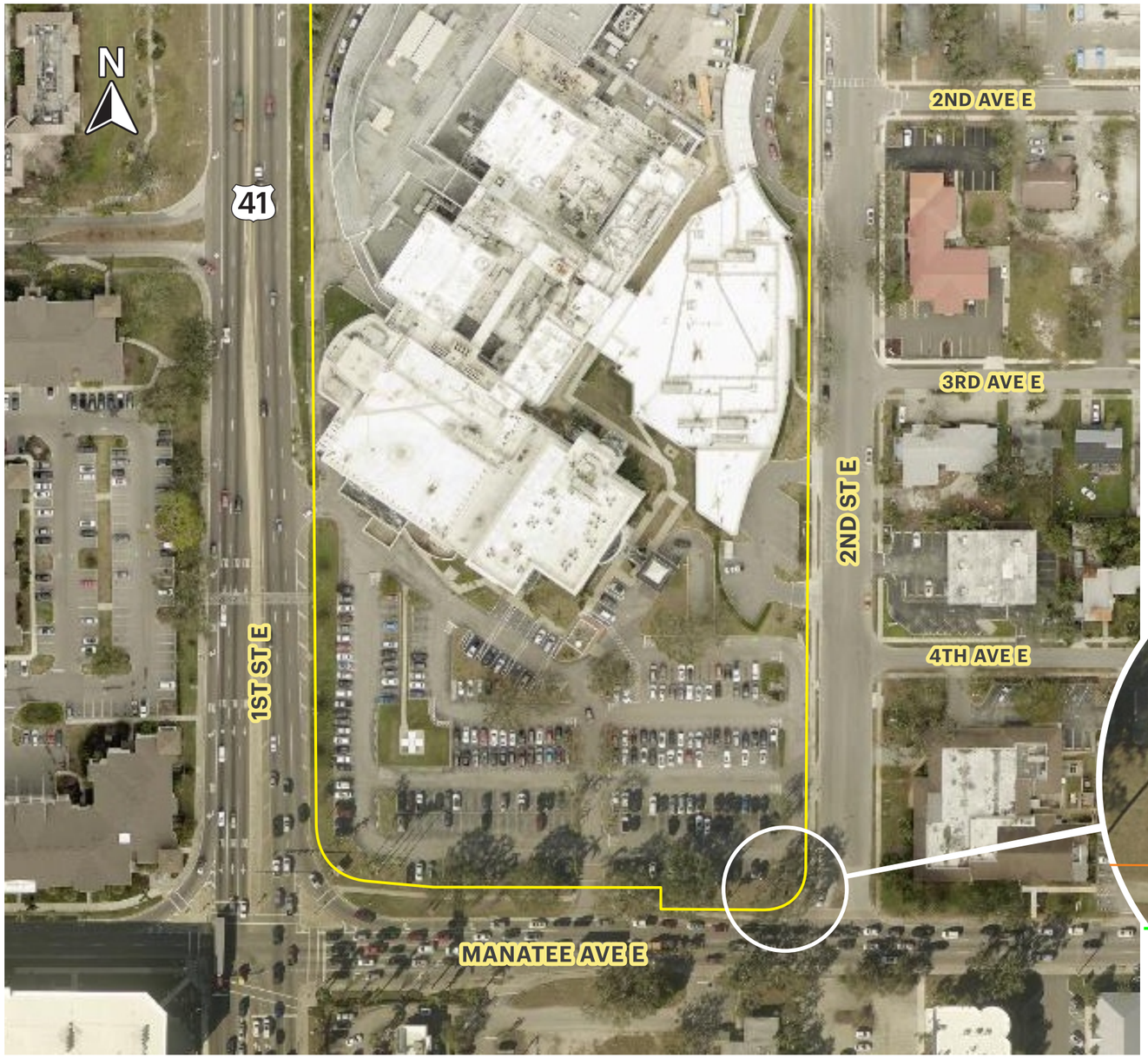
COMPLIES WITH THE 8TH EDITION (2023) OF THE FLORIDA BUILDING CODE

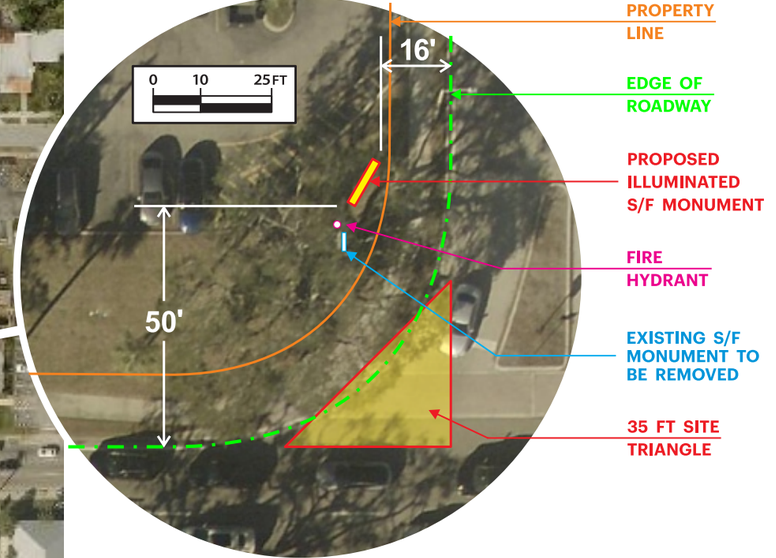
magee signs
DESIGN • FABRICATE • INSTALL • SERVICE
1511 20TH AVE EAST, PALMETTO,FL 34221
941-722-5391

REVISION:

DATE APPROVED:	JOB NAME: MANATEE MEMORIAL HOSPITAL	JOB ID: 005845	DATE: 10/09/25	VINYL		PAINT		SIGN TYPE:	DRAWING NUMBER:
APPROVED BY:	ADDRESS: 206 2ND STREET E. BRADENTON, FL. 34208-1042		DRAWN BY: L.A.B.	V1 3M® #3630-236 TURQUOISE		P1 PANTONE® #3283C TEAL		D	5845-M1-C
			PO NUMBER: 53700	V2 3M® #3630-015 YELLOW		P2 PANTONE® #116C YELLOW			
				V3 3M® #7725-41 DARK GRAY		P3 SW® #2740 MINERAL GRAY			
				V4 3M® #7725-12 BLACK		P4 SW® #7028 INCREDIBLE WHITE			
				V5 3M® #7725-10 WHITE		P5			

MONUMENT SITE PLAN





EXISTING S/F MONUMENT



magee signs
DESIGN • FABRICATE • INSTALL • SERVICE

Manatee Memorial Hospital

SIGN CODE:

FABRICATION NOTES:

THIS DRAWING IS FOR VISUAL PURPOSES ONLY. IT MAY NOT BE TO SCALE AND MAY NEED TO BE ALTERED TO MEET BUILDING CODES AND PERMITTING REQUIREMENTS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS LICENSING BOARD
THIS SPECIALTY ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES AS AN ELECTRICAL SPECIALIST

SEAL OF THE STATE OF FLORIDA
MILES S. GOULD
LICENSE NUMBER ES12002004
EXPIRATION DATE: AUGUST 31, 2026
IN GOD WE TRUST

Certified And Safety- Electric Signs
LLOYD BAKER #E257955

THIS SIGN IS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600, NATIONAL ELECTRICAL CODE (NEC) 2020, NFPA 70® AND THE 2024 INTERNATIONAL BUILDING CODE (IBC). THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

COMPLIES WITH THE 8TH EDITION (2023) OF THE FLORIDA BUILDING CODE

magee signs
DESIGN • FABRICATE • INSTALL • SERVICE
1511 20TH AVE EAST, PALMETTO,FL 34221
941-722-5391

REVISION:

SCALE: 0 50 100 200FT

PARCEL ID: #3163600103

DATE APPROVED:	JOB NAME: MANATEE MEMORIAL HOSPITAL	JOB ID: 005845	DATE: 10/09/25		
APPROVED BY:	ADDRESS: 206 2ND STREET E. BRADENTON, FL. 34208-1042		DRAWN BY: L.A.B.		
			PO NUMBER: 53700		

VINYL		PAINT	
V1 3M® #3630-236 TURQUOISE		P1 PANTONE® #3283C TEAL	
V2 3M® #3630-015 YELLOW		P2 PANTONE® #116C YELLOW	
V3 3M® #7725-41 DARK GRAY		P3 SW® #2740 MINERAL GRAY	
V4 3M® #7725-12 BLACK		P4 SW® #7028 INCREDIBLE WHITE	
V5 3M® #7725-10 WHITE		P5	

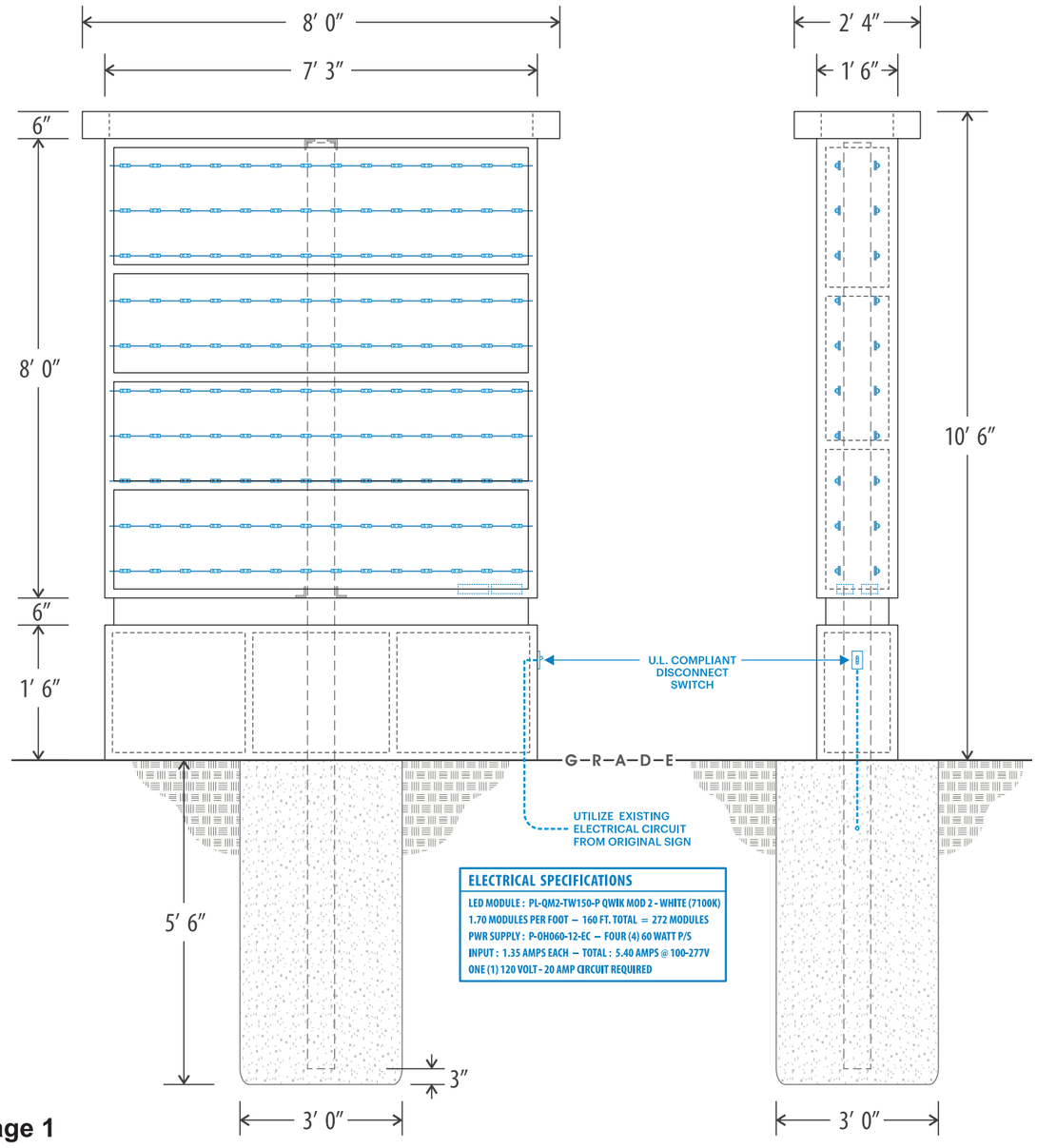
SIGN TYPE: D

DRAWING NUMBER: 5845-M1-C

ILLUMINATED DOUBLE-FACE MONUMENT SIGN | *REPLACES EXISTING 10' 6" x 8' 0" MONUMENT* | SQ. FT. OF SIGN AREA: **58.0**

N SIGN DESIGN & DIMENSIONS

Scale: 3/8" = 1' 0"



ELECTRICAL SPECIFICATIONS

LED MODULE : PL-QM2-TW150-P QWIK MOD 2 - WHITE (7100K)
1.70 MODULES PER FOOT – 160 FT. TOTAL = 272 MODULES
PWR SUPPLY : P-OH060-12-EC – FOUR (4) 60 WATT P/S
INPUT : 1.35 AMPS EACH – TOTAL : 5.40 AMPS @ 100-277V
ONE (1) 120 VOLT - 20 AMP CIRCUIT REQUIRED

SIGN CABINET
2" x 2" x 3/16" WELDED ALUMINUM FRAME WITH .063 ALUM FILLER, 2" L-ANGLE FACE RETAINERS & 1-1/2" ALUM DIVIDERS. EXTERIOR SURFACES PAINTED WITH SATIN SMOOTH FINISH

SIGN FACES
3/16" #7328 WHITE (TRANSLUCENT) ACRYLIC PANELS DECORATED FIRST SURFACE USING 3M® PIGMENTED VINYL GRAPHICS

ILLUMINATION
PRINCIPAL® QM-2 WHITE LEDS WITH PRINCIPAL® UNIVERSAL 100-277 VOLT POWER SUPPLIES

BASE
1-1/2" x 1-1/2" x 3/16" WELDED ALUM FRAME WITH .080 ALUM SKIN. EXT SURFACES PAINTED WITH SATIN SMOOTH FINISH

REVEALS
BRAKE-FORMED ALUM ELEMENTS. EXT SURFACES PAINTED WITH SATIN SMOOTH FINISH

SUPPORT
6" STEEL SQUARE TUBE WELDS TO STEEL SADDLES INSIDE SIGN STRUCTURE & WILL EMBED INTO AUGURED HOLE FILLED WITH 3000 PSI CONCRETE (SIZES T.B.D. BY FL CERT ENGINEER)



magee signs
DESIGN • FABRICATE • INSTALL • SERVICE

Manatee Memorial Hospital

SIGN CODE:

FABRICATION NOTES:
ALL WELDING TO BE COMPLETED IN SHOP

THIS DRAWING IS FOR VISUAL PURPOSES ONLY. IT MAY NOT BE TO SCALE AND MAY NEED TO BE ALTERED TO MEET BUILDING CODES AND PERMITTING REQUIREMENTS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS LICENSING BOARD
THIS SPECIALTY ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES AS AN ELECTRICAL SPECIALIST

MILES S. GOULD
LICENSE NUMBER ES12002004
EXPIRATION DATE: AUGUST 31, 2026

Certified And Safety- Electric Signs
LLOYD BAKER #E257955

THIS SIGN IS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600, NATIONAL ELECTRICAL CODE (NEC) 2020, NFPA 70® AND THE 2024 INTERNATIONAL BUILDING CODE (IBC). THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

COMPLIES WITH THE 8TH EDITION (2023) OF THE FLORIDA BUILDING CODE

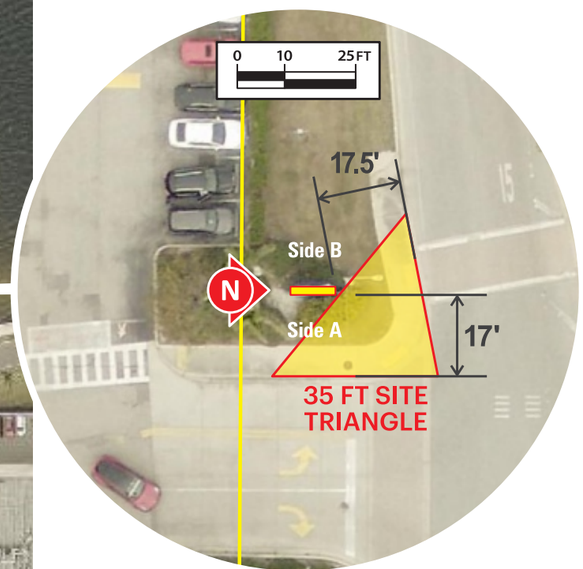
magee signs
DESIGN • FABRICATE • INSTALL • SERVICE
1511 20TH AVE EAST, PALMETTO,FL 34221
941-722-5391

REVISION:
07/31 - Changed verbiage of 2 lower panels on side A
09/29 - Reduce overall size to match existing sign

DATE APPROVED:	JOB NAME: MANATEE MEMORIAL HOSPITAL	JOB ID: 005845	DATE: 10/07/25	VINYL	PAINT	SIGN TYPE:	DRAWING NUMBER:
APPROVED BY:	ADDRESS: 206 2ND STREET E. BRADENTON, FL. 34208-1042		DRAWN BY: L.A.B.	V1 3M® #3630-236 TURQUOISE	P1 PANTONE® #3283C TEAL	N	5845-M2-C
			PO NUMBER: 53700	V2 3M® #3630-015 YELLOW	P2 PANTONE® #116C YELLOW		
				V3 3M® #7725-41 DARK GRAY	P3 SW® #2740 MINERAL GRAY		
				V4 3M® #7725-12 BLACK	P4 SW® #7028 INCREDIBLE WHITE		
				V5 3M® #7725-10 WHITE	P5		

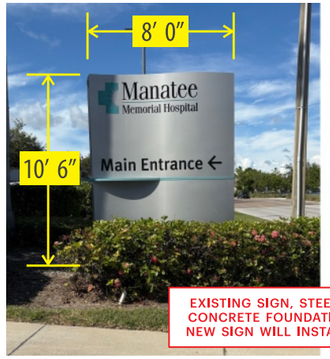
MONUMENT SITE PLAN





EXISTING D/F MONUMENT

Side A



Side B



EXISTING SIGN, STEEL SUPPORT COLUMN & CONCRETE FOUNDATION WILL BE REMOVED. NEW SIGN WILL INSTALL AT SAME LOCATION

magee signs
DESIGN • FABRICATE • INSTALL • SERVICE

Manatee Memorial Hospital

SIGN CODE:

FABRICATION NOTES:

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magee signs
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1511 20TH AVE EAST, PALMETTO,FL 34221
941-722-5391

REVISION:

07/31 - Changed verbiage of 2 lower panels on side A	
09/29 - Reduce overall size to match existing sign	

Page 2

SCALE: 0 50 100 200FT

PARCEL ID: #3163600103

DATE APPROVED:	JOB NAME: MANATEE MEMORIAL HOSPITAL	JOB ID: 005845	DATE: 10/07/25	VINYL	PAINT	SIGN TYPE:	DRAWING NUMBER:
APPROVED BY:	ADDRESS: 206 2ND STREET E. BRADENTON, FL. 34208-1042		DRAWN BY: L.A.B.	V1 3M® #3630-236 TURQUOISE	P1 PANTONE® #3283C TEAL	N	5845-M2-C
			PO NUMBER: 53700	V2 3M® #3630-015 YELLOW	P2 PANTONE® #116C YELLOW		
				V3 3M® #7725-41 DARK GRAY	P3 SW® #2740 MINERAL GRAY		
				V4 3M® #7725-12 BLACK	P4 SW® #7028 INCREDIBLE WHITE		
				V5 3M® #7725-10 WHITE	P5		



Monument Sign D

Manatee Memorial Hospital

UHS Universal Health Services, Inc.

Monument Sign D



Current Sign Measurement

75” Wide x 84” High x 9” Deep

30” from fire hydrant

Monument Sign D





Current Sign Placement

Monument Sign D







Current Sign Placement

Monument Sign D



Proposed Sign

96” Wide x 168” High x 9” Deep

72” from fire hydrant

Manatee Memorial Hospita


SIGN P
PROPOSED PLACEMENT OF NON-ILLUMINATED, SINGLE FACE "OUTPATIENT PARKING ONLY" MONUMENT SIGN
P
2nd St E
4th Ave E
2nd St E
2nd St E
Manatee Ave E
64
Google Maps

City of Bradenton
Planning and Community Development
Planning Commission
November 19, 2025

Staff Report

Case Number: PLN-FBA-25-0017
Applicant: Eric Weitzel, agent for Manatee Memorial Hospital
Address: 206 2nd Street East
(PID: 3163600103)
Ward: 4
Current Zoning: T-5, Urban Center
Future Land Use: Urban Central Business District
Flood Zone: AE, X
Surrounding Property:
Zoning: North, West, East: T-5, Urban Center
South: T-5, Urban Center and SD, Special District
Future Land Use: Urban Central Business District

SUMMARY OF REQUEST

The applicant is seeking a Form Based Code Adjustment to permit a monument sign in excess of the allowed 50 square feet, and to allow more than one monument sign on the lot.

ANALYSIS

The subject request is for an adjustment from the Form Based Code (FBC) Section 4.12, more specifically to Sections 4.12.1 and 4.12.6 (Signage Standards). The subsections state:

4.12.1 General to zones T3, T4-R, T4-O, T5, T6

a. There shall be no signage permitted additional to that specified in this section.

4.12.5 Specific to zones T4-O, T5

a. Projecting signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 9 feet above the Sidewalk.

b. A single external permanent sign band, or two parallel, horizontal expression lines that run the length of the Facade and that define an

upper and lower frame for signs may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height.
c. Wall Signs, maximum of 1 per Façade visible from common travel ways with a maximum area of 2 square feet per linear foot of the side of the building on which the sign is to be placed, not to exceed 60 square feet and 3 feet in height.
d. Ground Signs (Monument or Pylon), maximum 1 per lot that exceeds 30 feet in width. Ground Signs may not exceed 50 square feet and 10 feet in height.
e. Electronic Message Signs may be allowed in conjunction with permitted signs only in office, commercial, or institutional areas upon administrative approval by the PCD Director in regard to location, size, and compatibility. The following standards shall apply to all Electronic Message Signs:

i. Maximum one (1) electronic message sign.
ii. Messages or information shall not be changed more than one time in a fifteen (15) second period.
iii. Signs shall have an automatic dimmer and a photo cell sensor to adjust the illumination intensity of the sign as to not cause glare or impair the vision of the motorist.
iv. Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn measured from the signs face at maximum brightness.

The applicant is requesting a like-for-like (in size) replacement for a sign located at the corner of 2nd Street East and Manatee Avenue West. The proposed sign is 104 square feet. This is a rendering provided by the applicant:



In addition to this oversized monument sign, the applicant has provided a list and map of additional monument signs. Some signs are existing and others are proposed. The proposal is attached as Exhibit A.

Typically, a request for an increase in sign size is an administrative review, while a request for a greater number of signs than the code allows is decided by the Planning Commission. However, in this case, because of the unique nature of the site and the use as a hospital, staff made the decision to bring the entire sign package before the Planning Commission.

The Form Based Code states the following criteria for review of adjustments for non-governmental uses:

1.10.6.b Approval Criteria for "Non-Government" Uses

b. Adjustment requests for uses that are not uniquely governmental such as apartments/condominiums, hotels/motels, retail/service shops, or office buildings (regardless of ownership) will be approved with changes, or approved with conditions if the PCD Director or applicable review body finds that the applicant has shown that approval criteria "i" through "iii" have been met. Adjustment requests will be denied if the applicant has not demonstrated to the satisfaction of the PCD Director or applicable review body that the criteria have been met.

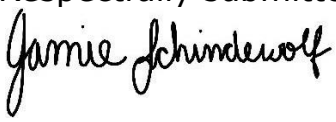
    i. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards; and
    ii. Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setback and other land use considerations; and
    iii. Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Staff finds that this request does not interfere with general land use compatibility, will not materially affect adjacent land uses and the physical character of the surrounding area, and is generally consistent with the purpose and intent of the Form Based Code and existing Land Use Regulations.

While the applicant is asking for deviations from the signage regulations, the proposal appears to meet the overall intent of the Form Based Code. The proposed signage does not create excessive clutter and allows for visual consistency with the previously approved signs. Further, allowing additional signage for a hospital is in the interest of public safety. The request meets the criteria stated in 1.10.6.b of the Form Based Code. Staff encourages the Board to take all of the information from this report along with any presentations by

the applicant and community feedback to render its decision on the subject request.

Respectfully submitted,



Jamie Schindewolf
Senior Planner
City of Bradenton Planning and Community Development

EXHIBITS

EXHIBIT A: Sign Request from Applicant
EXHIBIT B: Location Map
EXHIBIT C: Zoning Map
EXHIBIT D: Future Land Use Map
EXHIBIT E: Legal Description

Manatee Memorial Hospital

Narrative addressing Form Based Code Adjustment
October 7, 2025

Existing and proposed Monument Signs on the campus of Manatee Memorial Hospital

Sign N – Replacement like for like. This is the monument sign at the main entrance to the hospital. The proposal is to update and modernize the sign for improved visibility and directional assistance. This sign will be located at the same site as the current sign and will have the same dimensions in height and width.

Sign R – No changes. This monument is the main Emergency Room sign on 2nd Street.

Sign Q – No changes. This is a second monument for the Emergency Room for the ambulance entrance.

***Sign P** – Proposed. Requesting a Form based code adjustment as this would add another monument. This proposed monument is for the Outpatient Services Building. There is no current street signage to provide directional assistance. The only signage is on the building itself which is significantly set back from the street. This sign will conform to code but adds to the overall volume of monuments on the hospital campus. This is proposed for 2026, and a permit has not been applied for yet.

***Sign D** – Proposed. Requesting a Form based code adjustment for replacement of existing monument. We respectfully request consideration and approval for a code adjustment to allow installation of a new, larger sign at the **northeast corner of Manatee Avenue and 2nd Street East**. The current sign, measuring **6 feet high by 6 feet wide**, does not provide adequate visibility for motorists traveling westbound on Manatee Avenue due to several visual obstructions that impede clear sightlines. As a matter of **public safety**, the need for improved directional signage to emergency services is critical. The hospital serves as a vital access point for emergency medical care, and it is essential that drivers can quickly and safely identify its location.

The proposed sign, standing **15 feet high and 8 feet wide**, will serve as a clear and effective visual beacon, guiding travelers to the hospital's **Emergency Department** and **outpatient service areas**. This enhancement is designed to promote **safety, clarity, and accessibility**—helping ensure that patients, visitors, and emergency responders can reach the hospital without confusion or delay.

Granting this adjustment will promote the same level of land use compatibility as otherwise applicable standards.

Granting the adjustment will not materially affect adjacent land uses.

Granting the adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Sign M – No changes. This is a small directional monument for the Manatee Ave entrance of the Outpatient Services Building.

Sign K – No changes. This is a cube monument on the northwest corner of Manatee Ave and 1st Street East (US41/301).

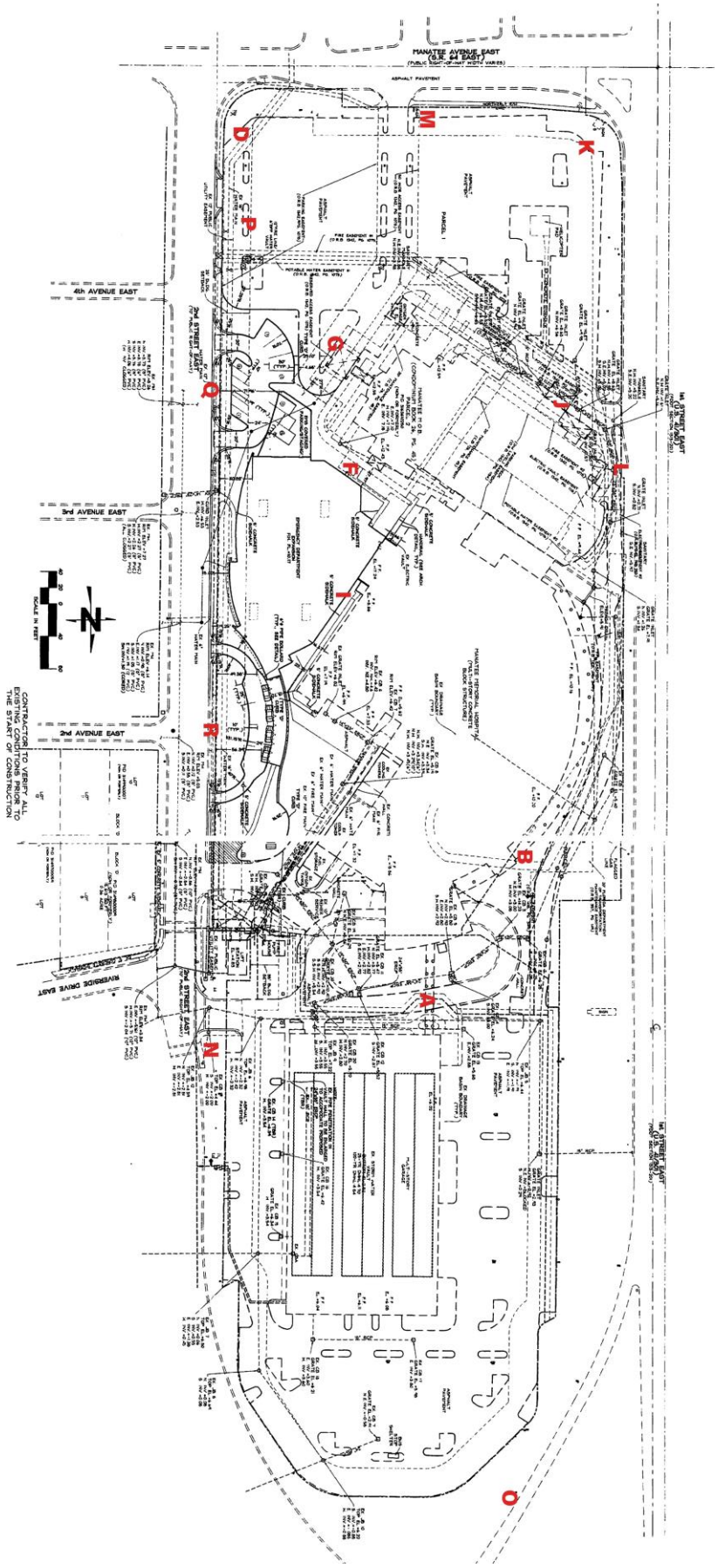

MANATEE AVENUE EAST
(SR 64 EAST)
ASPHALT PAVEMENT
4th AVENUE EAST
3rd AVENUE EAST
2nd AVENUE EAST
RIVERSIDE DRIVE EAST
SCALE IN FEET
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

EXHIBIT B

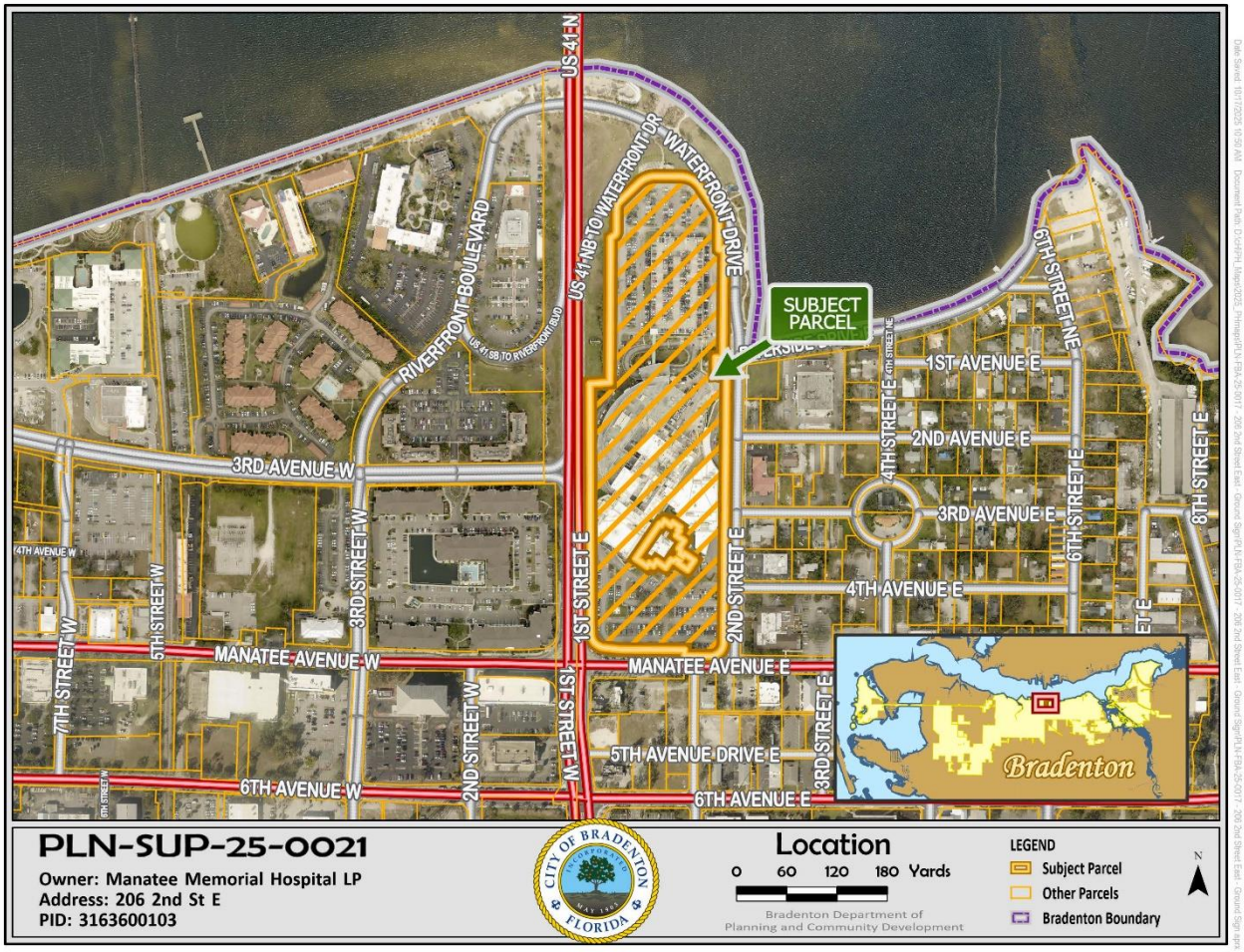

US 41 N
US 41 NB TO WATERFRONT DR
WATERFRONT DRIVE
SUBJECT PARCEL
RIVERFRONT BOULEVARD
US 41 SB TO RIVERFRONT BLVD
3RD AVENUE W
4TH AVENUE W
5TH STREET W
7TH STREET W
3RD STREET W
MANATEE AVENUE W
1ST STREET E
1ST STREET W
2ND STREET W
6TH AVENUE W
1ST AVENUE E
2ND AVENUE E
3RD AVENUE E
4TH AVENUE E
4TH STREET E
6TH STREET E
6TH STREET NE
8TH STREET E
2ND STREET E
MANATEE AVENUE E
5TH AVENUE DRIVE E
3RD STREET E
6TH AVENUE E
Bradenton
PLN-SUP-25-0021
Owner: Manatee Memorial Hospital LP
Address: 206 2nd St E
PID: 3163600103
CITY OF BRADENTON
FLORIDA
Location
0 60 120 180 Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT C

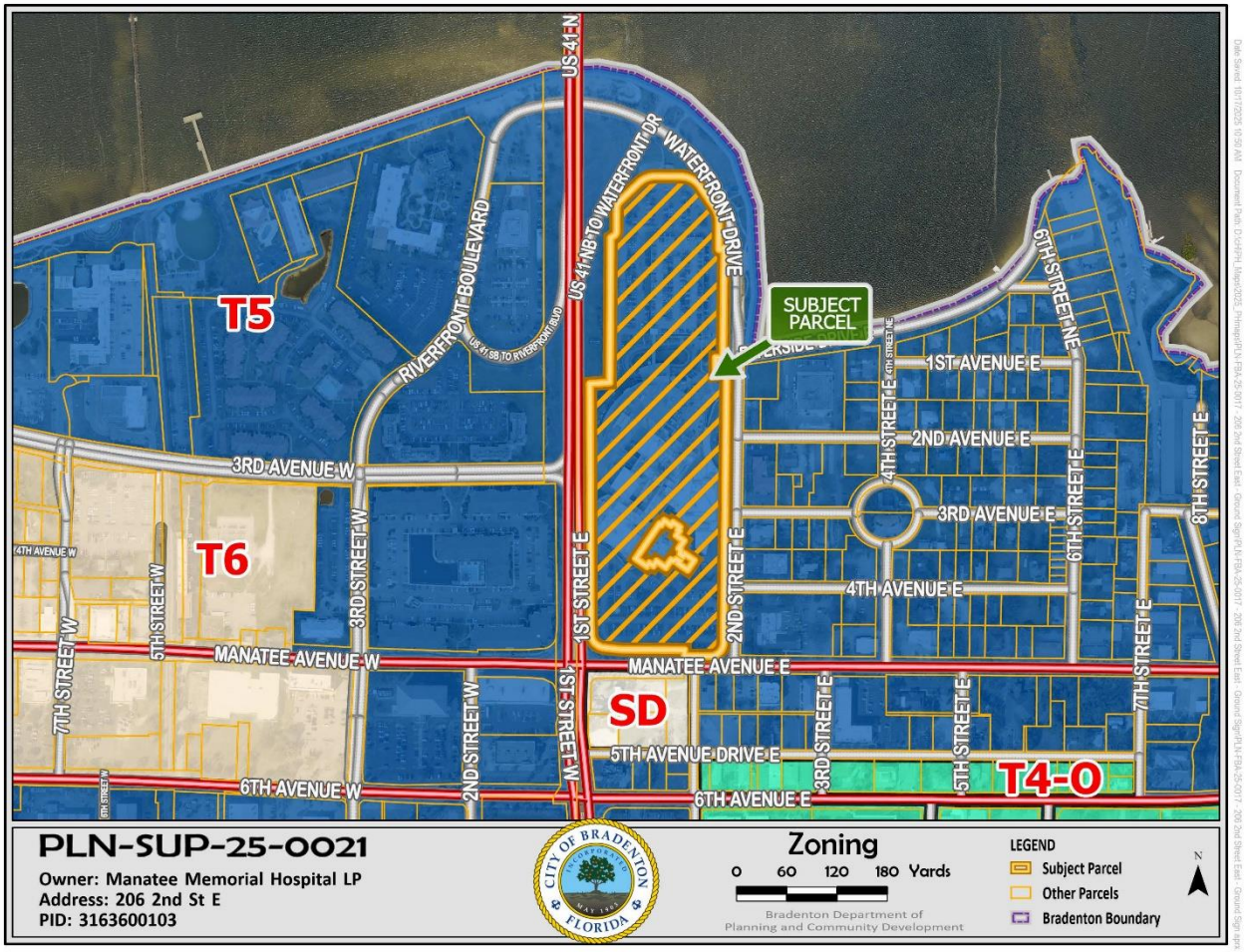
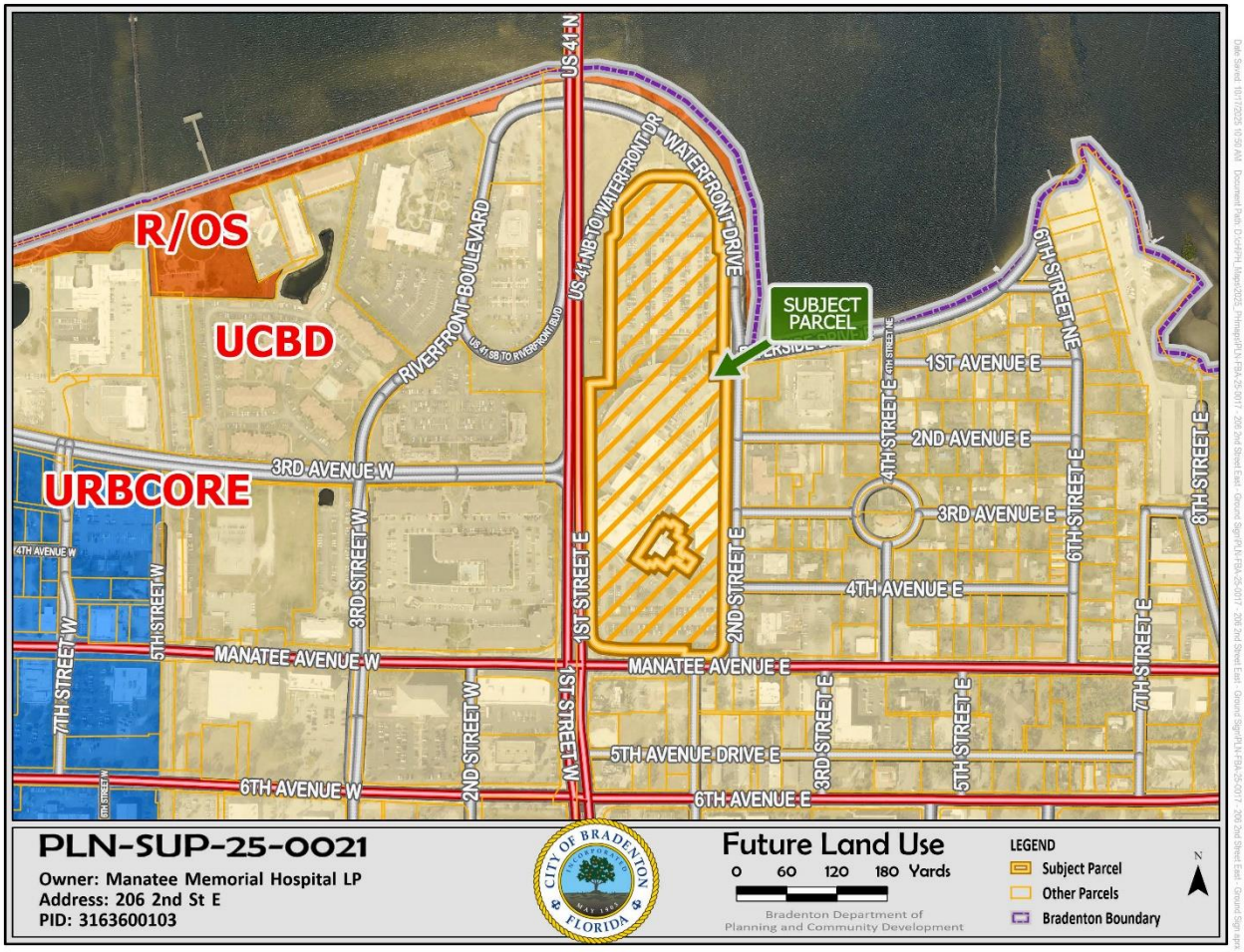

US-41-N
US-41-NB-TO-WATERFRONT-DR
WATERFRONT-DRIVE
RIVERFRONT-BOULEVARD
SUBJECT PARCEL
T5
T6
SD
T4-O
1ST-AVENUE-E
2ND-AVENUE-E
3RD-AVENUE-E
4TH-AVENUE-E
5TH-AVENUE-DRIVE-E
3RD-AVENUE-W
4TH-AVENUE-W
MANATEE-AVENUE-W
MANATEE-AVENUE-E
6TH-AVENUE-W
6TH-AVENUE-E
1ST-STREET-E
1ST-STREET-W
2ND-STREET-E
2ND-STREET-W
3RD-STREET-W
3RD-STREET-E
4TH-STREET-E
5TH-STREET-W
5TH-STREET-E
6TH-STREET-E
6TH-STREET-NE
7TH-STREET-W
7TH-STREET-E
8TH-STREET-E
PLN-SUP-25-0021
Owner: Manatee Memorial Hospital LP
Address: 206 2nd St E
PID: 3163600103
CITY OF BRADENTON
FLORIDA
Zoning
0 60 120 180 Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT D


R/OS
UCBD
URBCORE
SUBJECT PARCEL
US-41N
US 41 NB TO WATERFRONT DR
WATERFRONT DRIVE
RIVERFRONT BOULEVARD
US 41 SB TO RIVERFRONT BLVD
1ST AVENUE E
2ND AVENUE E
3RD AVENUE E
4TH AVENUE E
5TH AVENUE DRIVE E
6TH AVENUE E
3RD AVENUE W
4TH AVENUE W
6TH AVENUE W
MANATEE AVENUE W
MANATEE AVENUE E
1ST STREET E
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3RD STREET W
4TH STREET E
5TH STREET E
5TH STREET W
6TH STREET E
6TH STREET NE
7TH STREET E
7TH STREET W
PLN-SUP-25-0021
Owner: Manatee Memorial Hospital LP
Address: 206 2nd St E
PID: 3163600103
CITY OF BRADENTON FLORIDA
Future Land Use
0 60 120 180 Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT E

COM AT THE SW COR OF SEC 25 TWP 34S RGE 17E; TH N 00 DEG 01 MIN 06.8 SEC E ALG THE W LINE OF SD SEC 25 A DIST OF 1269.65 FT TO A PT ON THE C/L OF MANATEE AVE, SD PT LYING 14.91 FT ON A LINE THAT BEARS S 89 DEG 24 MIN 49.2 SEC E FROM THE INT OF THE C/L OF THE DESOTO MEMORIAL BRIDGE APPROACH & SD C/L OF MANATEE AVE; TH S 89 DEG 25 MIN 23.2 SEC E ALG THE C/L OF MANATEE AVE E, 148.34 FT; TH N 00 DEG 34 MIN 36.8 SEC E, 51.35 FT FOR THE POB; TH S 85 DEG 21 MIN 05 SEC E, 8.71 FT; TH S 89 DEG 47 MIN 23.2 SEC E, 227.88 FT; TH S 00 DEG 12 MIN 36.8 SEC W, 22.12 FT TO A PT LYING 30 FT N OF SD C/L OF MANATEE AVE E; TH S 89 DEG 25 MIN 23.2 SEC E, 92.30 FT TO THE P.C. OF A CURVE CONC TO NW, HAVING A RADIUS OF 49.51 FT, A D/A OF 90 DEG 34 MIN 03 SEC & TANGENT DIST OF 50.00 FT; TH NELY ALG THE ARC OF SD CURVE 78.26 FT TO THE P.T. OF SD CURVE; TH N 00 DEG 00 MIN 34 SEC E ALG THE W R/W LINE OF 2ND ST E, A 70 FT WIDE ST, 981.36 FT; TH N 89 DEG 59 MIN 26 SEC W, 46.50 FT; TH N 00 DEG 00 MIN 34 SEC E, 60.00 FT; TH S 89 DEG 59 MIN 26 SEC E ALG THE N LINE OF LANDS DESC IN OR 377 P 199 PRMCF, 28.35 FT; TH ALG THE OUTSIDE FACE OF A CONCRETE CURB ENCOMPASSSING AN EXISTING PARKING AREA THE FOLLOWING COURSES & DISTANCES; N 00 DEG 00 MIN 34 SEC E, 380.51 FT; TH S 59 DEG 59 MIN 26 SEC W, 15.78 FT TO THE P.C. OF A CURVE CONC TO NE HAVING A RADIUS OF 4.04 FT, A D/A OF 120 DEG 00 MIN 00 SEC & TANGENT OF 7.00 FT; TH NWLY ALG THE ARC OF SD CURVE, 8.46 FT TO THE P.T. OF SD CURVE; TH N 00 DEG 00 MIN 34 SEC E, 97.75 FT TO THE P.C. OF A CURVE CONC TO THE SW, HAVING A RADIUS OF 84.41 FT, A D/A OF 34 DEG 51 MIN 34 SEC & TANGENT OF 26.50 FT; TH NWLY ALG THE ARC OF SD CURVE 51.36 FT TO THE P.T. OF SD CURVE; TH N 34 DEG 51 MIN 00 SEC W, 93.65 FT TO THE P.C. OF A CURVE CONC TO SW, HAVING A RADIUS OF 82.34 FT, A D/A OF 55 DEG 09 MIN 00 SEC & TANGENT OF 43.00 FT; TH NWLY ALG THE ARC OF SD CURVE, 79.26 FT TO THE P.T. OF SD CURVE; TH W 92.75 FT TO THE P.C. OF A CURVE CONC TO SE, HAVING A RADIUS OF 83.31 FT, A D/A OF 44 DEG 24 MIN 00 SEC & TANGENT OF 34.00 FT; TH SWLY ALG THE ARC OF SD CURVE 64.56 FT TO THE P.T. OF SD CURVE; TH S 45 DEG 36 MIN 00 SEC W, 95.86 FT TO THE P.C. OF A CURVE CONC TO SE, HAVING A RADIUS OF 35.69 FT, A D/A OF 45 DEG 35 MIN 00 SEC & TANGENT OF 15.00 FT; TH SWLY ALG THE ARC OF SD CURVE, 28.40 FT TO THE P.T. OF SD CURVE; TH S 00 DEG 00 MIN 34 SEC W, 82.89 FT TO THE P.C. OF A CURVE CONC TO NW, HAVING A RADIUS OF 17.33 FT, A D/A OF 59 DEG 58 MIN 52 SEC & TANGENT OF 10.00 FT; TH SWLY ALG THE ARC OF SD CURVE 18.14 FT TO THE P.T. OF SD CURVE; TH S 59 DEG 59 MIN 26 SEC W, 13.65 FT; TH S 00 DEG 00 MIN 34 SEC W, 510.73 FT TO THE P.C. OF A CURVE CONC TO NE, HAVING A RADIUS OF 40 FT; TH N 89 DEG 58 MIN 53 SEC W, 63.91 FT, LEAVING THE AFOREMENTIONED OUTSIDE FACE OF SD PARKING LOT CURB AT SD P.C.; TH S 00 DEG 01 MIN 06.8 SEC W, 515.03 FT ALG THE E R/W LINE OF THE DESOTO MEMORIAL BRIDGE APPROACH, A 106 FT WIDE HWY, A/K/A U.S. HIGHWAY 301; TH S 89 DEG 58 MIN 53.2 SEC E, 3.50 FT; TH S 00 DEG 01 MIN 06.8 SEC W, 356.79 FT; TH S 03 DEG 09 MIN 40.2 SEC E, 44.69 FT TO THE P.C. OF A CURVE CONC TO NE, HAVING A RADIUS OF 46.50 FT & D/A OF 82 DEG 13 MIN 03 SEC; TH SELY ALG THE ARC OF SD CURVE, 66.73 FT; TH S 04 DEG 37 MIN 16.8 SEC W, 3.50 FT; TH S 85 DEG 21 MIN 05 SEC E,

61.42 FT TO THE POB; LESS THE FOLLOWING DESC PARCEL: A PARCEL OF LAND LYING IN SEC 25 TWP 34S RGE 17E, MORE PART DESC AS FOLLOWS: COM AT THE C/L INT OF MANATEE AVE (W BOUND S.R. 64) & U.S. 41-301 (1ST ST) AS SHOWN ON FLORIDA DEPT OF TRANSPORTATION R/W MAP (SEC 1313-201, SHEET 2, DATED 2/25/57); TH N 00 DEG 01 MIN 07 SEC E ALG THE C/L OF U.S. 41-301 A DIST OF 488.62 FT; TH S 89 DEG 58 MIN 53 SEC E A DIST OF 56.50 FT TO A PT ON THE ELY R/W LINE OF U.S. 41-301; TH CONT S 89 DEG 58 MIN 53 SEC E A DIST OF 19.44 FT TO THE SWLY COR OF AN EXISTING BUILDING; TH S 55 DEG 28 MIN 18 SEC E ALG THE SLY OUTSIDE FACE OF SD BUILDING A DIST OF 181.23 FT TO THE SELY COR OF SD BUILDING & THE POB OF THE HEREIN DESC PARCEL; TH N 34 DEG 31 MIN 42 SEC E ALG THE ELY OUTSIDE FACE OF SD BUILDING & THE EXTENSION THEREOF A DIST OF 135.57 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 7.17 FT; TH N 34 DEG 31 MIN 42 SEC E A DIST OF 19.46 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 29.33 FT; TH N 34 DEG 31 MIN 42 SEC E A DIST OF 12.00 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 30.00 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 12.00 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 6.33 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 19.46 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 33.67 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 33.50 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 8.13 FT TO A PT OF INT WITH A NON-TANGENT CURVE FROM WHICH THE RADIAL LINE BEARS N 71 DEG 05 MIN 53 SEC W HAVING A RADIUS OF 39.00 FT & A C/A OF 23 DEG 17 MIN 58 SEC TH SELY ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 15.86 FT SD ARC SUBTENDED BY A CHORD WHICH BEARS S 07 DEG 15 MIN 09 SEC W A DIST OF 15.75 FT TO A PT OF INT WITH A NON-TANGENT LINE; TH S 55 DEG 28 MIN 46 SEC E A DIST OF 13.16 FT; TH N 34 DEG 31 MIN 14 SEC E A DIST OF 10.00 FT; TH S 55 DEG 28 MIN 18 SEC E A DIST OF 41.00 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 41.00 FT; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 41.00 FT; TH N 34 DEG 31 MIN 14 SEC E A DIST OF 10.00 FT; TH N 55 DEG 28 MIN 46 SEC W A DIST OF 13.16 FT TO A PT OF INT WITH A NON-TANGENT CURVE FROM WHICH THE RADIAL LINE BEARS N 16 DEG 33 MIN 42 SEC W HAVING A RADIUS OF 39.00 FT & A C/A OF 23 DEG 17 MIN 58 SEC; TH SWLY ALG THE ARC OF SD CURVE TO THE RIGHT A DIST OF 15.86 FT, SD ARC SUBTENDED BY A CHORD WHICH BEARS S 61 DEG 47 MIN 19 SEC W A DIST OF 15.75 FT TO A PT OF INT WITH A NON-TANGENT LINE; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 8.13 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 33.50 FT; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 40.00 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 20.00 FT; TH N 55 DEG 28 MIN 18 SEC W A DIST OF 17.54 FT; TH S 34 DEG 31 MIN 42 SEC W A DIST OF 14.17 FT; TH N 55 DEG 28 MIIN 18 SEC W A DIST OF 48.96 FT; TH N 34 DEG 31 MIN 42 SEC E A DIST OF 14.59 FT TO THE POB; SD DESC PARCEL CONTAINS 0.4280 AC OR 18,642 SQ FT M/L PI#31636.0010/3

AGENDA ITEM NO. 7.d

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE:	November 19, 2025
SUBMITTED BY:	Brandon Wink, Planning & Community Development
ITEM TYPE:	Resolution
AGENDA SECTION:	AGENDA ITEMS
SUBJECT:	**Resolution 25-102, Case PLN-SUP-25-0020:** Request for Special Use Permit authorizing a group care facility to be built at 1512 Ballard Park Drive (Parcel ID: 3361900008) in the T4-O Form Based Code zoning district. Application filled by Sarah McLelland (authorized agent).
SUGGESTED ACTION:	Motion to recommend to City Council either approval or denial of Resolution 25-102, Case PLN-SUP-25-0020.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted a Special Use Permit application to allow for a Group Care Facility to be located at 1512 Ballard Park Drive.

In review of the Form Based Code, the list of approved uses does not contain Group Care Facility, therefore, staff determined that a Special Use Permit is required due to construction of a building with a "use not found" designation.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Resolution 25-102.

ATTACHMENTS:
Resolution: 25-102 (DRAFT).pdf
Application.pdf
Staff Report.pdf

Resolution 25-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0020 AUTHORIZING A GROUP CARE FACILITY TO BE BUILT AT 1512 BALLARD PARK DR., BRADENTON, FLORIDA (PARCEL ID NO. 3361900008), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 1401 8th Avenue LLC ("Property Owner") owns the property located at 1512 Ballard Park Dr., Bradenton, Florida (Parcel ID No. 3361900008), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the property as Urban Central Business District; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the T4-O Form Based Code zoning district; and

WHEREAS, a Group Care Facility is a use not listed in the Form Based Code regulations, requiring a special use permit; and

WHEREAS, the Property Owner, through its agent, Sarah McLelland, submitted an application for a Special Use Permit to construct a Group Care Facility as generally depicted on the Site Plan attached hereto as Exhibit "B"; and

WHEREAS, the Planning Commission held a noticed public hearing on November 19, 2025 at which the Commission received testimony and evidence from the Property Owner and City Planning staff and members of the public in attendance; and

WHEREAS, the City Council held a noticed public hearing on December 10, 2025, at which the Council received testimony and evidence from the City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

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

b. The Property Owner is requesting approval of a Special Use Permit to build and operate a group care facility, as generally depicted on the 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.

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

a. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape, and the nature of surrounding development. See 3.3.2.1.
b. Access points are located so as to best suit the use and Property. Wide spacing between access points and intersecting streets should be required when feasible. See 3.3.2.2.
c. All buildings are located an adequate distance from property lines and streets. See 3.3.2.3
d. Permanent screening, such as walls, fences, hedges, and other barriers, are adequate to protect surrounding properties from view of the premises or noises from the use. See 3.3.2.4.
e. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access. See 3.3.2.5.
f. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties are adequate for the proposed use. See 3.3.2.5.
g. Location and design of refuse and service areas are sufficient in regard to availability, adequacy and effect upon surrounding properties. See 3.3.2.5.
h. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided. See 3.3.2.5.
i. Screening, buffering or separation of any nuisance or hazardous feature of the use are adequate for the proposed use. See 3.3.2.5.
j. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties. See 3.3.2.5.
k. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value. See 3.3.2.5.
l. The land to be used is adequate for the proposed use. See 3.3.2.5.

m. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation. See 3.3.2.5.
n. The proposed use will not affect the environmental quality of the district. See 3.3.2.5.
o. The proposed use is consistent with the City's comprehensive plan. See 3.3.2.5.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to construct and operate a group care facility at 1512 Ballad Park Dr., Bradenton, Florida, as generally depicted on the Site Plan attached hereto as Exhibit "B".

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The Property Owner must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Special Use Permit which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Special Use Permit shall be upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 10TH DAY OF DECEMBER 2025.

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

ATTEST:

DRAFT

_____	_____
Tamara Melton CITY CLERK APPROVED AS TO FORM:	Gene Brown MAYOR

_____
Scott Rudacille
CITY ATTORNEY

DRAFT

EXHIBIT A

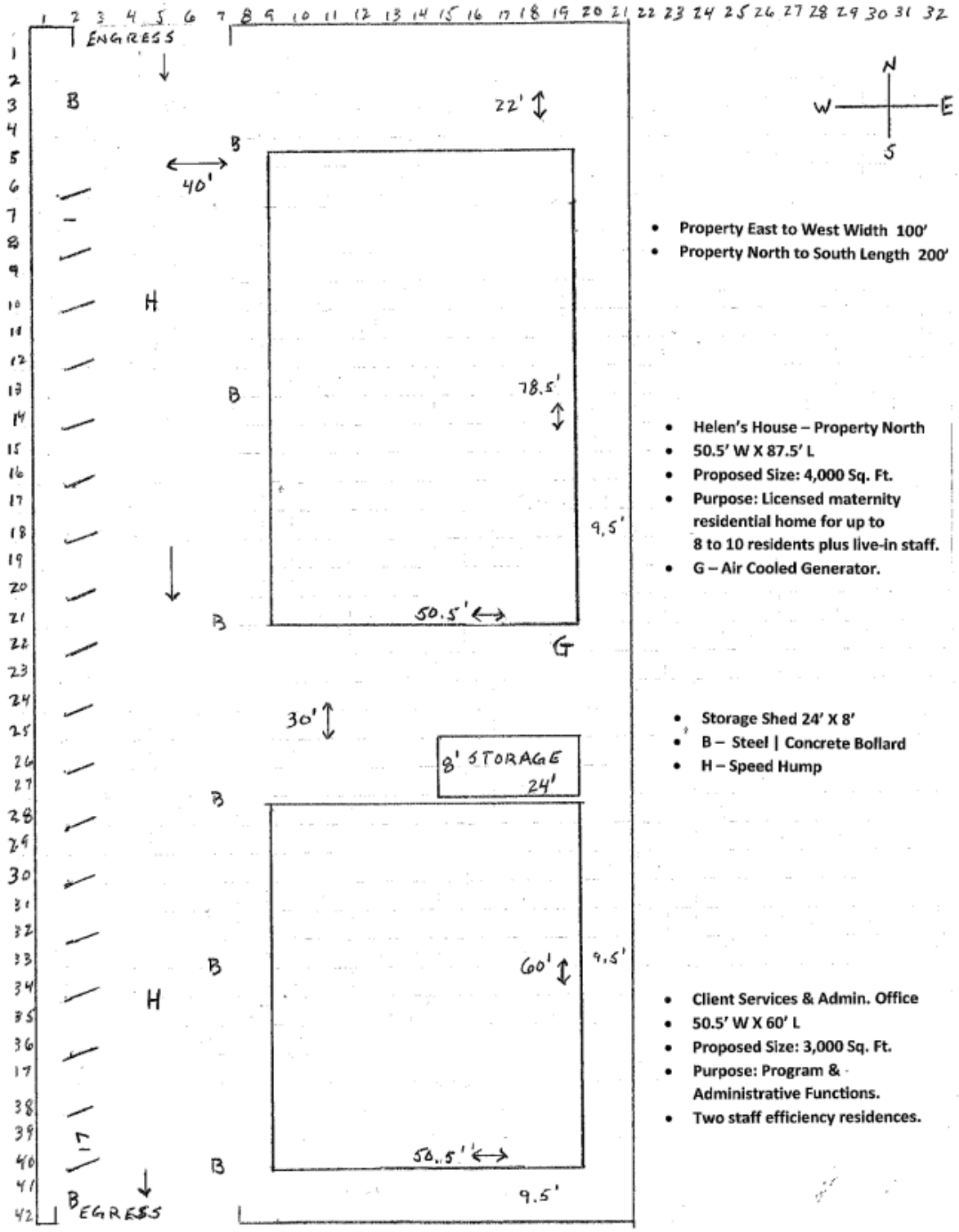
Legal Description

Lots 3 and 5, Block C, CORNWELL AND HORTON'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 105, Public Records of Manatee County, Florida.

Parcel Identification Number: 3361900008

DRAFT

EXHIBIT B



- Property East to West Width 100'
- Property North to South Length 200'

- Helen's House – Property North
- 50.5' W X 87.5' L
- Proposed Size: 4,000 Sq. Ft.
- Purpose: Licensed maternity residential home for up to 8 to 10 residents plus live-in staff.
- G – Air Cooled Generator.

- Storage Shed 24' X 8'
- B – Steel | Concrete Bollard
- H – Speed Hump

- Client Services & Admin. Office
- 50.5' W X 60' L
- Proposed Size: 3,000 Sq. Ft.
- Purpose: Program & Administrative Functions.
- Two staff efficiency residences.

PLN-SUP-25-0020

Menu Reports Help

File Date: 10/09/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Special use application

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Special Use Permit PLN...	PLANNING	Pre-Application...	Special Use Applica...	application/pdf	Uploaded	10/10/2

Show all

Address: 1512 BALLARD PARK Dr, BRADENTON, FL 34205

Owner Name: 1401 8TH AVENUE LLC

Owner Address: 1401 8TH AVE W, BRADENTON, FL 34205

Parcel No: 3361900008

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Brian Kerwin	SOLVE MATERNITY...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **SPECIAL USE**

Type	Other
4.3.6 Group Care Homes & Facilities	

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Brandon Wink	Ready for Pr...	10/12/2025	Greg DeLong
Case Manager	Brandon Wink	Ready for Re...	10/12/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Brandon Wink	Pass	10/12/2025	Greg DeLong
Review Consolidation	Brandon Wink	Scheduled fo...	10/12/2025	Greg DeLong
DRC				
Planning Commission	Brandon Wink			
City Council #1				
City Council #2				

Condition Status:

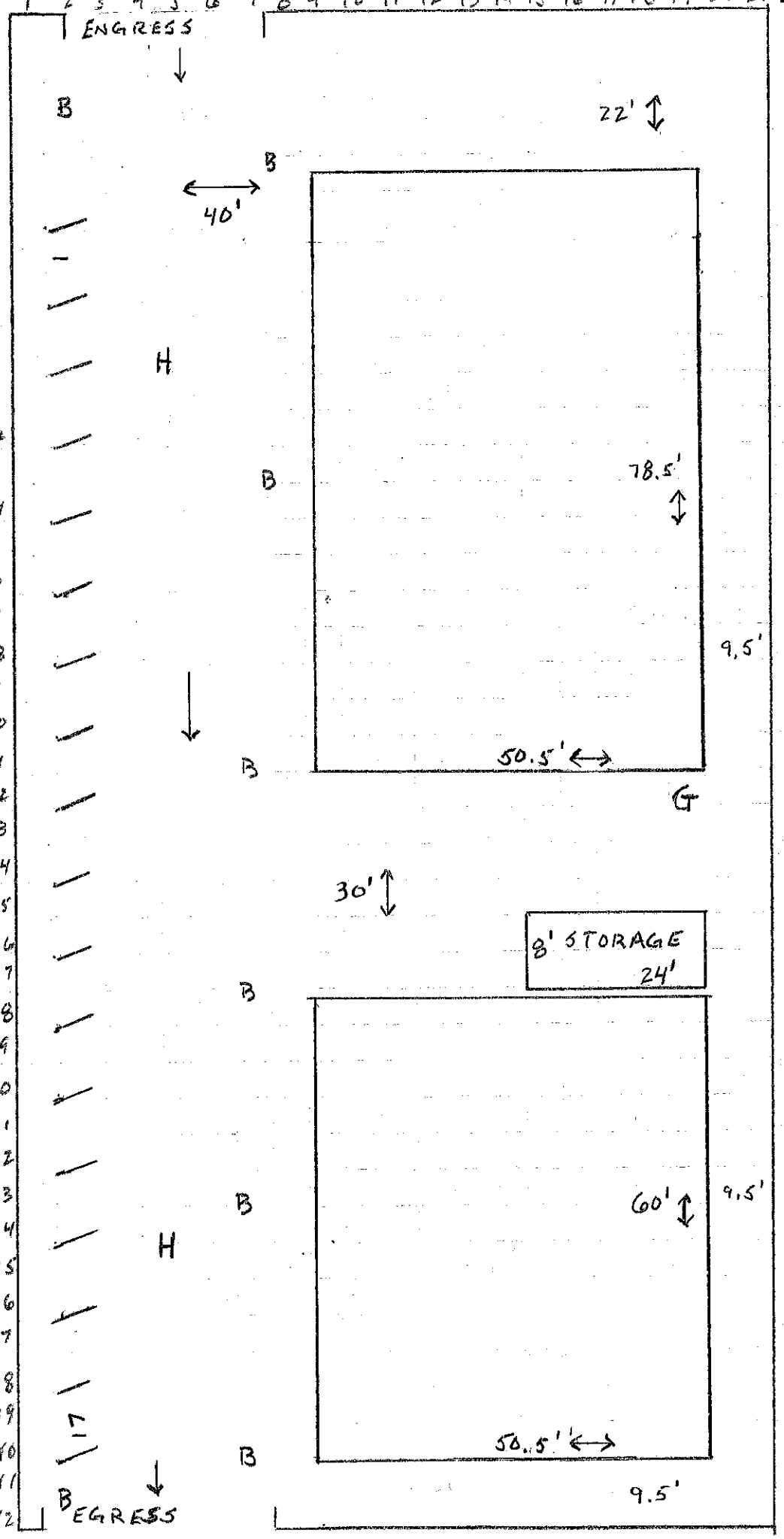
Name	Short Comments	Status	Apply Date	Severity	Action By

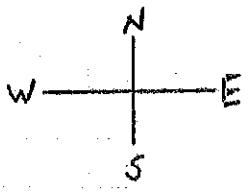
Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments





- Property East to West Width 100'
- Property North to South Length 200'

- Helen's House – Property North
- 50.5' W X 87.5' L
- Proposed Size: 4,000 Sq. Ft.
- Purpose: Licensed maternity residential home for up to 8 to 10 residents plus live-in staff.
- G – Air Cooled Generator.

- Storage Shed 24' X 8'
- B – Steel | Concrete Bollard
- H – Speed Hump

- Client Services & Admin. Office
- 50.5' W X 60' L
- Proposed Size: 3,000 Sq. Ft.
- Purpose: Program & Administrative Functions.
- Two staff efficiency residences.

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.

Ingress is to be via 8th Ave. West, creating a cross property north to south flow [a driveway], with Egress at Ballard Park Dr. Projected vehicles crossing the property is 20-25, Monday through Friday; 5 or less, weekends. This will not negatively impact the traffic on 8th Ave. West and Ballard Park Dr. Safety and control will be achieved through Steel/Concrete Bollards and Speed Humps. Crosswalks from parking to buildings may be incorporated. 17 standard sized parking spaces will be in a single row on the property's west side. All visible controls will have high-visibility paint. We believe that the area size, flow and controls will provide a high standard of adequacy.

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.

Location and configuration of the 17 off-street parking spots are seen on the Review Criteria diagram. Off street loading will be done in the driveway, adjacent to the building(s) separation. There will be no generation of the aforementioned (or other) effects.

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

Trash for both properties will be corralled on the immediate property to the east, which is the organizations 1501 8th Ave. West residential property. There is adequate area for this on the adjacent property, allowing for consolidation. Should a physical need exist for such an area on the proposed property site, then it can certainly be engineered.

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

Property water mains face 1512 Ballard Park Dr. and 1509 8th Ave. West. | Electricity is delivered underground lines, generated from FPL poles on Ballard Park Dr. and 8th Ave. West. | The back-up generator for the Helen's House residence will in close proximity to the transfer. Survey and site plan coming week of 10/13/2025.

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

With history in this neighborhood, there is fenced separation from the surrounding area. This preventative measure serves to ensure less homeless indiviiduals on this state licensed campus. Resin fencing, in full accord with all required codes will measure the property's west and south borders.

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

As with the organizations existing property at 1509 8th Ave. West | Bradenton, the client services and administration office will have a modest identification sign near entry.

For the safety of all, security lighting will be maintained throughout this property. LED Wall Pack LM will be utilized to the specified codes and standards for safety and security.

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.

No negative effects on value or future development of nearly properties will exist.

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

This land is adequate for the organizations purpose. The buildings are to be new.

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

Business hours for the client services and administration will be from 8:30 AM to 5:00 PM, Monday through Friday.

The Solve residence – Helen's House – will maintain perpetual hours, as with the history of the organization on this site.

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

As with the organizations 2007 new build of its home at 1501 8th Ave. West | Bradenton, we anticipate this new property design and use to be an enhancement to the surrounding neighborhood and greater city area. No negative effect on the areas environmental quality is foreseen.

11. Consistency with the City of Bradenton Comprehensive Plan.

The property will meet all requirements of the City of Bradenton's Comprehensive Plan. All planning, zoning, land use regulations, review processes, etc. will be in adherence with the City's Plan.

Solve Maternity Homes – Bradenton Campus Design and Usage Plan

Proposed Zoning and Land Use Consideration

Date: October 10, 2025
Submitted by: Manasota Solve, Inc. dba Solve Maternity Homes
Established: 1976
Existing Licensed Residential Maternity Homes Since: 1982

I. Organization Overview

Solve Maternity Homes, established in 1976, is a Florida Department of Children and Families–licensed nonprofit organization providing residential and programmatic services for pregnant and parenting women and their children. The organization currently operates four residential maternity homes. Two are located in Manatee County—**1509 8th Avenue West (the subject of this proposal)** and 1501 8th Avenue West in Bradenton—with a total of 14 residential beds.

In addition, Solve Maternity Homes operates two homes in Sarasota County: the Englewood home, established in 2008, with four residential beds, and the Sarasota home, opened in 2021, with six residential beds. The organization remains in good standing at all locations with the Florida Department of Children and Families and with Manatee and Sarasota Counties. It maintains positive inspection records with both County Health and Fire Departments and holds an approved nonprofit profile with the Community Foundation of Sarasota.

While the organization has a 50-year history of service, it is important to note that for the first 28 years of operation, 1509 8th Avenue West (Helen's House) was the sole residential property, serving the community independently during that period. Over its history, Solve Maternity Homes has provided care to thousands of families, with nearly 1,500 babies born to live-in residents. The long-standing operation of 1509 8th Avenue West demonstrates its significant and sustained impact on the local community.

II. Project Summary

The organization proposes the redevelopment and expansion of its Bradenton campus through:

1. The **demolition and reconstruction** of the existing 111-year-old residential home and small client services office located at **1509 8th Avenue West**.
2. The **development** of a new administrative and client services building on the **adjacent property at 1512 Ballard Park Drive**, which is currently under contract for purchase.

The combined project will establish a **unified campus** that enhances program delivery, strengthens operational efficiency, and provides a safe, modern environment for women and children in care.

III. Existing Conditions

- **1509 8th Avenue West:**
  - 2,800 sq. ft. residential home built in 1915.
  - 800 sq. ft. small office building.
  - Both structures are well maintained but no longer meet current hurricane standards or modern functionality requirements.
- **1501 8th Avenue West:**
  - Residential home constructed in 2004 (no major changes proposed at this time).
- **1512 Ballard Park Drive (Proposed Acquisition):**
  - Vacant parcel located directly behind 1509 8th Avenue West.
  - To be developed as the new client services and administrative office center.

IV. Proposed Development Plan

A. 1509 8th Avenue West – Residential Home Reconstruction

Proposed Size: 4,000 sq. ft.
Purpose: Licensed maternity residential home for up to 8–10 residents plus live-in staff.

Key Features:

- **Resident Private Space:**
  - 5 resident bedrooms (3 double occupancy, 2 single mother/child suites).
  - 2 full double bathrooms with separate vanity areas for group living efficiency.
- **Staff Private Space:**
  - House Manager Apartment (bedroom, bathroom, living room, small kitchen).
  - Relief House Manager en suite (bedroom and bathroom).
- **Group Living Space:**
  - Large kitchen and dining area.
  - Living room and common areas for resident use.
  - Guest bathroom, laundry room, and storage pantry.

B. 1512 Ballard Park Drive – Client Services and Administration Building

Proposed Use: Office, education, and support space for Solve's administrative and programmatic functions.
Proposed Size: Approx. 3,000 sq. ft.

Key Features:

- 8 staff offices.
- Conference room.
- Education and training room.
- Kitchen and restroom facilities.
- Two small residential en suite units (bedroom and bathroom each) for overnight staff coverage.

V. Site Design and Campus Layout

The Bradenton campus will encompass three contiguous parcels (1501, 1509 8th Aveue West, and 1512 Ballard Park Drive) forming an **L-shaped configuration**. The campus will be tastefully designed to foster a sense of safety, dignity, and community.

Proposed Design Elements Include:

- **Landscaping:** Native trees, shaded seating areas, and flower gardens.
- **Outdoor Features:** Pergola, outdoor dining space, and raised vegetable garden beds for skill-building activities.
- **Accessibility:** Connected walking paths between structures.
- **Parking:**
  - 17 parking spaces on the west side of the unified properties
- **Storage and Utility:** Existing storage shed to remain; new trash receptacle enclosure to be constructed.
- **Perimeter and Safety:** Decorative fencing around the combined campus for safety and privacy.

VI. Design Intent and Aesthetic Considerations

The architecture will be **residential in character**, complementing the surrounding neighborhood fabric while meeting **modern hurricane codes** and **energy efficiency standards**.
The design will incorporate **neutral, warm exterior finishes** and **inviting landscaping**, maintaining the neighborhood's aesthetic integrity.

VII. Programmatic and Community Impact

This redevelopment ensures that Solve Maternity Homes can:

- Continue its mission of providing safe, structured, and nurturing housing.
- Enhance trauma-informed programming and educational objectives for resident living wage employment.
- Create an integrated service model where case management, education, and residential life are co-located for optimal collaboration.
- Increase administrative efficiency through the new combined office space.
- Continue to serve as a stabilizing and supportive presence in the Bradenton community.

VIII. Compliance and Zoning Considerations

Current Zoning:

- **1509 8th Avenue West, Bradenton** – *Orphanages; Other Services*
- **1512 Ballard Park Drive, Bradenton** – *Vacant Residential Platted*

Requested Use:

- *Group Residential Living and Programmatic Services* to accommodate residential housing for pregnant and parenting women, administrative offices, and client service facilities.

Requested Zoning Change:

- *Planned Development Mixed Use (PDMU)* or other comparable designation as determined appropriate by the City of Bradenton Planning Department.

Notes:
This zoning adjustment does **not alter the nature of Solve Maternity Homes' existing operations** at 1509 8th Avenue West. It serves to **formally align the organization's long-standing residential and service use** with the newly acquired adjacent property at 1512 Ballard Park Drive. The organization has operated continuously and harmoniously within this neighborhood for more than 45 years, maintaining positive community relationships and compliance with all licensing and regulatory requirements.

The proposed use is **consistent with the organization's long-standing community role**, aligns with **public welfare objectives**, and maintains compatibility with **surrounding residential character**.

IX. Conclusion

The redevelopment of the Solve Maternity Homes Bradenton campus represents a thoughtful investment in the community and in the lives of women and children it serves. The proposed plan ensures continuity of care, modern safety standards, and an aesthetically harmonious addition to the neighborhood — carrying forward Solve's "Legacy of Light" into its 50th year and beyond.

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
November 19, 2025

Staff Report

Case Number: PLN-SUP-25-0020
Res. Number: 25-102
Applicant: Sarah McLelland
Owner: 1401 8th Avenue
LLC Address: 1512 Ballard Park Dr
Parcel ID No: 3361900008
Current Zoning: T4-O
Future Land Use: Urban Central Business District
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T4-O
South: T5
East: T5
West: T4-O

Future Land Use: North: UCBD
South: UCBD
East: UCBD
West: UCBD

Sarah McLelland, acting as authorized agent for 1401 8th Avenue LLC, owner of the property located at 1512 Ballard Park Drive submitted a Special Use Permit application to allow for a Group Care Facility, a use case not listed within the Form-Based Code.

Following is a summary of property information and information about the proposed use:

- The parcel is planned to be combined with the site directly to the north, 1508 Ballard Park Drive, which has a currently active 2,800 square foot residential maternity home and an 800 square foot small office building.
- Combined, the property is .459 acres in size and is proposed to reconstruct the existing 111-year old residential home and add on a new administrative building to create a unified campus.

Form Based Code:

Per Form Based Code table 4.8, the amount of required parking for a lodging use is .5 spaces for each guest unit. There is also a proposal for an office to be built, which carries with it 1.0 parking spaces for each 500 square foot of floor area.

With 8 to 10 residents plus live in staff living at the Group Care Facility, and the client services and admin office being 3,000 square feet, the proposed 17 parking spaces appears to be adequate on the low end to inadequate at the high end.

Per use table 4.7 on specific function and use, Group Care Facility is not listed as an acceptable use case, necessitating the need for the special use permit as a use not listed.

COMPREHENSIVE PLAN:

Future Land use Element
Policy 1.2.1 – Urban Central Business District
The UCBD is the most intensely developed area of the City. It includes the Central Business District, Riverwalk, and West Historic District. Together, these sub-areas form the downtown of the City and provide a vital place for social, cultural, and economic interchange. The Urban Core is also a hub for governmental and civic uses. The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center.

The UBCD land use category is further intended to implement the downtown and general redevelopment goals, objectives, and policies of the Future Land Use Element as well as to promote the accomplishment of the City's Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies, and regulations.

Compliance Overview with Form Based Code
Uses not listed within the Form Based Code table require a special use. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

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

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

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

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

REVIEW CRITERIA (LAND USE REGULATIONS):

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

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

Staff Response: It appears that the proposed use of a group care facility is compatible with the surrounding area and land.

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: There is an ingress and egress plan that allows for cross flow of traffic.

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: New buildings and the renovated old ones will be subject to current standards of building and taken through the permitting process.

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

Staff Response: The applicant's existing land has fencing on it which they will be replacing.

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

Please see submitted application materials for the applicant's responses.

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

   Staff Response: The ingress and egress points appear to be adequate for the property.

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

   Staff Response: There should be landscaping separating the off-street parking every 10 spots.

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

   Staff Response: Applicant ensures that trash will be collected and disposed of at the adjacent owned property 1501 8th Ave West.

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

Staff Response: Applicant claims that Utilities are readily available in the proposed site.

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

Staff Response: There are existing structures which act as screening and there will continue to be screening installed.

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

Staff Response: The applicant is aware and will be installing security lighting throughout the property for the safety of the staff and residents.

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

Staff Response: It appears that the subject request will not adversely affect the surrounding properties.

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

Staff Response: It appears that the land is adequate for the proposed use at maximum occupancy.

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

Staff Response: It appears that the proposed request is compatible with adjacent properties.

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

Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

Staff Response: It appears that the proposed use is consistent with the City's Comprehensive Plan.

STAFF COMMENTS:

1. Planning Commission is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Respectfully submitted,

Brandon Wink

Brandon Wink
City Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "A"
Location Map

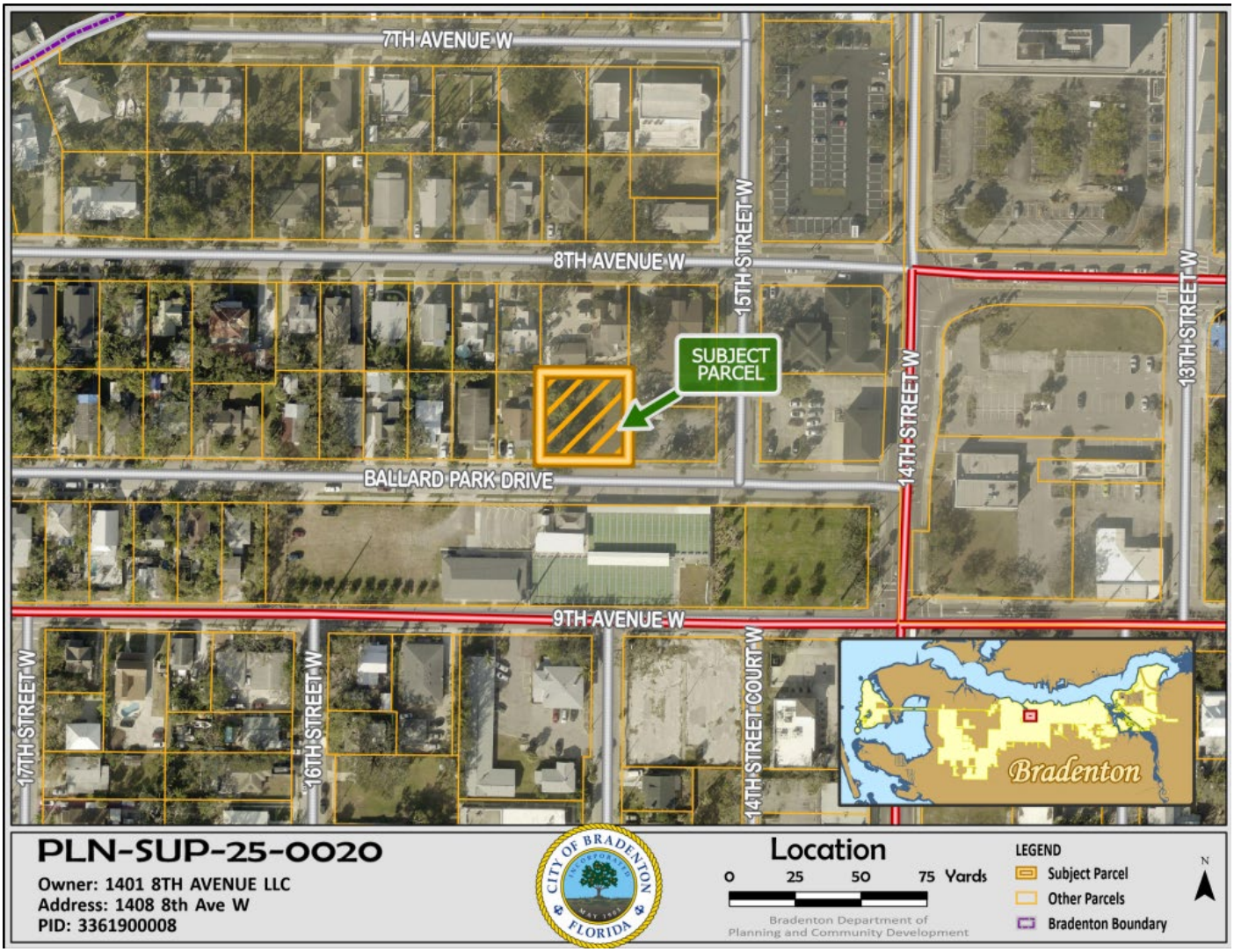


EXHIBIT "B"
Future Land Use Map

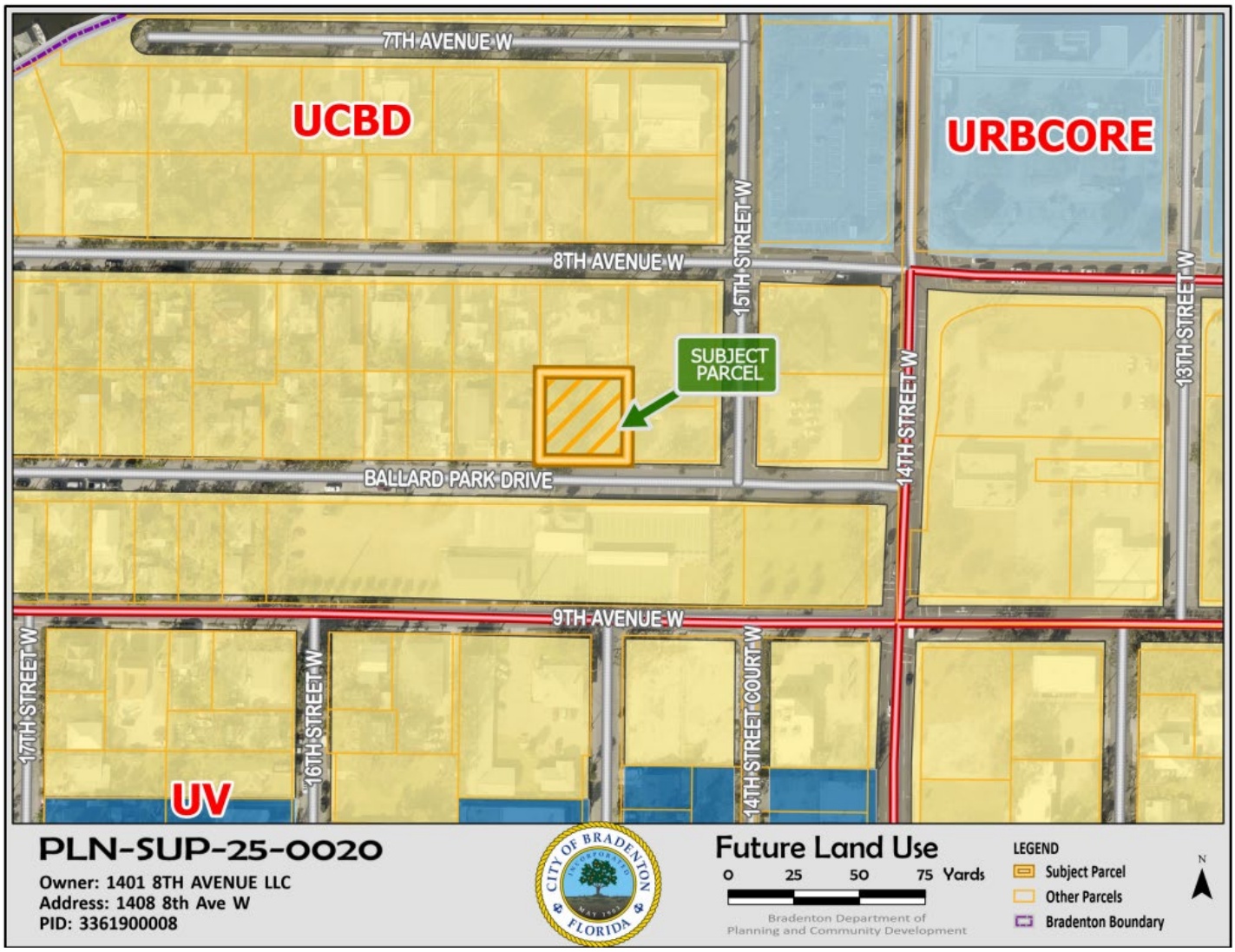


EXHIBIT "C"
Zoning Map

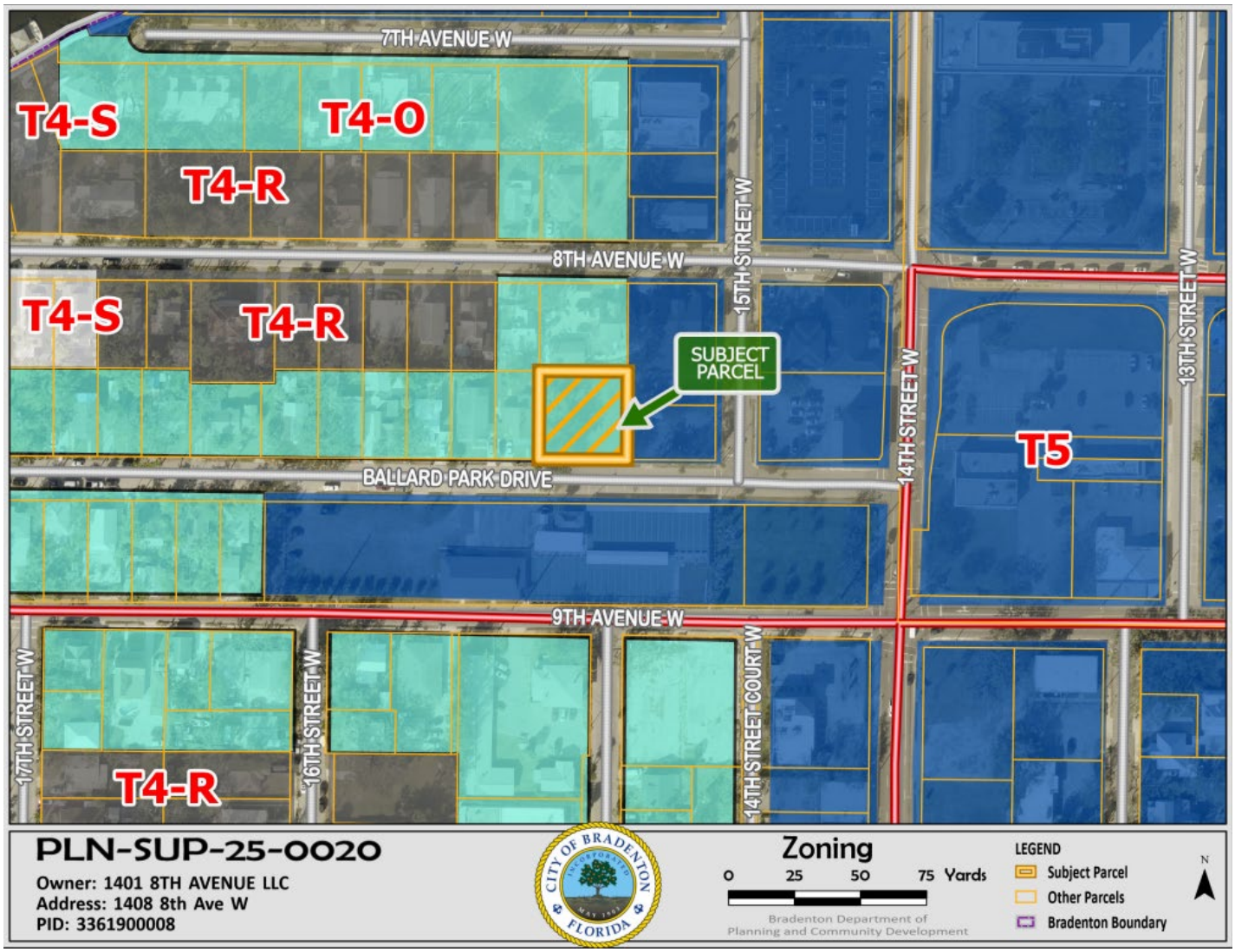
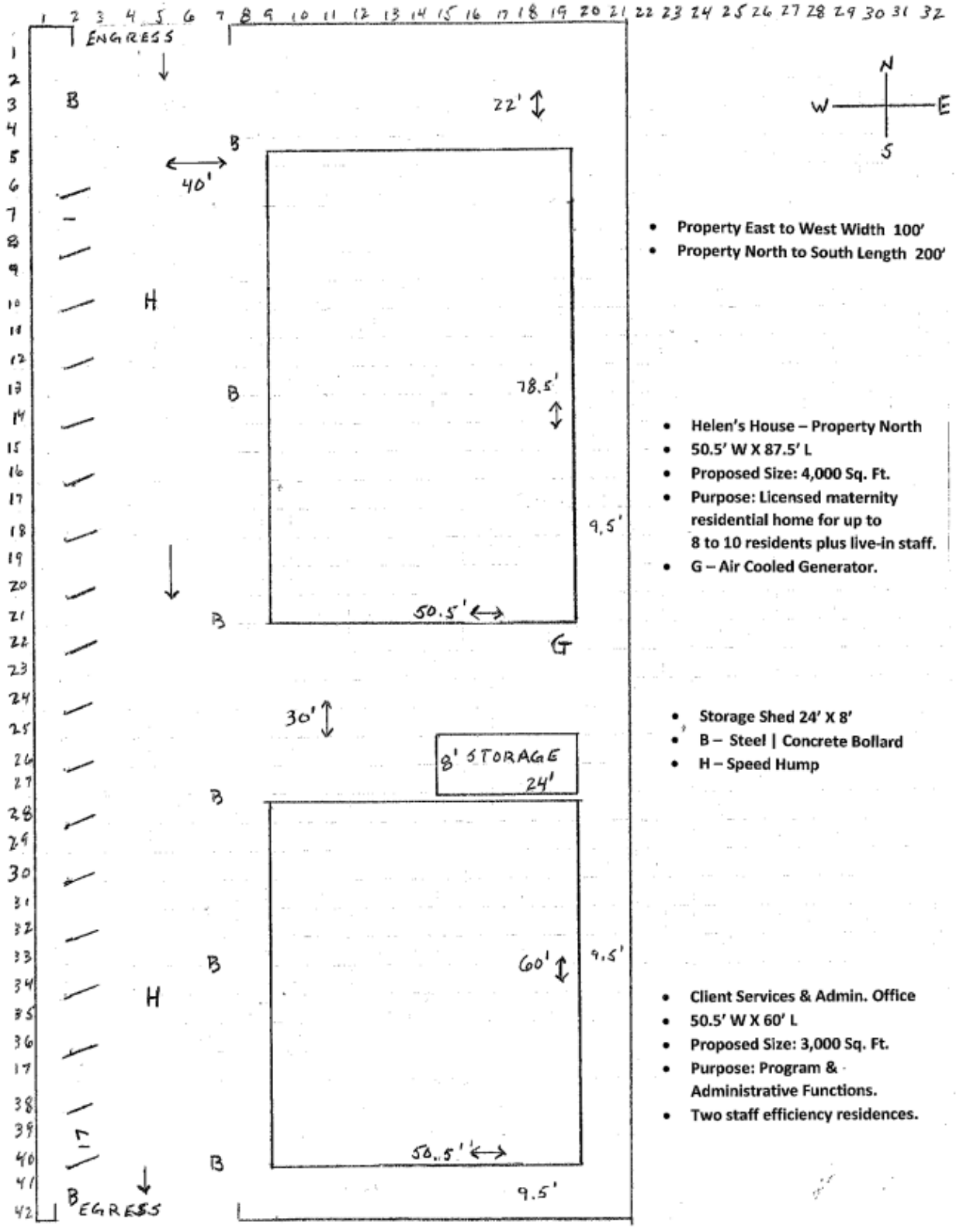


EXHIBIT "D"
Proposed Project Site Layout



- Property East to West Width 100'
- Property North to South Length 200'

- Helen's House – Property North
- 50.5' W X 87.5' L
- Proposed Size: 4,000 Sq. Ft.
- Purpose: Licensed maternity residential home for up to 8 to 10 residents plus live-in staff.
- G – Air Cooled Generator.

- Storage Shed 24' X 8'
- B – Steel | Concrete Bollard
- H – Speed Hump

- Client Services & Admin. Office
- 50.5' W X 60' L
- Proposed Size: 3,000 Sq. Ft.
- Purpose: Program & Administrative Functions.
- Two staff efficiency residences.

AGENDA ITEM NO. 7.e

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Resolution 25-99, PLN-SUP-25-0021:**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0021 TO OPERATE A DRIVE-THRU RESTAURANT FACILITY IN THE T-5 (URBAN CENTER) ZONING DISTRICT FOR PROPERTY LOCATED AT 604/608 2ND STREET EAST, BRADENTON, FL (PARCELS 3174400006 and 3174500003) BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-99.

If the action is to recommend approval, staff recommends the following stipulations be applied to the approval:

1. The site plan and elevations shall be reviewed through the Form-based Code review process.
2. During the Site Improvement Permitting phase, the site plan shall be reviewed for compliance with the Florida Fire and Building Codes and with City of Bradenton Form-based Code and Land Use regulations, as applicable.
3. During the Site Improvement Permitting phase, the site plan shall be reviewed to confirm that it

reflects safe and logical traffic circulation and pedestrian access.

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 Drive Thru for property located at 126 5th Avenue Drive East, 604 2nd Street East, and 608 2nd Street East, Bradenton, FL, also identified as Parcel Numbers 3174300008, 3174500003 and 3174400006. The subject property is zoned T-5 (Urban Center), with a future land use of UCBD (Urban Central Business District). The properties are approximately 0.3696 acres.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Resolution 25-99, with the stipulations recommended by staff.

ATTACHMENTS:
Resolution: 25-99 (DRAFT).pdf
Application.pdf
Staff Report.pdf

RESOLUTION 25-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0021 TO OPERATE A DRIVE-THRU RESTAURANT FACILITY IN THE T-5 (URBAN CENTER) ZONING DISTRICT FOR PROPERTY LOCATED AT 604/608 2ND STREET EAST, BRADENTON, FL (PARCELS 3174400006 and 3174500003) BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, VOTT PARTNERS LLC (the "Property Owner"), owns the property located at 126 5th Avenue Drive East, 604 2nd Street East, and 608 2nd Street East (parcel IDs 3174300008, 3174500003 and 3174400006) Bradenton, Florida, more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Central Business District (UCBD); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Urban Center (T-5) zoning district; and

WHEREAS, the City of Bradenton Form Based Code Table 4.7 identifies uses in the T-5 zoning district; and

WHEREAS, the City of Bradenton Form Based Code Table 4.7 identifies Drive-Through Facilities as a Special Use in the T-5 zoning district; and

WHEREAS, Abed Suwaity, agent for the Property Owner submitted an application for a Special Use Permit to operate a Drive Through Restaurant Facility; and

WHEREAS, the Planning Commission held a noticed public hearing on November 19, 2025 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 _____, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

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

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

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

b. The Property Owner is requesting approval of a Special Use Permit to operate a Drive Through Restaurant Facility as generally shown on the Conceptual Site Plan attached hereto as Exhibit "B".

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

d. The Planning Commission recommended approval with the stipulations recommended by Staff.

The proposed use with stipulations meets Section 3.3.2 of the Land Use Regulations, as further described below.

a. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
b. Access point are provided on two frontages and located so as to best suit the use and property.
c. All buildings are located an adequate distance from property lines and streets.
d. Any nuisance or hazardous feature of the use is adequately screened, buffered or separated.
e. Adequate ingress and egress to property and proposed structures, with particular regard for automobiles and pedestrian safety and convenience, and emergency access, are provided.
f. Off-street parking and loading areas are appropriately located and designed There will be no smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
g. Refuse and service areas are appropriately located and designed to address availability, adequacy and effect upon surrounding properties.
h. Utilities are available and adequate to serve the property in a similar manner to surrounding properties.
i. Sufficient screening is provided to protect surrounding properties from view of the premises; and internal noises from the use.

j. Proposed signage and exterior lighting adequately address glare, traffic safety and compatibility and harmony with surrounding properties.
k. The proposed use does not hinder the development of nearby vacant properties or adversely affect their economic value.
l. The land and/or building which are to be used are adequate.
m. The use is generally compatible with adjacent properties and other property in the district, including proposed hours of operation.
n. The proposed use will not adversely affect the environmental quality of the district.
o. The proposed use is consistent with the City's Comprehensive Plan.

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow a Drive Through Restaurant Facility as generally shown on the conceptual Site Plan attached hereto as Exhibit "B", with the following stipulations:

1. The site plan and elevations shall be reviewed through the Form-based Code review process.
2. During the Site Improvement Permitting phase, the site plan shall be reviewed for compliance with the Florida Fire and Building Codes and with City of Bradenton Form-based Code and Land Use regulations, as applicable.
3. During the Site Improvement Permitting phase, the site plan shall be reviewed to confirm that it reflects safe and logical traffic circulation and pedestrian access.

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 _____ day of _____, 2025.

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

DRAFT

EXHIBIT A

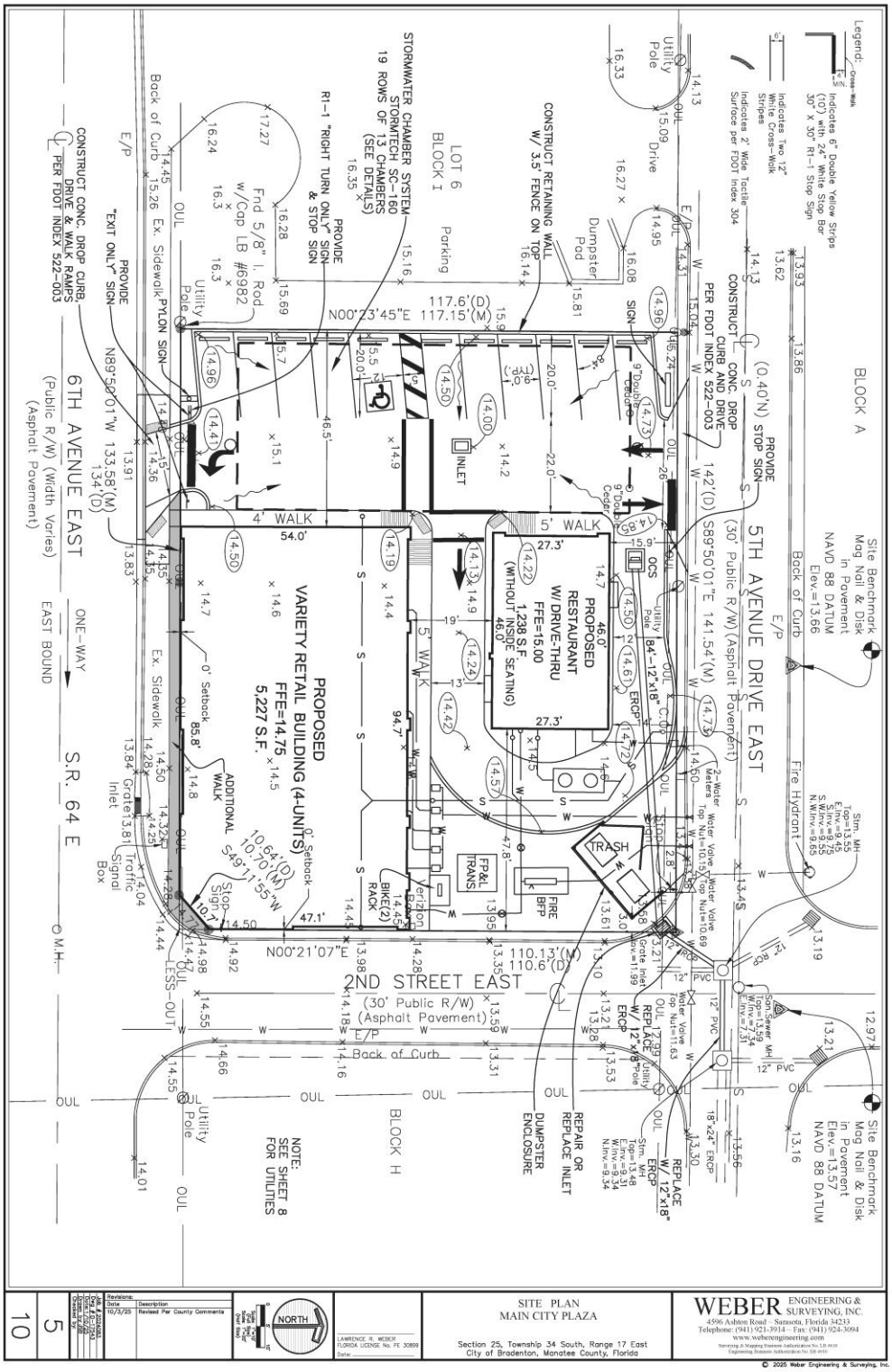
S1/2 OF LOTS 9 & 10 BLK I HIGH SCHOOL ADD, LESS RD R/W DESC AS: THAT PORTION OF THE S1/2 OF LOT 10 BLK I OF SD SUB BEING DESC AS FOLLOWS: BEG AT THE SE COR OF SD LOT 10; TH N 89 DEG 41 MIN 29 SEC W 8 FT ALG THE S LN OF SD LOT 10; TH N 49 DEG 10 MIN 04 SEC E 10.64 FT TO THE E LN OF SD LOT 10; TH S 00 DEG 24 MIN 46 SEC W 7 FT ALG SD E LN TO THE POB.

N1/2 OF LOTS 9 & 10 BLK I HIGH SCHOOL ADD PI#31745.0000/3

E1/2 OF LOT 7, LOT 8 BLK I HIGH SCHOOL ADD PI#31743.0000/8

DRAFT

EXHIBIT B


PROPOSED VARIETY RETAIL BUILDING (4-UNITS) FFE=14.75 5,227 S.F.
PROPOSED RESTAURANT W/ DRIVE-THRU FFE=15.00 1,238 S.F. (WITHOUT INSIDE SEATING)
5TH AVENUE DRIVE EAST
6TH AVENUE EAST
2ND STREET EAST
S.R. 64 E
BLOCK A
BLOCK H
LOT 6 BLOCK I Parking
4' WALK
5' WALK
TRASH
FIRE BFP
DUMPSTER ENCLOSURE
REPAIR OR REPLACE INLET
NOTE: SEE SHEET 8 FOR UTILITIES
SITE PLAN
MAIN CITY PLAZA
Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida
WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road - Sarasota, Florida 34233
Telephone: (941) 921-3914 - Fax: (941) 924-3094
www.weberengineering.com
NORTH

PLN-SUP-25-0021

Menu Reports Help

File Date: 10/10/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: To Build a Retail Plaza with multiple tenants a main building and 7 stacked stand alone drive thru building.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Doc - Oct 10, 2025 - 1...	PLANNING	Other	Authorization Agent...	application/pdf	Uploaded	10/10/2
Main City Plaza - Site...	PLANNING	Other	Site plans show dim...	application/pdf	Uploaded	10/10/2
Main City Plaza Traffi...	PLANNING	Other	Traffic Analysis	application/pdf	Uploaded	10/10/2
signed and sealed surv...	PLANNING	Signed Findings...	Signed and sealed s...	application/pdf	Uploaded	10/10/2
Letter of Request Spec...	PLANNING	Signed Form Bas...	Signed letter for s...	application/pdf	Uploaded	10/10/2
Main City Plaza - Comp...	PLANNING	Other	Plans showing light...	application/pdf	Uploaded	10/10/2
Main City Plaza Landsc...	PLANNING	Other	Plans showing more ...	application/pdf	Uploaded	10/10/2

Show all

Address: 608 2ND St E, BRADENTON, FL 34208

Owner Name: VOTT PARTNERS LLC

Owner Address: 4054 SAWYER RD, SARASOTA, FL 34233

Parcel No: 3174400006

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Abed Suwaity	Physicians Group	Applicant	Active
Abed Suwaity	Physicians Group	Authorized Agent	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **SPECIAL USE**

Type	Other
Other	Retail Plaza

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Agent Authorization Form

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

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 608 2nd Street East, Bradenton FL 34208

I, Gary Kompothecras, the registered property owner(s) of the above noted property, do hereby authorize

Abed Suwaity — Print Name of Agent
Vott Partners — Company Name

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

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

4054 Sawyer Rd, Sarasota, FL 34233
Owner(s) Address (if different than property above)

Signature of Agent

4054 Sawyer Rd, Sarasota, FL 34233. 941-232-1750
Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 30 day of SEPT, produced _____ respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

Jill M. Mersek, Notary Public
Print Name

JILL M. MERSEK
Notary Public - State of Florida
Commission # HH 353377
My Comm. Expires Jan 24, 2027
Bonded through National Notary Assn.

State of Florida
My Commission Expires: 1/24/27

Letter of Request – Special Use Permit Application

Abed Suwaity/Vott Partners
608 2nd Street East
Bradenton, FL 34208
Date: 10/09/2025

To:
City of Bradenton Planning Department
101 Old Main Street
Bradenton, FL 34205

RE: Request for Special Use Permit — Retail Strip center to be built "Main City Plaza"

Dear Planning Department,

I am writing to formally request your review and consideration of the attached Special Use Application for the property located at 608 2nd Street East, Bradenton, FL 34208. In accordance with Section 3.3 of the City of Bradenton Land Use Regulations, we have provided detailed findings of fact addressing each of the Special Use review criteria as outlined.

We respectfully request that the City of Bradenton evaluate our application based on the following considerations:

1. Adequacy of Ingress and Egress
The proposed use offers safe and accessible ingress and egress for both vehicular and pedestrian traffic. Access points have been designed to ensure emergency vehicle accessibility and traffic flow without obstruction.

2. Off-Street Parking and Loading Areas
The proposed layout complies with all parking and loading regulations. It maintains safe pedestrian access, limits external disturbances, and minimizes environmental effects on adjacent properties.

3. Refuse and Service Areas
Refuse areas are fully enclosed and screened, with accessibility that does not interfere with neighboring properties, and in full compliance with sanitation codes.

4. Utilities
The property has adequate and available utilities, including water, sewer, electric, and telecommunications, compatible with surrounding infrastructure.

5. Screening and Buffering
Proper screening and separation elements are incorporated into the site design to mitigate any potential nuisance or hazardous features.

6. Proposed Signs and Exterior Lighting
All signage and lighting will adhere to City codes, incorporating glare reduction, traffic safety considerations, and aesthetic compatibility.

7. Effect on Surrounding Property Values
The proposed use will not hinder nearby development or devalue neighboring properties. In fact, it is expected to support enhanced property value and area improvement.

8. Adequacy of Land or Building for Proposed Use
The site is appropriate in size, scale, and condition to support the intended use without overextension or non-compliance.

9. Compatibility with Adjacent Properties
The project is compatible with the surrounding neighborhood and is considerate of operating hours to maintain harmony with adjacent uses.

10. Environmental Quality of the District
The proposed use will uphold environmental quality standards, with no negative impact to air, noise, or water resources.

11. Consistency with the Comprehensive Plan
The proposed Special Use aligns with the City of Bradenton Comprehensive Plan and contributes to economic, infrastructural, and land use goals.

Thank you for your time and attention to this request. We look forward to working together to ensure our proposal meets the standards and expectations of the City of Bradenton.

Sincerely,
Abed Suwaity
Abed Suwaity

FINAL SITE PLAN
MAIN CITY PLAZA

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

City of Bradenton
Section 26, Township 34 South, Range 17 East
Manatee County, Florida

SITE DATA:

1. Project Area: 16,558 S.F. (0.380 Ac.)
2. Existing Zoning: Form Based Code, Zone BR_T5
3. Existing Land Use: Residential, Vacant
4. Proposed Zoning: No Change = 100.0%
   = 0%
5. Proposed Land Use: Commercial = 31.4%
   = 37.9%
6. Area Calculations:
   - Total Area: 16,558 S.F. (0.380 Ac.)
   - Existing Impervious Area: 0 S.F. (0.000 Ac.)
   - Proposed Impervious Area: 9,132 S.F. (0.210 Ac.)
   - Building Coverage: 6,272 S.F. (0.144 Ac.)

   Parking
   6,465 S.F. Floor Area x 1 Sp./500 S.F.= 13 Sp. Required
   11 Spaces– Provided
7. This site is located in FEMA Flood Zone X
   Panel 120981C0306 G, dated 8/10/21
8. The site is not located in a floodway.
9. Sewage Disposal: Existing Connection to City of Bradenton Public Works Sewer System.
10. Water Supply: Site is served by City of Bradenton Public Works Water System.
11. Stormwater Facilities: On–Site Stormwater Treatment and Attenuation Will Be Provided.
12. All improvements (building, parking, etc will be owned and maintained by the owner and will not be dedicated to the public.



LOCATION MAP
Not To Scale

NORTH

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Vehicle Turning Template	TT–1

OWNER / DEVELOPER
Vott Partners, LLC
4054 Sawer Rd
Sarasota, Florida 34233

SITE ENGINEER / SURVEYOR
Weber Engineering & Surveying, Inc.
4596 Ashton Road
Sarasota, Florida 34233
Phone: (941) 921–3914

NOTE:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BRADENTON PUBLIC WORKS AND UTILITIES INFRASTRUCTURE SPECIFICATIONS

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road – Sarasota, Florida 34233
Telephone: (941) 921-3914 – Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No: EB 4010

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TITLE SHEET
MAIN CITY PLAZA
Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

Revisions:	Description
Date	Revised Per County Comments
10/3/25	

Job # 2024083
Dwg # D–17543
Date: 1/10/25
Drawn by: JSB
Checked by:

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GENERAL:
1. THE CONTRACTOR MUST REVIEW AND RETAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT AND MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS SOON AS PRACTICABLE AS REQUIRED BY THE PLANS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COSTS TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. REFER TO STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (LATEST EDITION) AND THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL (FDEP LATEST EDITION).

4. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.

6. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

7. EROSION/SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) IN ADDITION TO THOSE PRESENTED ON THE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTY OR ROADWAYS. CONTROLS SHALL BE DESIGNED, INSTALLED AND MAINTAINED AS REQUIRED BY THE ENGINEER AND/OR CONTRACTOR TO ENSURE SURFACE WATER QUALITY CONDITIONS ARE IN COMPLIANCE WITH THE WATER QUALITY STANDARDS.

8. CONSTRUCTION OPERATIONS SHALL BE RESTRICTED TO THOSE AREAS WHERE IT IS NECESSARY TO PERFORM FILLING OR EXCAVATION TO ACCOMPLISH THE WORK SHOWN ON THE DRAWINGS AND TO THOSE AREAS WHICH MUST BE ENTERED TO CONSTRUCT TEMPORARY OR PERMANENT STRUCTURES. AS SOON AS THE CONDITIONS WILL PERMIT, RIVERS, STREAMS, IMPOUNDMENT, STORMWATER STORAGE AND CONVEYANCE SYSTEMS AND ANY ONSITE RECEIVING WATER BODIES SHALL BE PROMPTLY CLEARED OF ALL OBSTRUCTIONS PLACED THEREIN OR CAUSED BY CONSTRUCTION OPERATIONS. RUNOFF FROM UNSTABILIZED AREAS SHALL BE DIRECTED TO EITHER THE OFFSITE POND OR TREATED THROUGH SILT FENCES BEFORE DISCHARGING FROM THE PROPERTY.

EROSION PRACTICES:

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

11. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES STATE WATER QUALITY STANDARDS.

12. STAKED SILT SCREENS – WILL BE INSTALLED ACCORDING TO THE PLANS TO PROTECT OFFSITE AREAS FROM ANY POSSIBLE ADVERSE EFFECTS FROM SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM SIDE OF ANY SILT SCREEN ONCE THE ACCUMULATED SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT SCREEN. ANY SEDIMENT DEPOSITS OR SOIL DISTURBANCE CREATED DURING THE INSTALLATION AND REMOVAL OF SILT SCREEN SHALL BE DRESSED TO CONFORM TO THE FINISHED GRADE. THE SILT SCREEN SHALL BE INSPECTED ALONG WITH THE REST OF THE PROJECT ONCE EVERY SEVEN DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5". WHERE DEFICIENCIES EXIST, ADDITIONAL SILT FENCES SHALL BE INSTALLED OR REPLACED. ATTACHMENT OF SILT SCREEN TO EXISTING TREES WILL NOT BE PERMITTED UNLESS APPROVED BY THE PROJECT ENGINEER.

13. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

STABILIZATION:

14. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF MEASURES REQUIRED TO CONTROL EROSION AND TRANSPORT OF SEDIMENTS WITHIN AND FROM THE PROJECT AREA, SO AS TO PREVENT THE DEGRADATION OF RECEIVING WATERS, DETRIMENTAL EFFECTS ON PUBLIC OR PRIVATE PROPERTY ADJACENT TO THE PROJECT AND DAMAGE WITHIN THE PROJECT AREA. THESE MEASURES WILL INCLUDE THE CONSTRUCTION AND MAINTENANCE OF TEMPORARY AND PERMANENT EROSION CONTROLS.

15. ON-SITE AND OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE BEST MANAGEMENT PRACTICES PLAN.

16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

17. PERMANENT SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. ANY DEFICIENCIES SHALL BE CORRECTED.

18. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL): 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

19. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

20. ALL UNPAVED AREAS UNLESS OTHERWISE INDICATED IN PLANS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

21. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL VEGETATION IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

22. SOD, WHERE CALLED FOR IN THE PLANS, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

23. TEMPORARY STABILIZATION – SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THESE AREAS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH. THE SURFACE AREAS OF UNPROTECTED ERODIBLE EARTH EXPOSED BY CLEARING AND GRUBBING, EXCAVATION OR FILLING OPERATIONS SHALL BE KEPT TO A MINIMUM AS PRACTICAL.

24. PERMANENT STABILIZATION – ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED WILL BE STABILIZED BY SOD OR SEED AND MULCH IN ACCORDANCE WITH THE LANDSCAPING PLANS AND/OR CONSTRUCTION PLANS.

25. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED AND MULCHED AS SHOWN ON THE PLANS. OFFSITE VEHICLE TRACKING:

27. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

28. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. SEE SOIL TRACKING PREVENTION DEVICE DETAIL.

29. MONITORING OF OFFSITE TRACKING OF SEDIMENTS AT THE ENTRANCES IS ESSENTIAL WHERE SILT FENCE WILL NOT BE PLACED TO ENABLE ACCESS TO THE SITE. IF IT APPEARS THAT SIGNIFICANT AMOUNTS OF SEDIMENT ARE BEING TRACKED OFF THE SITE, GRAVEL ENTRANCES OR OTHER EQUIVALENT MEASURES ARE RECOMMENDED TO HELP DISLODGE THE SOIL, SEDIMENT AND DIRT BEFORE THE VEHICLES LEAVE THE SITE.

30. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

31. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SIGHT.

32. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

WASTE DISPOSAL:

33. MATERIALS PRESENT ONSITE DURING CONSTRUCTION WILL INCLUDE THOSE NORMALLY ASSOCIATED WITH THIS TYPE OF CONSTRUCTION: CONCRETE, STEEL REINFORCING BARS AND RELATED MATERIALS, LUMBER, PAINTS, PETROLEUM BASED PRODUCTS.

34. SUFFICIENT PRECAUTIONS SHOULD BE TAKEN TO PREVENT POLLUTION OF WATER BODIES DIRECTLY OR INDIRECTLY WITH FUELS, OILS, BITUMENS, CALCIUM CHLORIDE, OR OTHER HARMFUL MATERIALS.

35. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED FOR THIS PROJECT.

36. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH SAFETY DATA AND THE ORIGINAL MANUFACTURER'S LABEL UNLESS THEY ARE NOT RESEALABLE. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

37. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

38. THE SITE WILL BE INSPECTED DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

39. PETROLEUM PRODUCTS – ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

40. PAINTS – ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORWATER MANAGEMENT SYSTEM, OR RECEIVING WATER BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

41. ANY SPILLS INCLUDING FUEL AND OTHER PETROLEUM PRODUCTS SHALL BE CONTAINED, CLEANED UP AND REPORTED IMMEDIATELY AFTER DISCOVERY. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA THAT IS ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BROOMS, DUST PANS, GLOVES AND PLASTIC AND METAL TRASH CONTAINERS, ETC. SPECIFICALLY FOR THIS PURPOSE.

42. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

43. THE CONTRACTOR SHALL REPORT ANY SPILL, INCLUDING TOXIC OR HAZARDOUS MATERIAL,TO THE OWNERS REPRESENTATIVE, PUBLIC UTILITIES AND APPROPRIATE STATE, FDEP (IF APPLICABLE), OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

44. THE SPILL PREVENTION PLANS WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THIS TYPE OF SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

45. WASTE MATERIALS – ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN METAL DUMPSTERS AND THEN HAULED TO AN APPROVED DISPOSAL SITE. THE DUMPSTERS WILL MEET ALL COUNTY AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. NO CONSTRUCTION WASTE WILL BE BURIED ON THE SITE. ALL PERSONNEL WILL BE INSTRUCTED IN THE CORRECT PROCEDURE FOR WASTE DISPOSAL. EMPLOYEE WASTE AND OTHER LOOSE MATERIALS, E.G., CUPS, CANS, BAGS, ETC., WILL BE COLLECTED SO AS TO PREVENT THE RELEASE OF "FLOATABLES" DURING RUNOFF EVENTS.

46. HAZARDOUS WASTE – ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS, OR BY THE MANUFACTURER.

47. SANITARY WASTE – ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS IN A TIMELY MANNER MEETING ALL LOCAL AND STATE REGULATIONS.

48. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

50. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MONITORING:

59. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1., FLORIDA ADMINISTRATIVE CODE, FROM THE CONSTRUCTION SITE BY TAKING ADEQUATE MEASURES TO STABILIZE AFFECTED AREAS.

60. ALL CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCHES. IF CLEANING OR REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF ITS REPORTING.

61. ALL MEASURES STATED ON THE BEST MANAGEMENT PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE.

62. PERMANENT EROSION CONTROL FEATURES SHALL BE INCORPORATED INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME. TEMPORARY CONTROL FEATURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION WHICH WERE NOT FORESEEN AT THE TIME OF DESIGN TO CONTROL EROSION PRIOR TO THE TIME IT IS PRACTICAL TO CONSTRUCT PERMANENT CONTROL FEATURES.

63. TEMPORARY EROSION CONTROL MAY BE USED IN CONTROLLING EROSION IN AREAS WHERE CONDITIONS NOT UNDER THE CONTROL OF THE CONTRACTOR, PRECLUDE COMPLETION OF A SECTION OF A PROJECT IN A CONTINUOUS MANNER, AND FOR CONTROLLING EROSION IN AREAS WHERE CONSTRUCTION OPERATIONS MUST BE PERFORMED SUBSEQUENTLY THAT WILL CAUSE DAMAGE TO PERMANENT EROSION CONTROL FEATURES. TEMPORARY EROSION AND WATER POLLUTION CONTROL FEATURES SHALL CONSIST OF, BUT NOT BE LIMITED TO, GRASS, TEMPORARY MULCHING, SANDBAGGING, SEDIMENT BASINS, SEDIMENT CHECKS/EARTH DITCH CHECKS, BERMS, FLOATING TURBIDITY BARRIERS, HAY BALES AND SILT FENCE.

64. AREAS WHERE THE GROUND HAS BEEN DISTURBED AND CONSTRUCTION ACTIVITIES TEMPORARILY WILL CEASE FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA WHERE THE GROUND HAS BEEN DISTURBED, THAT AREA WILL BE STABILIZED WITH SOD OR OTHER SUITABLE STABILIZATION MATERIALS. AFTER THE SITE IS STABILIZED, ALL EXCESS SEDIMENTS AND DEBRIS WILL BE REMOVED FROM THE PONDS AND STORMWATER CONVEYANCE SYSTEM/STRUCTURES RECEIVING DIRECT RUNOFF FROM THE AREA.

65. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

66. ALL DRAINAGE STRUCTURES WILL BE INSPECTED FOR DEPTH OF SEDIMENTS. SEDIMENTS WILL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED.

67. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. THE SILT SCREEN SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. WHERE DEFICIENCIES EXIST, ADDITIONAL SILT FENCES SHALL BE INSTALLED OR REPLACED. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM SIDE OF ANY SILT SCREEN ONCE THE ACCUMULATED SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT SCREEN. ANY SEDIMENT DEPOSITS OR SOIL DISTURBANCE CREATED DURING THE INSTALLATION AND REMOVAL OF SILT SCREEN SHALL BE DRESSED TO CONFORM TO THE FINISHED GRADE.

68. THE CONTRACTOR SHALL REPORT, TO OWNERS REPRESENTATIVE, ALL OFFSITE SURFACE WATER DISCHARGES WITH TURBIDITY IN EXCESS OF 29 NTUS (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVEL WITHIN 24 HOURS AFTER OCCURRENCE. NOTIFICATION SHALL INCLUDE CAUSE OF THE PROBLEM, CORRECTIVE ACTIONS TAKEN AND INSTALLATION OF ADDITIONAL EROSION/SEDIMENT CONTROLS NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road - Sarasota, Florida 34233
Telephone: (941) 921-3914 - Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No: EB 4010
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TITLE SHEET
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

Revisions:
Date | Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

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GENERAL NOTES

REFERENCED DATA

1. TOPOGRAPHIC SURVEY PERFORMED BY WEBER ENGINEERING & SURVEYING, INC., A LICENSED PROFESSIONAL LAND SURVEYOR.

2. THE SURVEY INFORMATION CONTAINED HEREIN WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. ANY EXISTING CONTOURS SHOWN REPRESENT INTERPOLATIONS/EXTRAPOLATIONS FROM THE BEST AVAILABLE SURVEY DATA. ALL RISKS RESULTING FROM THE USE OR INTERPRETATION OF THE SURVEY DATA SHOWN SHALL BE BORNE BY THE CONTRACTOR.

3. GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS HAVE NOT BEEN PERFORMED.

GENERAL

4. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF ALL PERMITS (FDEP, SWFWMD, ETC) OBTAINED FOR THIS PROJECT.

5. CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE PROJECT AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

6. THE CONTRACTOR IS ADVISED NOT TO SCALE FROM DRAWINGS BUT TO FIELD VERIFY ALL DIMENSIONS. THE DIMENSIONS OF SPECIFIED AND FURNISHED PRODUCTS AND MATERIALS TAKE PRECEDENCE OVER DIMENSIONS INDICATED ON THE DRAWINGS. IF SIGNIFICANT DEVIATIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO CONSTRUCTION FOR A DETERMINATION AND RESOLUTION.

CONSTRUCTION LAYOUT/LIMITS OF CONSTRUCTION

7. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT. PROOF OF LICENSE SHALL BE SUBMITTED TO THE ENGINEER BEFORE BEGINNING LAYOUT.

8. NO DISTURBANCE SHALL BE ALLOWED OUTSIDE OF THE RIGHT OF WAYS AND/OR THE LIMITS OF CONSTRUCTION SHOWN ON THE DRAWINGS UNLESS APPROVED BY THE OWNER OR SPECIFICALLY NOTED ON THE DRAWINGS.

EXISTING CONDITIONS

9. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC. WHICH ARE WITHIN THE PROJECT AREA. CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, DIMENSIONS, TYPES, AND CONDITIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (WHETHER OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK.

10. PRIOR TO SHOP DRAWING PREPARATION AND SUBMITTAL AND PURCHASE OF RELATED MATERIALS, THE CONTRACTOR SHALL FIELD VERIFY (POT HOLE) EXISTING UTILITIES (LOCATION, SIZE, MATERIALS OF CONSTRUCTION, OUTSIDE DIAMETER, WALL THICKNESS, ROUNDNESS, ELEVATIONS, ETC.) TO WHICH CONNECTION(S) WILL BE MADE. CONTRACTOR SHALL INCLUDE FIELD MEASUREMENTS ON SHOP DRAWINGS.

11. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IMMEDIATELY IF CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE CONTRACTOR SHALL ACCURATELY RECORD ANY SUCH CONFLICTS ON THE RECORD DRAWINGS.

12. ANY PROPERTY CORNERS, MONUMENTS, OR BENCH MARKS WITHIN THE PROJECT AREA SHALL BE PROTECTED UNLESS OTHERWISE INDICATED FOR DEMOLITION. IF ANY SUCH ITEMS ARE IN DANGER OF DAMAGE OR HAVE BEEN DAMAGED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IMMEDIATELY AND REPLACE/RESTORE THESE ITEMS AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES TO SELF PERFORM THE WORK OR INCURS RELATED EXPENSES, THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR ALL COSTS ASSOCIATED WITH THE EFFORT.
UTILITY COORDINATION.

13. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLORIDA" AT LEAST 48 HOURS PRIOR TO ANY DIGGING WORK TO HAVE ALL EXISTING UTILITIES LOCATED. THE PHONE NUMBER IS 1-800-432-4770 AND THE WEB SITE IS WWW.CALLSUNSHINE.COM. IN INSTANCES WHERE DIGGING OCCURS IN WETLANDS, THE NOTIFICATION PERIOD SHALL BE INCREASED FROM AT LEAST 48 HOURS TO AT LEAST 10 DAYS.

14. FLORIDA LAW (FS 553.851) REQUIRES THAT PERSONS MAKING EXCAVATIONS IN PUBLIC STREETS, ALLEYS, RIGHT-OF-WAYS OR UTILITY EASEMENTS MUST FIRST OBTAIN INFORMATION ON LOCATIONS OF UNDERGROUND GAS PIPELINES.

15. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES WITHIN THE PROJECT AREA. ANY DAMAGE SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

16. THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING, OR PROVIDING OTHER MEANS NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (EXPOSED OR UNEXPOSED) THAT MAY BE IMPACTED BY HIS WORK.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING POWER/TELEPHONE COMPANIES AND ARRANGING TO HAVE UTILITIES POLES HELD AND/OR GUY WIRES REMOVED AND REPLACED, IF NECESSARY FOR CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
SAFETY.

18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE OSHA EXCAVATION SAFETY STANDARDS AND TO ABIDE BY THEM AS COVERED UNDER THE FLORIDA TRENCH SAFETY ACT.

19. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY RESTORATION.

20. ALL PAVING, STABILIZED EARTH, DRIVEWAYS, CURBS, SIDEWALKS, FENCES, SOD, LANDSCAPING, CULVERTS, ETC. DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

ACCESS/MAINTENANCE OF FACILITIES

21. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL EXISTING UTILITIES/FACILITIES AND MAINTAIN UNINTERRUPTED SERVICES THROUGHOUT THE CONTRACT PERIOD.

PIPING NOTES

22. LAY PIPE TO UNIFORM GRADE BETWEEN INDICATED ELEVATION POINTS. CONTRACTOR SHALL TAKE CARE TO PROVIDE PROPER GRADE ELEVATIONS AND ALIGNMENTS.

23. SIZE OF FITTINGS SHOWN ON PLANS SHALL CORRESPOND TO THE ADJACENT STRAIGHT RUN OF PIPE UNLESS NOTED OTHERWISE. TYPE OF JOINT AND FITTING MATERIAL SHALL BE AS SPECIFIED FOR THE ADJACENT STRAIGHT RUN OF PIPE UNLESS NOTED OTHERWISE.

24. PIPE HANGERS AND SUPPORTS ARE NOT SHOWN UNLESS A SPECIAL TYPE OR CONFIGURATION IS REQUIRED. FINAL SUPPORTS, LOCATIONS, AND TYPES SHALL BE DETERMINED BY THE CONTRACTOR AND INCLUDED IN THE PIPELINE DRAWING SUBMITTALS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION. MAXIMUM SPACING SHALL BE AS SPECIFIED.
UTILITY SEPARATION.

25. EACH PROPOSED UTILITY SHALL BE LAID TO ACHIEVE THE MINIMUM HORIZONTAL SEPARATION BETWEEN IT AND OTHER UTILITIES IN ACCORDANCE WITH THE TYPICAL UTILITY HORIZONTAL SEPARATION DETAIL AND FDEP REQUIREMENTS.

26. AT LOCATIONS WHERE A PROPOSED UTILITY CROSSES ANOTHER UTILITY, THE PROPOSED UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH THE TYPICAL UTILITY CONFLICT DETAIL AND FDEP REQUIREMENTS.

27. IN THE EVENT THAT A UTILITY CONFLICT CAN NOT BE RESOLVED BY MAKING A MINOR ROUTE ADJUSTMENT OR BY UTILIZING THE TYPICAL UTILITY CONFLICT DETAIL, THE CONTRACTOR SHALL SUBMIT A RELOCATION PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCING WORK. ALL RELOCATIONS EFFORTS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND ANY AFFECTED UTILITY COMPANIES.

MAINTENANCE OF TRAFFIC

28. THE CONTRACTOR SHALL REFER TO THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS FOR FDOT DESIGN INDEXES AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS SUPPLEMENTS TO THE INFORMATION AND DETAILS PROVIDED IN THESE CONSTRUCTION DRAWINGS.

29. ALL REFERENCED FDOT STANDARD INDEX DRAWINGS CAN BE FOUND AT HTTPS://WWW.FDOT.GOV/

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.

31. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN ACCORDANCE WITH FDOT STANDARD INDEX 600 SERIES AND THE TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES THROUGHOUT THE PROJECT. ONE TRAFFIC LANE MUST BE MAINTAINED AT ALL TIMES WITH USE OF FLAGGER. ALL TRAFFIC LANES MUST BE OPEN FOR TRAFFIC AT THE CLOSE OF WORKDAYS. ALL SIGNING, BARRICADES, LIGHTING, AND FLAGGERS SHALL BE INCLUDED IN THE LUMP SUM COST.

32. ALL PAVEMENT MARKINGS SHALL MEET CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. STANDARDS, AND SHALL BE PAINTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 710.

33. ALL EXISTING SIGNS AND MAILBOXES SHALL BE REMOVED AND REPLACED AS REQUIRED DURING CONSTRUCTION.

PAVING

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR CITY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OF FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR CITY REGULATIONS.

2. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND CITY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THAT CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT. THE MOST STRINGENT SHALL GOVERN.

3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

4. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2"DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

5. IF NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

7. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

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www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4810
Engineering Business Authorization No: EB 4810

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TITLE SHEET
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

Revisions:
Date | Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

3

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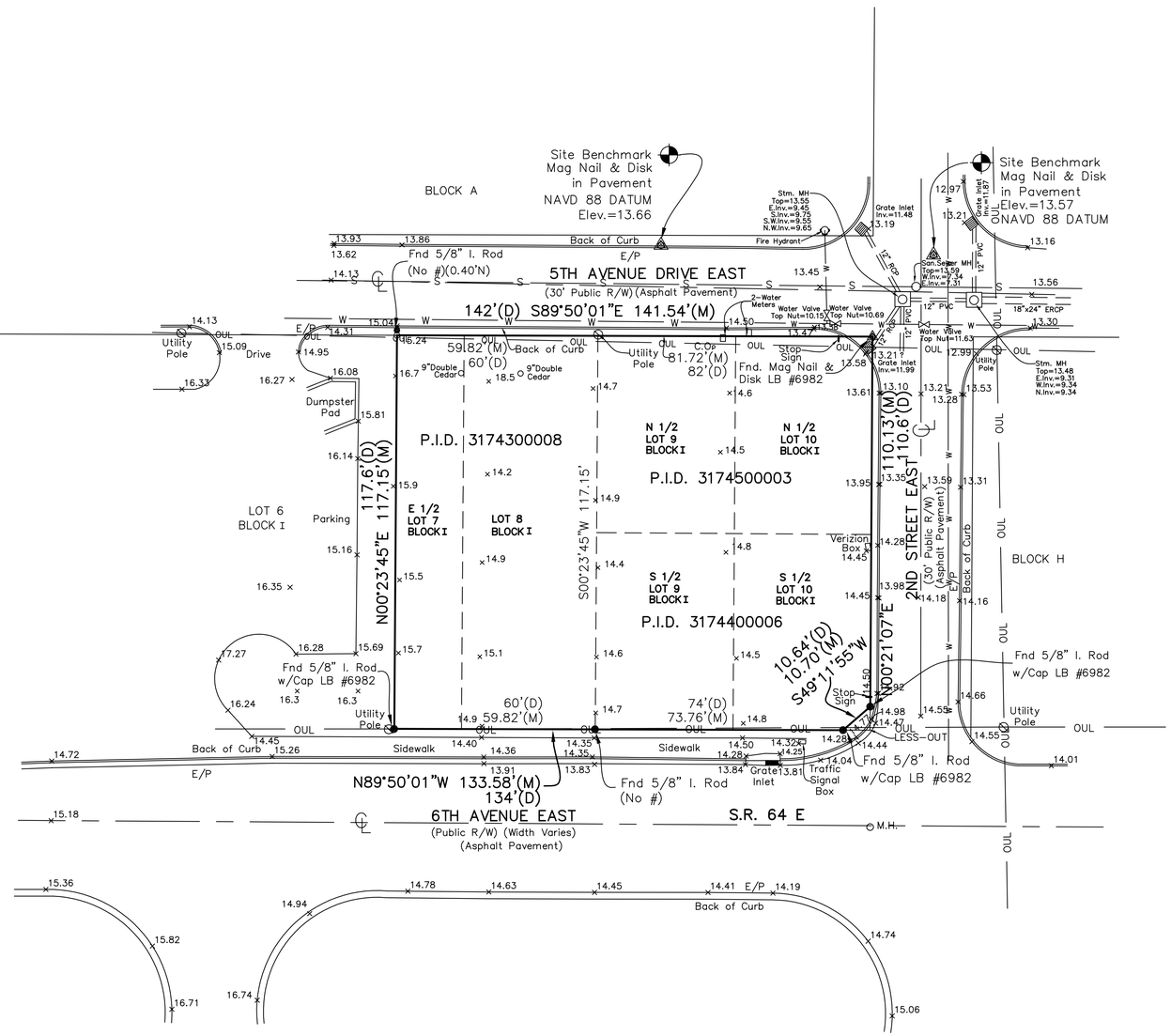

NAVE 88 DATUM

LEGAL DESCRIPTION:

Lot 8, 9, 10 and the east half of Lot 7, Block I, High School Addition, as per plat thereof recorded in Plat Book 2, Page 41, Public Records of Manatee County, Florida, Less road right-of-way described as follows: Begin at the southeast corner of said Lot 10, thence North 89°41'29" West 8 feet along the south line of said Lot 19; thence North 49°10'04" East 10.64 feet to the east line of said Lot 10; thence South 00°24'46" West 7 feet along the said east line to the Point-of-Beginning.

Containing 16,558 sq. ft. (0.380 acre)

NOTES:

1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 7/28/2024
4. This property appears on FEMA Flood Map # 120981C0306 F,dated 8/10/2021, Zone: X
5. This survey performed with___ without X benefit of Title Abstract.
6. Bearings, if shown, based on the Northerly R/W line of 6th Avenue East having a bearing of N89°50'01"W (assumed).
7. No lot line easements shown on record plat.
8. The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
9. Elevations based on NGS Benchmark #U-695 with a published elevation of 11.16, NAVD 88 DATUM.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro-rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Esmt.	Easement
W	West	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of way	R=	Radius of Curve
E/P	Edge of Pavement	Δ=	Delta of Curve
D	Deed Dimension	L=	Arc Length of Curve
O.A.	Overall Dimension	Ch=	Chord Length of Curve
B-B	Back to Back Curb Dimension		Indicates Spot Elevation
O.U.L.	Overhead Utility Line		
○	Indicates a 5/8" I. Rod w/Cap #3868 Set		

Certified to:
Vott Partners, LLC

SURVEYOR'S CERTIFICATION

I hereby certify that this boundary and topographic survey was prepared under my direction and supervision, that it is a true representation of the land as shown and described hereon to the best of my knowledge and belief and that it meets the "Standards of Practice for land surveying in the State of Florida" Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Date of Certificate: _____

_____
Lawrence R. Weber
Professional Surveyor and Mapper
Florida License No. 3868

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4596 Ashton Road - Sarasota, Florida 34233
Telephone: (941) 921-3914 - Fax: (941) 924-3094
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Engineering Business Authorization No: EB 4010

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BOUNDARY & TOPOGRAPHIC SURVEY
MAIN CITY PLAZA
LOTS 8, 9, 10 AND THE EAST HALF OF LOT 7 BLOCK I, HIGH SCHOOL ADDITION, P.B. 2, PG. 41
Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date: _____

NORTH
0 10' 20'
Scale: 1"=20' (Full Size)
Scale: 1"=40' (Half Size)

Revisions: Date | Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

4
10

Legend:

Cross-Walk 4" MIN.

Indicates 6" Double Yellow Strips (10') with 24" White Stop Bar 30" X 30" R1-1 Stop Sign

Indicates Two 12" White Cross-Walk Stripes

Indicates 2' Wide Tactile Surface per FDOT Index 304

BLOCK A

Site Benchmark
Mag Nail & Disk
in Pavement
NAVD 88 DATUM
Elev.=13.66

Back of Curb

E/P

Fire Hydrant

Stm. MH
Top=13.55
E.Inv.=9.45
S.Inv.=9.75
S.W.Inv.=9.55
N.W.Inv.=9.65

Site Benchmark
Mag Nail & Disk
in Pavement
Elev.=13.57
NAVD 88 DATUM

San.Sewer MH
Top=13.59
W.Inv.=7.34
E.Inv.=7.31

PROVIDE STOP SIGN

(0.40'N)

5TH AVENUE DRIVE EAST

(30' Public R/W)(Asphalt Pavement)

142'(D) S89°50'01"E 141.54'(M)

CONSTRUCT CONC. DROP CURB AND DRIVE PER FDOT INDEX 522-003

2-Water Meters

Water Valve Top Nut=10.15

Water Valve Top Nut=10.69

Water Valve Top Nut=11.63

12" RCP

12" PVC

18"x24" ERCP

REPLACE W/ 12"x18" ERCP

Stm. MH
Top=13.48
E.Inv.=9.31
W.Inv.=9.34
N.Inv.=9.34

Utility Pole

Drive

Dumpster Pad

SIGN

9"Double Cedar

OCS

84'-12"x18" ERCP

Stop Sign

Grate Inlet
Inv.=11.99

REPLACE W/ 12"x18" ERCP

REPAIR OR REPLACE INLET

DUMPSTER ENCLOSURE

TRASH

FIRE BFP

FP&L TRANS.

PROPOSED
RESTAURANT
W/ DRIVE-THRU
FFE=15.00
1,238 S.F.
(WITHOUT INSIDE SEATING)
46.0' x 27.3'

5' WALK

CONSTRUCT RETAINING WALL W/ 3.5' FENCE ON TOP

INLET

LOT 6
BLOCK I

Parking

117.6'(D)
117.15'(M)
N00°23'45"E

STORMWATER CHAMBER SYSTEM
STORMTECH SC-160
19 ROWS OF 13 CHAMBERS
(SEE DETAILS)

PROVIDE
R1-1 "RIGHT TURN ONLY" SIGN
& STOP SIGN

Fnd 5/8" I. Rod
w/Cap LB #6982

PROPOSED
VARIETY RETAIL BUILDING (4-UNITS)
FFE=14.75
5,227 S.F.

4' WALK

ADDITIONAL WALK

0' Setback

85.8'

Stop Sign

10.64'(D)
10.70'(M)
S49°11'55"W

47.1'

NO0°21'07"E

2ND STREET EAST
(30' Public R/W)
(Asphalt Pavement)

BLOCK H

Back of Curb

E/P

Utility Pole

OUL

LESS-OUT

NOTE:
SEE SHEET 8
FOR UTILITIES

PYLON SIGN

Ex. Sidewalk

PROVIDE
"EXIT ONLY" SIGN

N89°50'01"W 133.58'(M)
134'(D)

CONSTRUCT CONC. DROP CURB, DRIVE & WALK RAMPS PER FDOT INDEX 522-003

6TH AVENUE EAST
(Public R/W) (Width Varies)
(Asphalt Pavement)

ONE-WAY
EAST BOUND

S.R. 64 E

M.H.

Grate Inlet

Traffic Signal Box

Verizon Box

BIKE(2) RACK

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SITE PLAN
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

NORTH
0 5' 10'
Scale: 1"=10' (Full Size)
Scale: 1"=20' (Half Size)

Revisions:	Description
Date	Revised Per County Comments
10/3/25	

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

5

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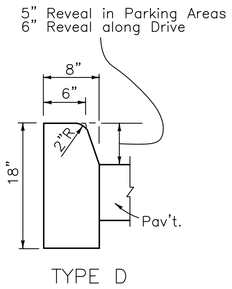
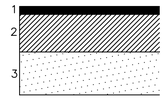


TYPE D

CONCRETE CURB

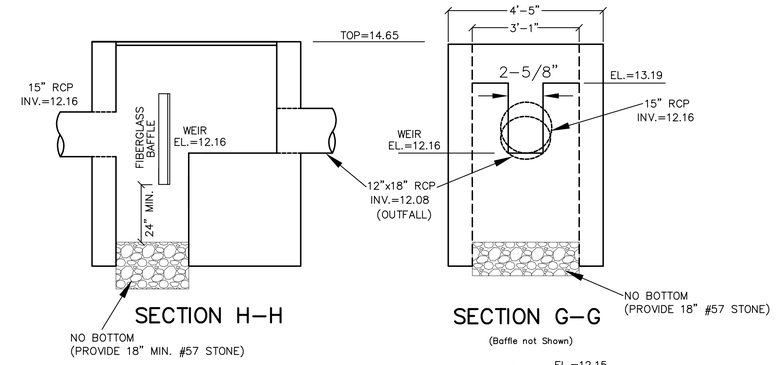
NOT TO SCALE



1. One (1) Course of 1 1/2" Thickness Type S-I Asphaltic concrete (compacted thickness) Meeting the Requirements of SCTP-331
2. 7" shell base compacted to 98% of max. density AASHTO T-180 (Modified) Min. LBR 100, Meeting the Requirements of SCTP-250
   Alternate: 7" Thickness Graded Aggregate - Crushed Concrete, Min LBR 100. Meeting the Requirements of SCTP-204
3. 8" Compacted subgrade 98% of max. density AASHTO T-180 Min. LBR 40, Type B Stabilizing Meeting the Requirements of SCTP-160

ASPHALT PAVEMENT SECTION

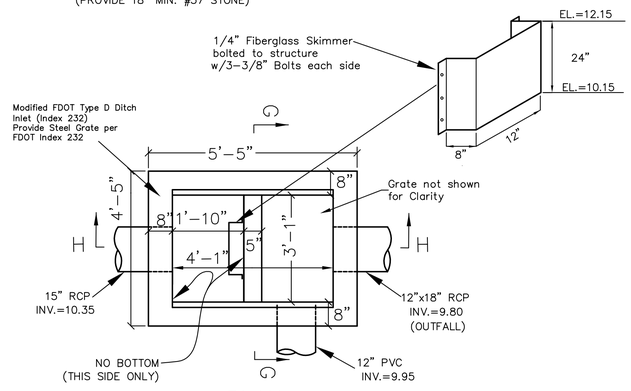
NOT TO SCALE



SECTION H-H

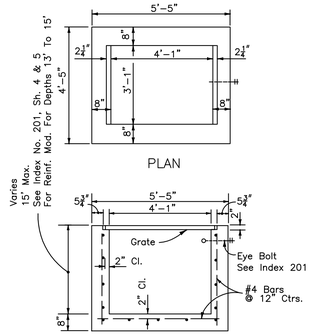
SECTION G-G

(Baffle not Shown)



PLAN

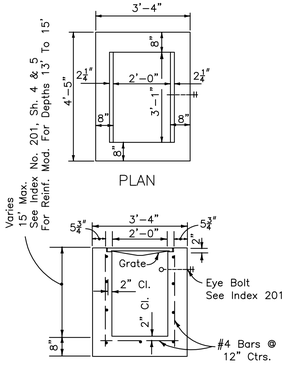
OCS DETAIL



SECTION

TYPE D

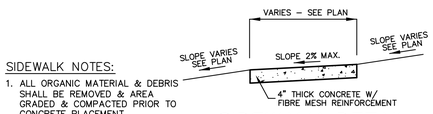
Recommended Maximum Pipe Size:
3'-1" Wall-24" Pipe
4'-1" Wall-36" Pipe



SECTION

TYPE C

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

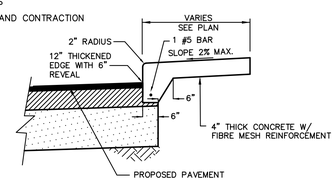


SIDEWALK NOTES:

1. ALL ORGANIC MATERIAL & DEBRIS SHALL BE REMOVED & AREA GRADED & COMPACTED PRIOR TO CONCRETE PLACEMENT
2. THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 3,000 PSI @ 28 DAYS
3. PROVIDE EXPANSION AND CONTRACTION JOINTS

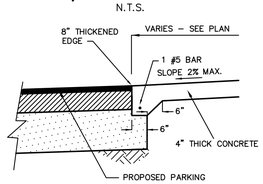
SIDEWALK DETAIL

N.T.S.



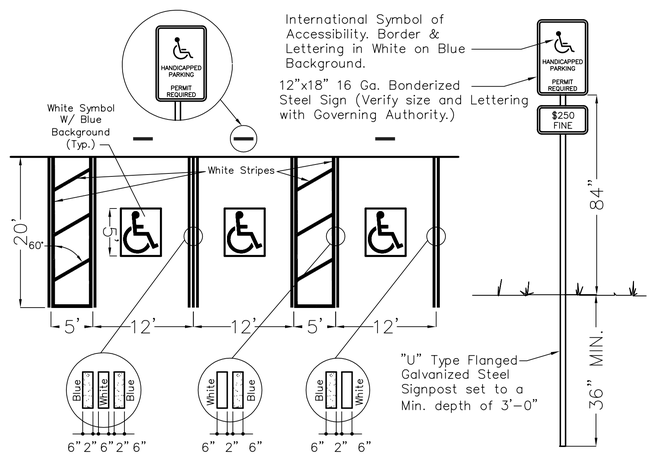
DETAIL - PAVEMENT @ WALK W/ 6" REVEAL

N.T.S.



DETAIL - PAVEMENT FLUSH W/ WALK

N.T.S.



Each such parking space shall be conspicuously outlined in blue paint, and shall be posted and maintained with a permanent, above grade sign bearing the international symbol of accessibility or the caption "PARKING BY DISABLED PERMIT ONLY," or bearing both such symbol and caption. Such signs shall not be obscured by a vehicle parked in the space. All handicapped parking spaces must be signed and marked in accordance with the standards adopted by the Dept. of Transportation.

TYPICAL HANDICAP SPACE DETAIL

Not To Scale

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MISCELLANEOUS DETAILS
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

Revisions:
Date | Description

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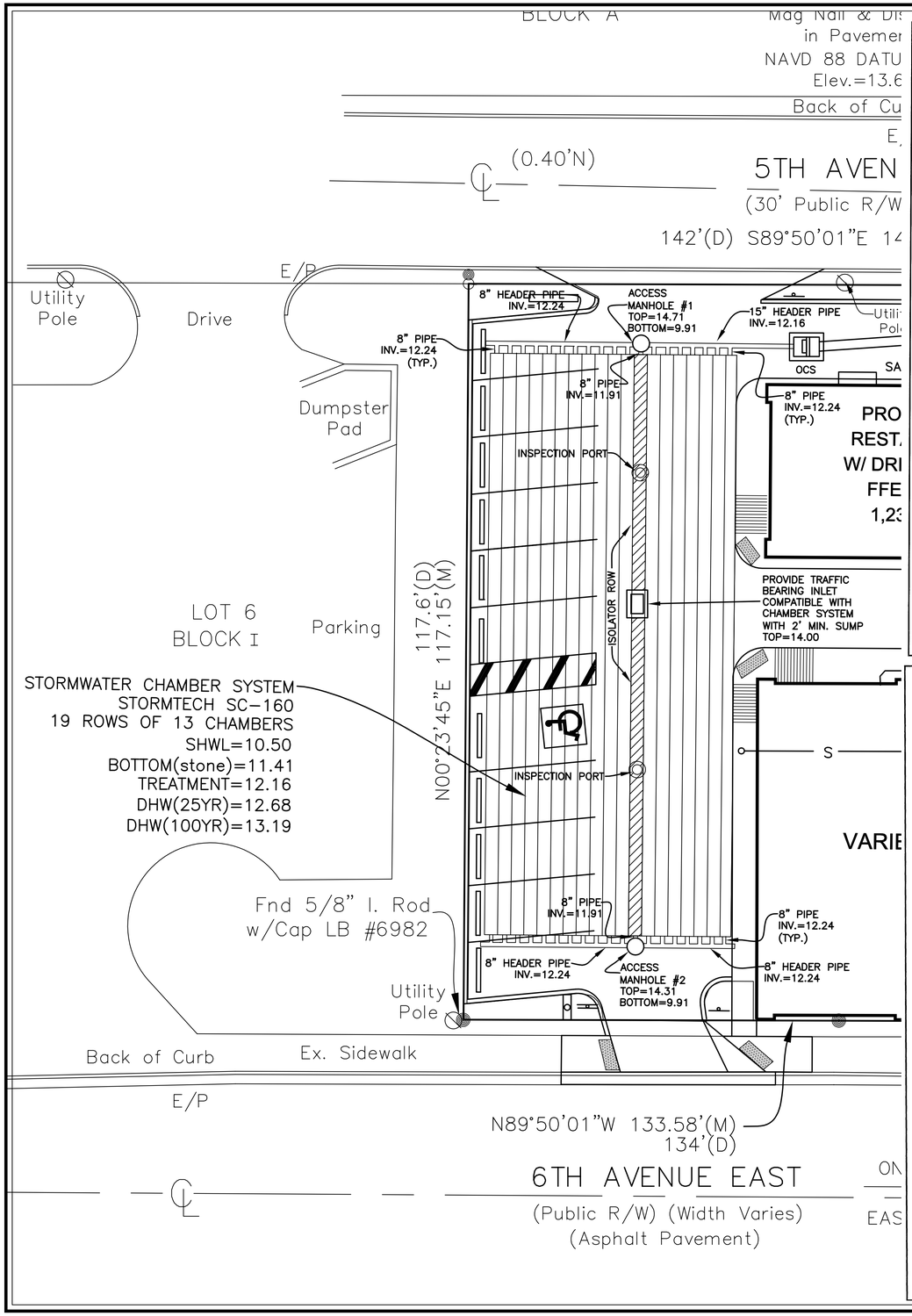
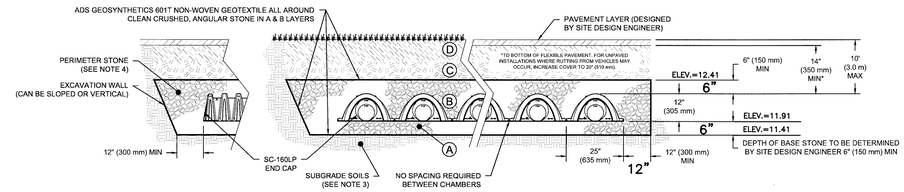


ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

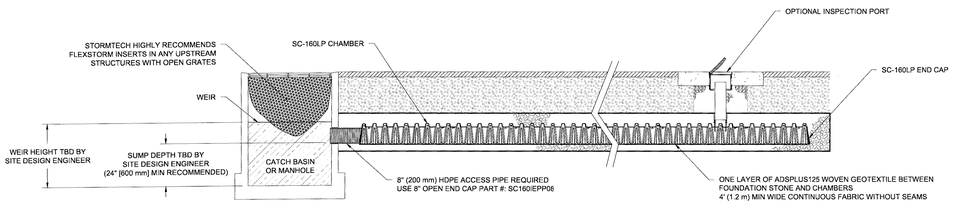
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 8, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5"
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



SC-160LP ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

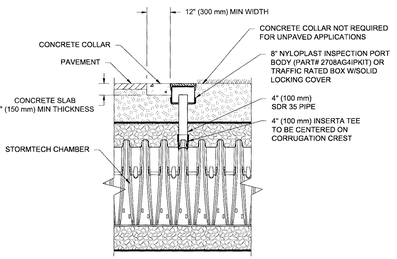
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

SC-160LP
STANDARD CROSS SECTION
DATE: 05-10-19 DRAWN: KR CHECKED: KR
PROJECT #:
DESCRIPTION
DRWN. CHKD
DATE

SC-160
ISOLATOR ROW PLUS DETAILS
DATE: 05/28/20 DRAWN: ALI CHECKED: ALI
PROJECT # —
DESCRIPTION
DRWN. CHKD
DATE

Revisions:
Date | Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

7
10

SHEET 1 OF 1

MISCELLANEOUS DETAILS
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road ~ Sarasota, Florida 34233
Telephone: (941) 921-3914 ~ Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No: EB 4010

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

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NOTE:
1. THE EXISTING SANITARY SERVICE CLEANOUT SHALL BE REVIEWED WITH THE CITY INSPECTOR PRIOR TO CONNECTION TO VERIFY ADEQUATE CONDITION OF THE EXISTING SERVICE

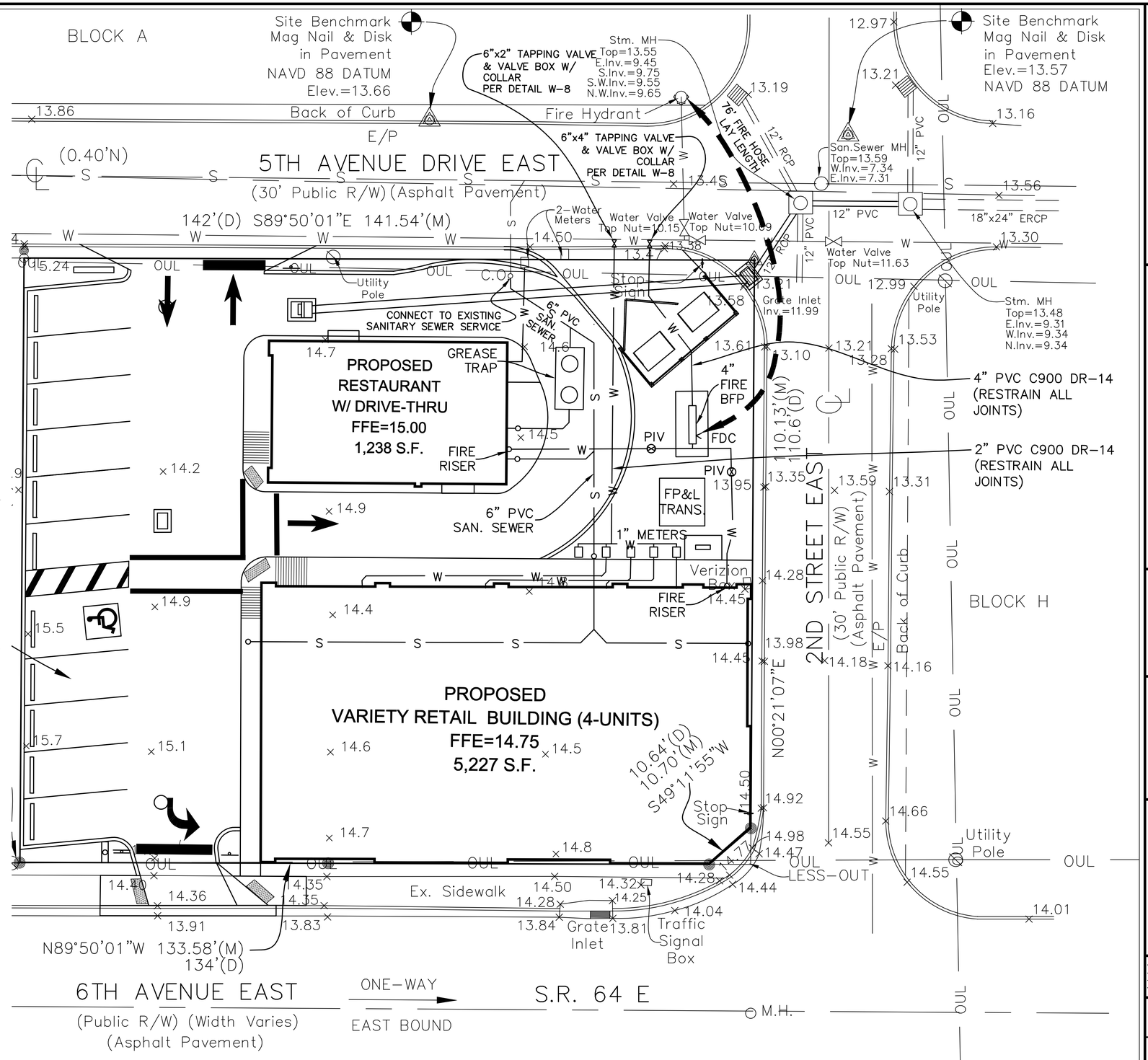
2. THE EXISTING UNUSED WATER SERVICES SHALL BE CAPPED AT THE CURB STOP WITH ALL DOWNSTREAM PIPING IN THE ROW REMOVED.

LEDGEND

PVI – POST INDICATOR VALVE

BFP – BACKFLOW PREVENTER

FDC – FIRE DEPARTMENT CONNECTION



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Telephone: (941) 921-3914 – Fax: (941) 924-3094
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UTILITY PLAN
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

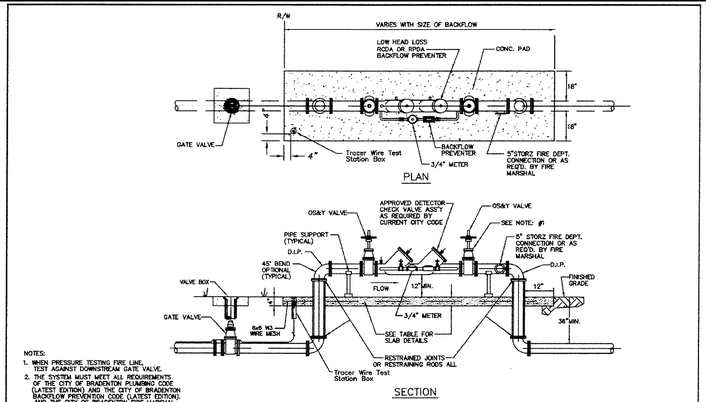
LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

NORTH
0 5' 10'
Scale: 1"=10' (Full Size)
Scale: 1"=20' (Half Size)

Revisions:	Description
Date	
10/3/25	Revised Per County Comments

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

8
10

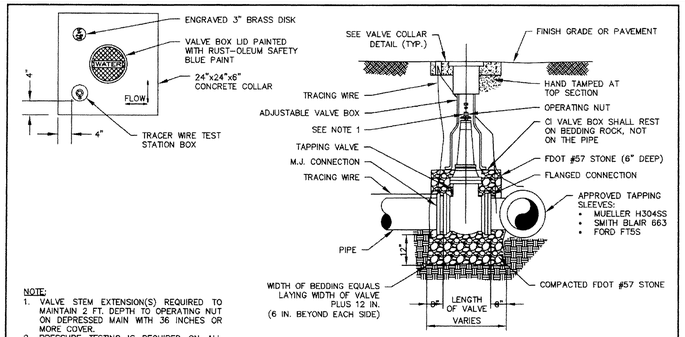


NOTES:
1. WHEN PRESSURE TESTING FIRE LINE, TEST AGAINST DOWNSTREAM GATE VALVE.
2. THE SYSTEM MUST MEET ALL REQUIREMENTS OF THE CITY OF BRADENTON PLUMBING CODE (LATEST EDITION) AND THE CITY OF BRADENTON PUBLIC WORKS CONSTRUCTION STANDARDS, (LATEST EDITION), AND THE CITY OF BRADENTON FIRE MARSHAL REQUIREMENTS.
3. PAINT BACKFLOW ASSEMBLY RUST-OLEUM SAFETY RED.
4. CHAMFER ALL EXPOSED EDGES OF CONCRETE

REV.	DATE	DESCRIPTION	BY
1	AUG-2010	TRACER WIRE	SBK

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

WATER DISTRIBUTION	DATE
TYPICAL HORIZONTAL FIRE LINE BACKFLOW PREVENTER	2/07
	SHEET NO. W-10



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

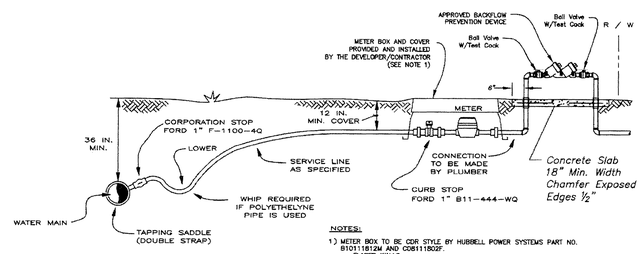
WET TAPPING SLEEVE AND VALVE DETAIL

N.T.S.

REV.	DATE	DESCRIPTION	BY
2	JAN. 2017	NOTES AND TAPPING SLEEVES	SBK
1	8/4/15	ADDITIONAL TAPPING SLEEVES	SBK

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

WATER DISTRIBUTION	DATE
TYPICAL WET TAPPING SLEEVE AND VALVE DETAIL	6/14
	SHEET NO. W-8



NOTES:
1) METER BOX TO BE CDR STYLE BY HUBBELL POWER SYSTEMS PART NO. B101118I2M AND C08111802F.
• FLARED WALLS
• MOUSEHOLE BOTH ENDS
• BLUE SKID RESISTANT READER LID WITH 6"x9" CAST IRON OPENING; NO BOLTS; UNDER 90°

TYPICAL WATER METER INSTALLATION

REV.	DATE	DESCRIPTION	BY
2	11/18/2013	CONC. SLAB AT BACKFLOW	SBK
1	4/12/2012	METER BOX NOTE	SBK

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

WATER DISTRIBUTION	DATE
TYPICAL WATER METER INSTALLATION	5/08
	SHEET NO. W-3

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

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

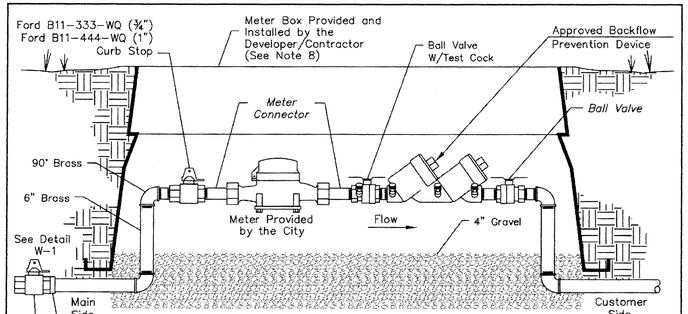
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the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

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional coordination requirements.

REV.	DATE	DESCRIPTION	BY

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

WATER DISTRIBUTION	DATE
WATER MAIN SEPARATION CHART	6/13
	SHEET NO. W-1



NOTE 8:
METER BOX TO BE CDR STYLE BY HUBBELL POWER SYSTEMS PART NO. B0011321ZM AND C0011320ZF
• FLARED WALLS
• MOUSEHOLE BOTH ENDS
• BLUE SKID RESISTANT READER LID WITH 6"x9" CAST IRON OPENING; NO BOLTS; UNDER 90°

TYPICAL SINGLE DEVICE 1" and 3/4" MODELS
WHERE A BACKFLOW PREVENTER IS REQUIRED

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

REV.	DATE	DESCRIPTION	BY
1	4/12/2012	ADDED NOTE 8	SBK

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

WATER DISTRIBUTION	DATE
TYPICAL METER SETS W/ BACKFLOW PREVENTERS 1" and 3/4" MODELS	7/10
	SHEET NO. W-5

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road - Sarasota, Florida 34233
Telephone: (941) 921-3914 - Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No: EB 4010

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UTILITY DETAILS
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

Revisions:
Date | Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

9
10

PLACE 2 LAYERS OF FILTER CLOTH UNDER INLET GRATES
INSPECT WEEKLY AND AFTER EACH RAINFALL EVENT,
CLEAN AND/OR REPLACE AS NECESSARY,
REMOVE UPON COMPLETION OF CONSTRUCTION
(TYPICAL)

SOIL TRACKING PREVENTION DEVICE

5TH AVENUE DRIVE EAST
(30' Public R/W)(Asphalt Pavement)

142'(D) S89°50'01"E 141.54'(M)

(0.40'N)

2-Water Meters

Water Valve Top Nut=10.15

Water Valve Top Nut=10.69

Utility Pole

Stop Sign

Grate Inlet Inv.=11.99

PROPOSED RESTAURANT W/ DRIVE-THRU FFE=15.00 1,238 S.F.

PROPOSED VARIETY RETAIL BUILDING (4-UNITS) FFE=14.75 5,227 S.F.

2ND STREET EAST (30' Public R/W)

N00°23'45"E 117.15'(M) 117.6'(D)

N00°21'07"E 110.13'(M) 110.6'(D)

10.64'(D) 10.70'(M) S49°11'55"W

N89°50'01"W 133.58'(M) 134'(D)

6TH AVENUE EAST

ONE-WAY

S.R. 64 E

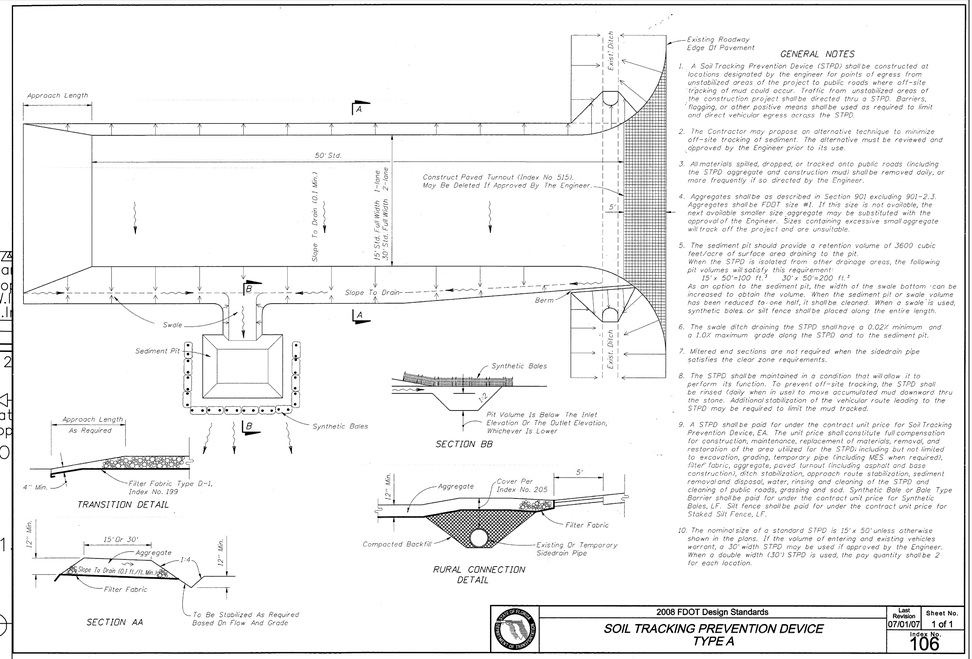
Ex. Sidewalk

Verizon Box

Grate Inlet

Traffic Signal Box

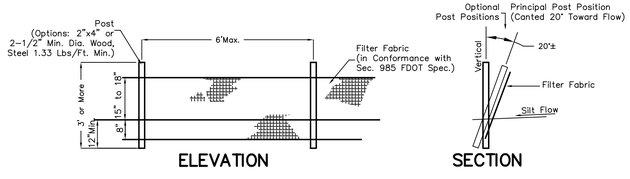
PROVIDE FDOT TYPE III SILT FENCE DURING CONSTRUCTION (PER FDOT INDEX 102) (TYPICAL)



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'-100 ft.³ 30' x 50'-200 ft.³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales, or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02ft/ minimum and a 1.0ft/ maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2008 FDOT Design Standards	Last Revision 07/01/07	Sheet No. 1 of 1
SOIL TRACKING PREVENTION DEVICE TYPE A	Index No. 106	



F.D.O.T. TYPE III SILT FENCE

Not to Scale

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Engineering Business Authorization No. EB 4010

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UTILITY PLAN
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

NORTH

0 5' 10'

Scale: 1"=10' (Full Size)
Scale: 1"=20' (Half Size)

Revisions: Date	Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

10

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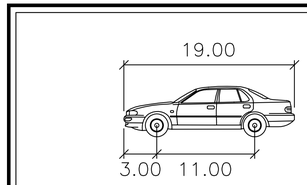

P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

BLOCK A

Site Benchmark
Mag Nail & Disk
in Pavement
NAVD 88 DATUM
Elev.=13.66

Back of Curb

E/P

(0.40'N)

5TH AVENUE DRIVE EAST

(30' Public R/W)(Asphalt Pavement)

142'(D) S89°50'01"E 141.54'(M)

Stm. MH
Top=13.55
E.Inv.=9.45
S.Inv.=9.75
S.W.Inv.=9.55
N.W.Inv.=9.65

Fire Hydrant

12" RCP

San.Sewer MH
Top=13.59
W.Inv.=7.34
E.Inv.=7.31

12" PVC

Site Benchmark
Mag Nail & Disk
in Pavement
Elev.=13.57
NAVD 88 DATUM

2-Water Meters

Water Valve
Top Nut=10.15

Water Valve
Top Nut=10.69

Water Valve
Top Nut=11.63

18"x24" ERCP

Utility Pole

Drive

Dumpster Pad

Stop Sign

2.8'

3.0'

Grate Inlet
Inv.=11.99

Stm. MH
Top=13.48
E.Inv.=9.31
W.Inv.=9.34
N.Inv.=9.34

26'

15.6'

C.O.

W

S

84°

20.0'

22.0'

(TYP.)
30.0'

PROPOSED
RESTAURANT
W/ DRIVE-THRU
FFE=15.00
1,238 S.F.

47.8'

19'

3

LOT 6
BLOCK I

Parking

117.6'(D)
117.15'(M)
N00°23'45"E

15'

12'

20.0'

Verizon Box

110.13'(M)
110.6'(D)

2ND STREET EAST

(30' Public R/W)
(Asphalt Pavement)

E/P

Back of Curb

BLOCK H

46.5'

PROPOSED
VARIETY RETAIL BUILDING (4-UNITS)
FFE=14.75
5,227 S.F.

0' Setback

10.64'(D)
10.70'(M)
S49°11'55"W

N00°21'07"E

Stop Sign

0' Setback

Fnd 5/8" I. Rod
w/Cap LB #6982

Utility Pole

Back of Curb

Ex. Sidewalk

15'

Ex. Sidewalk

LESS-OUT

E/P

Grate Inlet

Traffic Signal Box

Utility Pole

N89°50'01"W 133.58'(M)
134'(D)

0.88'

6TH AVENUE EAST

(Public R/W) (Width Varies)
(Asphalt Pavement)

ONE-WAY

EAST BOUND

S.R. 64 E

M.H.

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road ~ Sarasota, Florida 34233
Telephone: (941) 921-3914 ~ Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No: EB 4010

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VEHICLE TURNING TEMPLATE
MAIN CITY PLAZA

Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

NORTH
0 5' 10'
Scale: 1"=10' (Full Size)
Scale: 1"=20' (Half Size)

Revisions:
Date | Description

Job # 2024083
Dwg # D-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

TT-1

WEBER ENGINEERING & SURVEYING, INC.

4596 Ashton Road
Sarasota, FL 34233
www.weberengineering.com

Lawrence R. Weber, PE, PLS
President

(941) 921-3914
Fax (941) 924-3094

Main City Plaza
Traffic Analysis

Traffic Analysis based on ITE 11th Edition Trip Generation Rates

Description	ITE Code	PM Peak Hour Rate	Unit	PM Peak Hour Trips
Fast Food Restaurant w/o inside seating	935	41.06/1000 s.f.	1,238 s.f.	51
Variety Store	814	4.42/1,000 s.f.	5,227 s.f.	23
Total				74



ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
RETAIL							
Tractor Supply Store	810	1.40	1,000 sf GFA	1.00	1.40	1.00	1.40
Construction Equipment Rental	811	0.99	1,000 sf GFA	1.00	0.99	1.00	0.99
Building Materials and Lumber Store	812	2.25	1,000 sf GFA	1.00	2.25	1.00	2.25
Free-Standing Discount Superstore	813	4.33	1,000 sf GFA	0.71	3.07	1.00	3.07
Variety Store	814	6.70	1,000 sf GFA	0.66	4.42	1.00	4.42
Free-Standing Discount Store	815	4.86	1,000 sf GFA	0.80	3.89	1.00	3.89
Hardware/Paint Store	816	2.98	1,000 sf GFA	0.74	2.21	1.00	2.21
Nursery (Garden Center)	817	6.94	1,000 sf GFA	1.00	6.94	1.00	6.94
Nursery (Wholesale)	818	5.24	1,000 sf GFA	1.00	5.24	1.00	5.24
Shopping Center (150K-300K)	820	3.40	1,000 sf GLA	0.71	2.41	1.00	2.41
Shopping Center (300K-900K)	820	3.40	1,000 sf GFA	0.81	2.75	1.00	2.75
Shopping Plaza (40-150K)	821	9.03	1,000 sf GLA	0.60	5.42	1.00	5.42
Strip Retail Plaza (<40K)	822	6.59	1,000 sf GLA	1.00	6.59	1.00	6.59
Factory Outlet Center	823	2.29	1,000 sf GFA	1.00	2.29	1.00	2.29
Automobile Sales (New)	840	2.42	1,000 sf GFA	1.00	2.42	1.00	2.42
Automobile Sales (Used)	841	3.75	1,000 sf GFA	1.00	3.75	1.00	3.75
Recreational Vehicle Sales	842	0.77	1,000 sf GFA	1.00	0.77	1.00	0.77
Automobile Parts Sales	843	4.90	1,000 sf GFA	0.57	2.79	1.00	2.79
Tire Store	848	3.75	1,000 sf GFA	0.75	2.81	1.00	2.81
Tire Superstore	849	2.11	1,000 sf GFA	1.00	2.11	1.00	2.11
Supermarket	850	8.95	1,000 sf GFA	0.76	6.80	1.00	6.80
Convenience Store	851	49.11	1,000 sf GFA	1.00	49.11	1.00	49.11
Discount Club	857	4.19	1,000 sf GFA	0.66	2.77	1.00	2.77
PM Peak Hour Generator Only Farmers Market[2]	858	179.84	Acres	1.00	179.84	1.00	179.84
Wholesale Market[2]	860	1.76	1,000 sf GFA	1.00	1.76	1.00	1.76
Sporting Goods Superstore	861	2.14	1,000 sf GFA	1.00	2.14	1.00	2.14
Home Improvement Superstore	862	0.19	1,000 sf GFA	0.58	0.11	1.00	0.11
Electronic Superstore	863	4.25	1,000 sf GFA	0.60	2.55	1.00	2.55
Toy/Children's Superstore[2]	864	5.00	1,000 sf GFA	1.00	5.00	1.00	5.00
Baby Superstore[2]	865	1.82	1,000 sf GFA	1.00	1.82	1.00	1.82
Pet Supply Superstore	866	3.55	1,000 sf GFA	1.00	3.55	1.00	3.55
Office Supply Superstore	867	2.77	1,000 sf GFA	1.00	2.77	1.00	2.77
Book Superstore[2]	868	15.83	1,000 sf GFA	1.00	15.83	1.00	15.83
Discount Home Furnishings Superstore	869	1.57	1,000 sf GFA	1.00	1.57	1.00	1.57
Bed and Linen Superstore[2]	872	2.22	1,000 sf GFA	1.00	2.22	1.00	2.22
Department Store	875	1.95	1,000 sf GFA	1.00	1.95	1.00	1.95
Apparel Store	876	4.12	1,000 sf GFA	1.00	4.12	1.00	4.12
Arts and Crafts Store [2]	879	6.21	1,000 sf GFA	1.00	6.21	1.00	6.21
Pharmacy/Drug Store without Drive-Through	880	8.51	1,000 sf GFA	0.47	4.00	1.00	4.00
Pharmacy/Drug Store with Drive-Through	881	10.25	1,000 sf GFA	0.51	5.23	1.00	5.23
Marijuana Dispensery	882	18.92	1,000 sf GFA	1.00	18.92	1.00	18.92
Furniture Store	890	0.52	1,000 sf GFA	0.47	0.24	1.00	0.24
Medical Equipment Store[2]	897	1.24	1,000 sf GFA	1.00	1.24	1.00	1.24

ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
Liquor Store	899	16.62	1,000 sf GFA	1.00	16.62	1.00	16.62
Walk-in Bank	911	12.13	1,000 sf GFA	1.00	12.13	1.00	12.13
Drive-in Bank	912	21.01	1,000 sf GFA	0.71	14.92	1.00	14.92
Hair Salon[2]	918	1.45	1,000 sf GFA	1.00	1.45	1.00	1.45
Copy, Print and Express Ship Store [2]	920	7.42	1,000 sf GFA	1.00	7.42	1.00	7.42
Food Cart Pod	926	6.16	Food Cart	1.00	6.16	1.00	6.16
Fast Casual Restaurant	930	12.55	1,000 sf GFA	1.00	12.55	1.00	12.55
Fine Dining Restaurant	931	7.80	1,000 sf GFA	0.56	4.37	1.00	4.37
High Turnover (Sit-Down) Restaurant	932	9.05	1,000 sf GFA	0.57	5.16	1.00	5.16
Fast Food Restaurant without Drive-Through	933	33.21	1,000 sf GFA	1.00	33.21	1.00	33.21
Fast Food Restaurant with Drive-Through	934	33.03	1,000 sf GFA	0.45	14.86	1.00	14.86
Fast Food Restaurant with Drive-Through, No Indoor Seating	935	59.50	1,000 sf GFA	0.69	41.06	1.00	41.06
Coffee/Donut Shop without Drive-Through	936	32.29	1,000 sf GFA	1.00	32.29	1.00	32.29
Coffee/Donut Shop with Drive-Through	937	38.99	1,000 sf GFA	1.00	38.99	1.00	38.99
Coffee/Donut Shop with Drive-Through, No Indoor Seating	938	15.08	Drive-Through Lanes	0.02	0.30	1.00	0.30
Quick Lubrication Vehicle Shop [2]	941	8.70	1,000 sf GFA	1.00	8.70	1.00	8.70
Automobile Care Center	942	3.11	1,000 sf GFA	1.00	3.11	1.00	3.11
Auto Parts / Service Center	943	2.06	1,000 sf GFA	1.00	2.06	1.00	2.06
Gasoline/Service Station	944	13.91	Fueling Position	0.43	5.98	1.00	5.98
Gasoline/Service Station w/ Convenience Market (2-4K) & 8 or fewer pumps	945	18.42	Fueling Position	0.44	8.10	1.00	8.10
Gasoline/Service Station w/ Convenience Market (4-5.5K) & 12-20 pumps	945	22.76	Fueling Position	0.25	5.69	1.00	5.69
Gasoline/Service Station w/ Convenience Market (5.5-10K) & 16 pumps	945	26.90	Fueling Position	0.21	5.65	1.00	5.65
Self-Service Car Wash	947	5.54	Wash Stall	1.00	5.54	1.00	5.54
Automated Car Wash	948	14.20	Car Wash Tunnel	1.00	14.20	1.00	14.20
Car Wash and Detail Center[2]	949	13.60	Wash Stall	1.00	13.60	1.00	13.60
Truck Stop	950	15.42	Fueling Position	1.00	15.42	1.00	15.42
Wine Tasting Room	970	7.31	1,000 sf GFA	1.00	7.31	1.00	7.31
Brewery Tap Room[2]	971	9.83	1,000 sf GFA	1.00	9.83	1.00	9.83
Drinking Place	975	11.36	1,000 sf GFA	1.00	11.36	1.00	11.36
OFFICE							
General Office Building	710	1.44	1,000 sf GFA	1.00	1.44	1.00	1.44
Small Office Building	712	2.16	1,000 sf GFA	1.00	2.16	1.00	2.16
Corporate Headquarters Building	714	1.30	1,000 sf GFA	1.00	1.30	1.00	1.30
Single Tenant Office Building	715	1.76	1,000 sf GFA	1.00	1.76	1.00	1.76
Medical-Dental Office Building	720	3.93	1,000 sf GFA	1.00	3.93	1.00	3.93
Government Office Building	730	1.71	1,000 sf GFA	1.00	1.71	1.00	1.71
State Motor Vehicle Department	731	5.20	1,000 sf GFA	1.00	5.20	1.00	5.20
United States Post Office	732	11.21	1,000 sf GFA	1.00	11.21	1.00	11.21
Office Park	750	1.30	1,000 sf GFA	1.00	1.30	1.00	1.30
Research and Development Center	760	0.98	1,000 sf GFA	1.00	0.98	1.00	0.98
Business Park	770	1.22	1,000 sf GFA	1.00	1.22	1.00	1.22

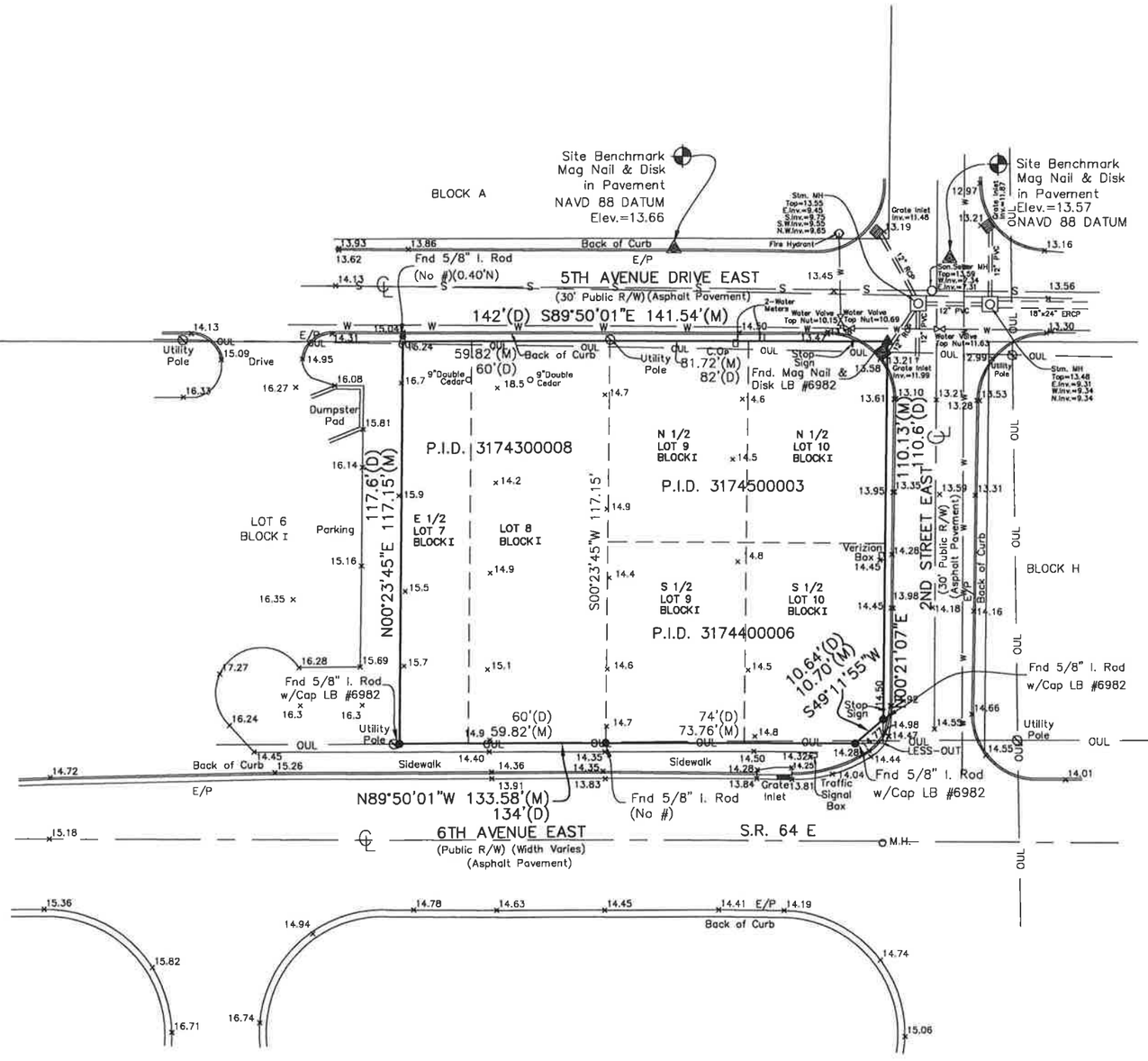
ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
INDUSTRIAL & TERMINAL							
General Light Industrial	110	0.65	1,000 sf GFA	1.00	0.65	1.00	0.65
Industrial Park	130	0.34	1,000 sf GFA	1.00	0.34	1.00	0.34
Manufacturing	140	0.74	1,000 sf GFA	1.00	0.74	1.00	0.74
Warehousing	150	0.18	1,000 sf GFA	1.00	0.18	1.00	0.18
Mini-Warehouse (per 100 storage units)	151	1.68	100 storage units	1.00	1.68	1.00	1.68
Mini-Warehouse (per 1000 sf GLA)	151	0.15	1,000 sf GFA	1.00	0.15	1.00	0.15
High-Cube Transload and Short-Term Storage Warehouse	154	0.10	1,000 sf GFA	1.00	0.10	1.00	0.10
High-Cube Fulfillment Center Warehouse	155	0.16	1,000 sf GFA	1.00	0.16	1.00	0.16
High-Cube Parcel Hub Warehouse	156	0.64	1,000 sf GFA	1.00	0.64	1.00	0.64
High-Cube Cold Storage Warehouse	157	0.12	1,000 sf GFA	1.00	0.12	1.00	0.12
Data Center	160	0.09	1,000 sf GFA	1.00	0.09	1.00	0.09
Utilities	170	2.16	1,000 sf GFA	1.00	2.16	1.00	2.16
Specialty Trade Contractor	180	1.93	1,000 sf GFA	1.00	1.93	1.00	1.93
Marijuana Cultivation and Processing Facility[2]	190	0.64	1,000 sf GFA	1.00	0.64	1.00	0.64
Commercial Airport[2]	21	0.00	Employees	1.00	0.00	1.00	0.00
General Aviation Airport[2]	22	1.57	Employees	1.00	1.57	1.00	1.57
Intermodal Truck Terminal	30	1.87	1,000 sq GFA	1.00	1.87	1.00	1.87
Park-and-Ride Lot with Bus	90	0.49	Parking Spaces	1.00	0.49	1.00	0.49

Weekday
PM Peak Hour of Generator Only

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area

1. P.M. Peak hour of the adjacent street system used unless not available
2. Indicates there were a limited number of studies for this land use (less than three) so data may not be reliable
3. The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on weekday peak hour Pass-By trip percentages updated with the ITE Trip Generation Manual, 11th Edition



NAVE 88 DATUM

LEGAL DESCRIPTION:

Lot 8, 9, 10 and the east half of Lot 7, Block I, High School Addition, as per plat thereof recorded in Plat Book 2, Page 41, Public Records of Manatee County, Florida, Less road right-of-way described as follows: Begin at the southeast corner of said Lot 10, thence North 89°41'29" West 8 feet along the south line of said Lot 19; thence North 49°10'04" East 10.64 feet to the east line of said Lot 10; thence South 00°24'46" West 7 feet along the said east line to the Point-of-Beginning.

Containing 16,558 sq. ft. (0.380 acre)

NOTES:

1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 7/28/2024
4. This property appears on FEMA Flood Map #120981C0306 F,dated 8/10/2021, Zone: X
5. This survey performed with___ without X benefit of Title Abstract.
6. Bearings, if shown, based on the Northerly R/W line of 6th Avenue East having a bearing of N89°50'01"W (assumed).
7. No lot line easements shown on record plat.
8. The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
9. Elevations based on NGS Benchmark #U-695 with a published elevation of 11.16, NAVD 88 DATUM.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro-rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Esmt.	Easement
W	West	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of way	R=	Radius of Curve
E/P	Edge of Pavement	Δ=	Delta of Curve
D	Deed Dimension	L=	Arc Length of Curve
O.A.	Overall Dimension	Ch=	Chord Length of Curve
B-B	Back to Back Curb Dimension		Indicates Spot Elevation
O.U.L.	Overhead Utility Line		
○	Indicates a 5/8" I. Rod w/Cap #3868 Set		

Certified to:
Vott Partners, LLC

SURVEYOR'S CERTIFICATION

I hereby certify that this boundary and topographic survey was prepared under my direction and supervision, that it is a true representation of the land as shown and described hereon to the best of my knowledge and belief and that it meets the "Standards of Practice for land surveying in the State of Florida" Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Date of Certificate: 10/30/2025

Lawrence R. Weber
Professional Surveyor and Mapper
Florida License No. 3868

STATE OF FLORIDA
LAWRENCE R. WEBER
LICENSED
PROFESSIONAL SURVEYOR & MAPPER

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road ~ Sarasota, Florida 34233
Telephone: (941) 921-3914 ~ Fax: (941) 924-3094
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Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

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BOUNDARY & TOPOGRAPHIC SURVEY
MAIN CITY PLAZA
LOTS 8, 9, 10 AND THE EAST HALF OF LOT 7 BLOCK I, HIGH SCHOOL ADDITION, P.B. 2, PG. 41
Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida

LAWRENCE R. WEBER
FLORIDA LICENSE No. PE 30899
Date:

NORTH
0 10' 20'
Scale: 1"=20' (Full Size)
Scale: 1"=40' (Half Size)

Revisions: Date / Description

Job # 20240B3
Dwg # 0-17543
Date: 1/10/25
Drawn by: JSB
Checked by:

4
10

A NEW SHELL BUILDING

MAIN CITY PLAZA

608 2ND STREET EAST
BRADENTON, FLORIDA 34208

INDEX OF DRAWINGS

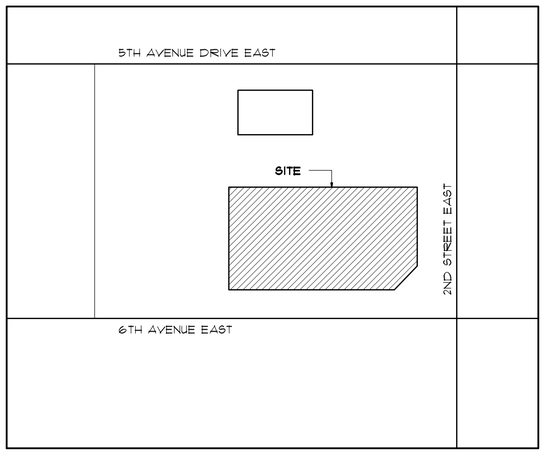
CS	COVER SHEET
A.01	FLOOR PLAN
A.02	DOOR SCHEDULE / WINDOW SCHEDULE / NOA TABLE
A.03	EXTERIOR ELEVATIONS
A.04	EXTERIOR ELEVATIONS
A.05	ROOF PLAN
A.06	SECTIONS
A.07	SECTIONS
A.08	EGRESS PLAN / CODE ANALYSIS
A.09	PROJECT MANUAL NOTES
S1	FOUNDATION PLAN
S2	STRUCTURAL FLOOR PLAN
S3	ROOF FRAMING PLAN
S4	STRUCTURAL NOTES
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS
S7	STRUCTURAL DETAILS
M1.10	MECHANICAL FLOOR PLAN
M1.20	MECHANICAL ROOF PLAN
E1.00	ELECTRICAL SITE PLAN
E1.01	PHOTOMETRIC SITE PLAN
E1.02	SITE LIGHTING CUT SHEETS
E1.10	ELECTRICAL LIGHTING PLAN
E1.11	ELECTRICAL POWER PLAN
E2.00	ELECTRICAL NOTES AND LEGENDS
E2.10	ELECTRICAL SCHEDULES
E3.00	ELECTRICAL RISER / NOTES
P1.10	SANITARY PIPING PLAN
P1.11	WATER PIPING PLAN
P1.12	SANITARY RISER DIAGRAM
P2.00	PLUMBING NOTES / LEGENDS / SCHEDULES
F1.10	FIRE SPRINKLER PLAN
F1.11	FIRE SPRINKLER NOTED AND DETAILS
F2.00	61615 COMPLIANCE LETTER

TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.
WINDLOADING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION

ADDITIONAL DESIGN TEAM MEMBERS

STRUCTURAL ENGINEERING
McCALL ENGINEERING LLC
6849 ENERGY COURT
SARASOTA, FLORIDA 34240
(941) 907-9126

MECHANICAL AND ELECTRICAL ENGINEERING
CRAWFORD WILLIAMS ENGINEERING, INC.
6383 PROFESSIONAL PARKWAY EAST
SARASOTA, FLORIDA 34240
(941) 907-0103



SITE LOCATION MAP
NOT TO SCALE

GLG
ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL

GIOVANNI GIANNINI
REGISTERED ARCHITECT
STATE OF FLORIDA #AR98632

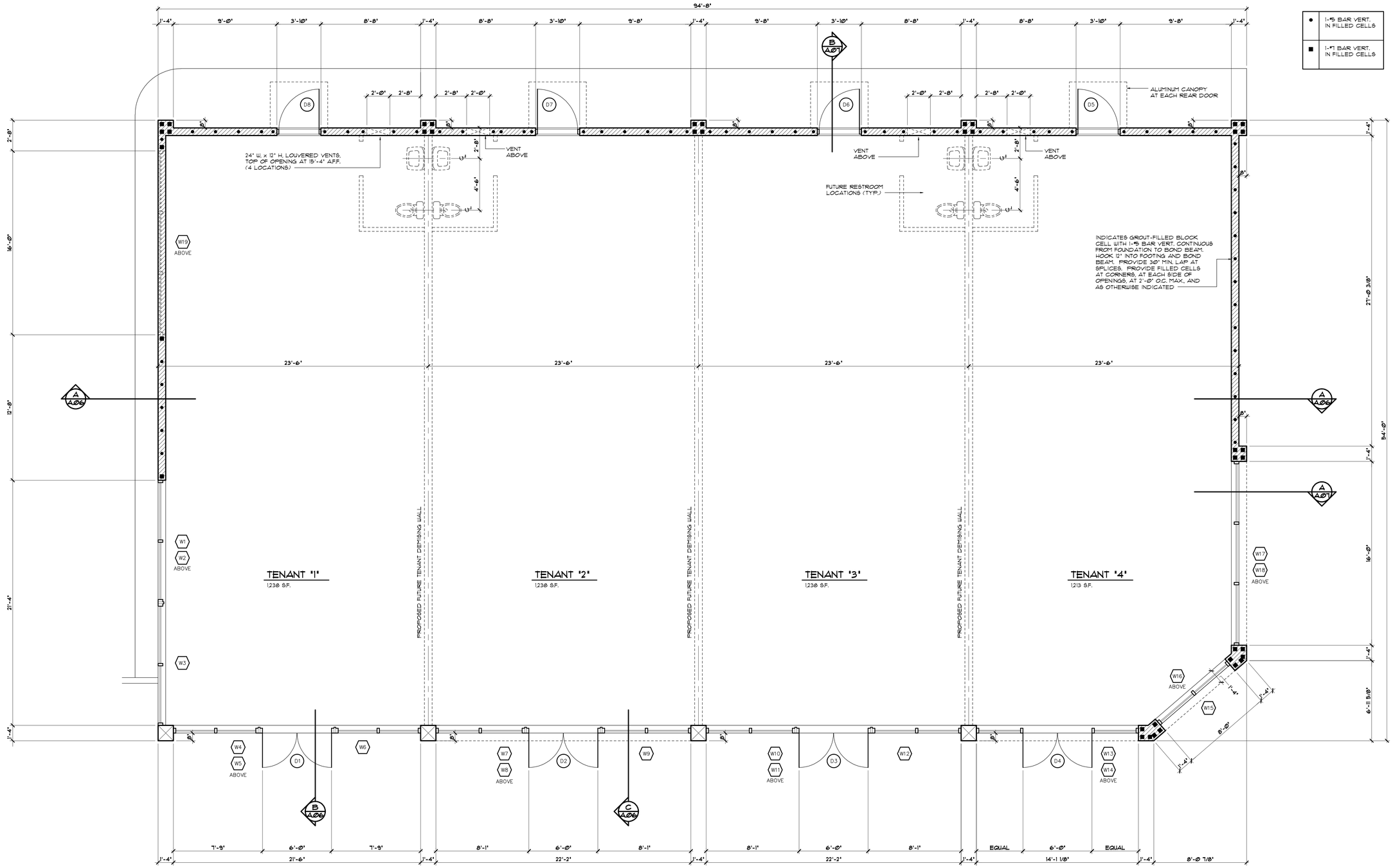
A NEW SHELL BUILDING
MAIN CITY PLAZA
608 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:
CHECKED BY:
FILE:

PROJECT: P2406-0262
DATE: 7/22/25
ISSUE DATE

CS



TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.
UNLOADING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION

AREA CALCULATIONS

TOTAL AREA	4,938 S.F.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

GLC ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

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STATE OF FLORIDA · GIOVANNI L. GIANNINI · AR98632 · REGISTERED ARCHITECT

GIOVANNI GIANNINI
REGISTERED ARCHITECT
STATE OF FLORIDA #AR98632

A NEW SHELL BUILDING

MAIN CITY PLAZA

608 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:
CHECKED BY:
FILE:

PROJECT: P2406-0262

DATE: 7/22/25

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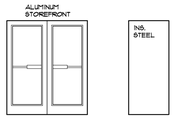
○ SYMBOL DOOR SCHEDULE

DOOR TYPE	MARK	SIZE (W x H)	DESCRIPTION	DESIGN WIND PRESSURE SERVICE LOAD (ASD)	RATED DESIGN WIND PRESSURE, SPECIFIED UNIT, PSF (SERVICE LOAD)	REF. # / REMARKS	NOTICE OF ACCEPTANCE ACCEPTANCE NUMBER (OR OTHER APPROVED TEST)
A	D1	(2) 3'-0" x 7'-0"	ALUMINUM STOREFRONT DOOR	ZONE 4 +30.4 / -33.0	+50.0 / -50.0	HW SET #1	FL 16554.1 R14
A	D2	(2) 3'-0" x 7'-0"	ALUMINUM STOREFRONT DOOR	ZONE 4 +30.4 / -33.0	+50.0 / -50.0	HW SET #1	FL 16554.1 R14
A	D3	(2) 3'-0" x 7'-0"	ALUMINUM STOREFRONT DOOR	ZONE 4 +30.4 / -33.0	+50.0 / -50.0	HW SET #1	FL 16554.1 R14
A	D4	(2) 3'-0" x 7'-0"	ALUMINUM STOREFRONT DOOR	ZONE 4 +30.4 / -33.0	+50.0 / -50.0	HW SET #1	FL 16554.1 R14
B	D5	3'-0" x 7'-0"	INSULATED STEEL / HM FRAME (FRAME 4" HIGH AT HEAD)	ZONE 4 +30.4 / -33.0	+75.0 / -75.0	HW SET #2	NOA 23-0821.18 (EXP. 5/05/2028)
B	D6	3'-0" x 7'-0"	INSULATED STEEL / HM FRAME (FRAME 4" HIGH AT HEAD)	ZONE 4 +30.4 / -33.0	+75.0 / -75.0	HW SET #2	NOA 23-0821.18 (EXP. 5/05/2028)
B	D7	3'-0" x 7'-0"	INSULATED STEEL / HM FRAME (FRAME 4" HIGH AT HEAD)	ZONE 4 +30.4 / -33.0	+75.0 / -75.0	HW SET #2	NOA 23-0821.18 (EXP. 5/05/2028)
B	D8	3'-0" x 7'-0"	INSULATED STEEL / HM FRAME (FRAME 4" HIGH AT HEAD)	ZONE 4 +30.4 / -33.0	+75.0 / -75.0	HW SET #2	NOA 23-0821.18 (EXP. 5/05/2028)



DOOR TYPE 'A' DOOR TYPE 'B'

ENCLOSED STRUCTURE

BASIC WIND SPEED: 150 MPH

RISK CATEGORY II

WIND EXPOSURE: B

INTERNAL PRESSURE COEFFICIENT: +/- 0.18

DOOR SCHEDULE NOTES

1. EXTERIOR DOORS TO RECEIVE GLAZING SHALL BE GLAZED AS DECRIBED IN GLAZING TABLE, THIS SHEET.
2. ALL GLAZED EXTERIOR DOOR ASSEMBLIES SHALL BE IMPACT-RESISTANT AND MEET THE REQUIREMENTS OF SSTD 12, ASTM E 1886, AND ASTM E 1996 OR MIAMI-DADE PA 201, 202, AND 203.
3. STOREFRONT DOORS SHALL BE YKK AP AMERICA 35H SERIES
4. EXTERIOR STEEL DOORS AND FRAMES SHALL BE INGERSOLL-RAND (STEELCRAFT) IR SERIES H16-4 COMMERCIAL FLUSH OUTSWING DOORS
5. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH INDICATED NOTICE OF ACCEPTANCE (NOA) OR FLORIDA PRODUCT APPROVAL.
6. ALL HARDWARE SHALL MEET ADA REQUIREMENTS AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - ACCESSIBILITY.
7. ALUMINUM FINISH AT STOREFRONT SYSTEM DOORS AND FRAMES SHALL BE BRONZE ANODIZED.

DOOR HARDWARE NOTES

1. PROVIDE ALL MISCELLANEOUS HARDWARE CUSTOMARY TO EACH INSTALLATION, INCLUDING STRIKES, WALL OR FLOOR MOUNTED DOOR BUMPERS WITH CONCEALED, TAMPERPROOF FASTENING, ETC.
2. DOOR HARDWARE FINISH SHALL BE SATIN CHROMIUM UNLESS OTHERWISE NOTED.
3. LOCKING AND LATCHING HARDWARE SHALL BE SCHLAGE UNLESS OTHERWISE NOTED. SEE HARDWARE SETS.
4. FASTENING OF THRESHOLDS TO CONCRETE SLAB SUB-STRATES SHALL BE WITH MACHINE SCREWS INTO DOUBLE EXPANSION CONCRETE ANCHORS. SET THRESHOLDS IN FULL BED OF BUTYL-RUBBER OR POLYISOBUTYLENE MASTIC SEALANT.
5. BUTT HINGES SHALL BE HAGAR 1129, USP FINISH, 1 1/2 PAIR PER LEAF UNLESS OTHERWISE NOTED (2 PAIR AT DOORS OVER 7'-0" IN HEIGHT.).
6. CLOSERS SHALL BE SURFACE-MOUNTED LCN 4041 OR EQUIVALENT WITH REDUCED OPENING FORCE AND DELAYED ACTION FEATURE, PAINTED FINISH.
7. HARDWARE MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH THE DOOR AND HARDWARE INSTITUTE'S 'RECOM-MENDED LOCATIONS FOR BUILDER'S HARDWARE FOR STANDARD STEEL DOORS AND FRAMES' EXCEPT AS OTHERWISE INDICATED.
8. ALL LOCKING DOORS THROUGHOUT SHALL BE MASTER KEYED.

HARDWARE SETS

1. -HINGES: BY DOOR MFR. PER NOA, (3) BUTT PER LEAF
   -CLOSER BY DOOR MFR. (EACH LEAF)
   -STANDARD 5-POINT LOCK: PER NOA
   -PUSH BAR: DOOR MFR STANDARD (EACH LEAF)
   -PULL HANDLE SET: DOOR MFR STANDARD (EACH LEAF)
   -WEATHERSTRIPPING: PER NOA
   -THRESHOLD: BUMPER THRESHOLD, ACCESSIBLE, PER NOA
2. -HINGES (PER TESTED DOOR ASSEMBLY)
   -MORTISE LOCKSET: WITH DEADBOLT FUNCTION, PER NOA
   -CLOSER: PER DOOR HARDWARE NOTE #6
   -PEEP SITE: MOUNT AT 5'-0" AFF.
   -WEATHERSTRIPPING: PER TESTED DOOR ASSEMBLY
   -THRESHOLD: MILL FINISH ALUMINUM WITH SILICONSEAL INSERT, PEMKO 2005AV
   -DOOR SWEEP: BRUSH STYLE, SEALEAZE C380CLA06BL

NOTE: HARDWARE FOR EXTERIOR DOOR ASSEMBLIES SHALL BE AS SPECIFIED, LOCATED, AND INSTALLED PER TESTING LITERATURE NOTED IN DOOR SCHEDULE ABOVE, UNLESS OTHERWISE INDICATED.

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UNLOADING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION.

⬡ SYMBOL WINDOW SCHEDULE

MARK	SIZE (W x H)	DESCRIPTION	DESIGN WIND PRESSURE SERVICE LOAD (ASD)	RATED DESIGN WIND PRESSURE, SPECIFIED UNIT, PSF (SERVICE LOAD)	REF. # / REMARKS	NOTICE OF ACCEPTANCE ACCEPTANCE NUMBER (OR OTHER APPROVED TEST)
W1	10'-7" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +28.4 / -31.2	+65.0 / -65.0	-	FL 16218.3 R16
W2	21'-4" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +27.1 / -33.0	+65.0 / -65.0	-	FL 16218.3 R16
W3	10'-7" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +28.4 / -35.9	+65.0 / -65.0	-	FL 16218.3 R16
W4	7'-4 1/2" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +28.4 / -35.9	+65.0 / -65.0	-	FL 16218.3 R16
W5	21'-6" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +27.1 / -33.0	+65.0 / -65.0	-	FL 16218.3 R16
W6	7'-4 1/2" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +28.4 / -31.2	+65.0 / -65.0	-	FL 16218.3 R16
W7	7'-8 1/2" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +28.4 / -31.2	+65.0 / -65.0	-	FL 16218.3 R16
W8	22'-2" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +27.1 / -29.7	+65.0 / -65.0	-	FL 16218.3 R16
W9	7'-8 1/2" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +28.4 / -31.2	+65.0 / -65.0	-	FL 16218.3 R16
W10	7'-8 1/2" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +28.4 / -31.2	+65.0 / -65.0	-	FL 16218.3 R16
W11	22'-2" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +27.1 / -29.7	+65.0 / -65.0	-	FL 16218.3 R16
W12	7'-8 1/2" x 7'-2 1/2" M.O. (LESS DOOR)	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 4 +28.4 / -31.2	+65.0 / -65.0	-	FL 16218.3 R16
W13	14'-1" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +27.1 / -33.0	+65.0 / -65.0	-	FL 16218.3 R16
W14	14'-1" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +27.1 / -33.0	+65.0 / -65.0	-	FL 16218.3 R16
W15	8'-0" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +28.4 / -35.9	+65.0 / -65.0	-	FL 16218.3 R16
W16	8'-0" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +28.4 / -35.9	+65.0 / -65.0	-	FL 16218.3 R16
W17	16'-0" x 7'-2 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +27.1 / -33.0	+65.0 / -65.0	-	FL 16218.3 R16
W18	16'-0" x 5'-7 1/2" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +28.4 / -35.9	+65.0 / -65.0	-	FL 16218.3 R16
W19	16'-0" x 6'-4" M.O.	ALUMINUM STOREFRONT (YKK AP AMERICA YHS-50 FI)	ZONE 5 +27.1 / -33.0	+65.0 / -65.0	-	FL 16218.3 R16

WINDOW SCHEDULE NOTES

1. GLAZING IN STOREFRONT WINDOWS SHALL BE IMPACT RESISTANT LAMINATED IG GLASS PER GLAZING TABLE, THIS SHEET.
2. ALL EXTERIOR WINDOW ASSEMBLIES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH INDICATED NOTICE OF ACCEPTANCE (NOA).
3. FINISH AT ALUMINUM FRAMES SHALL BE BRONZE ANODIZED.
4. REFER TO EXTERIOR ELEVATIONS FOR STOREFRONT FRAME CONFIGURATIONS.
5. FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING AND FABRICATING STOREFRONTS.

WINDOW AND DOOR GLAZING

STOREFRONT DOORS (YKK 35H)

LAMI MONOLITHIC
MONO LITE: 1/4" H5 / .090 PVB / 1/4" H5 LAMINATED, CLEAR GLASS (9/16" THICK TOTAL)
LOW-E COATING ON SURFACE 2 OR 3

STOREFRONT WINDOWS (YKK YHS-50 FI)

1 5/16" NOM. LAMI IG
OUTBOARD LITE: 1/4" TEMPERED, CLEAR GLASS
AIR SPACE: 1/2", WITH LOW-E COATING (SURFACE 2 OR 3)
INBOARD LITE: 1/4" H5 / .090 SENTRYGLASS / 1/4" H5 LAMINATED, CLEAR GLASS (9/16" NOM. THICK TOTAL)

NOA'S AND FLORIDA PRODUCT APPROVALS

ALUMINUM STOREFRONT WINDOWS	YKK AP AMERICA SERIES YHS-50 FI	FL 16218.3 R16
ALUMINUM STOREFRONT DOORS	YKK AP AMERICA 35H SERIES	FL 16554.1 R14
INSULATED STEEL DOORS	INGERSOLL-RAND (STEELCRAFT) IR SERIES H16-4	NOA 23-0821.18 (EXP. 05/05/2028)
TPO SINGLE PLY ROOFING	GENFLEX EZ TPO	NOA 24-0418.04 (EXP. 08/29/2025)
WOOD-LOOK STEEL SIDING	DRI-DESIGN "BELLARA"	NOA 24-0522.02 (EXP. 11/18/29)
ACM PANEL FINISH SYSTEM	LAMINATORS INC. "OMEGA-LITE"	NOA 24-1119.01 (EXP. 08/20/2030)

GLC ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL

STATE OF FLORIDA · GIOVANNI L. GIANNINI · AR98632 · REGISTERED ARCHITECT

GIOVANNI GIANNINI
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STATE OF FLORIDA #AR98632

A NEW SHELL BUILDING
MAIN CITY PLAZA
608 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

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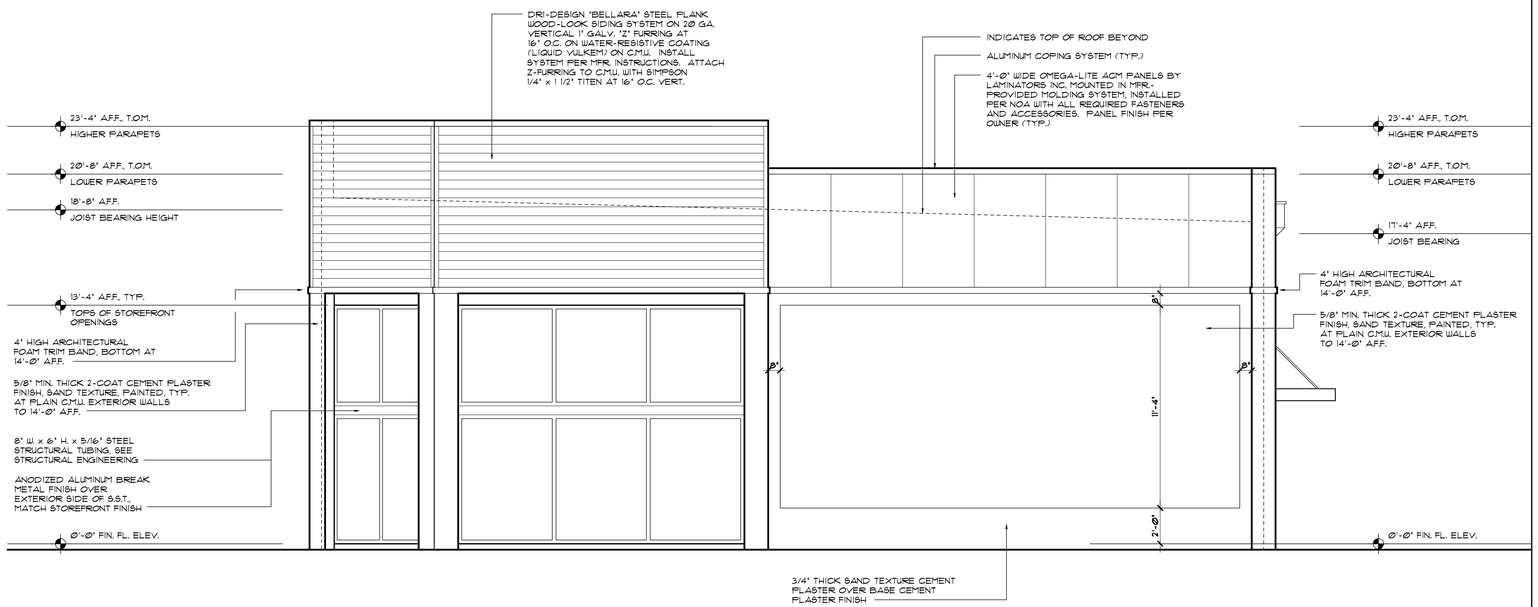
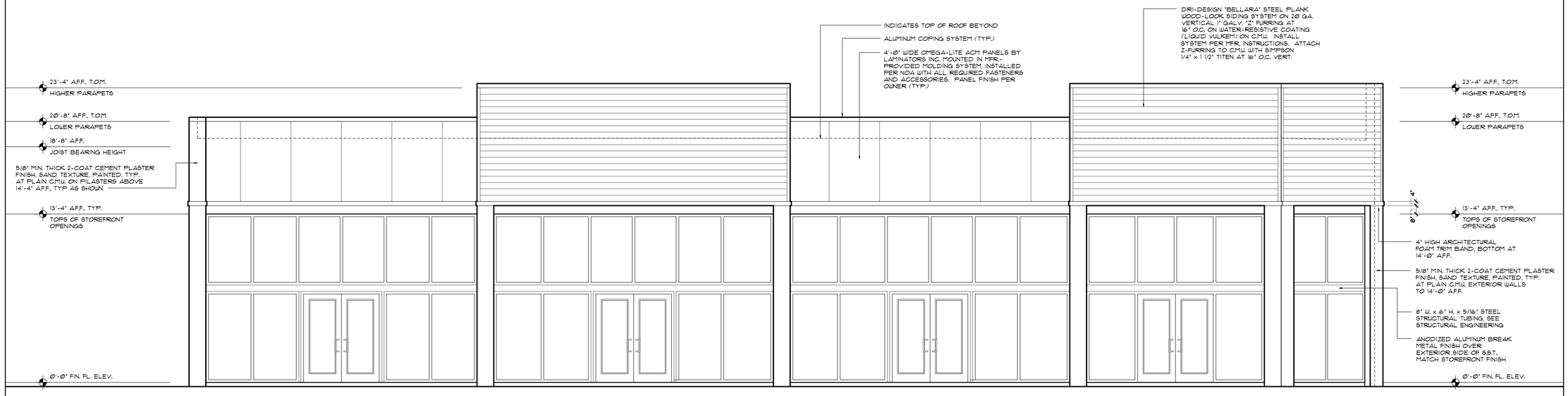


RIGHT SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

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WINDLOADING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION

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5850 DEACON RD.
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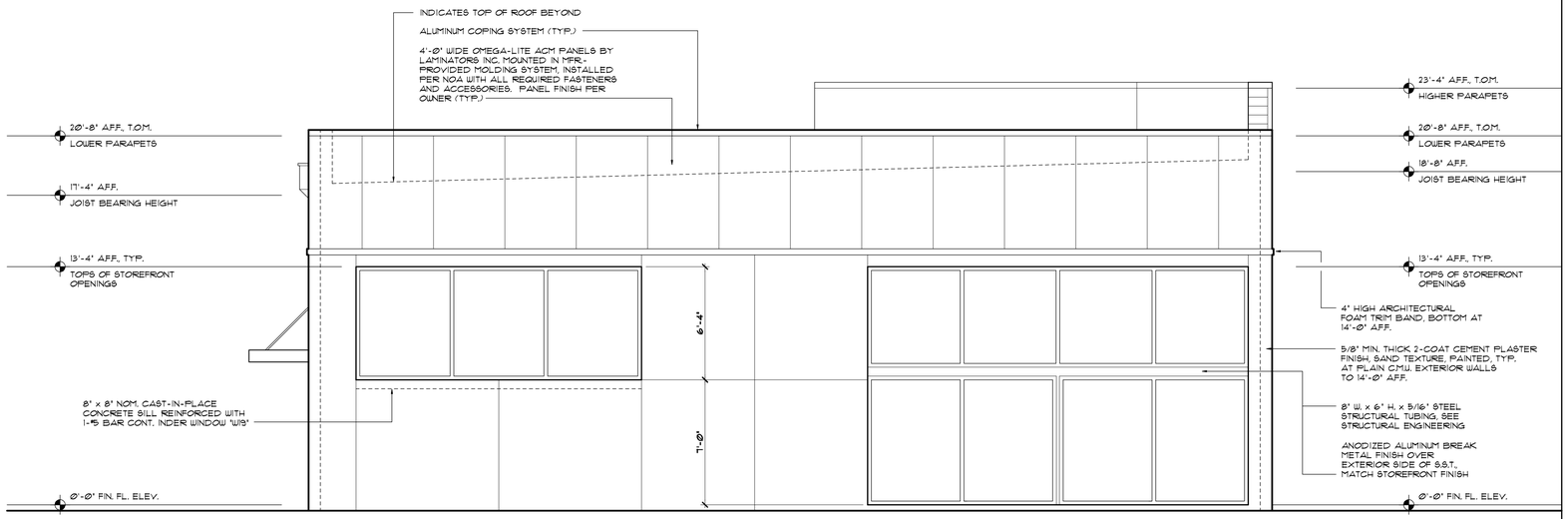
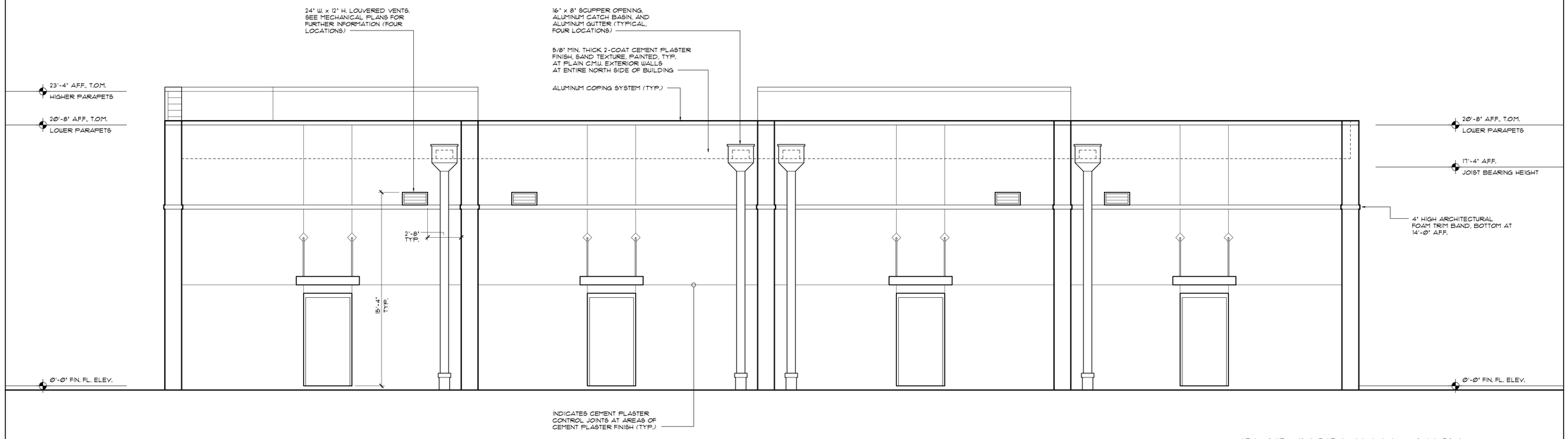


LEFT SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-Ø"



REAR (NORTH) ELEVATION

SCALE: 1/4" = 1'-Ø"

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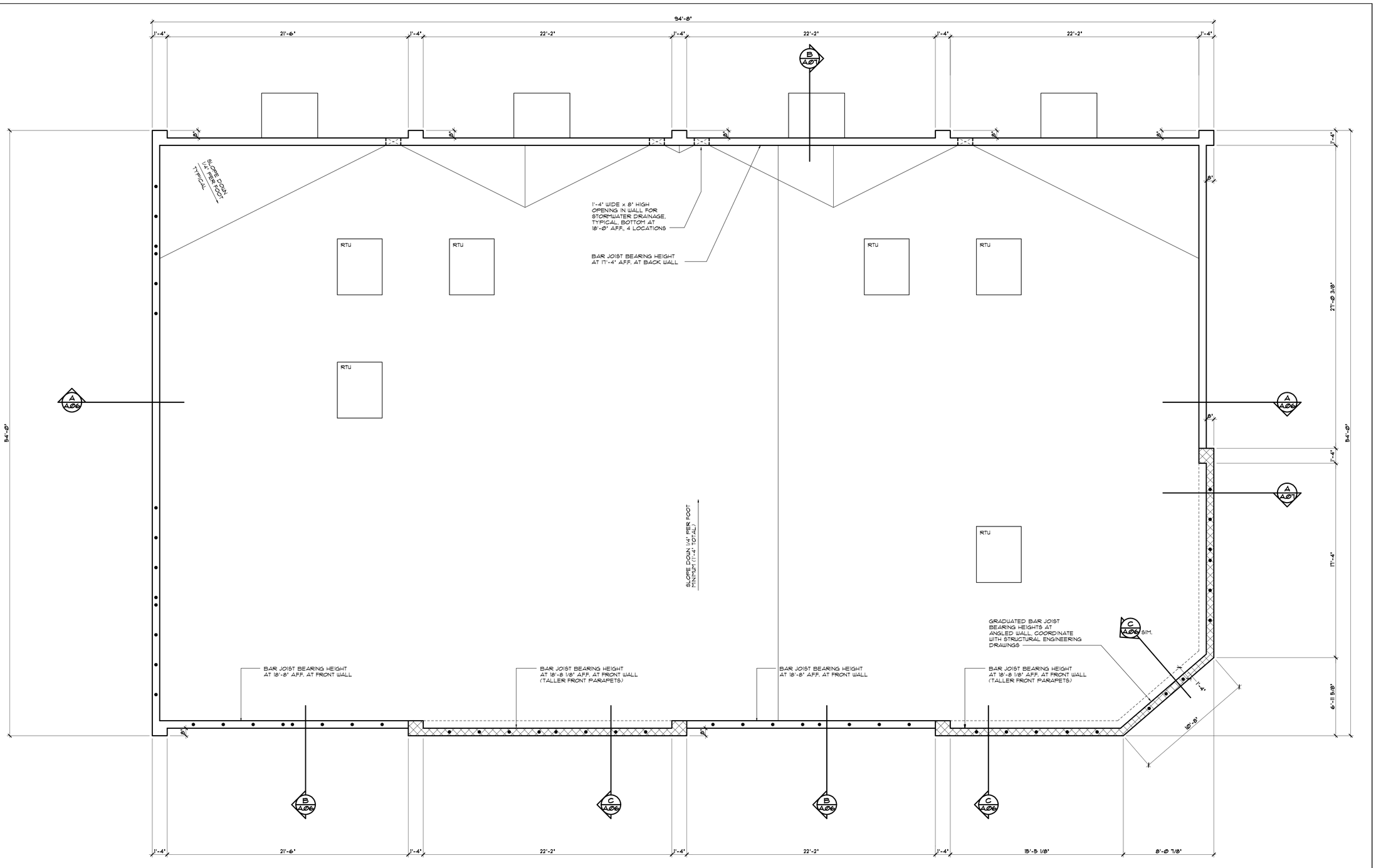

•	1-#5 BAR VERT. IN FILLED CELLS
■	1-#7 BAR VERT. IN FILLED CELLS

ONLY FILLED CELLS NOT SHOWN ON SHEET A-1 ARE INDICATED ON THIS SHEET

WALL HEIGHT LEGEND
TO TOP OF MASONRY

- 20'-8" AFF.
- 23'-4" AFF.

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FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Ø50 GUAGE ALUMINUM COPING SYSTEM WITH CONTINUOUS CLEATS OR ANCHOR PLATE, AND CONCEALED SPLICE JOINT COVERS, ALL OVER FLEXIBLE FLASHING MEMBRANE DRESSED UP AND OVER P.T. WOOD PLATE. SYSTEM SHALL BE RATED TO WITHSTAND 160 MPH WIND LOADING (ULTIMATE)

RIPPED P.T. 2 x 10 CONTINUOUS PLATE WITH 1/2" x 4" EFFECTIVE LENGTH GALV. WEDGE ANCHORS AT 48" O.C. MAX. WITH COUNTERSUNK TOPS (TYP.)

SINGLE-COURSE BOND BEAM AT TOP OF PARAPET, FILLED SOLID WITH CONCRETE, REIN-FORCED WITH 1-#5 BAR CONT.

7 5/8" x 24" CAST IN PLACE CONCRETE TIE BEAM, SEE STRUCTURAL ENGINEERING DRAWINGS FOR FURTHER INFORMATION, BOTTOM AT 11'-4"

FILL CELLS SOLID WITH CONCRETE AT BRIDGING SUPPORT MEMBERS

4'-0" WIDE OMEGA-LITE ACM PANELS BY LAMINATORS INC. MOUNTED IN MFR.-PROVIDED MOLDING SYSTEM, INSTALLED PER NOA WITH ALL REQUIRED FASTENERS AND ACCESSORIES. PANEL FINISH PER OWNER

HENRY AR-BLOCK 31MR FLUID-APPLIED AIR AND WATER BARRIER ON C.M.U. WALL BEHIND ACM PANEL SYSTEM

1" THICK x 4" HIGH ARCHITECTURAL FOAM TRIM BAND, BOTTOM AT 14'-0" AFF.

3/4" THICK SAND TEXTURE CEMENT PLASTER OVER BASE CEMENT PLASTER FINISH, SEE SHEET A-3 FOR DIMENSIONS

8" x 8" x 16" NOM. C.M.U. EXTERIOR WALL WITH HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE (TYP.)

7 5/8" x 16" CAST IN PLACE CONCRETE BOND BEAM WITH 2-#5 BARS TOP AND BOTTOM AND #3 STIRRUPS AT 24" O.C.

BEAM IS LOCATED FROM 8'-8" A.F.F. TO 10'-0" A.F.F.

#5 VERTICAL REINFORCEMENT IN CONCRETE-FILLED CELLS (TYP.) EXTEND FROM FOUNDATION TO BOND BEAM, WITH STANDARD HOOKS INTO EACH, 30" MINIMUM SPLICES

5/8" MIN. THICK 2-COAT CEMENT PLASTER FINISH, SAND TEXTURE, PAINTED, TYP.

3/4" THICK SAND TEXTURE CEMENT PLASTER OVER BASE CEMENT PLASTER FINISH, SEE SHEET A-3 FOR DIMENSIONS

FUTURE CONCRETE SLAB

Ø'-Ø" FIN. FL. ELEV.

GRADE

FILL ALL STEMWALL COURSES SOLID WITH CONCRETE

REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR FURTHER INFORMATION

"GENFLEX" PEEL AND STICK TPO (HW) 60 MIL REINFORCED THERMOPLASTIC POLYOLEFIN MEMBRANE, WHITE, ON 4" THICK (R-30 MIN.) RIGID INSULATION (TYPICAL). PROVIDE ALL FLASHINGS, COUNTERFLASHINGS, AND ACCESSORIES FOR A COMPLETE INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS

FLASH / COUNTERFLASH SYSTEM BY ROOF FINISH MANUFACTURER. PROVIDE COMPLETE SYSTEM WITH ALL COMPONENTS, SEALANTS, AND INSTALLATION PER MFR.'S WRITTEN INSTRUCTIONS

ROOF SYSTEM BASE FLASHING

CANT STRIP WITH 3" MIN. FACE

CONTINUOUS SLOPED LEDGER ANGLE AND EXPANSION BOLTS PER STRUCTURAL ENGINEERING DRAWINGS

1 1/2" GALV. STEEL ROOF DECK PER STRUCTURAL ENGINEERING DRAWINGS

OPEN WEB STEEL BAR JOISTS PER STRUCTURAL ENGINEERING DRAWINGS (18" DEEP AT 5'-0" O.C.)

20'-8"

A SECTION
SCALE: 3/4" = 1'-0"

Ø50 GUAGE ALUMINUM COPING SYSTEM WITH CONTINUOUS CLEATS OR ANCHOR PLATE, AND CONCEALED SPLICE JOINT COVERS, ALL OVER FLEXIBLE FLASHING MEMBRANE DRESSED UP AND OVER P.T. WOOD PLATE. SYSTEM SHALL BE RATED TO WITHSTAND 160 MPH WIND LOADING (ULTIMATE)

RIPPED P.T. 2 x 10 CONTINUOUS PLATE WITH 1/2" x 4" EFFECTIVE LENGTH GALV. WEDGE ANCHORS AT 48" O.C. MAX. WITH COUNTERSUNK TOPS (TYP.)

20'-8" AFF., T.O.M.

8" x 8" x 16" NOM. C.M.U. EXTERIOR WALL WITH HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE (TYP.)

FILL COURSE ABOVE TIE BEAM SOLID WITH CONCRETE

18'-8" AFF., JOIST BRG. HT.

7 5/8" x 64" CAST IN PLACE CONCRETE TIE BEAM BOTTOM AT 13'-4" AFF., SEE STRUCTURAL ENGINEERING DRAWINGS FOR FURTHER INFORMATION

4'-0" WIDE OMEGA-LITE ACM PANELS BY LAMINATORS INC. MOUNTED IN MFR.-PROVIDED MOLDING SYSTEM, INSTALLED PER NOA WITH ALL REQUIRED FASTENERS AND ACCESSORIES. PANEL FINISH PER OWNER

HENRY AR-BLOCK 31MR FLUID-APPLIED AIR AND WATER BARRIER ON C.M.U. WALL BEHIND ACM PANEL SYSTEM

#5 VERTICAL REINFORCEMENT IN CONCRETE-FILLED CELLS (TYP.) EXTEND FROM FOUNDATION TO BOND BEAM, WITH STANDARD HOOKS INTO EACH, 30" MINIMUM SPLICES

1 1/2" THICK x 4" HIGH ARCHITECTURAL FOAM TRIM BAND, BOTTOM AT 14'-0" AFF.

5/8" MIN. THICK 2-COAT CEMENT PLASTER FINISH, SAND TEXTURE, PAINTED, TYP. AT PLAIN C.M.U. EXTERIOR WALLS TO 14'-0" AFF.

8" W. x 6" H. x 5/16" STEEL STRUCTURAL TUBING, SEE STRUCTURAL ENGINEERING

ANODIZED ALUMINUM BREAK METAL FINISH OVER EXTERIOR SIDE OF S.S.T., MATCH STOREFRONT FINISH

IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM WITH SILL FLASHING

HIGH EDGE OF ADJACENT CONCRETE SIDEWALK AT 1/4" BELOW FIN. FLOOR ELEVATION (TYP.)

1/2" BITUMINOUS JOINT

CONCRETE SIDEWALK WITH LIGHT BROOM FINISH

Ø'-Ø" FIN. FL. ELEV.

FILL ALL STEMWALL COURSES SOLID WITH CONCRETE

REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR FURTHER INFORMATION

SINGLE-COURSE BOND BEAM AT TOP OF PARAPET, FILLED SOLID WITH CONCRETE, REIN-FORCED WITH 1-#5 BAR CONT.

FLASH / COUNTERFLASH SYSTEM BY ROOF FINISH MANUFACTURER. PROVIDE COMPLETE SYSTEM WITH ALL COMPONENTS, SEALANTS, AND INSTALLATION PER MFR.'S WRITTEN INSTRUCTIONS

ROOF SYSTEM BASE FLASHING

CANT STRIP WITH 3" MIN. FACE

"GENFLEX" PEEL AND STICK TPO (HW) 60 MIL REINFORCED THERMOPLASTIC POLYOLEFIN MEMBRANE, WHITE, ON 4" THICK (R-30 MIN.) RIGID INSULATION (TYPICAL). PROVIDE ALL FLASHINGS, COUNTERFLASHINGS, AND ACCESSORIES FOR A COMPLETE INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS

CONTINUOUS EDGE ANGLE AND EXPANSION BOLTS PER STRUCTURAL ENGINEERING DRAWINGS

12 1/4

1 1/2" GALV. STEEL ROOF DECK PER STRUCTURAL ENGINEERING DRAWINGS

OPEN WEB STEEL BAR JOISTS PER STRUCTURAL ENGINEERING DRAWINGS (18" DEEP AT 5'-0" O.C.)

7" x 7" x 1/2" STEEL EMBED PLATE WITH (2) 5/8" DIA. x 8" PLUS 4" HOOK EMBED ANCHORS (TYPICAL AT ALL BAR JOIST BEARING LOCATIONS AT EXTERIOR C.M.U. WALLS), WELD WITH (2) 1/4" x 6" LONG FILLETS

APPLY "LIQUID VULKEM" WATER-PROOFING TREATMENT AT PERIMETER OF ROUGH WINDOW OPENING

6'-11 1/2"

13'-4"

7'-2 1/2"

1'-4"

8" HIGH OVERPOURED CONCRETE CURB WITH 1-#5 BAR CONT., TOP AT Ø'-Ø" FIN. FL. ELEV.

FUTURE CONCRETE SLAB

B SECTION
SCALE: 3/4" = 1'-0"

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23'-4" AFF., T.O.M.

DRI-DESIGN "BELLARA" STEEL PLANK WOOD-LOOK SIDING SYSTEM ON 20 GA. VERTICAL 1" GALV. "Z" FURRING AT 16" O.C. ON WATER-RESISTIVE COATING (LIQUID VULKEM) ON C.M.U. INSTALL SYSTEM PER MFR. INSTRUCTIONS. ATTACH Z-FURRING TO C.M.U. WITH SIMPSON 1/4" x 1 1/2" TITEN AT 16" O.C. VERT.

8" x 8" x 16" NOM. C.M.U. EXTERIOR WALL WITH HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE (TYP.)

FILL COURSE ABOVE TIE BEAM SOLID WITH CONCRETE

18'-8 5/32" AFF., JOIST BRG. HT.

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CAST IN PLACE CONCRETE BEAM. SEE STRUCTURAL ENGINEERING DRAWINGS FOR FURTHER INFORMATION

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FUTURE CONCRETE SLAB

C SECTION
SCALE: 3/4" = 1'-0"

GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL
STATE OF FLORIDA
GIOVANNI L. GIANNINI
AR98632
REGISTERED ARCHITECT

GIOVANNI GIANNINI
REGISTERED ARCHITECT
STATE OF FLORIDA #AR98632

A NEW SHELL BUILDING
MAIN CITY PLAZA
608 2ND STREET EAST
BRADENTON, FLORIDA 34208

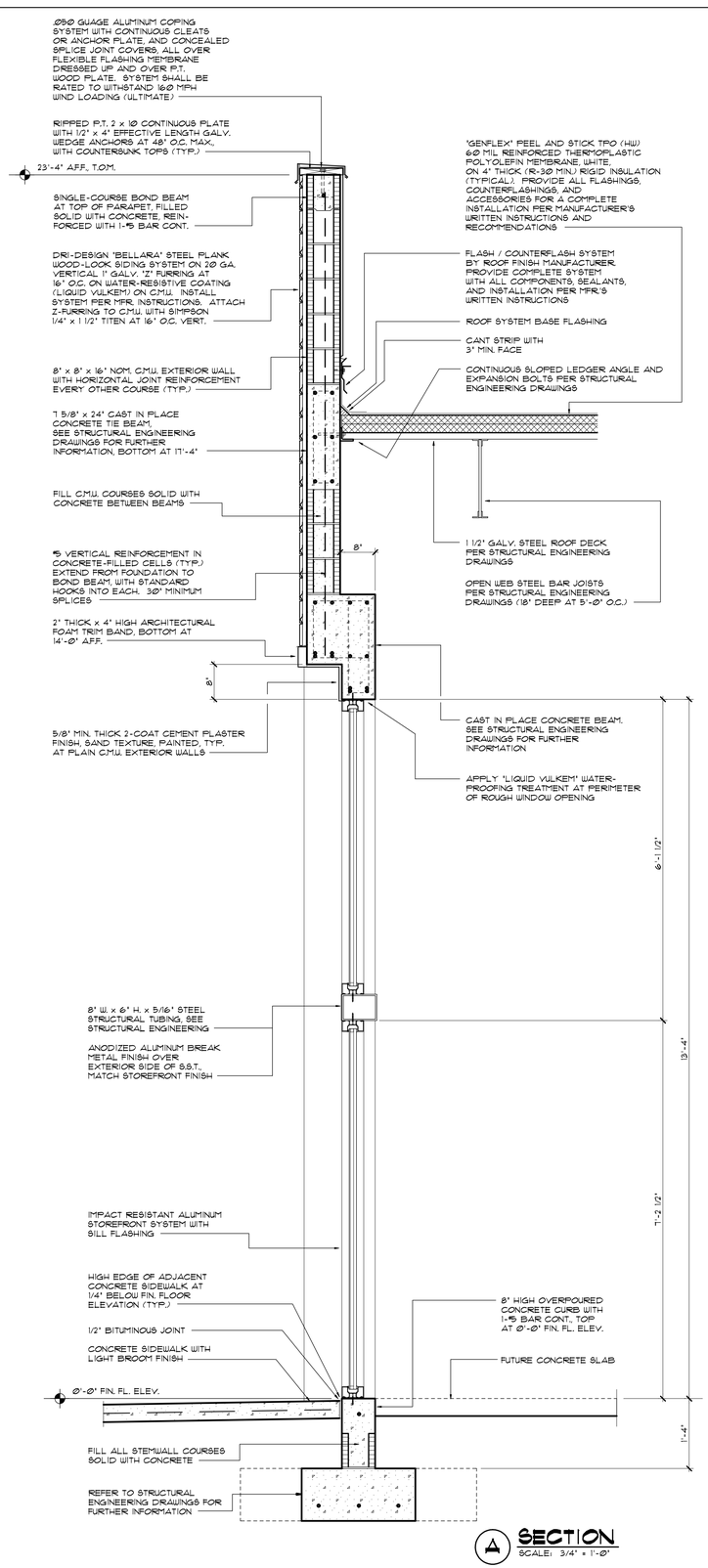
REVISIONS

DRAWN BY:
CHECKED BY:
FILE:

PROJECT: P2406-0262
DATE: 7/22/25
ISSUE DATE

A.06

TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.
LANDLOADING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION



A SECTION
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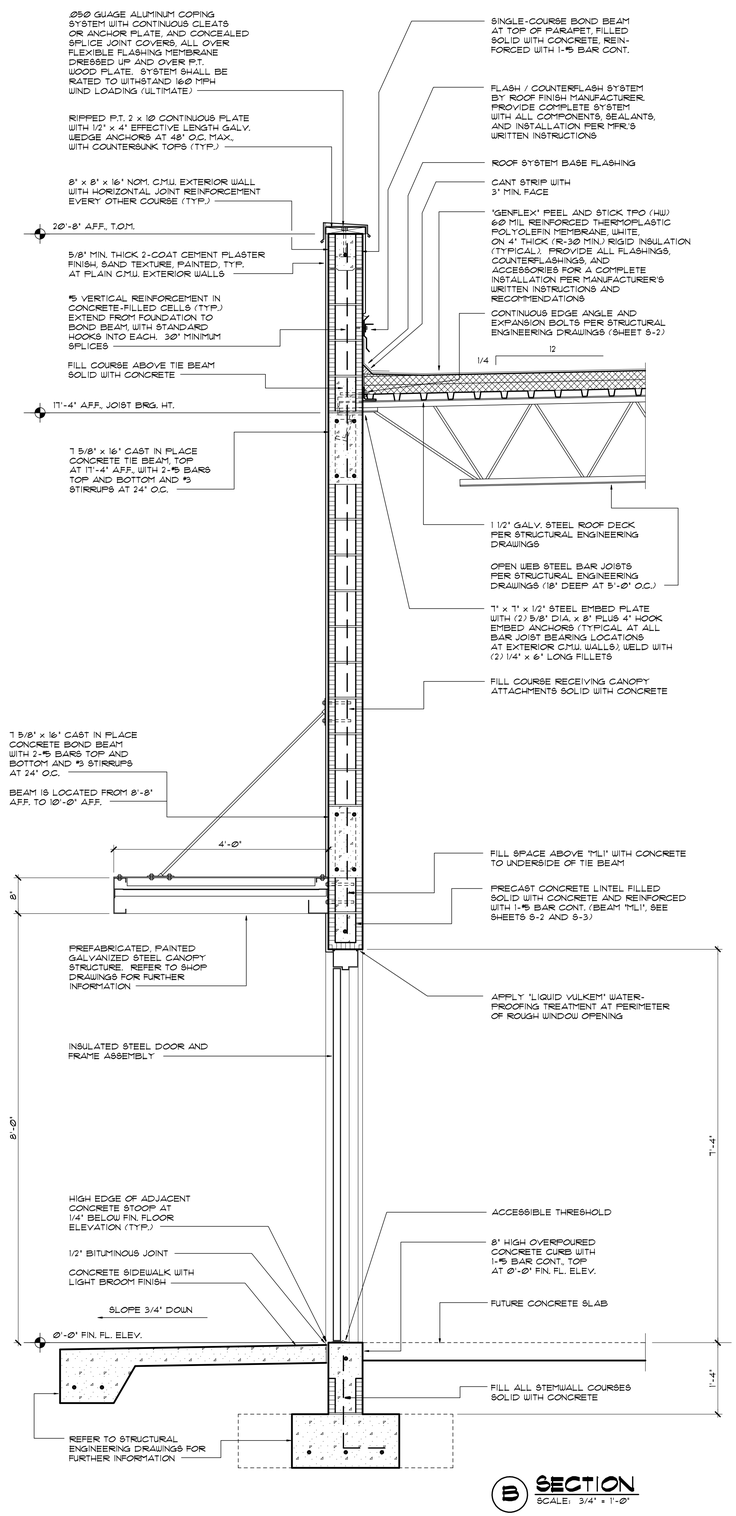

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5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
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SEAL
STATE OF FLORIDA · GIOVANNI L. GIANNINI · AR98632 · REGISTERED ARCHITECT
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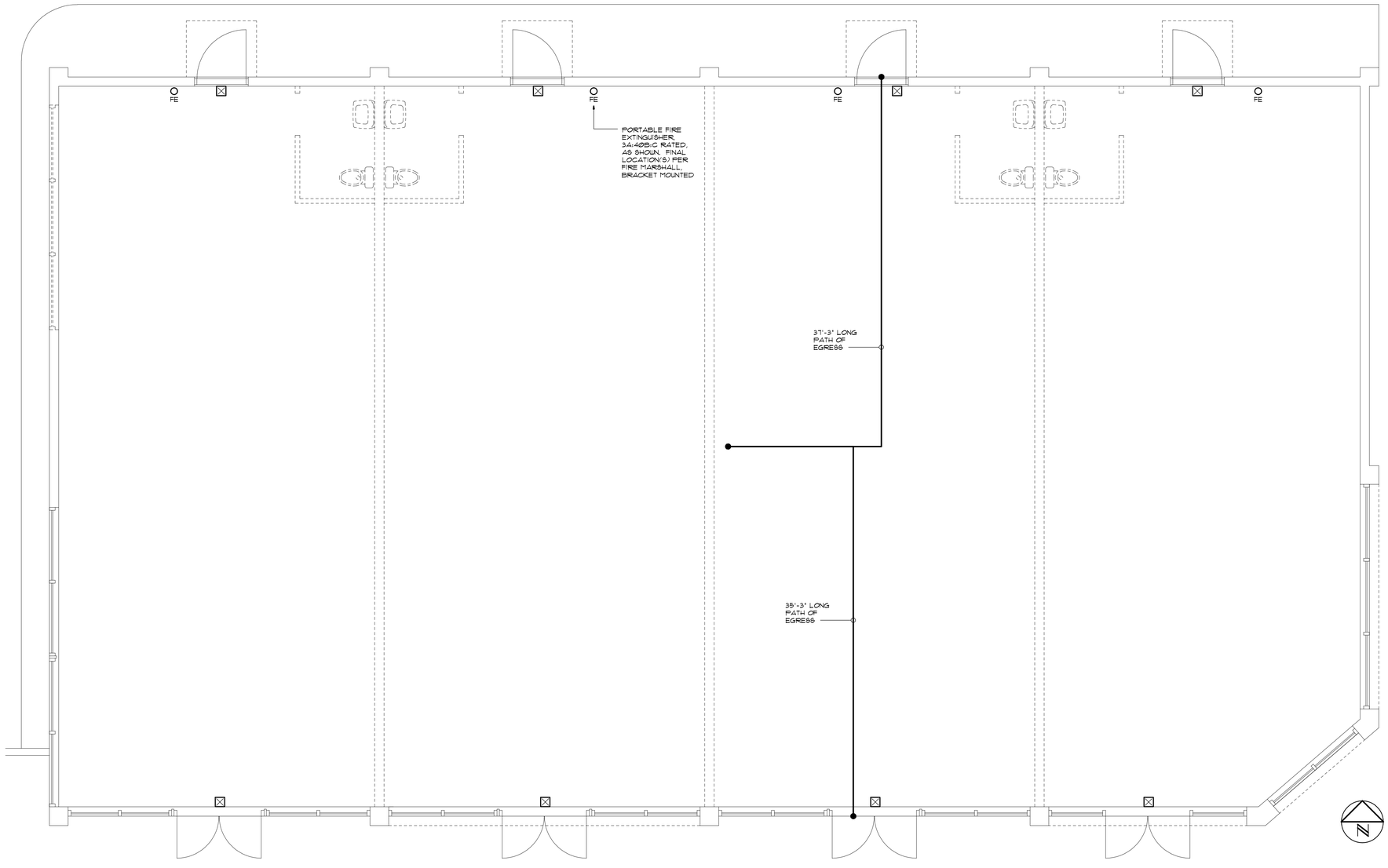

EGRESS PLAN

SCALE: 1/4" = 1'-0"

APPLICABLE CODES AND STANDARDS

INCLUDING BUT NOT LIMITED TO:

FLORIDA BUILDING CODE - BUILDING, EIGHTH (2023) EDITION

FLORIDA BUILDING CODE - EXISTING BUILDING, EIGHTH (2023) EDITION

FLORIDA BUILDING CODE - ACCESSIBILITY, EIGHTH (2023) EDITION

FLORIDA BUILDING CODE - MECHANICAL, EIGHTH (2023) EDITION

FLORIDA BUILDING CODE - PLUMBING, EIGHTH (2023) EDITION

NATIONAL FIRE PROTECTION ASSOCIATION, INC.: NATIONAL ELECTRIC CODE, NFPA 70, 2020 EDITION

NATIONAL FIRE PROTECTION ASSOCIATION, INC.: LIFE SAFETY CODE, NFPA 101, 2021 EDITION

FLORIDA FIRE PREVENTION CODE, 2023 EDITION

CODE ANALYSIS

1. OCCUPANCY CLASSIFICATION: GROUP M - MERCANTILE
2. CONSTRUCTION TYPE: II-B (SPRINKLERED, UNPROTECTED)
3. MAXIMUM ALLOWABLE BUILDING AREA PER FLOOR: 50,000 S.F.
4. ACTUAL BUILDING AREA PER FLOOR: 4,938 S.F.
5. MAXIMUM ALLOWABLE HEIGHT: 75'
   MAXIMUM ALLOWABLE STORIES: 3
6. ACTUAL BUILDING HEIGHT: 24'-0" +/-
   ACTUAL NUMBER OF STORIES: 1
7. FIRE RESISTANCE RATINGS OF BUILDING ELEMENTS:
   - STRUCTURAL FRAME: 0
   - BEARING WALLS: 0
   - FLOOR CONSTRUCTION: 0
   - EXTERIOR NON-BEARING WALLS: 0
   - EXTERIOR BEARING WALLS: 0
   - ROOF CONSTRUCTION: 0
8. OCCUPANT CONTENT (FBC):
   MERCANTILE:
   4,938 S.F. / 60 = 83
   (TBD BY TENANT BUILD-OUT)
9. NUMBER OF EXITS REQUIRED: 1 PER UNIT
   NUMBER OF EXITS PROVIDED: 2 PER UNIT
10. MAXIMUM ALLOWABLE TRAVEL DISTANCE: 250 FEET
    ACTUAL TRAVEL DISTANCE: 37'-3", MAXIMUM
11. MINIMUM CLEAR EXIT OPENING REQUIRED: 32"
    ACTUAL CLEAR EXIT OPENING PROVIDED: 34"
12. MINIMUM AISLE WIDTH: N/A
13. INTERIOR FINISH REQUIREMENTS: CLASS C MINIMUM
14. PLUMBING FIXTURE COUNT:
    FUTURE, PER TENANT BUILD-OUT

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ENCLOSURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION

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PROJECT MANUAL NOTES

DIVISION 1 - GENERAL CONDITIONS

0129. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN AMPLE TEMPORARY TOILET FACILITIES FOR THE USE OF WORKMEN ENGAGED IN WORK UNDER THIS CONTRACT. TEMPORARY FACILITIES SHALL BE SUBJECT TO ALL APPLICABLE ORDINANCES, HEALTH DEPARTMENT REQUIREMENTS, AND RULES AND REGULATIONS OF GOVERNING AUTHORITIES.

0130. ALL DEBRIS SHALL BE REMOVED FROM SITE AT NO ADDITIONAL COST TO OWNER.

0133. CONTRACTOR SHALL ARRANGE TO OBTAIN ALL NECESSARY INSPECTIONS BY GOVERNMENTAL AGENCIES HAVING JURISDICTION.

0134. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

0135. UPON COMPLETION AND PRIOR TO APPLICATION FOR FINAL PAYMENT, CONTRACTOR SHALL SUBMIT LOOSE-LEAF-BOUND, INDEXED COPY OF CLOSE-OUT MANUAL CONSISTING OF A LIST OF SUBCONTRACTORS WITH NAMES, ADDRESSES, AND PHONE NUMBERS; ALL WARRANTIES, AND GUARANTEES; AND OPERATING INSTRUCTIONS AND EQUIPMENT MANUALS INCLUDING RECOMMENDED SERVICE AND MAINTENANCE.

0138. THE CONTRACTOR SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR (TWO YEARS FOR ALL ROOFING INSTALLATION). SEE INDIVIDUAL DIVISIONS FOR ADDITIONAL WARRANTY REQUIREMENTS.

0143. CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND PAY FOR TEMPORARY HOISTING EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

0144. IT SHALL BE THE RIGHT OF THE OWNER TO PLACE AND INSTALL EQUIPMENT AND OTHER ITEMS PURCHASED UNDER SEPARATE CONTRACT, THOUGH SUCH SHALL BE IN COORDINATION WITH CONTRACTOR'S CONSTRUCTION SCHEDULE.

0145. IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY, OR LOCATION, GRAPHIC DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. EXPLANATORY NOTES ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER CONFLICTING DRAWN INDICATIONS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. CONSULT ARCHITECT SHOULD ANY SUCH DISCREPANCY BE FOUND.

0146. IN CASE OF DISCREPANCY CONCERNING QUALITY AND/OR QUANTITY WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.

0147. PROVIDE A PERMANENT NAMEPLATE ON EACH ITEM OF SERVICE-CONNECTED OR POWER-OPERATED EQUIPMENT. LOCATE ON AN INCONSPICUOUS, ACCESSIBLE SURFACE. NAMEPLATE SHALL CONTAIN ESSENTIAL OPERATING DATA, NAME OF PRODUCT AND MANUFACTURER, MODEL AND SERIAL NUMBER, CAPACITY, SPEED, AND RATINGS.

0148. DELIVER, STORE, AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, USING METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS.

0149. PROVIDE FOR ALL CUSTOMARY AND REQUIRED LABORATORY TESTING OF CONCRETE POURS, INCLUDING MOISTURE CONTENT, COMPRESSIVE STRENGTH, AND SLUMP.

0150. PROVIDE RANDOM TESTING OF ALL WELDS AND FASTENER TIGHTNESS AT STRUCTURAL STEEL. NO LESS THAN 20 PERCENT OF WELDS AND FASTENED CONNECTIONS SHALL BE TESTED.

0151. PROVIDE WIND UPLIFT TESTING FOR ROOFING SYSTEMS TO ENSURE CONFORMANCE WITH MINIMUM WIND UPLIFT REQUIREMENTS.

0152. ALL COSTS FOR TESTING SHALL BE INCLUDED IN BASE BID.

0153. PROVIDE FOR ALL TEMPORARY SITE AND CONSTRUCTION BARRIERS AND FENCING AS REQUIRED FOR SITE SAFETY DURING THE COURSE OF CONSTRUCTION ACTIVITIES.

0154. AT THE COMPLETION OF THE PROJECT, PROVIDE FINAL CLEANUP OF NEW STRUCTURE AND SITE. CLEANUP SHALL INCLUDE, BUT NOT BE LIMITED TO, SWEEPING CONCRETE AND HARD SURFACES, VACUUMING OF ALL CARPETS, SEALING AND WAXING OF ALL VCT SURFACES, WASHING OF ALL CERAMIC TILE SURFACES, COMPLETE WIPE DOWN AND CLEANING OF ALL HORIZONTAL SURFACES, AND INTERIOR AND EXTERIOR WINDOW WASHING. AS WELL, ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM SITE.

DIVISION 2 - SITE WORK

0204. CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE AGENCIES AND RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION.

0205. PRIOR TO EXCAVATION, CONTRACTOR SHALL NOTIFY "SUNSHINE" AT 1-800-432-4770 TO VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES.

0222. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY OTHERS FOR SITE-RELATED INFORMATION.

0238. CONTRACTOR SHALL REMOVE OR CAP ALL ABANDONED UTILITY LINES ENCOUNTERED.

0245. DE-WATERING OF EXCAVATIONS, IF NECESSARY, SHALL BE ACCOMPLISHED WITH PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DE-WATERING COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

0246. CONVEY WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUN-OFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES OR OTHER DIVERSIONS OUTSIDE BUILDING EXCAVATION LIMITS. DO NOT USE TRENCH EXCAVATIONS FOR SITE UTILITIES AS TEMPORARY DRAINAGE DITCHES.

0247. STOCKPILE EXCAVATED MATERIALS SUITABLE FOR USE AS FILL MATERIALS WHERE DIRECTED UNTIL REQUIRED FOR FILL OR BACK-FILL. PLACE, GRADE, AND SHAPE STOCKPILES FOR PROPER DRAINAGE.

0248. LOCATE AND RETAIN FILL MATERIALS AWAY FROM EDGES OF EXCAVATIONS.

0250. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH SOILS INVESTIGATION REPORT AND STRUCTURAL ENGINEERING SPECIFICATIONS. (SEE STRUCTURAL ENGINEERING DRAWINGS.)

0251. AT NEW SLAB-ON-GRADE CONSTRUCTION, PROVIDE SOIL TREATMENT FOR TERMITE CONTROL. ENGAGE A LICENSED PROFESSIONAL PEST CONTROL OPERATOR FOR APPLICATION OF SOIL TREATMENT. FURNISH WRITTEN FIVE-YEAR WARRANTY CERTIFYING THAT APPLIED SOIL TERMITICIDE WILL PREVENT THE INFESTATION OF SUBTERRANEAN TERMITES AND THAT IF TERMITE ACTIVITY IS DISCOVERED, CONTRACTOR WILL RETREAT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.
FOLLOW ALL TERMITE-RELATED PROVISIONS OF THE FLORIDA BUILDING CODE, LATEST EDITION. PROVIDE A WEATHER-RESISTANT JOB SITE POSTING BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH PROTECTIVE TREATMENT IS COMPLETED. IF THE SOIL CHEMICAL BARRIER METHOD IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. THE FINAL CERTIFICATE SHALL BE PERMANENTLY POSTED IN AN OBVIOUS, ACCESSIBLE LOCATION.

DIVISION 4 - MASONRY

0402. CONCRETE MASONRY UNITS SHALL BE TWO CELL CLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES, AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90-70 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI. NO DAMAGED OR IRREGULAR MATERIAL SHALL BE USED.

0403. MORTAR SHALL BE TYPED 'M' AND SHALL CONFORM TO ASTM DESIGNATION C90, WITH STANDARD HORIZONTAL JOINT REINFORCING AT 1'-4' CENTERS VERTICALLY.

0405. GROUTED CELLS SHALL BE FILLED WITH A "PEA GRAVEL" CONCRETE WITH A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL. GROUT SHALL BE POURED IN LIFTS TO NOT EXCEED 8'-0".

0406. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL GROUTED CELLS AT EACH LIFT FOR FIELD INSPECTION. OPENINGS SHALL BE COVERED AFTER INSPECTION AND BEFORE GROUTING. WALLS SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING GROUTED CELLS.

0407. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

0412. LAY BLOCK IN RUNNING BOND UNLESS OTHERWISE INDICATED.

0413. LAYING TOLERANCES: WALL, CORNERS, PIERS, JAMBS TO BE PLUMB WITHIN TOLERANCE OF 1/8" IN 5 FEET. COURSES TO BE LEVEL WITHIN 1/4" IN 50 FEET. FACES OF WALLS STRAIGHT WITHIN 1/4" IN 50 FEET.

0415. ALL MASONRY UNITS SHALL BE SAWN FOR FINAL FIT. NO BREAKING OR HAND SPLITTING OF BLOCKS SHALL BE PERMITTED.

DIVISION 5 - METALS

0505. THE DESIGN, FABRICATION, AND ERECTION OF COLD-FORMED STEEL CONSTRUCTION SHALL CONFORM TO THE AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS. ALL INDIVIDUAL STRUCTURAL MEMBERS AND ASSEMBLIES OF COLD-FORMED STEEL CONSTRUCTION, EXCEPT WHERE FABRICATED OF APPROVED CORROSION-RESISTANT STEEL OR OF STEEL HAVING CORROSION-RESISTANT METALLIC OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORROSION WITH AN ACCEPTABLE SHOP COAT OF PAINT, ENAMEL, OR OTHER APPROVED PROTECTION.

DIVISION 6 - WOOD AND PLASTICS

0602. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE MASONRY SHALL BE PRESSURE TREATED OR PROTECTED WITH DECAY RESISTANT MATERIAL.

0603. BUILDING PAPER SHALL BE ASPHALT SATURATED FELT, 30-LB. NON-PERFORATED, COMPLYING WITH ASTM D226.

0628. PROVIDE GALVANIZED STEEL SEATS AT ALL WOOD FRAMING MEMBERS BEARING ON MASONRY OR CONCRETE.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

0705. FLASHING SHALL BE FABRICATED FROM 0.026 MIN. THICK ALUMINUM WITH CLEAR ANODIZED FINISH.
WHERE ALUMINUM FLASHING IS INSTALLED DIRECTLY ONTO CEMENTITIOUS OR WOOD SUBSTRATES, INSTALL A SLIP-SHEET OF RED ROSIN PAPER AND A COURSE OF 6 MIL POLYETHYLENE UNDERLAYMENT. ISOLATE ALUMINUM SURFACES FROM SURFACES OF DISSIMILAR METALS.

0715. CONTRACTOR SHALL SUPPLY AND INSTALL ALL CAULKING AND SEALING TO PROVIDE A WATERPROOF/WEATHERPROOF SEAL. SEALANT COLOR SHALL BE A COLOR APPROPRIATE FOR THE AREA IN WHICH IT IS BEING USED. APPLY SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

0716. BACKING FOR SEALED JOINTS, WHERE BACKING IS REQUIRED, SHALL BE CLOSED CELL NEOPRENE ROD OF DIAMETER REQUIRED TO FORM FRICTION SURFACE AT SIDES OF OPEN JOINT.

TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.
WINDLOADING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 1609, EIGHTH (2023) EDITION

DIVISION 8 - DOORS AND WINDOWS

0814. HOLLOW METAL DOOR FRAMES SHALL BE PRIME QUALITY HOT-ROLLED SHEET CARBON STEEL, CS 242 OR PS 4, 16 GAUGE, HOT-DIPPED GALVANIZED PRIOR TO FABRICATION, WITH BAKED-ON COAT OF OF GRAY SYNTHETIC PRIMER. FURNISHED LABELED FRAMES AS REQUIRED. FRAMES SHALL BE SINGLE PIECE WITH CORNERS MITERED AND FULLY ELECTRIC-WELDED.

0815. HOLLOW METAL DOORS: 18 GAUGE GALVANIZED, COLD-ROLLED STRETCHER LEVELED STEEL WITH BAKED-ON COAT OF GRAY SYNTHETIC PRIMER. STEEL-REINFORCED MINERAL ROCK WOOL OR FIBERGLASS CORE RESISTANT TO VERMIN, FUNGUS, BACTERIA, MOISTURE, MILDEW, AND ROT.

0816. HOLLOW METAL DOOR FRAMES SHALL HAVE THREE ANCHORS MINIMUM PER JAMB, STANDARD DESIGN FOR WALL TYPE TO RECEIVE FRAME.

0817. HOLLOW METAL DOOR EDGES SHALL BE WELDED AROUND ENTIRE PERIMETER WITH NO SEAMS VISIBLE ON EDGES OR SURFACES OF DOORS. PROVIDE CONCEALED REINFORCEMENT FOR HARDWARE. DOORS SHALL BE FULLY PREPARED TO RECEIVE HARDWARE.

0818. METAL DOOR FRAMES SHALL RECEIVE RUBBER SILENCERS; 3 PER JAMB AND 2 AT HEAD OF EACH LEAF.

0824. BEFORE ANY HARDWARE IS PREPARED, SUBMIT TO THE TENANT FOR APPROVAL A HARDWARE SCHEDULE SHOWING EACH DIFFERENT ITEM OF HARDWARE TO BE FURNISHED. SUBMIT FOUR COPIES. THIS PROVISION IS A CONTRACT REQUIREMENT.

0830. ALL LOCKS AND KEYS SHALL BE UNDER ONE MASTER KEY SYSTEM. COORDINATE WITH TENANT.

DIVISION 9 - FINISHES

0903. PORTLAND CEMENT PLASTER APPLICATIONS SHALL CONFORM TO THE FOLLOWING: MATERIALS SHALL CONSIST OF ASTM C150 TYPE I PORTLAND CEMENT, ASTM C206 OR ASTM C207 TYPE 'S' LIME, ASTM C897 MANUFACTURED OR NATURAL SAND. MIXES SHALL CONFORM TO ASTM C926. BONDING AGENT SHALL COMPLY WITH ASTM C932.

0904. TWO-COAT CEMENT PLASTER SHALL BE APPLIED OVER CONCRETE MASONRY UNITS AND CONCRETE AND HAVE 5/8" MIN. TOTAL THICKNESS. THREE-COAT CEMENT PLASTER SHALL BE APPLIED OVER SELF-FURRING GALVANIZED 3.4 LB. METAL LATH ON BRAINAGE MAT (STUC-O-FLEX 9714 OR EQUIVALENT) ON WATER-RESISTIVE BARRIER (#30 TYPE 1 ASPHALT FELT PER ASTM D 226) ON SPECIFIED SHEATHING.
PROVIDE ACCESSORIES AS SPECIFIED HEREIN, AND INSTALL IN ACCORDANCE WITH ASTM C926. PROVIDE CASING BEADS AT TERMINATIONS OF PLASTER WORK. INSTALL PLASTER EXPANSION JOINTS TO COINCIDE WITH ARCHITECTURAL FEATURES AND AS INDICATED ON DRAWINGS.

0906. ALL CEMENT PLASTER ON MASONRY OR LATH SHALL BE INSTALLED WITH THE FOLLOWING ACCESSORIES:

- CORNER BEAD
- CASING BEAD
- EXPANSION JOINT
- CONTROL JOINT
- OTHER ACCESSORIES WHICH MAY BE APPROPRIATE OR REQUIRED

0934. CEMENT PLASTER SHALL BE PAINTED WITH 100 PERCENT ACRYLIC LATEX (2 COATS) OVER MANUFACTURER'S RECOMMENDED PRIMER/SEALER.

0936. PAINT GALVANIZED METAL SURFACES WITH ONE COAT OF PRIMER AS RECOMMENDED BY MANUFACTURER AND TWO COATS OF ACRYLIC-VINYL SEMI-GLOSS LATEX ENAMEL.

0937. PREPARE ALUMINUM SURFACES TO BE PAINTED WITH THINNER AND METAL PREPARATION, WIPE CLEAN WITH ZYLENE. PAINT WITH ONE COAT OF ZINC CHROMATE PRIMER AND TWO COATS OF 100% ACRYLIC EXTERIOR ENAMEL.

0938. ALL SURFACES TO BE PAINTED SHALL BE IN PROPER CONDITION TO RECEIVE FINISH. PRIOR TO PAINTING, REMOVE OR AMPLY PROTECT HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS. REINSTALL THESE ITEMS WHEN PAINTING IS COMPLETE. IF NECESSARY, REMOVE AND REPLACE DOORS TO PAINT TOP AND BOTTOM DOOR EDGES.

0939. PRIOR TO PAINTING, CONCRETE AND MASONRY SURFACES TO RECEIVE PAINT SHALL BE WIREBRUSHED CLEAN. SURFACES WHICH ARE HIGHLY GLAZED OR WHERE TRACES OF FORM OIL OR PARTING COMPOUND ARE PRESENT SHALL BE TREATED WITH ACID DETERGENT CONCENTRATE.

0941. REMOVE GREASE, RUST SCALE, AND DUST, AND TOUCH UP CHIPPED OR ABRADED PLACES ON STEEL OR IRON ITEMS THAT HAVE BEEN SHOP PRIMED OR COATED.

0942. UNPRIMED GALVANIZED METAL TO BE PAINTED SHALL BE WASHED WITH A SOLUTION OF CHEMICAL PHOSPHORIC METAL ETCH AND ALLOWED TO DRY PRIOR TO PAINTING.

0944. PAINT SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR EACH TYPE OF PAINT AND APPLICATION.

DIVISION 10 - SPECIALTIES

1001. MINIMUM 6" ADDRESS NUMBERS SHALL BE DISPLAYED ON BUILDING IN CONTRASTING COLORS (FIELD VERIFY WITH OWNER).

REFER TO STRUCTURAL SPECIFICATIONS (INCLUDED IN DRAWINGS) AND MECHANICAL / PLUMBING / ELECTRICAL SPECIFICATIONS (INCLUDED IN DRAWINGS) FOR FURTHER INFORMATION

GLC ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL



GIOVANNI GIANNINI
REGISTERED ARCHITECT
STATE OF FLORIDA #AR98632

A NEW SHELL BUILDING

MAIN CITY PLAZA

608 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:
CHECKED BY:
FILE:

PROJECT: P2406-0262

DATE: 7/22/25

ISSUE DATE

A.09

STRUCTURAL SCHEDULE FND-1

MARK	DESCRIPTION
FND-1	FORM AND POUR CONCRETE COLUMN PER DETAIL. PLACE FIRST TWO TIES IN FOOTING AT TIME OF POUR.

GENERAL NOTES

1. DO NOT SCALE FOOTING SIZE FROM PLAN.
2. ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY. BOTTOMS AT SAME ELEVATION.
3. REINFORCING IS 3" FROM BOTTOM U.N.O.
4. CONTRACTOR TO VERIFY STEMWALL HEIGHTMAXIMUM 4-COURSE STEMWALL.
5. SEE ARCHITECTURAL PLANS FOR DAPOUT LOCATIONS AND DIMENSIONS.
6. SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS.

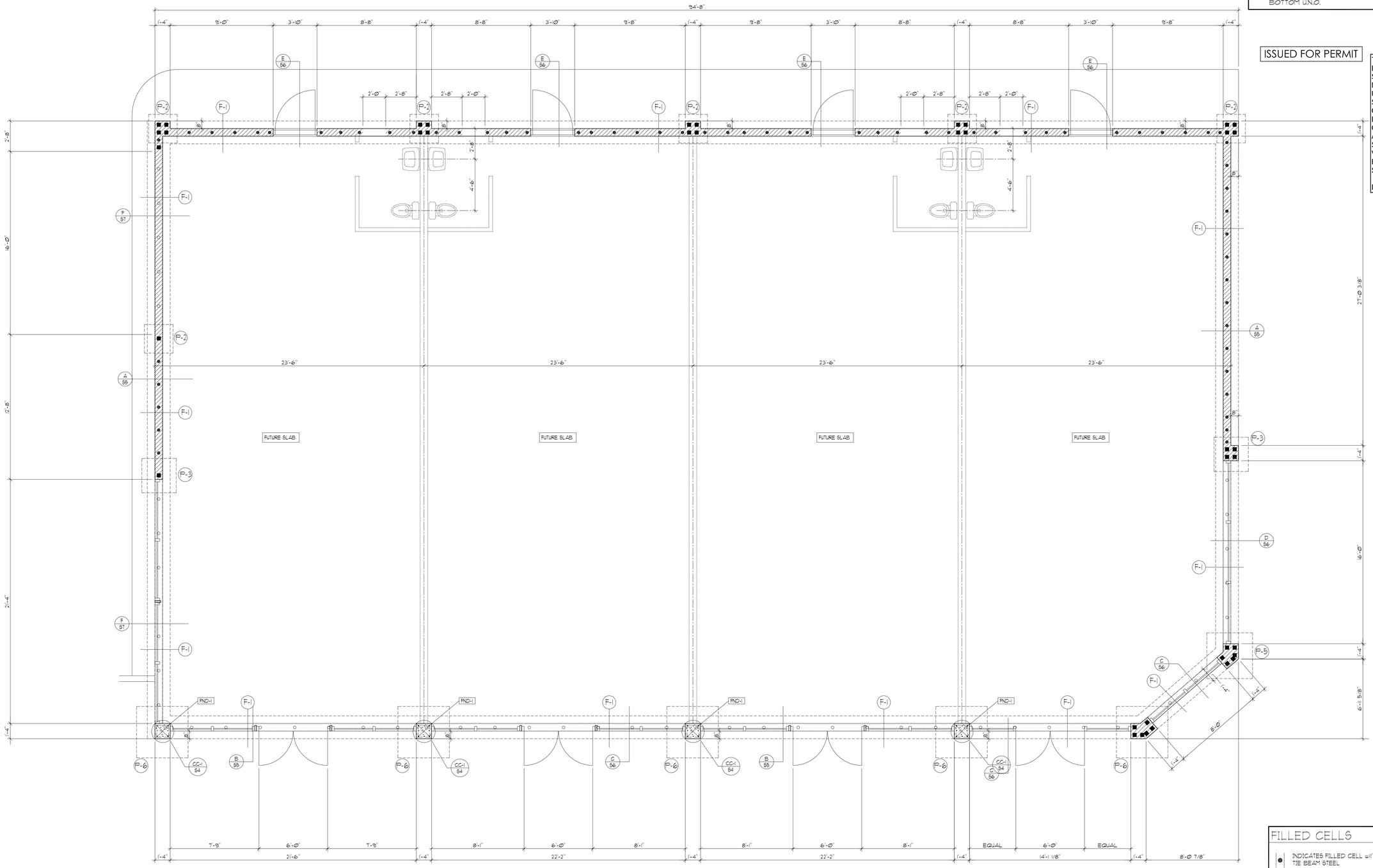
DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

FOOTING SCHEDULE

MARK	SIZE/TYPE	REINF.	REM.
F-1	12"H x 24"W STRIP FTG.	3-#5 CONT.	-
P-2	30" x 30" x 12"H PAD	4-#5 E.W.	-
P-3	36" x 36" x 12"H PAD	5-#5 E.W.	-
P-4	42" x 42" x 12"H PAD	6-#5 E.W.	-
P-5	48" x 48" x 18"H PAD	7-#5 E.W.	-
P-6	54" x 54" x 18"H PAD	8-#5 E.W.	-

GENERAL NOTES:
A. SEE ARCHITECTURAL PLANS FOR DAP-OUT REQUIREMENTS
B. REINFORCEMENT IN FOOTINGS IS 3" FROM BOTTOM U.N.O.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FILLED CELLS

- ● INDICATES FILLED CELL w/(1)#5 REBAR FROM FOOTING TO TIE BEAM STEEL
- ■ INDICATES FILLED CELL w/(2)#5 OR (1)#7 REBAR FROM FOOTING TO TIE BEAM STEEL
- ○ INDICATES FILLED CELL w/(1)#5 REBAR FROM FOOTING TO TOP OF STEMWALL

ISSUED FOR PERMIT

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MARY K. PERSSON, PE. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. STRUCTURE ONLY.

DATE SEALED: 07/21/2025

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68ag Energy Court
Sarasota, FL 34240
TEL: [941] 907.9216
FAX: 298.8227
FBPE # 36008

McCALL ENGINEERING, LLC
Structural Engineering

A NEW SHELL BUILDING
MAIN CITY PLAZA
608 2ND STREET EAST
BRADENTON, FL 34208

FOUNDATION PLAN

ENGINEER
MARY K PERSSON
PE# 67436

DATE ISSUED
MKP | 07/22/2025

REVISIONS

SHEET
S1

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STRUCTURAL SCHEDULE

S7-1

MARK	DESCRIPTION
S7-1	(1)#5 CONT. IN FILLED COURSE BELOW WINDOW EXTEND MIN. 6" PAST OPENING ON EA. END

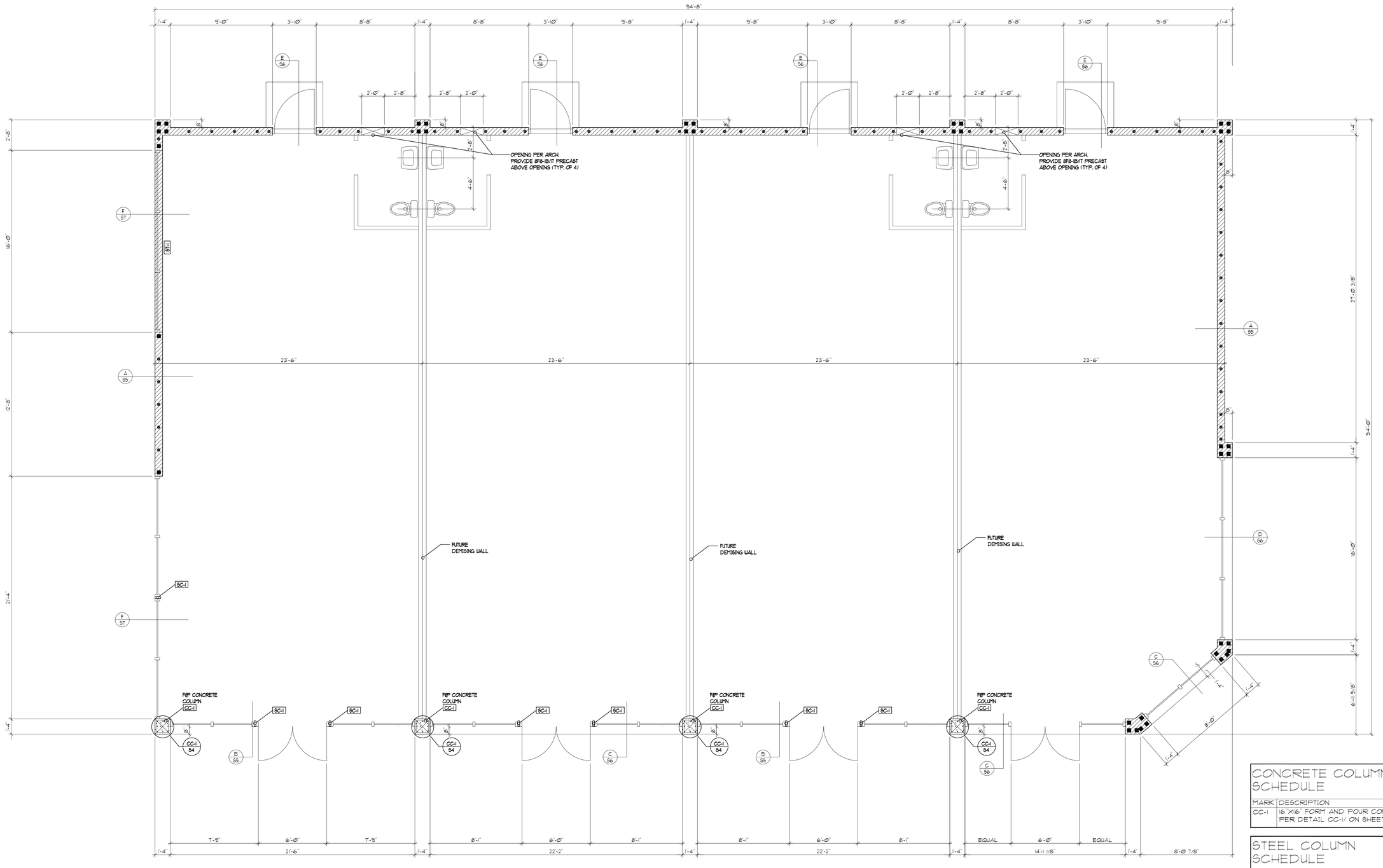
FILLED CELLS

- ● INDICATES FILLED CELL w/(1)#5 REBAR FROM FOOTING TO TIE BEAM STEEL
- ■ INDICATES FILLED CELL w/(2)#5 OR (1)#7 REBAR FROM FOOTING TO TIE BEAM STEEL
- ○ INDICATES FILLED CELL w/(1)#5 REBAR FROM FOOTING TO TOP OF STEMWALL

DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

ISSUED FOR PERMIT



STRUCTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

CONCRETE COLUMN SCHEDULE

CC-1

MARK	DESCRIPTION
CC-1	16"X16" FORM AND POUR CONCRETE COLUMN PER DETAIL CC-1/ ON SHEET S4.

STEEL COLUMN SCHEDULE

SC-1

MARK	DESCRIPTION
SC-1	2"X6"X1/8" THICK HSS A500, GRADE B

McCALL ENGINEERING, LLC
Structural Engineering
6849 Energy Court
Sarasota, FL 34240
TEL: [941] 907.9256
FAX: 298.8227
FBPE # 26008

MARY K. PERSSON LICENSED PROFESSIONAL ENGINEER No. 67436 STATE OF FLORIDA

A NEW SHELL BUILDING
MAIN CITY PLAZA
608 2ND STREET EAST
BRADENTON, FL 34208

STRUCTURAL FLOOR PLAN

ENGINEER
MARY K PERSSON
PE# 67436

DATE ISSUED
MKP | 07/22/2025

REVISIONS

SHEET
S2

DIMENSION NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

STRUCTURAL SCHEDULE ST-1

MARK	DESCRIPTION
ST-1	PREFABRICATED PAINTED GALVANIZED STEEL CANOPY STRUCTURE. REFER TO SHOP DRAWINGS.
ST-2	SHORE CONCRETE BEAM FOR A MIN. OF 28 DAYS AFTER POUR
ST-3	SEE BOND-BEAM STEP DETAIL ON SHEET S4 AT PARAPET STEP???

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68ag Energy Court
Sarasota, FL 34240
TEL: [941] 907.9256
FAX: 298.8527
FBPE # 26008

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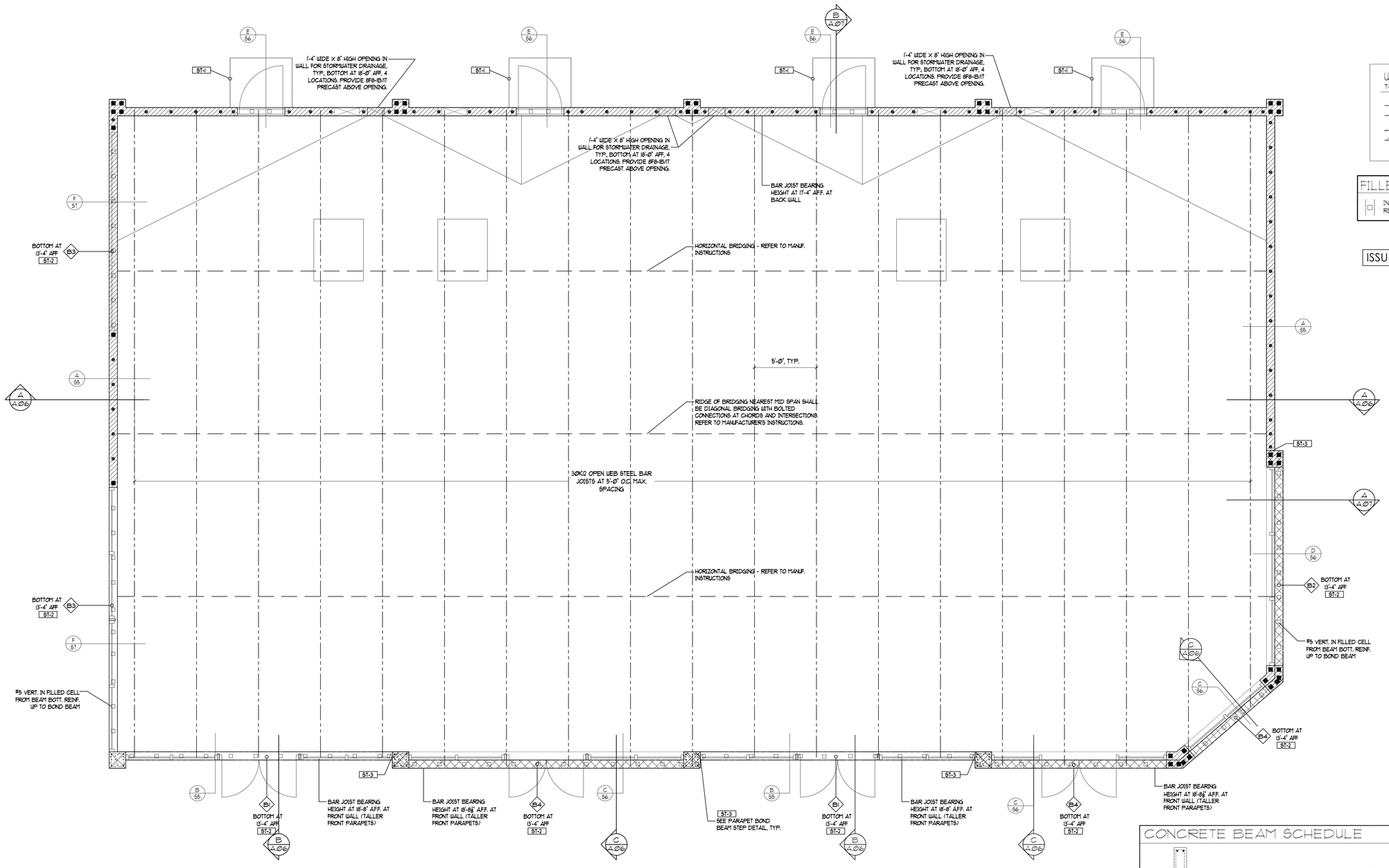


WALL HEIGHT LEGEND

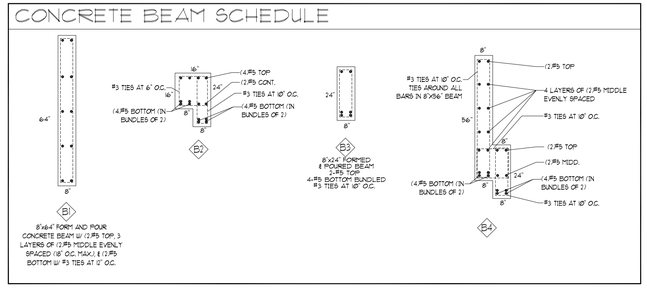
TO TOP OF MASONRY

- 20'-8" AFF.
- 23'-4" AFF.

FILLED CELLS - ABOVE BEAMS

INDICATES FILLED CELL w/(1)#5 REBAR FROM BEAM BOTT. REINF. TO BOND BEAM STEEL

ISSUED FOR PERMIT



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608 2ND STREET EAST
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ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

CONCRETE BEAM SCHEDULE

ENGINEER
MARY K PERSSON
PE# 67436

DATE ISSUED
MKP | 07/22/2025

REVISIONS

SHEET
S3

1. GENERAL NOTES

1.1 FBC REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION.
1.2 FBC-B REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION, BUILDING.
1.3 COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
1.4 CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
1.5 CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
1.6 FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
1.7 FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
1.8 CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
1.5 PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

2. CONCRETE/MASONRY NOTES

2.1 ALL CONCRETE SHALL BE F'c=3000PSI.
2.2 MASONRY SHALL USE TYPE S MORTAR. F'm=1900PSI.
2.3 REINFORCING STEEL SHALL SATISFY ASTM A615, GD 60. FOOTING MAY USE GD 40 STEEL.
2.4 WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO TIE BEAM HOOKED & TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.
2.5 PROVIDE (1) #5 VERTICAL REINFORCING STEEL ELECTRICAL GROUND TO FOUNDATION STEEL.
2.6 FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN.
2.7 ALL FOOTINGS TO BE SMOOTH AND LEVEL.
2.8 REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
#5 REBAR -30"
#6 REBAR -36"
#7 REBAR -45"
2.9 LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
2.10 INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40Db STAGGER.
2.11 A FILLED CELL WITH (1) #5 VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000LBS U.N.O.
2.12 MINIMUM CONCRETE COVER 3" CAST AGAINST SOIL AND 1½" ELSE U.N.O. MAXIMUM CONCRETE COVER 6" U.N.O.
2.13 EMBEDDED ANCHORS/TIEDOWNS SHALL HAVE MIN 2" COVER.
2.14 MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA.
2.15 BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAM SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

3. DESIGN LOADS AND NOTES

3.1 ROOF LIVE LOAD 20 PSF
ROOF DEAD LOAD 20 PSF
3.2 DL = 10PSF IN COMBINATION WITH WIND LOADS.
3.3 MEAN ROOF HEIGHT SHALL BE DETERMINED BY CONTRACTOR.
3.4 LATERAL LOADS AT TOP OF EXTERIOR WALLS SHALL BE BASED ON 36.4 PSF ON WALL.
3.5 LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT U.N.O.
3.6 TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES.
3.7 TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS IN ACCORDANCE WITH ITEM 3.4. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALLS.
3.8 NO PROVISION HAS BEEN MADE IN THE STRUCTURAL DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING REQUIRED TO RESIST STRESSES OR INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR SUCH MEASURES.

4. WATER PROOFING NOTES

4.1 ALL WATER-PROOFING AND MOISTURE PROTECTION IS THE RESPONSIBILITY OF THE BUILDER.

5. GENERAL CONNECTIONS NOTES

5.1 FOR POST-INSTALLED ANCHORS: HOLE PREPARATION, CARTRIDGE PREPARATION, AND EPOXY FILLING SHALL BE PERFORMED PER MANUFACTURER'S ADHESIVE ANCHOR INSTALLATION INSTRUCTIONS.
5.2 AN EPOXY INSPECTION MAY BE REQUIRED DEPENDING ON JURISDICATION. CONTRACTOR MUST VERIFY.

6. WIND NOTES

6.1 WIND LOADS ARE BASED ON A WIND VELOCITY OF 150 MPH APPLIED FOR A FULLY ENCLOSED STRUCTURE.
6.2 THIS BUILDING IS DESIGNED AS A FULLY ENCLOSED BUILDING BASED ON ALL OPENINGS BEING PROTECTED OR HAVING MISSILE IMPACT GLASS.
6.3 WIND DESIGN LOADS WERE DETERMINED BASED ON THE FOLLOWING:
BASIC WIND SPEED = 150 MPH,
BUILDING CATEGORY II, WIND EXPOSURE = B,
INTERNAL PRESSURE COEFFICIENT = 0.18.
FULLY ENCLOSED BUILDING

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING

POSITIVE PRESSURES = INWARD
NEGATIVE PRESSURES = OUTWARD (SUCTION)
ALL PRESSURE VALUES ARE IN PSF.

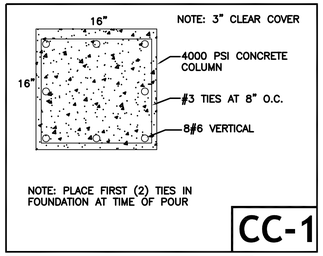
COMPONENT AREA (SQ. FT.)	ZONE 4	ZONE 5
10	+29.0/-31.4	+29.0/-38.7
20	+27.7/-30.1	+27.7/-36.1
30	+27.0/-29.4	+27.0/-34.6
40	+26.4/-28.9	+26.4/-33.5
50	+26.0/-28.4	+26.0/-32.7
75	+25.3/-27.7	+25.3/-31.2
100	+24.7/-27.2	+24.7/-30.1
150	+24.0/-26.4	+24.0/-28.6

7. ROOF FRAMING NOTES

7.1 THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC.
7.2 DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
7.3 ROOF TRUSS SYSTEM SHALL BE PRE-ENGINEERED METAL TRUSSES WITH A MINIMUM MATERIAL THICKNESS OF 24 GAUGE.
7.4 ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT/ENGINEERING AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, STEEL GAGE, SPACING, COATING REQUIREMENTS, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
7.5 ENGINEERED ROOF TRUSS DRAWINGS SHALL DETAIL TRUSS-TO-TRUSS AND TRUSS-TO-STRUCTURE CONNECTIONS.
7.6 PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
7.7 TRUSS COMPANY SHALL FURNISH AND INSTALL STANDARD TEMPORARY AND PERMANENT BRACING AS SPECIFIED BY SHOP DRAWINGS.
7.8 TRUSS COMPANY TO FURNISH AND INSTALL ALL 18 GAUGE GALVANIZED BENT PLATES (FASCIA, HIPS, RIDGES, VALLEYS) AS REQUIRED TO RECEIVE DECK.
7.9 TRUSS COMPANY TO FURNISH AND MECHANICALLY INSTALL 24 GAUGE TYPE B METAL DECK ON THE TOP CHORD OF THE TRUSSES TO TRANSFER A MINIMUM SHEAR LOAD OF 400 LBS/FT IN ANY DIRECTION U.N.O.
7.10 CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
7.11 TRUSS LAYOUT AND SHOP DRAWINGS SHALL BE APPROVED BY EOR PRIOR TO TRUSS INSTALLATION.

8. STRUCTURAL STEEL NOTES

8.1 CHANNELS AND ANGLES: ASTM A36/A36M, ASTM A572/A572M, GRADE 50, HIGH STRENGTH, LOW-ALLOY, COLUMBIUM-VANADIUM STEEL.
8.2 PLATE AND BAR: ASTM A36/A36MASTM A572/A572M, GRADE 50, HIGH STRENGTH, LOW-ALLOY, COLUMBIUM-VANADIUM STEEL.
8.3 COLD-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B STRUCTURAL TUBING.
8.4 STEEL PIPE: ASTM A501 OR A53, TYPE E OR S, GRADE B.
8.5 HIGH STRENGTH BOLTS, NUTS, AND WASHERS: ASTM A325, TYPE 1 HEAVY HEX STEEL STRUCTURAL BOLTS, ASTM A563, HEAVY HEX CARBON-STEEL NUTS, AND ASTM F436 HARDENED CARBON-STEEL WASHERS.
8.6 PRIMER: FABRICATOR'S STANDARD LEAD- AND CHROMATE-FREE, NONASPHALTIC, RUST-INHIBITING PRIMER.
8.7 GROUT: ASTM C1107 NONMETALLIC, SHRINKAGE RESISTANT, FACTORY PACKAGED.
8.8 FABRICATE AND ASSEMBLE STRUCTURAL STEEL IN SHOP TO GREATEST EXTENT POSSIBLE. FABRICATE ACCORDING TO AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND IT'S "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN."
8.9 ERECTION: SET STRUCTURAL STEEL ACCURATELY IN LOCATIONS AND TO ELEVATIONS INDICATED ON PLANS IN ACCORDANCE WITH AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES."
8.10 CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS PRIOR TO ERECTION.
8.11 WELDING: COMPLY WITH AWS D1.1/D1.1M FOR WELDING PROCEDURE SPECIFICATIONS, TOLERANCES, APPEARANCE, AND QUALITY.
8.12 WELDING CERTIFICATES TO BE ISSUED TO EOR FOR REVIEW.

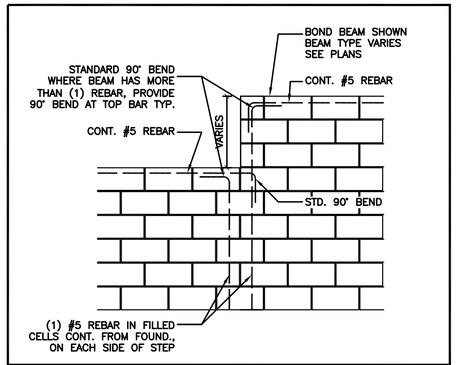


CC-1

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING

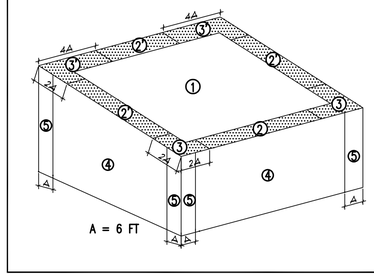
POSITIVE PRESSURES = INWARD
NEGATIVE PRESSURES = OUTWARD (SUCTION)
ALL PRESSURE VALUES ARE IN PSF. ASD.

COMPONENT AREA (SQ. FT.)	ZONE 1
10	+24.0/-34.4
	ZONE 2
	+24.0/-39.8
	ZONE 2'
	+24.0/-47.8
	ZONE 3
	+24.0/-53.2
	ZONE 3'
	+24.0/-74.7



PARAPET BOND BEAM STEP

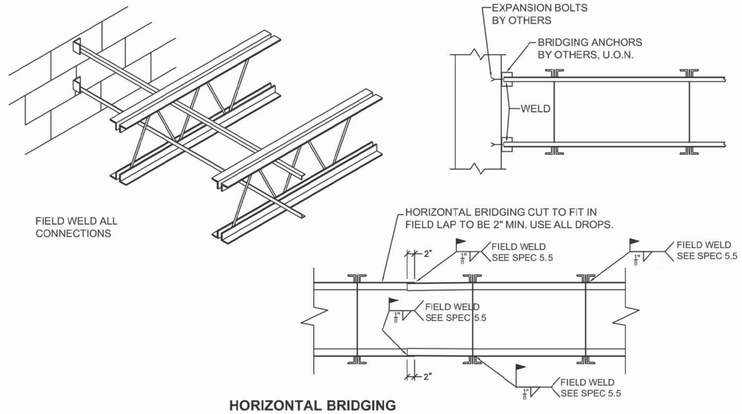
ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS FOR THIS BUILDING COMPLY WITH THE APPLICABLE STRUCTURAL PROVISIONS OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE, BUILDING (FBC-B), 8TH EDITION.

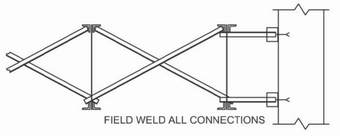
VULCRAFT BRIDGING DETAILS

DETAILS BELOW ARE SCHEMATIC ONLY. REFER TO THE VULCRAFT CATALOG.



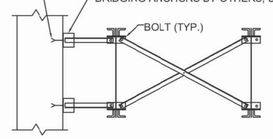
HORIZONTAL BRIDGING
SEE SJI SPECIFICATIONS

NOTE: DO NOT WELD BRIDGING TO JOIST WEB MEMBERS. DO NOT HANG ANY MECHANICAL, ELECTRICAL, ETC. FROM BRIDGING.



WELDED CROSS BRIDGING

HORIZONTAL BRIDGING SHALL BE USED IN SPACE ADJACENT TO THE WALL TO ALLOW FOR PROPER DEFLECTION OF THE JOIST NEAREST WALL.



BOLTED CROSS BRIDGING

(a) HORIZONTAL BRIDGING UNITS SHALL BE USED IN THE SPACE ADJACENT TO THE WALL TO ALLOW FOR PROPER DEFLECTION OF THE JOIST NEAREST THE WALL.

(b) FOR REQUIRED BOLT SIZE REFER TO BRIDGING TABLE. NOTE: CLIP CONFIGURATION MAY VARY FROM THAT SHOWN.

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Sarasota, FL 34240
TEL: [941] 907-9126
FAX: [941] 798.8327
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McCALL ENGINEERING, LLC
Structural Engineering

MARY K. PERSSON
LICENSE
No. 67436
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A NEW SHELL BUILDING
MAIN CITY PLAZA
608 2ND STREET EAST
BRADENTON, FL 34208

STRUCTURAL NOTES

ENGINEER
MARY K PERSSON
PE# 67436

DATE ISSUED
MKP | 07/22/2025

REVISIONS

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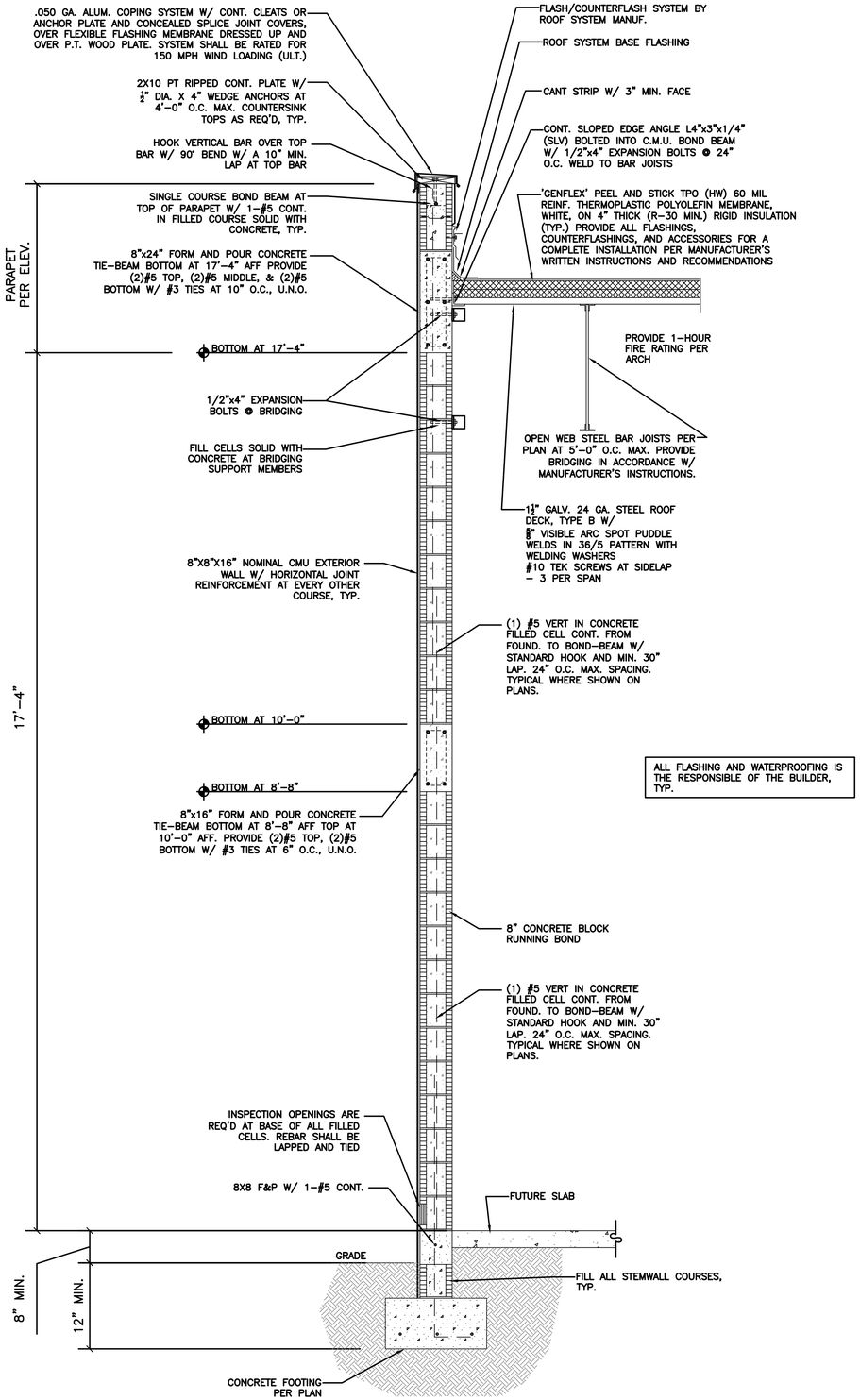
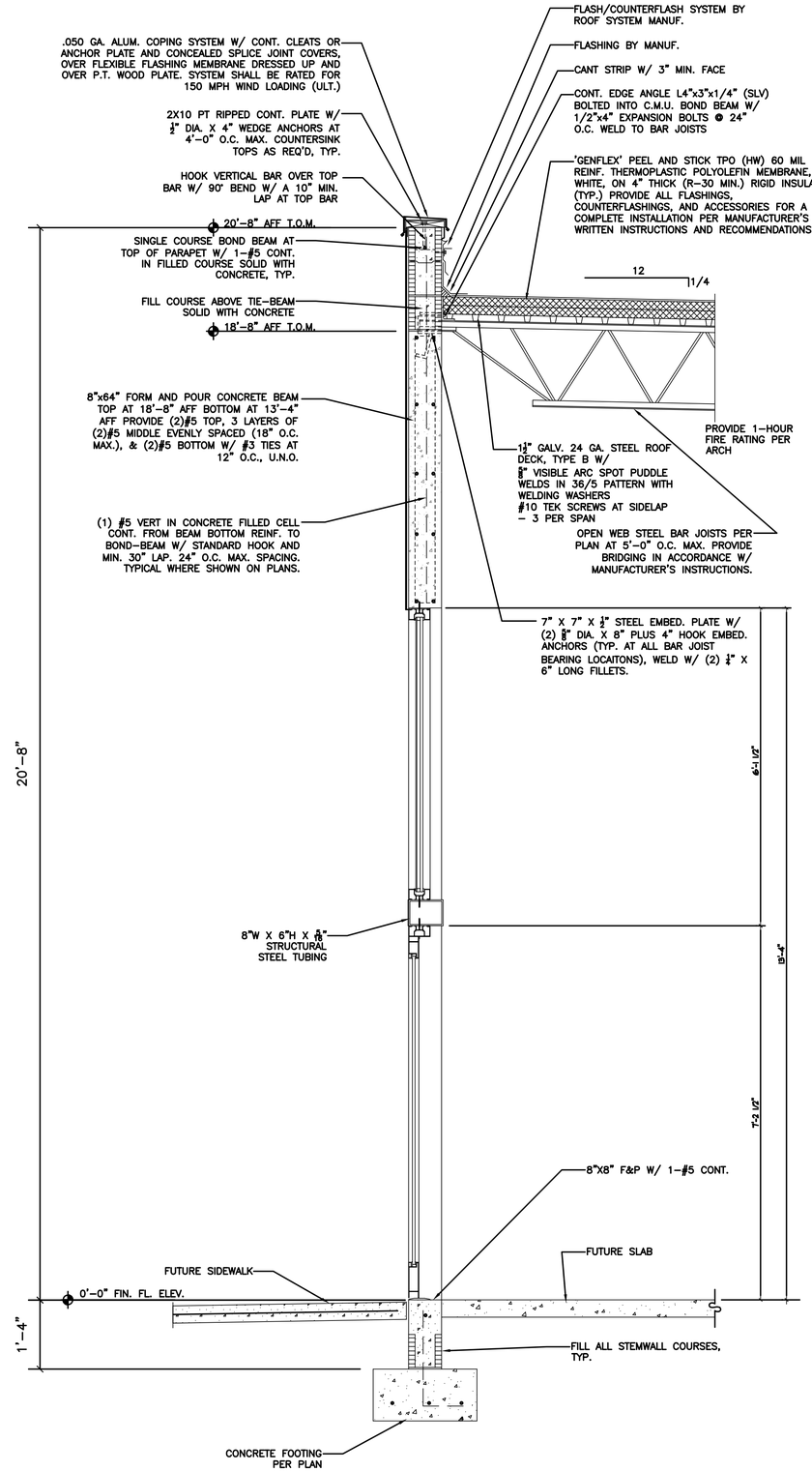
S4



TYPICAL WALL SECTION Ⓐ

SCALE: 3/4" = 1'-0"



TYPICAL WALL SECTION Ⓑ

SCALE: 3/4" = 1'-0"

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Structural Engineering

MARY K. PERSSON
LICENSED
No. 67436
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A NEW SHELL BUILDING
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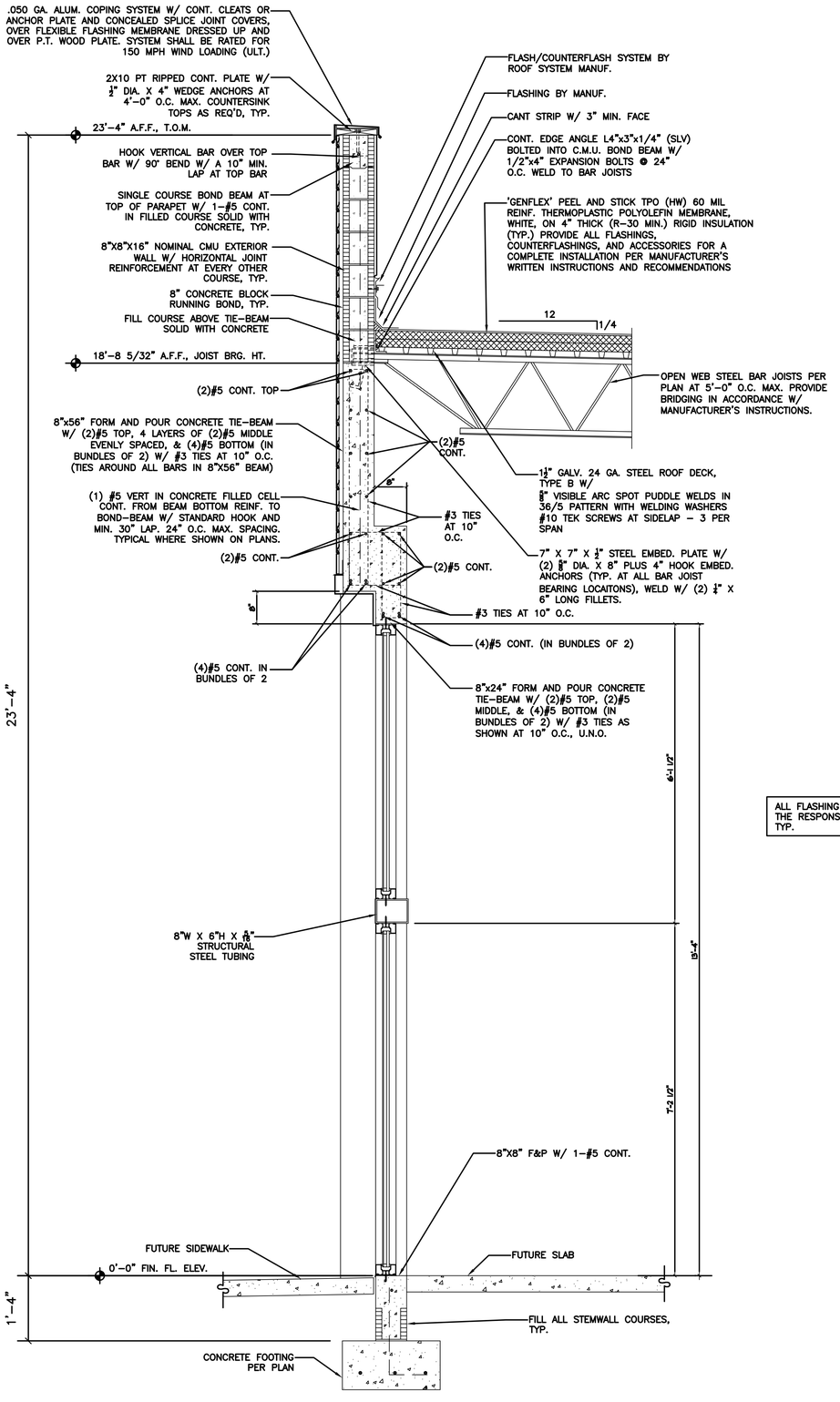
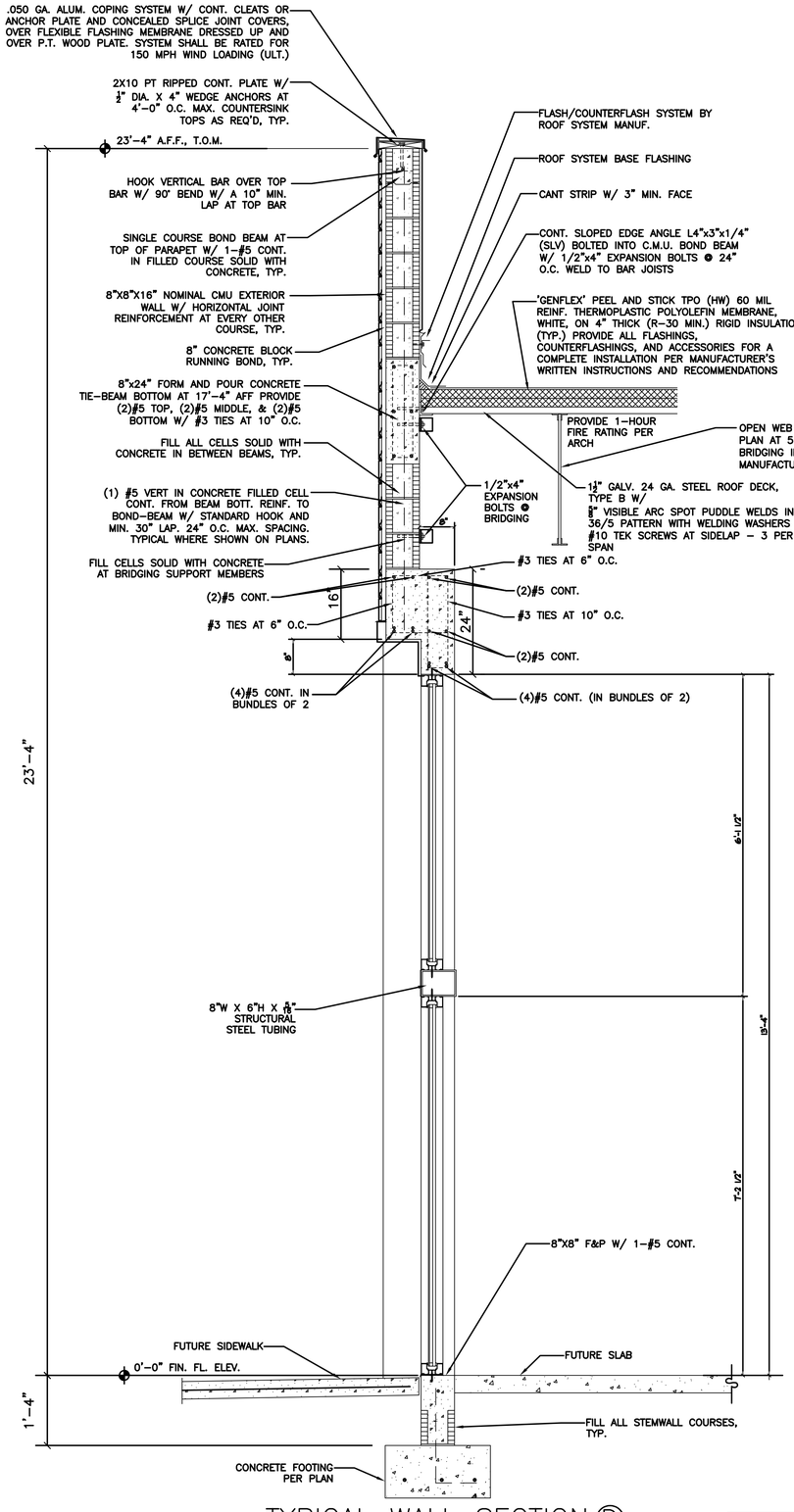


TYPICAL WALL SECTION Ⓒ

SCALE: 3/4" = 1'–0"

ALL FLASHING AND WATERPROOFING IS THE RESPONSIBLE OF THE BUILDER, TYP.



TYPICAL WALL SECTION Ⓓ

SCALE: 3/4" = 1'–0"

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Structural Engineering

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A NEW SHELL BUILDING FOR
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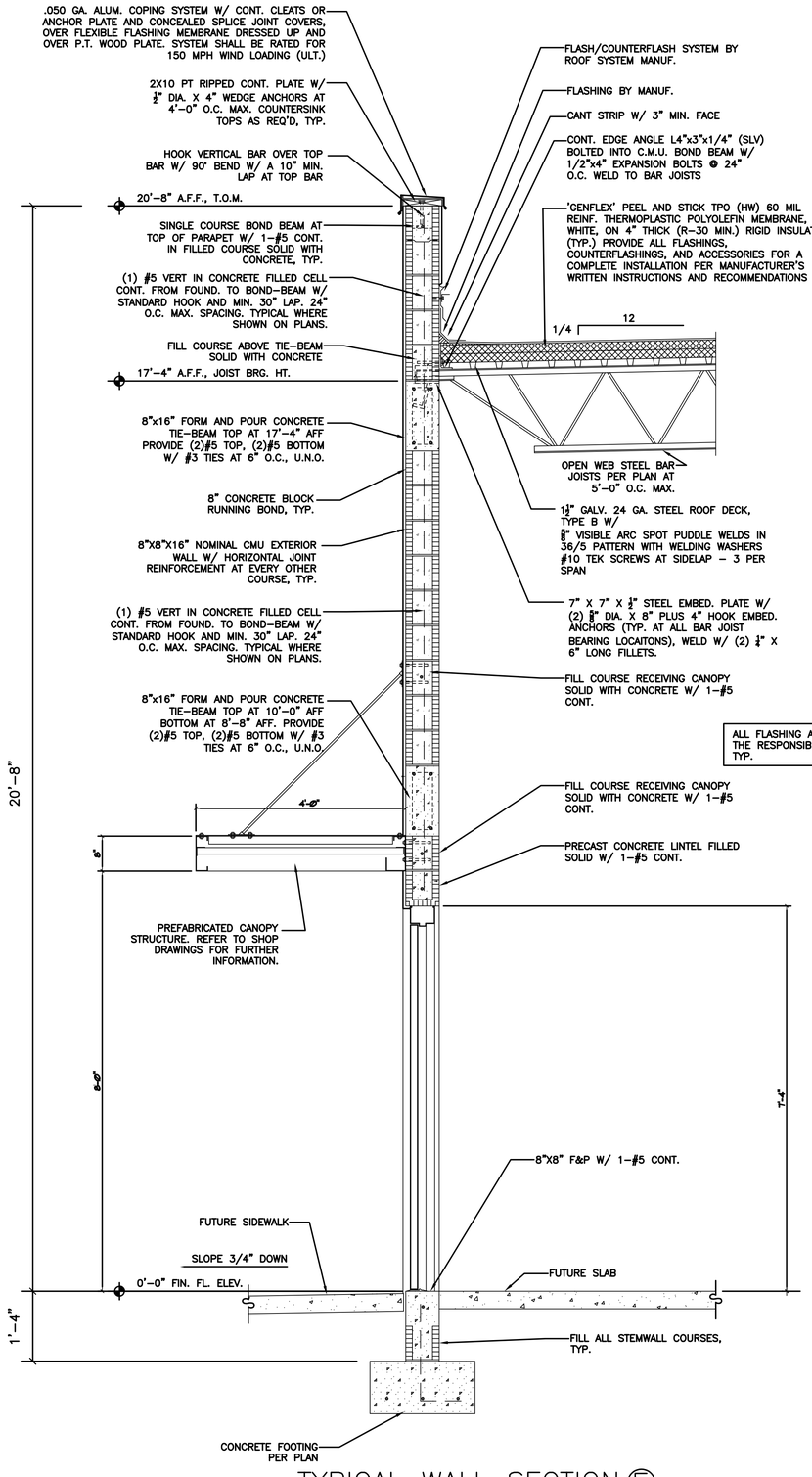
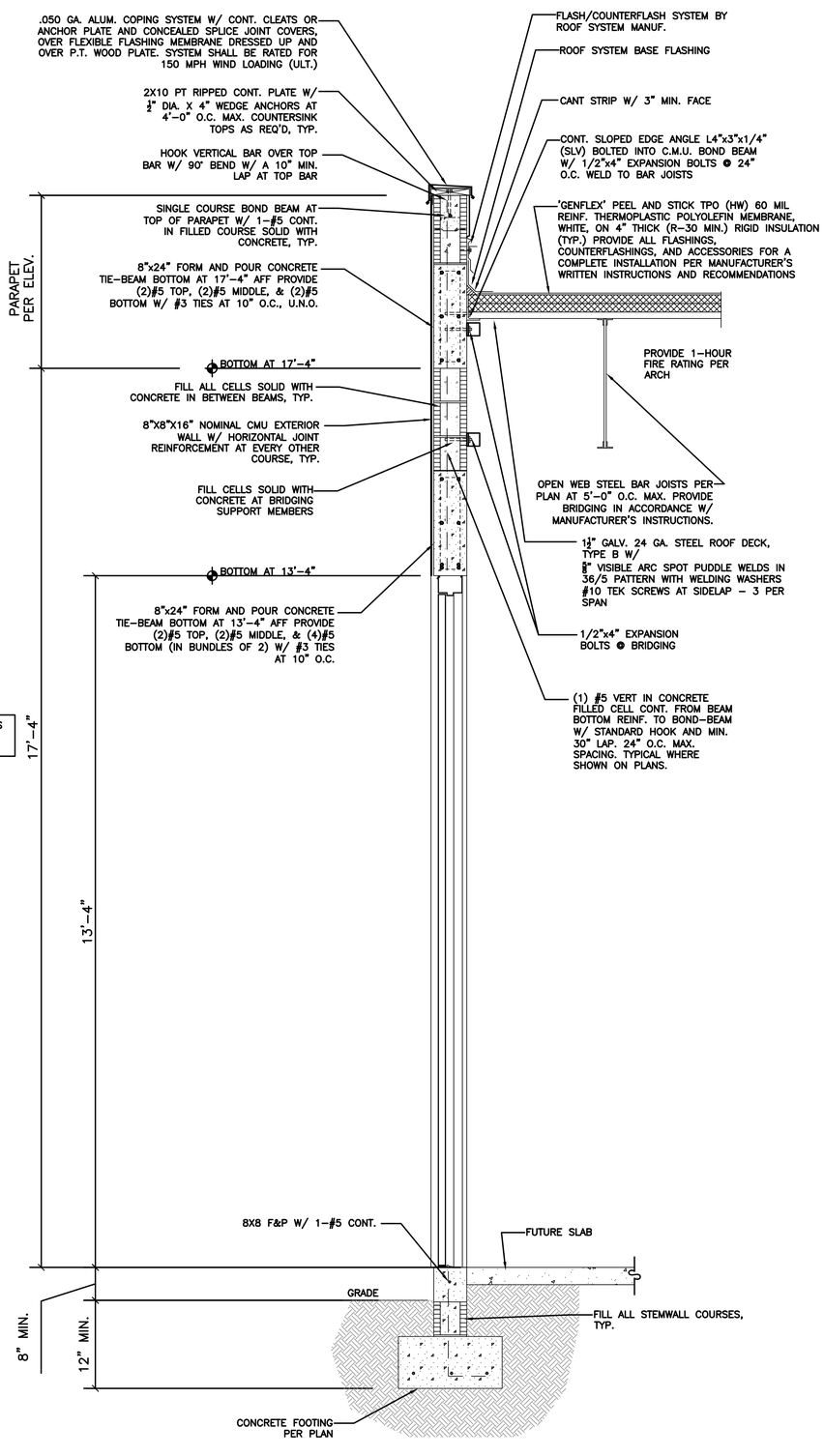


TYPICAL WALL SECTION (E)

SCALE: 3/4" = 1'-0"



TYPICAL WALL SECTION (F)

SCALE: 3/4" = 1'-0"

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Structural Engineering
888q Energy Court
Sarasota, FL 34240
TEL: (941) 907-9225
FAX: (941) 298.8327
FBPE# 26068

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A NEW SHELL BUILDING
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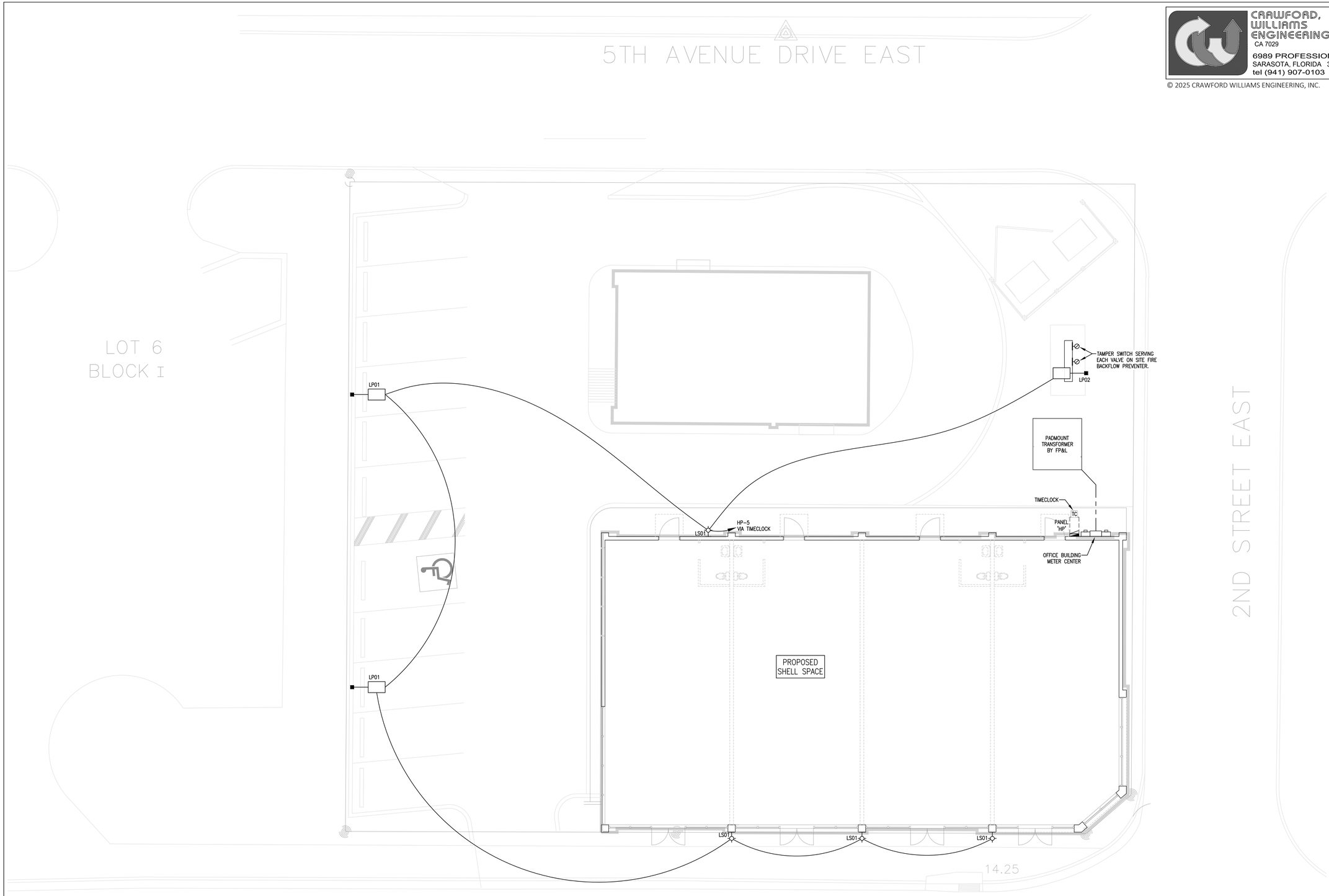

1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

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CA 7029
MECHANICAL
ELECTRICAL
PLUMBING
& FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

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WM. SCOTT CRAWFORD
P.E. 39436

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES

A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

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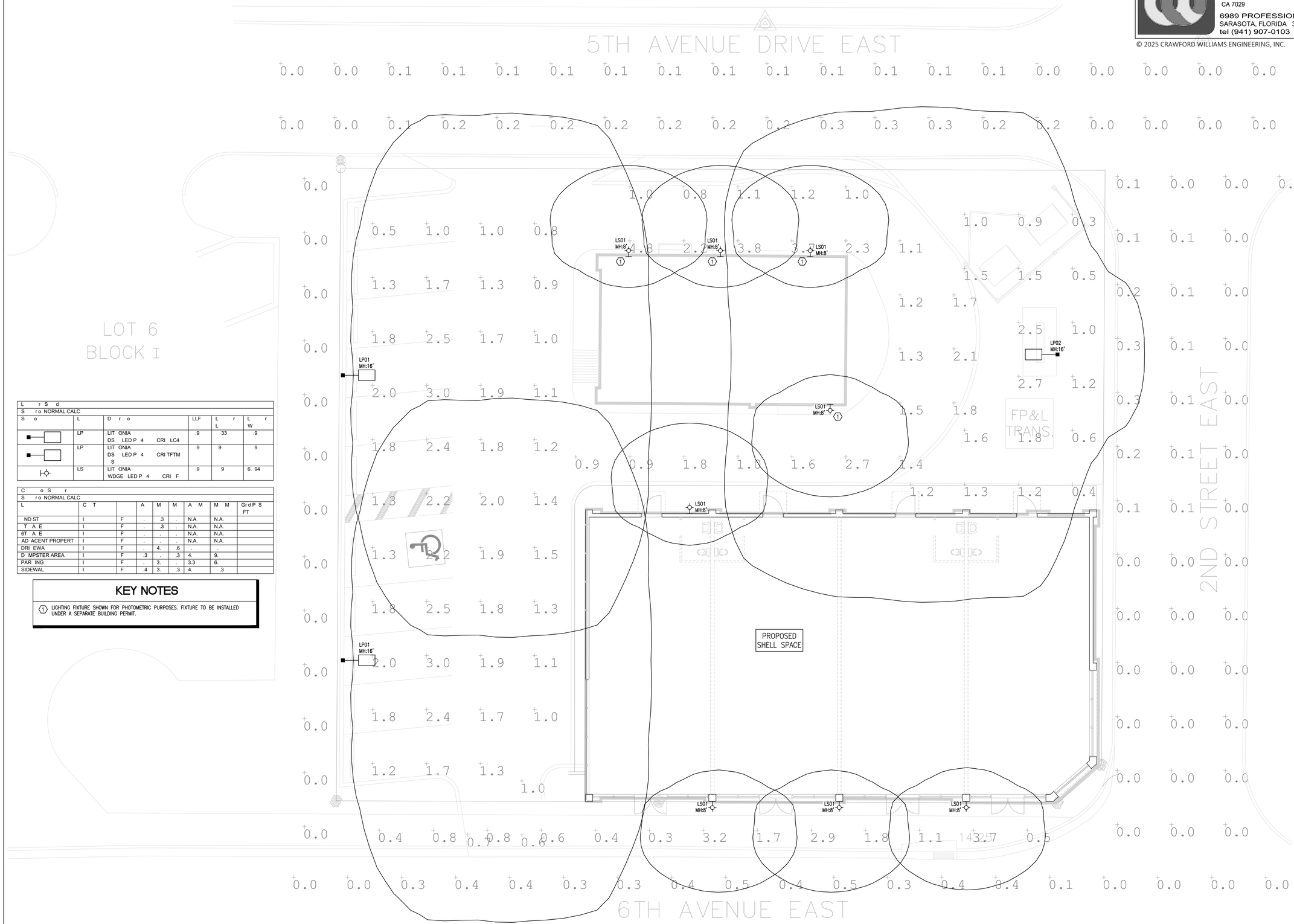
PHOTOMETRIC SITE PLAN

E1.00



L r S d					
S ro NORMAL CALC					
S o	L	D r o	LLF	L r L	L r W
	LP	LIT ONIA DS LED P 4 CRI LC4	.9	33	.9
	LP	LIT ONIA DS LED P 4 CRI TFTM S	.9	9	.9
	LS	LIT ONIA WDGE LED P 4 CRI F	.9	9	6. 94

C o S r								
S ro NORMAL CALC								
L	C T		A	M	M	A M	M M	Grd P S FT
ND ST	I	F	.	.3	.	N.A.	N.A.	
T A E	I	F	.	.3	.	N.A.	N.A.	
6T A E	I	F	.	.	.	N.A.	N.A.	
AD ACENT PROPERT	I	F	.	.	.	N.A.	N.A.	
DRI EWA	I	F	.	4.	.6	.	.	
D MPSTER AREA	I	F	.3	.	.3	4.	9.	
PAR ING	I	F	.	3.	.	3.3	6.	
SIDEWAL	I	F	.4	3.	.3	4.	.3	

KEY NOTES

1. LIGHTING FIXTURE SHOWN FOR PHOTOMETRIC PURPOSES. FIXTURE TO BE INSTALLED UNDER A SEPARATE BUILDING PERMIT.

1 PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"

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SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
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A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

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PHOTOMETRIC SITE PLAN

E1.01

TYPE LP01



D-Series Size 1
LED Area Luminaire

d*series

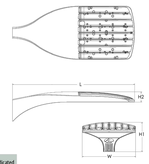
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



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Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[11]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[11,12]	SPA Square pole mounting (4ft drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[11,12]	RPA Round pole mounting (4ft drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[2]	120[10,26]	SPAS Square pole mounting #5 drilling[4]
	P4 P9			T3LG Type III low glare[2]	BLC4 Type IV backlight control[2]	208[10,26]	RPAS Round pole mounting #5 drilling[4]
	P5	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff[2]	240[10,26]	SPAIN Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare[2]	RCCO Right corner cutoff[2]	277[10,26]	
	P10[3] P12[3]	35K 3500K	80CRI	TFTM Forward throw medium		347[10,26]	WBA Wall bracket[19]
	P11[3] P13[3]	40K 4000K	80CRI			480[10,26]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark Bronze	
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 7fc[13,14,21]	SPD20KV 20KV surge protection		DBLXD Black	
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 7fc[13,14,21]	HS Houseside shield (black finish standard)[22]		DNAXD Natural Aluminum	
PER	NEMA twist-lock receptacle only (controls ordered separately)[15]	L90 Left rotated optics[1]		DWHXD White	
PERS	Five-pin receptacle only (controls ordered separately)[16,21]	R90 Right rotated optics[1]		DDBTXD Textured dark bronze	
PER7	Seven-pin receptacle only (controls ordered separately)[16,21]	CCE Coastal Construction[23]		DBLBXD Textured black	
AO	Field adjustable output[16,17]	HA 50°C ambient operation[24]		DNATXD Textured natural aluminum	
BL30	Bi-level switched dimming, 30%[16,21]	BAA Buy American(n) Act and/or Build America Buy America Qualified		DWHGXD Textured white	
BL50	Bi-level switched dimming, 50%[16,21]	SF Single fuse (120, 277, 347V)[18]			
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF Double fuse (208, 240, 480V)[18]			
DS	Dual switching[16,19,21]	**Shipped separately**			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

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TYPE LP02



D-Series Size 1
LED Area Luminaire

d*series

Catalog Number
Notes
Type

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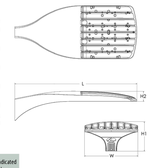
Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



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Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[11]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[11,12]	SPA Square pole mounting (4ft drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[11,12]	RPA Round pole mounting (4ft drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[2]	120[10,26]	SPAS Square pole mounting #5 drilling[4]
	P4 P9			T3LG Type III low glare[2]	BLC4 Type IV backlight control[2]	208[10,26]	RPAS Round pole mounting #5 drilling[4]
	P5	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff[2]	240[10,26]	SPAIN Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare[2]	RCCO Right corner cutoff[2]	277[10,26]	
	P10[3] P12[3]	35K 3500K	80CRI	TFTM Forward throw medium		347[10,26]	WBA Wall bracket[19]
	P11[3] P13[3]	40K 4000K	80CRI			480[10,26]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark Bronze	
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 7fc[13,14,21]	SPD20KV 20KV surge protection		DBLXD Black	
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 7fc[13,14,21]	HS Houseside shield (black finish standard)[22]		DNAXD Natural Aluminum	
PER	NEMA twist-lock receptacle only (controls ordered separately)[15]	L90 Left rotated optics[1]		DWHXD White	
PERS	Five-pin receptacle only (controls ordered separately)[16,21]	R90 Right rotated optics[1]		DDBTXD Textured dark bronze	
PER7	Seven-pin receptacle only (controls ordered separately)[16,21]	CCE Coastal Construction[23]		DBLBXD Textured black	
AO	Field adjustable output[16,17]	HA 50°C ambient operation[24]		DNATXD Textured natural aluminum	
BL30	Bi-level switched dimming, 30%[16,21]	BAA Buy American(n) Act and/or Build America Buy America Qualified		DWHGXD Textured white	
BL50	Bi-level switched dimming, 50%[16,21]	SF Single fuse (120, 277, 347V)[18]			
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF Double fuse (208, 240, 480V)[18]			
DS	Dual switching[16,19,21]	**Shipped separately**			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

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TYPE LS01



WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

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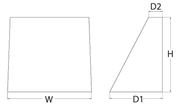
Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



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*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard Eff. 0°C	Cold Eff. -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[1]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2]
		40K 4000K				**Shipped separately**
		50K* 5000K				AWS 3/8inch Architectural wall spacer[3]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options		Finish		
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]	DDBXD	Dark bronze	DDBTXD Textured dark bronze
PE	Photocell, Button Type[6]	DBLXD	Black	DBLBXD Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]	DNAXD	Natural aluminum	DNATXD Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSTXD	Sandstone	DSSTXD Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)			
CCE	Coastal Construction[8]			

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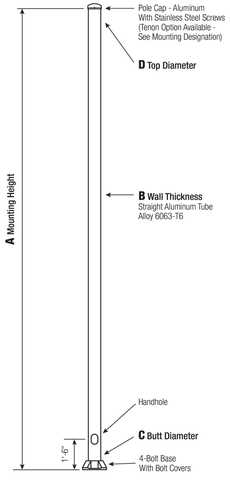
POLE

RSA
Round Straight Aluminum Pole
No Arm — 4-Bolt Base



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Dia.	D Top Dia.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4	4	6.5 - 8	7.5	2	.75 x 17 x 3
5	5	7.5 - 8	7.5	2	.75 x 17 x 3
6	6	9 - 10	9.75	2.75	.75 x 30 x 3*
7	7	10 - 11	10.5	2.75	1 x 36 x 4
8	8	11 - 12	11.25	2.75	1 x 36 x 4
9	9	12.5 - 14	12.75	2.75	1 x 36 x 4
10 Up To .250"	10	14 - 15	14	3.25	1 x 48 x 4
10 .312"	10	14 - 15	14	3.25	1.25 x 48 x 6

*1" x 36" x 4" Anchor Bolts can be specified for 8" butt diameter poles.

Dimensions in inches

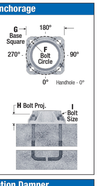
Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld to produce a T6 temper.

Base Style
4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Bolt Covers (Alloy 356-F) and Stainless Steel Hex Head Attaching Screws.



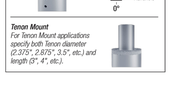
Handhole
4"-5" Butt Diameters - *2" x 4" Handhole with curved Lap-Style Aluminum Door and two (2) SS Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC hole is provided opposite the Handhole.*
6" Butt Diameter - *Reinforced, 3" x 5" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.*
7"+ Butt Diameters - *Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. Reinforced Frame will contain a tapped 3/8"-16NC Grounding Provision.*

Anchorage
Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153.
Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel).
A bolt circle template will be provided.



Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation
Side Drill Mount
For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.



Tenon Mount
For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (5", 4", etc.).



WARNING: *Do not install light pole without luminaire.*

CRAWFORD, WILLIAMS ENGINEERING, Inc.
CA 7029
MECHANICAL
ELECTRICAL
PLUMBING
& FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL
WILLIAM SCOTT CRAWFORD
LICENSE
No.39436
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
WM. SCOTT CRAWFORD
P.E. 39436

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES

A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:
CHECKED BY:
FILE:
PROJECT NO:
DATE: 07.22.25
ISSUE DATE

SITE LIGHTING CUT SHEETS

E1.02

1 SITE LIGHTING CUT SHEETS
SCALE: NO SCALE

CRAWFORD, WILLIAMS ENGINEERING, Inc.
CA 7029
MECHANICAL
ELECTRICAL
PLUMBING
& FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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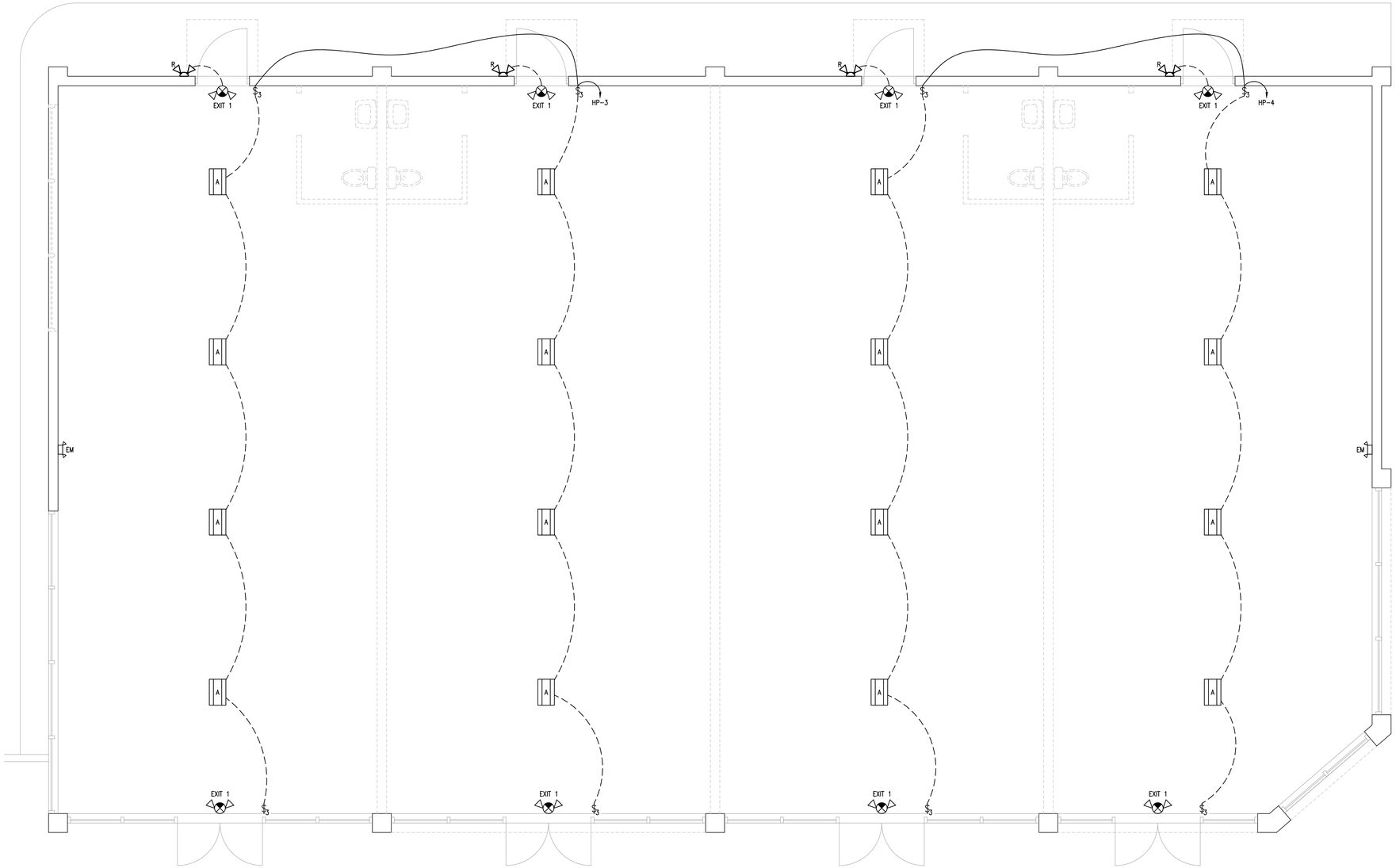

BUILDING #1
ELECTRICAL LIGHTING PLAN

1 SCALE: 1/4" = 1'-0"

GLG
ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL

WILLIAM SCOTT CRAWFORD LICENSE No.39436 STATE OF FLORIDA PROFESSIONAL ENGINEER

WM. SCOTT CRAWFORD
P.E. 39436

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A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:	MJE
CHECKED BY:	WSC
FILE:	
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BUILDING #1
ELECTRICAL LIGHTING PLAN

E1.10

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CA 7029
MECHANICAL
ELECTRICAL
PLUMBING
& FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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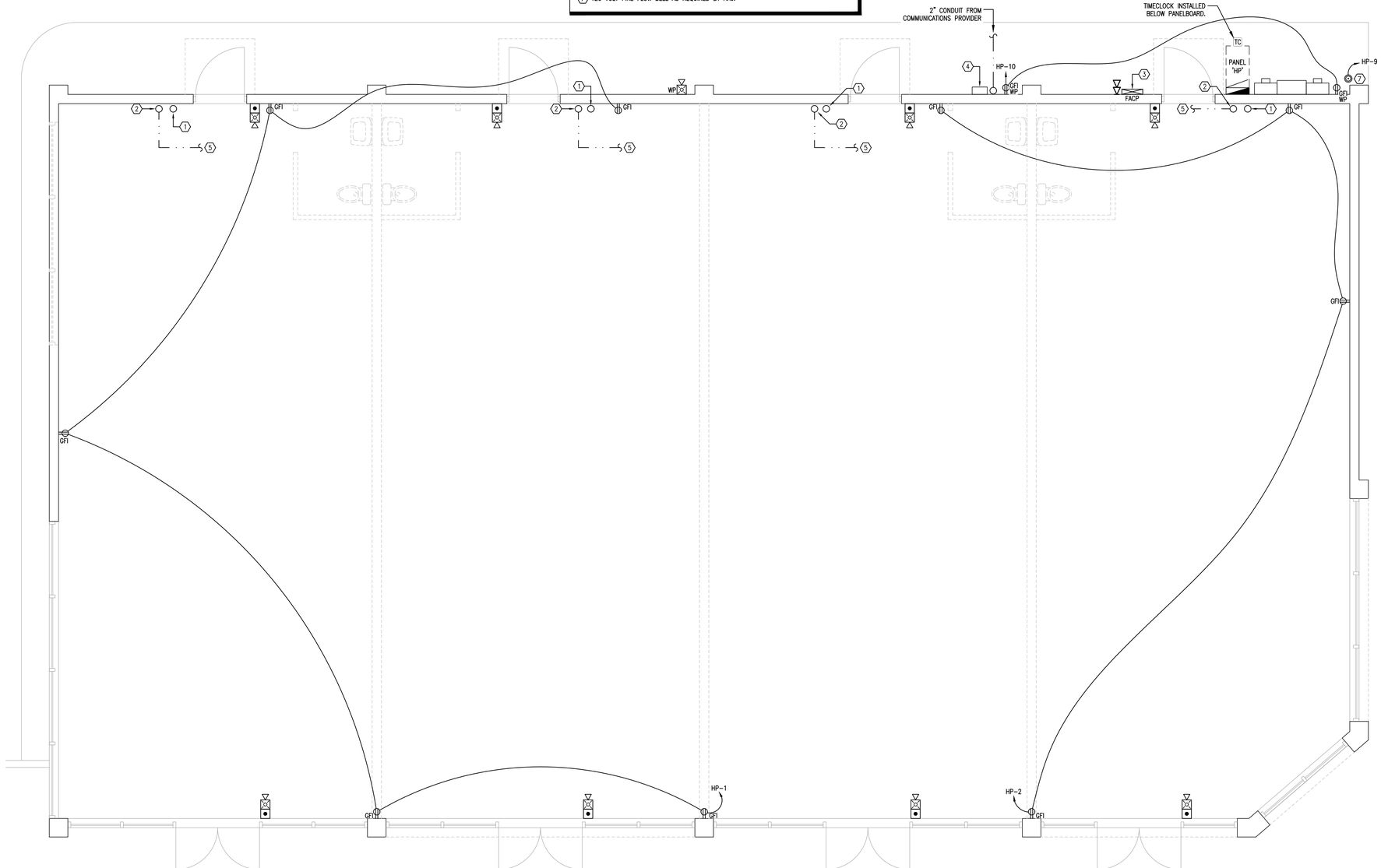
KEY NOTES

1. 2" UNDERGROUND CONDUIT STUB-UP FROM UNIT DISCONNECT.
2. 1" UNDERGROUND CONDUIT STUB-UP FOR COMMUNICATIONS.
3. FIRE ALARM CONTROL PANEL IN NEMA 4X TEMPERATURE CONTROLLED ENCLOSURE.
4. TELEPHONE & COMMUNICATIONS NEMA 4X ENCLOSURE.
5. 1" UNDERGROUND CONDUIT FROM TELEPHONE & COMMUNICATIONS ENCLOSURE.
6. PROVIDE CONDUIT & CONDUCTORS TO SITE TAMPER SWITCHES. SEE SITE PLAN ON SHEET E1.00.
7. 120 VOLT FIRE FLOW BELL AS REQUIRED BY AHJ.



BUILDING #1
ELECTRICAL POWER & SYSTEMS PLAN

1 SCALE: 1/4" = 1'-0"

GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL

WILLIAM SCOTT CRAWFORD LICENSE No.39436 STATE OF FLORIDA PROFESSIONAL ENGINEER

WM. SCOTT CRAWFORD
P.E. 39436

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A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
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BUILDING #1
ELECTRICAL POWER &
SYSTEMS PLAN

E1.11

ELECTRICAL GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, CONDUITS, LIGHTING FIXTURES RECEPTACLES, ETC.
2. COORDINATE ALL DEVICE LOCATIONS WITH OTHER TRADES AND WITH ARCHITECTURAL, INTERIOR DESIGN AND FURNISHING PLANS.
3. ALL ELECTRICAL WORK SHALL BE PER THE 2020 NATIONAL ELECTRIC CODE, THE 2023 FLORIDA BUILDING CODE, 8th EDITION, THE FLORIDA FIRE PREVENTION CODE 2023, AND ANY LOCAL CODES OR ORDINANCES.
4. CONTRACTOR SHALL PAY FOR ALL FEES, TAXES AND PERMITS AND PROVIDE A COMPLETE FULLY FUNCTIONAL AND CODE COMPLIANT ELECTRICAL SYSTEM.
5. ALL POWER AND LINE VOLTAGE CONTROL WIRING BY THE ELECTRICAL CONTRACTOR. HVAC CONTROL WIRING BY MECHANICAL CONTRACTOR. CONDUIT INSTALLED BY ELECTRICIAN.
6. ALL PANELS SHALL HAVE TYPEWRITTEN DIRECTORIES.
7. THE CONTRACTOR SHALL KEEP AN UPDATED SET OF AS-BUILT DRAWINGS ON THE JOB-SITE AT ALL TIMES. FINISHED AS-BUILT DRAWINGS SHALL BE TURNED OVER TO THE OWNER AT THE TIME OF PROJECT COMPLETION.
8. ALL WIRE AND CABLE SHALL BE COPPER UON, MINIMUM SIZE #12 AWG. SIZE #10 AWG AND SMALLER SHALL BE SOLID TYPE THHN OR THWN, SIZES #8 AWG AND LARGER SHALL BE STRANDED TYPE THW OR THHN. ALL WIRING SHALL BE IN CONDUIT.
9. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL THE EXISTING CONDITIONS.
10. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
11. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A GUARANTEE AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND EQUIPMENT FOR A PERIOD OF 1 YEAR FROM THE DATE OF ACCEPTANCE.
12. SUBMIT SIX BOUND COPIES OF SHOP DRAWINGS WITH TYPED INDEXES SHOWING TYPE AND CATALOG NUMBERS ON ALL EQUIPMENT AND OBTAIN APPROVAL PRIOR TO ORDER AND INSTALLATION.
13. PROVIDE ENGRAVED PHENOLIC NAMEPLATES, 1/4" WHITE LETTERS ON A BLACK BACKGROUND, FOR ALL PANELS, MAIN SWITCHES, ETC., FASTEN WITH A MINIMUM OF 2 SCREWS. SERVICE MAINS TO BE MARKED WITH RED BACKGROUND PLATES.
14. AT DATA/COMM/TEL OUTLETS SHOWN, PROVIDE J-BOX AND 1" CONDUIT TO 6" ABOVE CEILING. FACE PLATE AND WIRING BY OTHERS.
15. COORDINATE ALL CONDUIT REQUIREMENTS WITH HVAC CONTROLS, FIRE ALARM, SECURITY AND OTHER TRADES.
16. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER OPERATION AND CONSISTENT WITH GOOD WORKMANSHIP, ARE TO BE INCLUDED BY THE CONTRACTOR IN HIS ESTIMATE, THE SAME AS IF SHOWN IN THE DRAWINGS OR SPELLED OUT IN THE SPECIFICATIONS.
17. THE ELECTRICAL CONTRACTOR SHALL ADDRESS ANY PRE-BID AND/OR FIELD DISCOVERED PROBLEMS AND OR CONFLICTS, ETC. VIA TYPEWRITTEN RFI TO THE ENGINEER FOR RESOLUTION PRIOR TO THE BID DATE.
18. MATERIALS OR PRODUCTS SPECIFIED HEREIN AND/OR INDICATED ON DRAWINGS BY TRADE NAME, MANUFACTURER'S NAME OR CATALOG NUMBER SHALL BE PROVIDED AS SPECIFIED.
19. ALL PROPOSED SUBSTITUTIONS TO ITEMS SPECIFIED ON THESE PLANS ARE TO BE SUBMITTED NO LATER THAN FIVE (5) WORKING DAYS PRIOR TO THE BID DATE. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
20. APPROVALS OF "OR EQUIVALENT" SUBSTITUTIONS WILL BE MAILED TO ALL BIDDERS AS AN ADDENDUM TO THE CONTRACT DOCUMENTS AS DETERMINED NECESSARY BY ENGINEER/ARCHITECT.
21. ANY CONTRACTOR WISHING TO SUBMIT FOR AN "OR EQUIVALENT" SUBSTITUTION WILL SUBMIT WITH HIS REQUEST COMPLETE CATALOG INFORMATION TO PERMIT EVALUATION OF THE PRODUCT, AND IN THE CASE OF LIGHTING FIXTURES, A PHOTOMETRIC POINT-BY-POINT REPORT FOR EACH AREA AFFECTED BY SUBSTITUTION(S).
22. ALL FIRE ALARM WIRING TO BE SOLID COPPER CONDUCTOR OF THE MINIMUM SIZE RECOMMENDED BY THE FIRE ALARM SYSTEM MANUFACTURER AND INSTALLED IN CONDUIT. ALL WIRING TO BE COLOR COORDINATED AND PROPERLY IDENTIFIED. INSTALLATION WILL BE BY A STATE LICENSED AND APPROVED INSTALLER AND COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
23. FIRE ALARM PLANS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE FIRE ALARM SYSTEM AND REQUIREMENTS IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-33.006. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AT HIS OR HER EXPENSE IN ACCORDANCE WITH ALL APPLICABLE CODES THAT SHALL INCLUDE, BUT NOT BE LIMITED TO, POINT TO POINT WIRING DIAGRAM, WIRE SIZES, BATTERY CALCULATIONS, EQUIPMENT SUBMITTALS AND INSTALLATION DETAILS. IT SHALL ALSO BE THE RESPONSIBILITY OF SAID CONTRACTOR TO PROVIDE AT HIS OR HER EXPENSE DOCUMENTS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AS REQUIRED FOR THE FIRE ALARM PERMIT. CONTRACTOR SHALL PROVIDE ADDITIONAL ITEMS AS REQUIRED FOR A COMPLETE AND CODE COMPLYING INSTALLATION.
24. ALL EXIT SIGNS AND EGRESS LIGHTS ARE TO BE CONNECTED TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHING PER NEC 700.12(F).
25. CONTRACTOR SHALL PROVIDE COMMISSIONING AND FUNCTIONAL TESTING OF ALL LIGHTING CONTROLS AND SYSTEMS AS PER SECTION C408.3.1 OF THE FLORIDA BUILDING CODE-ENERGY CONSERVATION, 8TH EDITION (2023).
26. LIGHTING PROTECTION SYSTEM: CONTRACTOR SHALL PROVIDE TWO LINE ITEM COSTS FOR A COMPLETE SINGLE POINT EMITTER LIGHTNING PROTECTION SYSTEM, AND FOR A COMPLETE FARADAY CAGE TYPE LIGHTNING PROTECTION SYSTEM.COMPLETE SURGE PROTECTION SHALL BE PROVIDED ON ALL SWITCH GEAR, PANELBOARDS, LOADCENTERS, ETC.

LIGHTING + SWITCH SYMBOL LEGEND

SYMBOL	DESCRIPTION	COMMENT
	TYPICAL 2x4 CEILING-MOUNTED, LED LIGHT FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL 2x2 CEILING-MOUNTED, LED LIGHT FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	LINEAR LED STRIP TYPE FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL RECESSED DOWNLIGHT SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL SURFACE MOUNTED FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL WALL MOUNTED LIGHTING FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL PENDENT MOUNTED LIGHT FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL TRACK LIGHTING FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	EMERGENCY LIGHT FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	SHADING INDICATES FIXTURE SUPPLIED WITH EMERGENCY POWER VIA BATTERY PACK	SEE FIXTURE SCHEDULE FOR BATTERY PACK SPECIFICATION
	CEILING OR WALL-MOUNTED, SELF-CONTAINED EMERGENCY EXIT SIGN WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS	SEE FIXTURE SCHEDULE
	WALL PACK SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	SITE LIGHTING FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	SITE BOLLARD FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	FLOOD LIGHT FIXTURE SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
	TYPICAL CEILING FAN SUB LETTER INDICATES FIXTURE TYPE	SEE FIXTURE SCHEDULE
$OC	WALL SWITCH OCCUPANCY SENSOR (DUAL), LEVITON "OSSMT-MD*" (30'W X 40'L)	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
$V D	DUAL TECH WALL SWITCH-VACANCY SENSOR D DESIGNATES DIMMING	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
$OC D	DUAL TECH WALL SWITCH-OCCUPANCY SENSOR (20 AMP) D DESIGNATES DIMMING	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
$	SINGLE POLE SWITCH (20 AMP)	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
$X	X=3-WAY SWITCH, 4-WAY SWITCH, T- SPRING WOUND TIMER 60 MINUTE. (20 AMP)	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
$D	DIMMER SWITCH (20 AMP)	MOUNT TO UNIT UNLESS OTHERWISE NOTED
$M	MOTOR RATED SWITCH	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
$LV	LIGHTING CONTROL PANEL LOW VOLTAGE SWITCH WITH DESIGNATION	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
A	SWITCHBANK (EXCLUDING LETTERS "J", "T", AND "M") SEE DETAIL CORRESPONDING TO INDICATED LETTER	MOUNT AT 48" AFF UNLESS OTHERWISE NOTED
LCP XX	LIGHTING CONTROL PANEL RELAY #	---
PC	PHOTO CELL CONTROL	
	EMERGENCY LIGHT FIXTURE WEATHERPROOF REMOTE HEAD(S)	SEE FIXTURE SCHEDULE

ELECTRICAL CONDUIT + CIRCUITING LEGEND

SYMBOL	DESCRIPTION	COMMENT
	SWITCH LEG	---
	FEEDER/BRANCH CIRCUIT	---
	LOW VOLTAGE CIRCUIT	---
	CONDUIT MATERIAL, SIZE & ROUTING AS NOTED ON PLANS	---
	CONDUIT UNDERGROUND OR IN SLAB MATERIAL, SIZE & ROUTING AS NOTED ON PLANS	---
Xx-x	HOMERUN TO PANEL PANEL NAME-CIRCUIT NUMBER	---
	POINT OF CONNECTION	---

ELECTRICAL ABBREVIATIONS

AFF	–	ABOVE FINISHED FLOOR	HORIZ	–	HORIZONTAL
AFI	–	ARC FAULT INTERRUPTER	LW	–	LOW WHITE
AFC	–	ABOVE FINISHED COUNTER	HP	–	HORSEPOWER, HEAT PUMP
AFG	–	ABOVE FINISHED GRADE	HVAC	–	HEATING, VENTING, AIR CONDITIONING
AHU	–	AIR HANDLING UNIT	IGR	–	ISOLATED GROUND RECEPTACLE
AUF	–	ABOVE UNFINISHED FLOOR	JB	–	JUNCTION BOX
BFG	–	BELOW FINISHED GRADE	LRA	–	LOCKED ROTOR AMPERES
C	–	CONDUIT	MCB	–	MAIN CIRCUIT BREAKER
C/L	–	CENTERLINE	MH	–	MOUNTING HEIGHT
CU	–	CONDENSING UNIT	MLO	–	MAIN LUGS ONLY
CW	–	COOL WHITE	N	–	NEUTRAL
D	–	FIXTURE TO BE DEMO'D	NL	–	NIGHT LIGHT
DN	–	DOWN	OCPD	–	OVER-CURRENT PROTECTION DEVICE
E	–	EXPLOSION PROOF	PB	–	PULL BOX, PUSHBUTTON
EDH	–	ELECTRIC DUCT HEATER	R	–	RELOCATED EXISTING ELEC DEVICE
EF	–	EXHAUST FAN	RECEPT	–	RECEPTACLE
ENCL	–	ENCLOSURE	SF	–	SUPPLY FAN
EWC	–	ELECTRIC WATER COOLER	SPEC	–	SPECIFICATIONS
ETR	–	EXISTING TO REMAIN	TL	–	TWIST LOCK
FCU	–	FAN COIL UNIT	TTB	–	TELEPHONE TERMINAL BOARD
FHP	–	FRACTIONAL HORSEPOWER	VERT	–	VERTICAL
FLA	–	FULL LOAD AMPERES	WH	–	WATER HEATER
G	–	GROUND	WP	–	WEATHERPROOF
GFI	–	GROUND FAULT INTERRUPTER	UON	–	UNLESS OTHERWISE NOTED
HID	–	HIGH INTENSITY DISCHARGE	XFMR	–	TRANSFORMER

NOTES:
1. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS & MOUNTING HEIGHTS OF ALL ELECTRICAL DEVICES WITH OWNER/ARCHITECT BEFORE ROUGH-IN. MOUNTING HEIGHTS ARE MEASURED TO CENTER OF BOX.
2. ALL RECEPTACLES & SWITCHES SHALL BE ARCH/DECORA TYPE WITH MATCHING FACE PLATES. COORDINATE FINAL COLOR WITH ARCHITECT PRIOR TO ORDERING.
3. ALL SYMBOLS AND ABBREVIATIONS DO NOT NECESSARILY APPEAR ON THIS PROJECT.

RECEPTACLE, DATA + TELEVISION SYMBOL LEGEND

SYMBOL	DESCRIPTION	COMMENT
	SIMPLEX RECEPTACLE	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	QUADRAPLEX RECEPTACLE	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	ABOVE COUNTER RECEPTACLE	MOUNT AT 6" ABOVE COUNTER UNLESS OTHERWISE NOTED
	220V RECEPTACLE-AMPS AS INDICATED ON PLANS REFER TO NEMA PLUG & CONNECTOR CONFIGURATION DETAIL	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	2 OR 3 POLE RECEPTACLE-AMPS AS INDICATED ON PLANS REFER TO NEMA PLUG & CONNECTOR CONFIGURATION DETAIL	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	HALF-SWITCHED RECEPTACLE	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	FLOOR MOUNTED RECEPTACLE (HUBBLE SYSTEMONE OR EQUAL)	FLUSH WITH FLOOR
	CEILING MOUNTED RECEPTACLE	FLUSH WITH CEILING
	BUILDING EXTERIOR/ROOF-MOUNTED DUPLEX RECEPTACLE. DEVICE SHALL INCLUDE WATERPROOF BACK-BOX WITH DIE-CAST, WEATHERPROOF IN-USE LOCKING COVER - PASS & SEYMOUR CAT# WLIC10-CACV. RECEPTACLE SHALL BE G.F.I. PROTECTED EITHER AT THE RECEPTACLE OR FROM THE CIRCUIT BREAKER IN THE PANELBOARD SERVING CKT. IF TOTAL BRANCH CIRCUIT ONE-WAY LENGTH IS GREATER THAN 200', UTILIZE GFCI RECEPTACLES IN PLACE OF GFCI BREAKER (PER MANUFACTURER RECOMMENDATIONS.	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
J	JUNCTION BOX	ACCORDING TO NEC REQUIREMENTS
	TELEPHONE OUTLET	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	DATA OUTLET	MOUNT AT 6" ABOVE COUNTER UNLESS OTHERWISE NOTED
	FLOOR MOUNTED TELEPHONE OUTLET	FLUSH WITH FLOOR
	CEILING MOUNTED TELEPHONE OUTLET	FLUSH WITH CEILING
	COMBINATION DATA/TEL/COMM OUTLET	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED
	ABOVE COUNTER COMBINATION DATA/TEL/COMM OUTLET	MOUNT AT 6" ABOVE COUNTER UNLESS OTHERWISE NOTED
	FLOOR MOUNTED COMBINATION DATA/TEL/COMM OUTLET	FLUSH WITH FLOOR
	CEILING MOUNTED DATA/TEL/COMM OUTLET	FLUSH WITH CEILING
TV	TELEVISION OUTLET REFER TO TELEVISION OUTLET DETAIL	MOUNT AT 18" AFF UNLESS OTHERWISE NOTED

ELECTRICAL EQUIPMENT SYMBOL LEGEND

SYMBOL	DESCRIPTION	COMMENT
	ELECTRIC MOTOR	---
	SERVICE DISCONNECT, COORDINATE SIZE, TYPE & LOCATION W/ EQUIPMENT PROVIDER/INSTALLER	---
SIZE	COMBINATION ELECTROMECHANICAL STARTER & DISCONNECT SUBSCRIPT INDICATES NEMA STARTER SIZE	---
100 / 75 3-3R	FRAME / FUSE - POLES-ENCLOSURE	---
	HEAT STRIP COORDINATE W/ DIV. 15 CONTRACTOR	---
	MOTORIZED DAMPER COORDINATE W/ DIV. 15 CONTRACTOR	---
	208/240V ELECTRIC PANEL	---
	480V ELECTRIC PANEL	---
	208/240V ENCLOSED CIRCUIT BREAKER	---
	480V ENCLOSED CIRCUIT BREAKER	---
	SURGE SUPPRESSION DEVICE	---
XX,000AIC XX-XX-20	CALCULATED MAXIMUM AVAILABLE FAULT CURRENT DATE OF CALCULATION	---
LC#	CONTACTOR CABINET FIELD SIZED BY THE ELECTRICAL CONTRACTOR	---
C	CONTACTOR REFER TO CONTACTOR DETAIL	---
T	TRANSFORMER	---
	EMERGENCY STOP STATION/EMERGENCY POWER OFF SWITCH WEATHERPROOF	
	DOOR BELL PUSH BUTTON	

PLEASE NOTE:

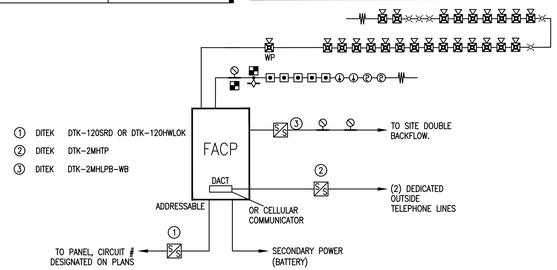
NOT ALL NOTES AND SYMBOLS MAY BE APPLICABLE TO THIS PROJECT.

FIRE ALARM SYMBOL LEGEND

SYMBOL	DESCRIPTION	COMMENT
	MANUAL PULL STATION	---
	HEAT DETECTOR	---
	SMOKE DETECTOR	---
	NON-SYSTEM SMOKE DETECTOR, COMBINATION SMOKE/CARBON MONOXIDE DETECTOR, 120 VOLT W/ BATTERY BACKUP.	SEE SMOKE DETECTOR NOTE
ER	SMOKE DETECTOR FOR ELEVATOR RECALL	---
CO	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	---
	DUCT MOUNTED SMOKE DETECTOR COORDINATE LOCATION DIV. 15 PLANS	---
	TAMPER SWITCH, PROVIDED BY SPRINKLER CONTRACTOR, WIRED BY FIRE ALARM CONTRACTOR	---
	FLOW SWITCH, PROVIDED BY SPRINKLER CONTRACTOR, WIRED BY FIRE ALARM CONTRACTOR	---
	VISIBLE ANNUNCIATOR	MOUNT AT 84" AFF
	AUDIBLE/VISIBLE COMBINATION ANNUNCIATOR V DENOTES VOICE, L DENOTES LOW FREQUENCY	MOUNT AT 84" AFF
	AUDIBLE ANNUNCIATOR V DENOTES VOICE, L DENOTES LOW FREQUENCY	MOUNT AT 84" AFF
	CEILING MOUNTED VISIBLE ANNUNCIATOR	---
	CEILING MOUNTED AUDIBLE/VISIBLE COMBINATION ANNUNCIATOR V DENOTES VOICE, L DENOTES LOW FREQUENCY	---
	ELEVATOR "DO NOT USE" SIGNAL	---
R	FIRE ALARM SYSTEM INTERFACE RELAY	---
RTS	DUCT DETECTOR REMOTE TEST SWITCH	---
	MAGNETIC DOOR HOLD/RELEASE (NFPA 72 5.14.6 AND NFPA 101 9.6.5)	---
FACP	FIRE ALARM CONTROL UNIT	---
FAA	REMOTE ANNUNCIATING PANEL	---
DACT	AUTOMATIC DIALER/CELLULAR COMMUNICATOR	---
BPS	BOOSTER POWER SUPPLY EXPANDER PANEL	---
	TYPICAL EXISTING DEVICE AS SHOWN ON EXISTING SHEET	---
	FIRE ALARM MONITORING MODULE.	---
	FIRE FLOW BELL, EXTERNAL, WEATHER PROOF.	120V VIA FLOW SWITCH

EMS COMMUNICATION ENHANCEMENT REQUIREMENTS

CONTRACTOR SHALL FIELD VERIFY WITH LOCAL FIRE MARSHALL/AHJ THAT MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS ARE AVAILABLE ON THE PROJECT SITE TO DETERMINE IF OWNER/CONTRACTOR PROVIDED ENHANCEMENTS WILL BE REQUIRED TO BE PROVIDED AS PER NFPA 1:11.10.1



N.T.S.

TYPICAL ADDRESSABLE ALARM SYSTEM

FIRE ALARM SYSTEM NOTES

1. FIRE ALARM SYSTEM IS NEW.
2. ALL CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS BUT IN NO CASE SMALLER THAN 14AWG.
3. ALL UNDERGROUND FIRE ALARM CONDUCTORS SHALL BE INSTALLED IN MINIMUM 3/4" CONDUIT. ALL FIRE CONDUCTORS CONCEALED IN WALLS SHALL BE IN MINIMUM 1/2" CONDUIT STUBBED 6" ABOVE CEILING W/90° BEND. (CONDUITS SHALL NOT TO EXCEED 30% FILL) TIE WRAP ALL EXPOSED FIRE ALARM WIRES TIGHT TO STRUCTURE.
4. ALL VISUAL ALARMS SHALL BE PER ANSI A117.1.4.26 AND ADA/UFAS REQUIREMENTS. FIRE ALARM SYSTEM SHALL BE AS REQUIRED PER SECTION 907 OF THE FLORIDA BUILDING CODE, EIGHTH EDITION 2023.
5. ALL FIRE ALARM COMPONENTS SHALL BE COMPATIBLE AND SHALL BE UL LISTED FOR FIRE ALARM SERVICE.
6. VERIFY ALL REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
7. ALL FIRE ALARM COMPONENTS SHALL BE AS MANUFACTURED BY MANUFACTURER OF THE FIRE ALARM CONTROL PANEL.
8. FIRE ALARM SYSTEM WORK TO BE BY SEPARATE PERMIT. INSTALLATION BY STATE CERTIFIED, LICENSED FIRE ALARM CONTRACTOR.

ELECTRICAL NOTES, LEGENDS,& FIRE ALARM RISER

SCALE: NONE

CRAWFORD, WILLIAMS ENGINEERING, Inc.
CA 7029
MECHANICAL ELECTRICAL PLUMBING & FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL
WILLIAM SCOTT CRAWFORD LICENSE No.39436 STATE OF FLORIDA PROFESSIONAL ENGINEER
WM. SCOTT CRAWFORD
P.E. 39436

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES

A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:	MJE
CHECKED BY:	WSC
FILE:	
PROJECT NO:	
DATE:	07.22.25
ISSUE	DATE

ELECTRICAL NOTES, LEGENDS,& FIRE ALARM RISER

E2.00

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CA 7029
MECHANICAL
ELECTRICAL
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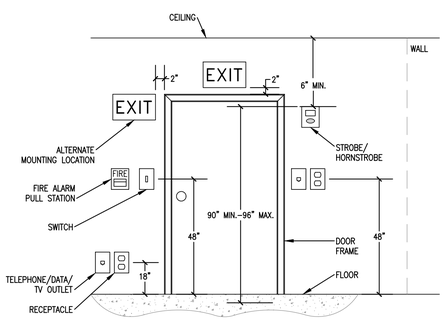
	PANELBOARD SCHEDULE	DESIGNATION:		HP					MAINS:			100 A MLO		
		LOCATION:		REFER TO PLAN					BUS SIZE:			100 A		
		VOLTAGE:		208Y/120					PANEL MOUNTING:			SURFACE NEMA 3R		
		PHASE:		3 PHASE, 4 WIRE					ALL BREAKERS:			22,000 AIC		

CKT	LOAD	LOAD	CONN.	BREAKER		CONNECTED LOAD			BREAKER		CONN.	LOAD	LOAD	CKT
NO.	DESCRIPTION	CODE	KVA	AMPS	POLE	A	B	C	AMPS	POLE	KVA	CODE	DESCRIPTION	NO.
1	TEMPORARY RECEPTACLES	R	0.90	20	1	1.62			20	1	0.72	R	TEMPORARY RECEPTACLES	2
3	TEMPORARY LIGHTING	L	0.49	20	1		0.98		20	1	0.49	L	TEMPORARY LIGHTING	4
5	SITE LIGHTING	L	0.21	20	1			0.21					SPACE	6
7 #	FACP	M	0.50	20	1	0.93			20	1	0.43	M	FACP CABINET COOLER	8 *
9 #	FIRE FLOW BELL	M	0.12	20	1		0.48		20	1	0.36	R	EXTERIOR SERVICE RECEPTACLES	10
11								0.00						12
13						0.00								14
15							0.00							16
17								0.00						18
19						0.00								20
21							0.00							22
23								0.00						24
25						0.00			30	3			SURGE	26
27							0.00		"	"			PROTECTIVE	28
29	EXTERIOR SERVICE RECEPTACLES	R	0.36	20	1			0.36	"	"			DEVICE	30
						2.55	1.46	0.57	KVA					
	TOTAL CONNECTED AMPS:		21.25 AMPS			21.25	12.13	4.74	AMPS					
	TOTAL CONNECTED LOAD:		4.58 KVA											
	TOTAL DEMAND AMPS:		21.25 AMPS											
	TOTAL DEMAND LOAD:		4.87 KVA											

	LOAD CODES:	
L	LIGHTING	* PROVIDE CIRCUIT BREAKER LOCK ON DEVICE
R	RECEPTACLE	# PROVIDE PERMANTLY INSTALLED LOCK ON DEVICE AND RED CIRCUIT BREAKER
M	MECHANICAL	x PROVIDE GFCI TYPE CIRCUIT BREAKER
C	COMPUTER	
K	KITCHEN	PROVIDE GFCI TYPE CIRCUIT BREAKERS WHERE GFI RECPTACLES WOULD BE INACCESSIBLE AS PER CODE REQUIREMENTS
P	PANEL	

2 PANELBOARD 'HP' SCHEDULE
SCALE: NONE



TYPICAL DEVICE MOUNTING DETAIL
N.T.S.

LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER	CATALOG NUMBER	REMARKS	CCT	MOUNTING	LUMENS	WATTAGE
A	LITHONIA LIGHTING	CPHB 9000LM SEF GCL WD 40K 80CRI	4000K	4000K	CEILING	9453 LM	61 W
EXIT 1	LITHONIA LIGHTING	QM-LED-R	THERMOPLASTIC EXIT SIGN, RED LETTERS, WITH DUAL LAMP EMERGENCY LIGHTS & REMOTE CAPABILITY	NA	WALL/CEILING	NA	4.3 W
EXIT 2	LITHONIA LIGHTING	QM-LED-RO	THERMOPLASTIC EXIT SIGN W/ RED LETTERS	NA	WALL/CEILING	NA	4.3 W
EM	LITHONIA LIGHTING	ELM4L	EMERGENCY LIGHT	NA	WALL	NA	4 W
R	HOLOPHANE	ELA-QM-WP-L0309SD	THERMOPLASTIC, SINGLE REMOTE LED LAMP HEAD. WEATHERPROOF	NA	WALL	NA	1.5 W

PLEASE NOTE:

THE SPECIFIED FIXTURES HAVE BEEN SELECTED BASED ON PHOTOMETRIC PERFORMANCE, ELECTRICAL CHARACTERISTICS, VISUAL COMFORT AND AESTHETIC INTERPRETATION AND AS SUCH ANY CONTRACTOR WISHING TO PROPOSE ALTERNATE FIXTURES MUST SUBMIT SUCH REQUEST, IN WRITING, FIFTEEN WORK DAYS PRIOR TO BID. THE REQUEST SHALL INCLUDE TWO COMPLETE SETS OF COLOR CATALOG CUT SHEETS OF ALL FIXTURES FOR REVIEW. IN MANY CASES, SAMPLES WILL BE REQUIRED. APPROVALS SHALL ONLY BE ISSUED BY THE ARCHITECT IN THE FORM OF AN ADDENDUM TO THE BID DOCUMENTS.

1 ELECTRICAL FIXTURE SCHEDULE
SCALE: NONE

GLG ARCHITECTS, LLC
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SARASOTA, FL 34238
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ELECTRICAL
PANELBOARD &
FIXTURE SCHEDULES

E2.10

ELECTRICAL RISER KEY NOTES

1. PROVIDE MAIN BONDING JUMPER AS REQUIRED BY CODE. SIZE TO CODE IF NOT FACTORY INSTALLED.
2. PROVIDE EQUIPMENT BONDING JUMPER AS REQUIRED BY CODE. SIZE TO CODE IF NOT FACTORY INSTALLED.
3. PROVIDE COPPER GROUNDING ELECTRODE CONDUCTOR. CONNECT TO (2)-3/4" X 10' SECTIONAL GROUND RODS. SPACE GROUND RODS A MINIMUM OF 10' OR TOTAL GROUND ROD LENGTH APART, WHICHEVER IS GREATER. PROVIDE A TIN PLATED, PRE-DRILLED, 2" WIDE COPPER GROUND BUS WITH INSULATORS AND STAINLESS STEEL MOUNTING FEET, LENGTH AS NEEDED, ERICO EGB SERIES OR APPROVED EQUAL. GROUNDING SYSTEM RESISTANCE SHALL HAVE MAXIMUM READING OF 25 OHMS. PROVIDE ADDITIONAL SECTIONS/ LOCATIONS TO ACHIEVE 25 OHMS OR LESS FOR GROUND ROD SYSTEM. IF THE INCOMING COLD WATER PIPE IS METAL AND ELECTRICALLY CONTINUOUS FOR A MINIMUM OF 10 FEET, THEN THE CONTRACTOR SHALL PROVIDE A GROUNDING ELECTRODE CONDUCTOR FROM THE GROUND BUS TO THE PIPE FULL SIZED. PROVIDE A GROUND BONDING CONDUCTOR FROM THE GROUND BUS TO THE BUILDING STRUCTURAL STEEL. DO NOT CONNECT TO THE FOUNDATION RE-BAR UNLESS THE ELECTRICAL CONTRACTOR HAS VERIFIED THE CONTINUITY OF SAID FOUNDATION REBAR IN TOTAL, AND VERIFIED WITH THE STRUCTURAL ENGINEER THAT THE FOUNDATION IS RATED FOR ELECTRICAL CONNECTION. THE ELECTRICAL CONTRACTOR SHALL ARRANGE TO HAVE A GROUNDING TEST PERFORMED AND SHALL THEN SUBMIT A TYPEWRITTEN REPORT TO THE ENGINEER OF SAID TEST. THE GROUNDING ELECTRODE CONDUCTOR SHALL NOT BE ATTACHED TO BUILDING NEUTRAL DURING TEST. GROUNDING CONDUCTORS BELOW GRADE SHALL BE BARE COPPER. ALL EXTERIOR CONNECTIONS TO GROUND RODS SHALL BE CAD WELDED AT THE GROUND ROD AND BUILDING STEEL. WATER PIPE CONNECTIONS SHALL BE A PURPOSE APPROVED GROUNDING CLAMP. EXTERIOR ELECTRODE CONDUCTORS SHALL BE PROVIDED WITH PHYSICAL PROTECTION.

   WHEN INDICATED ON THE ONE-LINE RISER DIAGRAM, PROVIDE CONCRETE FLUSH-IN-GRADE INSPECTION ENCLOSURES (BROOKS PRODUCTS #38) AND COVER PLATE WITH THE WORDS "GROUND ROD" ON TOP.
4. COORDINATE ALL REQUIREMENTS AND LOCATION WITH LOCAL ELECTRIC UTILITY REPRESENTATIVE. REQUEST AVAILABLE FAULT CURRENT LETTER FOR EQUIPMENT MARKING AS PER NEC 110.24.
5. PROVIDE 1-#6 CU CONDUCTOR TO EACH TELEPHONE/COMMUNICATION BACKBOARD.
6. PROVIDE COPPER GROUND BUS AND APPROVED TERMINATIONS.
7. PROVIDE EMPTY 2½" CONDUIT.
8. 2" UNDERGROUND CONDUIT. STUB-UP AND CAP IN EACH TENANT SPACE.
9. PROVIDE 100 AMP CIRCUIT BREAKER.
10. PROVIDE 225 AMP CIRCUIT BREAKER.
11. TO FACP IN AIR CONDITIONED ENCLOSURE.
12. FROM PANEL 'HP.'

SURGE SUPPRESSION DEVICE

SYM	MANUFACTURER	MODEL NUMBER
1	PQ PROTECTION	PQC320-208Y/120V-3PH
2	PQ PROTECTION	PQC160-208Y/120V-3PH
3	PQ PROTECTION	PQLA 240/120V-1PH
4	PQ PROTECTION	PQC200-208Y/120V-3PH

1. PROVIDE ALL NECESSARY CONNECTIONS AND PROVIDE ALL NECESSARY ACCESSORIES.
2. MINIMIZE CONNECTION CONDUCTOR LENGTHS.

SURGE SUPPRESSOR BY POWER LOGICS, INC., quotes@powerlogics.com-813-357-8743.

SUBMITTALS:

A. PRODUCT DATA: SUBMIT UL 1449 3RD EDITION COMPLIANT MANUF. PRODUCT DATA ON SURGE SUPPRESSORS AND ASSOCIATED COMPONENTS.
B. SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND MANUF. INSTALLATION INSTRUCTIONS.
C. SURGE SUPPRESSOR SUBMITTALS SHALL ALSO INCLUDE:
   1) DIMENSIONAL DWG OF EACH SUPPRESSOR TYPE INDICATING MOUNTING ARRANGEMENTS.
   2) CAT. C3 (20KV, 10KA, 8/20 SEC. WAVE FORM RESULTS).
   3) CLAMP VOLTAGE DOCUMENTATION.
   4) INTERNAL WIRING DIAGRAMS AND RECOMMEND INSTALLATION CONNECTIONS.
   5) PROOF OF NEMA LS-1 COMPLIANCE.

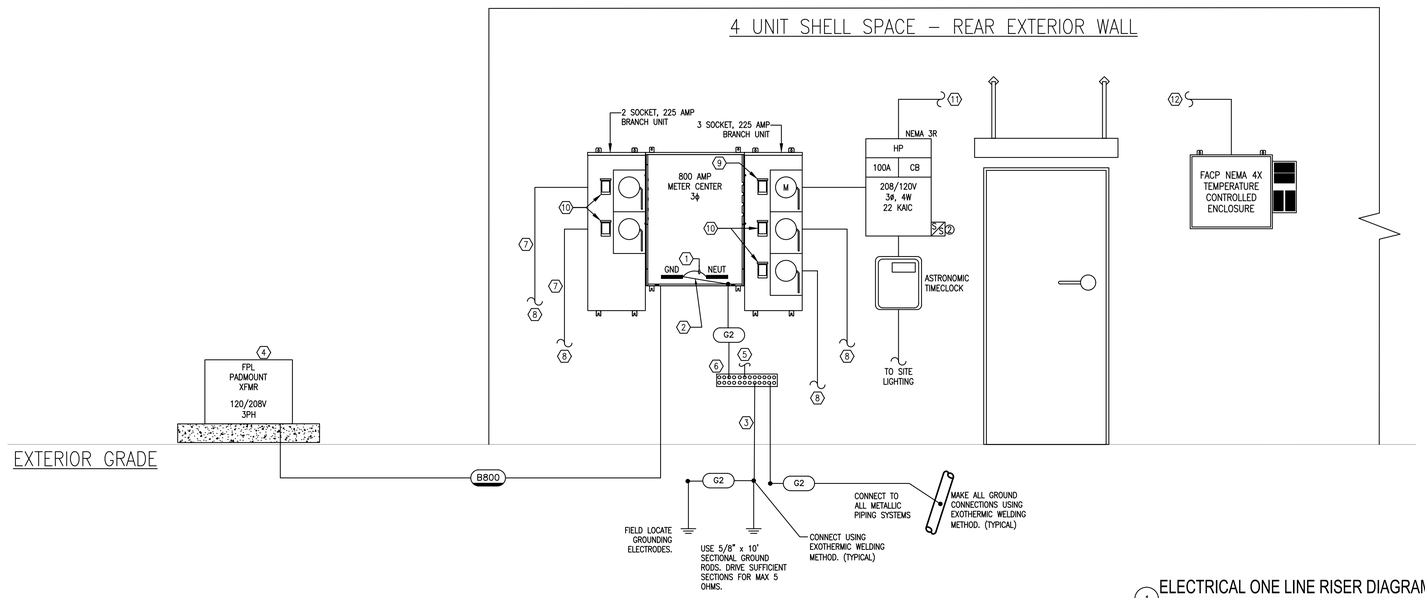
ELECTRICAL FEEDER/WIRE SCHEDULE-COPPER

O.C.P.D.** AMRERE RATING	2 WIRE WITH GROUND	SYMBOL	3 WIRE WITH GROUND	SYMBOL	4 WIRE WITH GROUND
20A	2-#12, #12G. IN 3/4"C.	A20	3-#12, #12G. IN 3/4"C.	B20	4-#12, #12G. IN 3/4"C.
25A	2-#10, #10G. IN 3/4"C.	A25	3-#10, #10G. IN 3/4"C.	B25	4-#10, #10G. IN 3/4"C.
30A	2-#10, #10G. IN 3/4"C.	A30	3-#10, #10G. IN 3/4"C.	B30	4-#10, #10G. IN 3/4"C.
35A	2-#8, #10G. IN 3/4"C.	A35	3-#8, #10G. IN 3/4"C.	B35	4-#8, #10G. IN 3/4"C.
40A	2-#8, #10G. IN 3/4"C.	A40	3-#8, #10G. IN 3/4"C.	B40	4-#8, #10G. IN 3/4"C.
45A	2-#6, #10G. IN 3/4"C.	A45	3-#6, #10G. IN 3/4"C.	B45	4-#6, #10G. IN 1"C.
50A	2-#6, #10G. IN 3/4"C.	A50	3-#6, #10G. IN 3/4"C.	B50	4-#6, #10G. IN 1"C.
60A	2-#6, #10G. IN 3/4"C.	A60	3-#6, #10G. IN 3/4"C.	B60	4-#6, #10G. IN 1"C.
70A	2-#4, #8G. IN 1"C.	A70	3-#4, #8G. IN 1"C.	B70	4-#4, #8G. IN 1 1/4"C.
80A	2-#3, #8G. IN 1 1/4"C.	A80	3-#3, #8G. IN 1 1/4"C.	B80	4-#3, #8G. IN 1 1/4"C..
90A	2-#2, #8G. IN 1 1/4"C.	A90	3-#2, #8G. IN 1 1/4"C.	B90	4-#2, #8G. IN 1 1/2"C.
100A	2-#2, #8G. IN 1 1/4"C.	A100	3-#2, #8G. IN 1 1/4"C.	B100	4-#2, #8G. IN 1 1/2"C.
125A	2-#1, #6G. IN 1 1/2"C.	A125	3-#1, #6G. IN 1 1/2"C.	B125	4-#1, #6G. IN 1 1/2"C.
150A		A150	3-#1/0, #6G. IN 1 1/2"C.	B150	4-#1/0, #6G. IN 2"C.
175A		A175	3-#2/0, #6G. IN 2"C.	B175	4-#2/0, #6G. IN 2"C.
200A		A200	3-#3/0, #6G. IN 2"C.	B200	4-#3/0, #6G. IN 2"C.
225A		A225	3-#4/0, #4G. IN 2 1/2"C.	B225	4-#4/0, #4G. IN 2 1/2"C.
250A		A250	3-250MCM, #4G. IN 2 1/2"C.	B250	4-250MCM, #4G. IN 3"C.
300A		A300	3-#350 MCM, 1-#4 Cu G. IN 3" C.	B300	4-#350 MCM, 1-#4 Cu G. IN 3" C.
350A		A350	3-#500 MCM, 1-#3 Cu G. IN 3 1/2" C.	B350	4-#500 MCM, 1-#3 Cu G. IN 3 1/2" C.
400A		A400	3-#600 MCM, 1-#3 Cu G. IN 3 1/2" C.	B400	4-#600 MCM, 1-#3 Cu G. IN 3 1/2" C.
450A		A450	2 SETS: 3-#4/0, 1-#2 Cu G. EACH IN 2 1/2" C.	B450	2 SETS: 4-#4/0, 1-#2 Cu G. EACH IN 3"C.
500A		A500	2 SETS: 3-#250MCM, 1-#2 Cu. G. EACH IN 3"C.	B500	2 SETS: 4-#250MCM, 1-#2 Cu. G. EACH IN 3"C.
600A		A600	2 SETS: 3-#350MCM, 1-#1 Cu G. EACH IN 3"C.	B600	2 SETS: 4-#350MCM, 1-#1 Cu G. EACH IN 3"C.
700A		A700	2 SETS: 3-#500 MCM, 1-#1/0 Cu G. EACH IN 3 1/2" C.	B700	2 SETS: 4-#500MCM, 1-#1/0 Cu G. EACH IN 3 1/2" C.
800A		A800	2 SETS: 3-#500 MCM, 1-#1/0 Cu G. EACH IN 3 1/2" C.	B800	2 SETS: 4-#500MCM, 1-#1/0 Cu G. EACH IN 3 1/2" C.
1000A		A1000	3 SETS: 3-#400 MCM, 1-#2/0 Cu G. EACH IN 3"C.	B1000	3 SETS: 4-#400MCM, 1-#2/0 Cu G. EACH IN 3"C.
G6	1-#6 CU G IN 1/2"C.	G2	1-#2/0 G IN 1"C.	G3	1-#3/0 G IN 1"C.

(X) INDICATES NO GROUND WIRE FOR SERVICE FEEDERS OR NO NEUTRAL FOR MOTOR OR TRANSFORMER LOAD.

(X) INDICATES NO CONDUIT

** OVERCURRENT PROTECTION DEVICE
1. ON ALL CIRCUITS, AND FEEDERS INCREASE ONE WIRE SIZE FOR EACH 100 FEET OF RUN LENGTH. MAKE THE NECESSARY CONDUIT CHANGES TO REMAIN WITHIN THE RACEWAY FILL REQUIREMENTS.
2. CONDUIT SIZES SHOWN IN THIS SCHEDULE ARE BASED ON THHN/THWN-2 COPPER CONDUCTORS.
3. FOR UNDERGROUND FEEDERS, USE XHHW-2 90°C CONDUCTORS, OR THWN-2 CONDUCTORS. ADJUST CONDUIT SIZE AS NECESSARY TO REMAIN WITHIN THE RACEWAY FILL REQUIREMENTS.



1 ELECTRICAL ONE LINE RISER DIAGRAM
SCALE: NOT TO SCALE

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ELECTRICAL ONE LINE RISER DIAGRAM

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PIPE WEIGHT

NOMINAL DIMENSIONS	WEIGHT OF WATER FILLED PIPE		NOMINAL DIMENSIONS	WEIGHT OF WATER FILLED PIPE		NOMINAL DIMENSIONS	WEIGHT OF WATER FILLED PIPE	
SCH. 40 PIPE (in.)	lb/ft	kg/m	SCH. 10 PIPE (in.)	lb/ft	kg/m	BLAZEMASTER CPVC (in.)	lb/ft	kg/m
1"	2.05	3.05	1"	1.81	2.69	¾"	0.428	0.637
1¼"	2.93	4.36	1¼"	2.52	3.75	1"	0.675	1.005
1½"	3.61	5.37	1½"	3.04	4.52	1¼"	1.079	1.606
2"	5.13	7.63	2"	4.22	6.28	1½"	1.417	2.109
2½"	7.89	11.74	2½"	5.89	8.77	2"	2.224	3.310
3"	10.82	16.10	3"	7.94	11.82	2½"	3.255	4.844
3½"	13.48	20.06	3½"	9.78	14.55	3"	4.829	7.186
4"	16.40	24.41	4"	11.78	17.53	–	–	–
5"	23.47	34.93	5"	17.30	25.75	–	–	–
6"	31.69	47.16	6"	23.03	34.27	–	–	–
8"*	47.70	70.99	8"	40.08	59.65	–	–	–

* SCHEDULE 30

HANGER SPACING

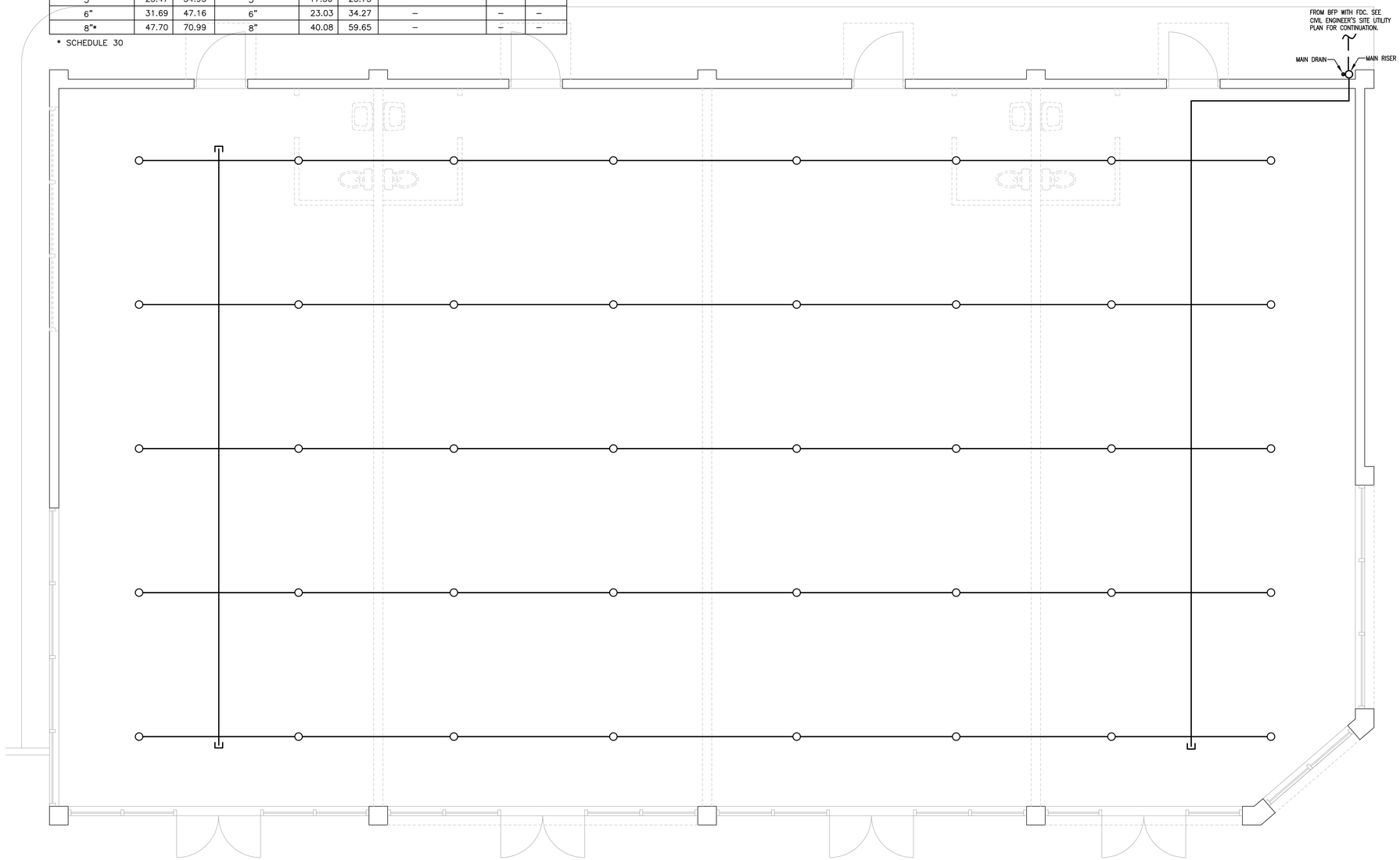
SIZE	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"	NOTES
STEEL PIPE EXCEPT THREADED LIGHTWALL	12'-0"	12'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15-0"	15'-0"	15'-0"	------
THREADED LIGHTWALL	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	*	*	*	------
CPVC	6'-0"	6'-6"	7'-0"	8'-0"	9'-0"	10'-0"	*	*	*	ONLY FLARRED CLAMPS OR HANGERS. NONE ON FITTINGS

HEAD LEGEND

SYMBOL	DESCRIPTION	QTY.
○	QUICK RESPONSE UPRIGHT HEAD TYCO TY-FRB K=5.6, 175°F, WHITE POLYESTER	50

NFPA 13 6-2.9.5 REQUIRES STOCK OF SPARE SPRINKLERS FOR SYSTEMS WITH UNDER 300 SPRINKLERS, NO FEWER THAN 6 SPRINKLERS MUST BE PROVIDED

——— FIRE SPRINKLER PIPE
— — UNDERGROUND FIRE SPRINKLER PIPE



BUILDING 1
FIRE SPRINKLER PLAN
1 SCALE: 1/4" = 1'-0"

GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL
WILLIAM SCOTT CRAWFORD
LICENSE
No.39436
STATE OF FLORIDA
PROFESSIONAL ENGINEER
07/22/2025

WM. SCOTT CRAWFORD
P.E. 39436

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES

A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

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BUILDING 1
FIRE SPRINKLER PLAN

F1.10

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PLUMBING
& FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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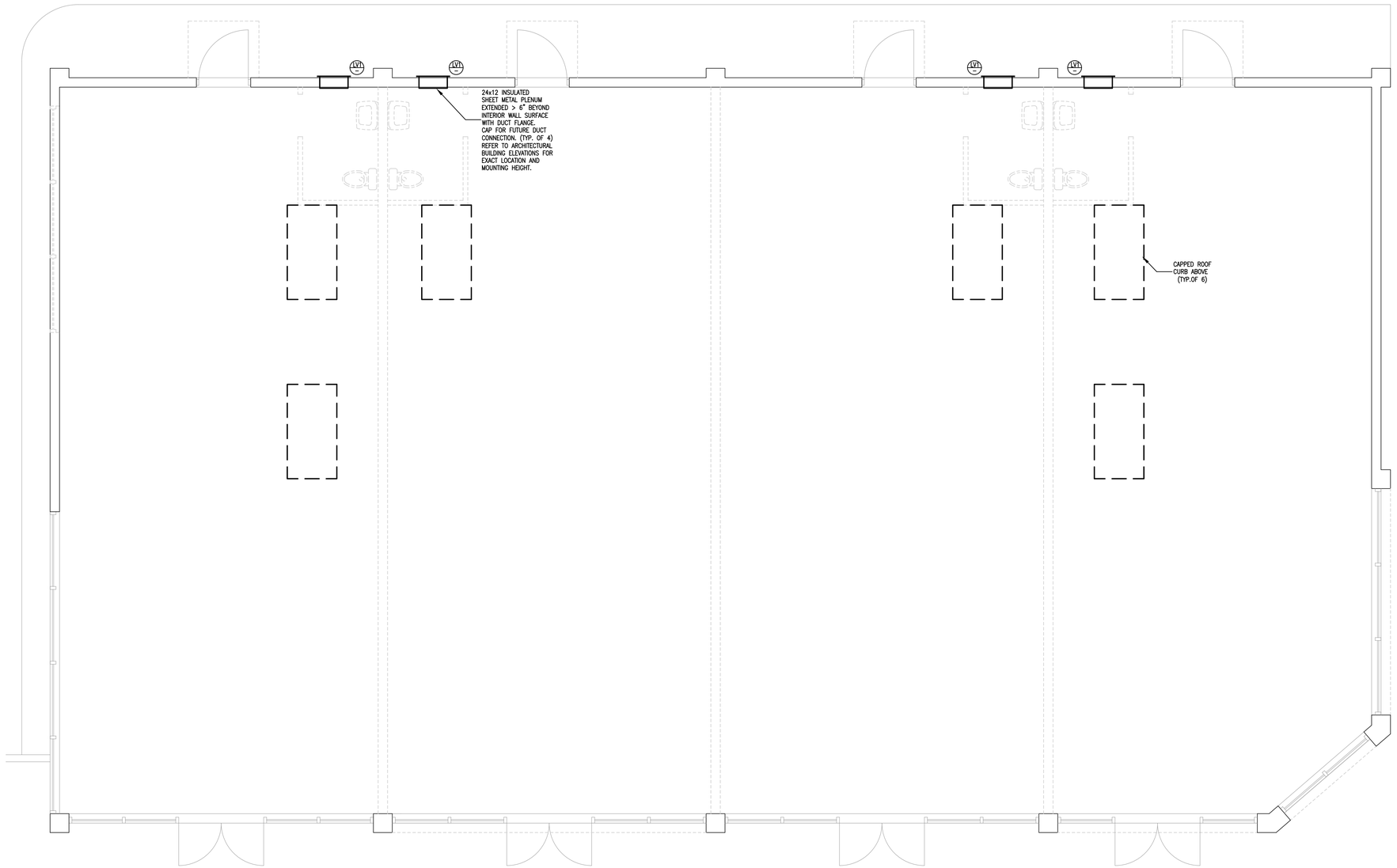
LOUVER SCHEDULE					
MARK (QTY)	MANUFACTURER	MODEL NUMBER	WxHxD (Nom)	FREE AREA %	REMARKS
LV1	GREENHECK	EHH-501-X	24x12x6	23.4 %	FLANGED, INTAKE, BIRD SCREEN



BUILDING 1 MECHANICAL FLOOR PLAN

1 SCALE: 1/4" = 1'-0"

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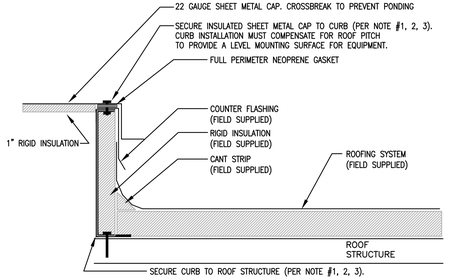
BUILDING 1
MECHANICAL FLOOR PLAN

M1.10

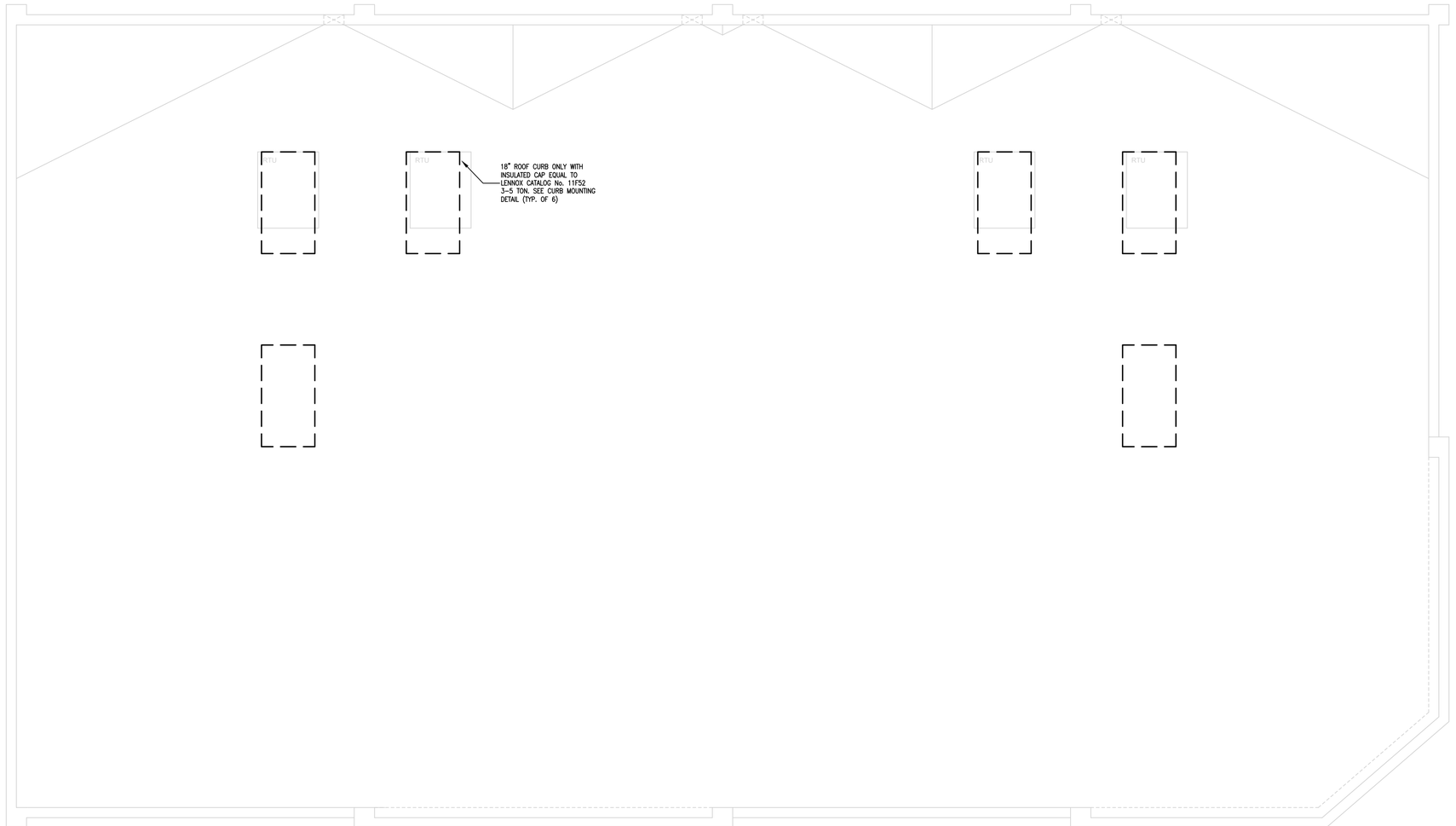


ROOF CURB PROVIDED BY THE HVAC EQUIPMENT MANUFACTURER. THE MECHANICAL CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE ARCHITECT, STRUCTURE AND OTHER TRADES PRIOR TO INSTALLING AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO FLASH AND SEAL.

THE MECHANICAL CONTRACTOR SHALL COVER ALL EXPENSES TO PROVIDE THE FOLLOWING PROCESS:

1) PROVIDE THE PROJECT STRUCTURAL ENGINEER WITH A COPY OF APPROVED EQUIPMENT SUBMITTALS THAT INCLUDE THE WEIGHT, DIMENSIONS AND LOCATION OF EACH PIECE OF ROOF MOUNTED EQUIPMENT.
2) OBTAIN SIGNED & SEALED STRUCTURAL SPECIFICATIONS FOR SPACING, SIZES AND TYPES OF FASTENERS OR WELDS FOR EACH PIECE OF EQUIPMENT AND LOCATION ACCORDING TO THE APPLICABLE WIND ZONE.
3) EQUIPMENT SHALL NOT BE ORDERED UNTIL STRUCTURAL REVIEW HAS BEEN COMPLETED.
4) INSTALL THE CURB AND CURB MOUNTED EQUIPMENT ACCORDING TO THE STRUCTURAL SPECIFICATIONS.
5) ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SUBJECT TO THIS PROCESS OF STRUCTURAL ENGINEERING REVIEW, INCLUDING EQUIPMENT RAILS, RACKS, PIPE AND DUCT SUPPORTS.

COASTAL WIND RATED ROOF MOUNTING DETAIL



BUILDING 1 MECHANICAL ROOF PLAN

1 SCALE: 1/4" = 1'-0"

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& FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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5850 DEACON RD.
SARASOTA, FL 34238
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GIOVANNI@ARCSBC.COM
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P.E. 39436

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A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

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BUILDING 1
MECHANICAL ROOF PLAN

M1.20

NOTE:

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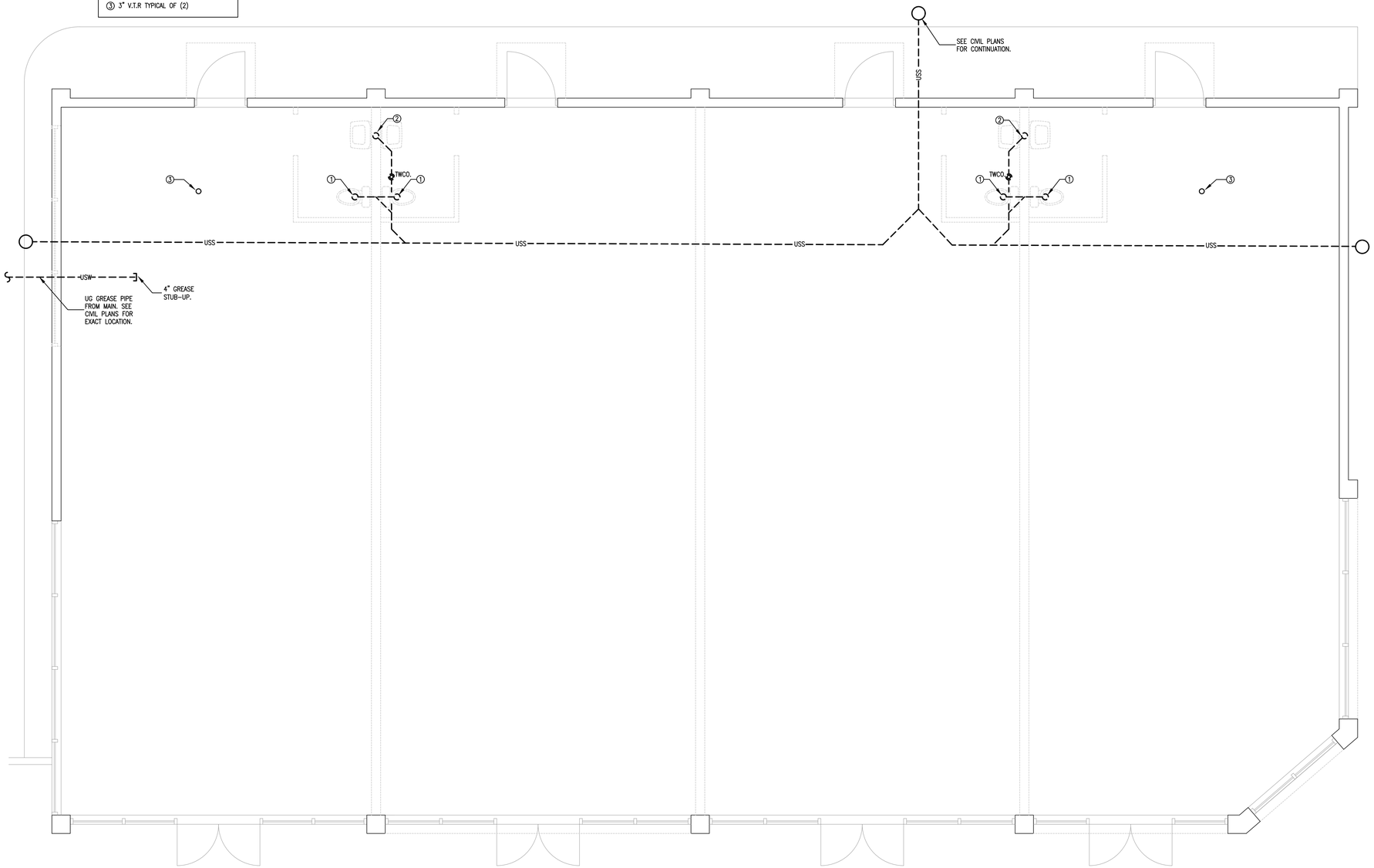
PLUMBING KEYED NOTES

1. 4" SANITARY STUB-UPS FOR FUTURE WATER CLOSET. CAP EVENLY WITH FINISHED FLOOR (TYPICAL)
2. 3" SANITARY STUB-OUT FOR FUTURE LAVATORIES. CAP EVENLY WITH FINISHED FLOOR (TYPICAL)
3. 3" V.T.R TYPICAL OF (2)



1 BUILDING #1 SANITARY PIPING PLAN
SCALE: 1/4" = 1'-0"

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A NEW SHELL BUILDING FOR: BUILDING 1

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BUILDING #1
SANITARY PIPING PLAN

P1.10

NOTE:

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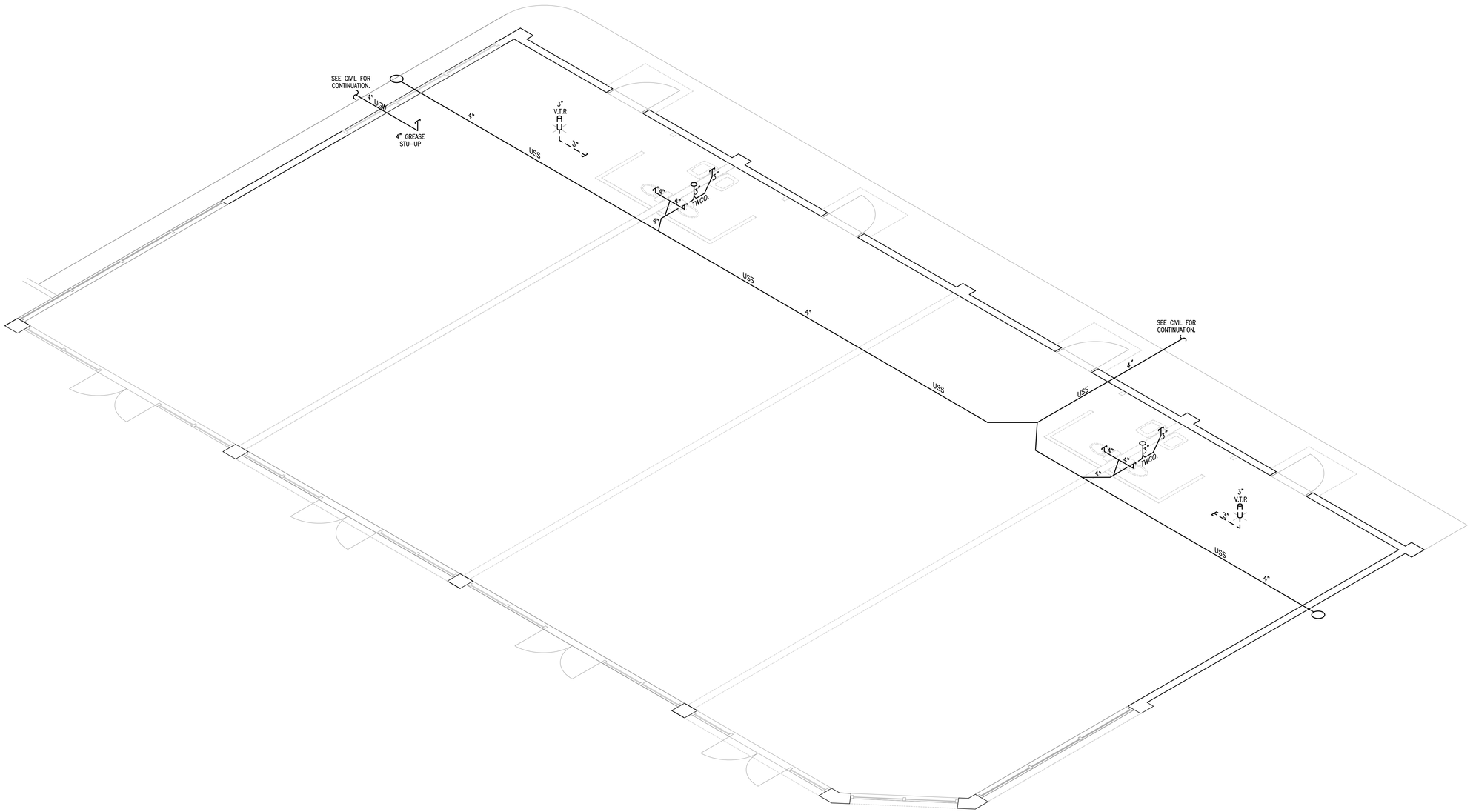

1 BUILDING #1 SANITARY RISER DIAGRAM

SCALE: 1/4" = 1'-0"

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BUILDING #1
SANITARY RISER DIAGRAM

P1.12

NOTE:

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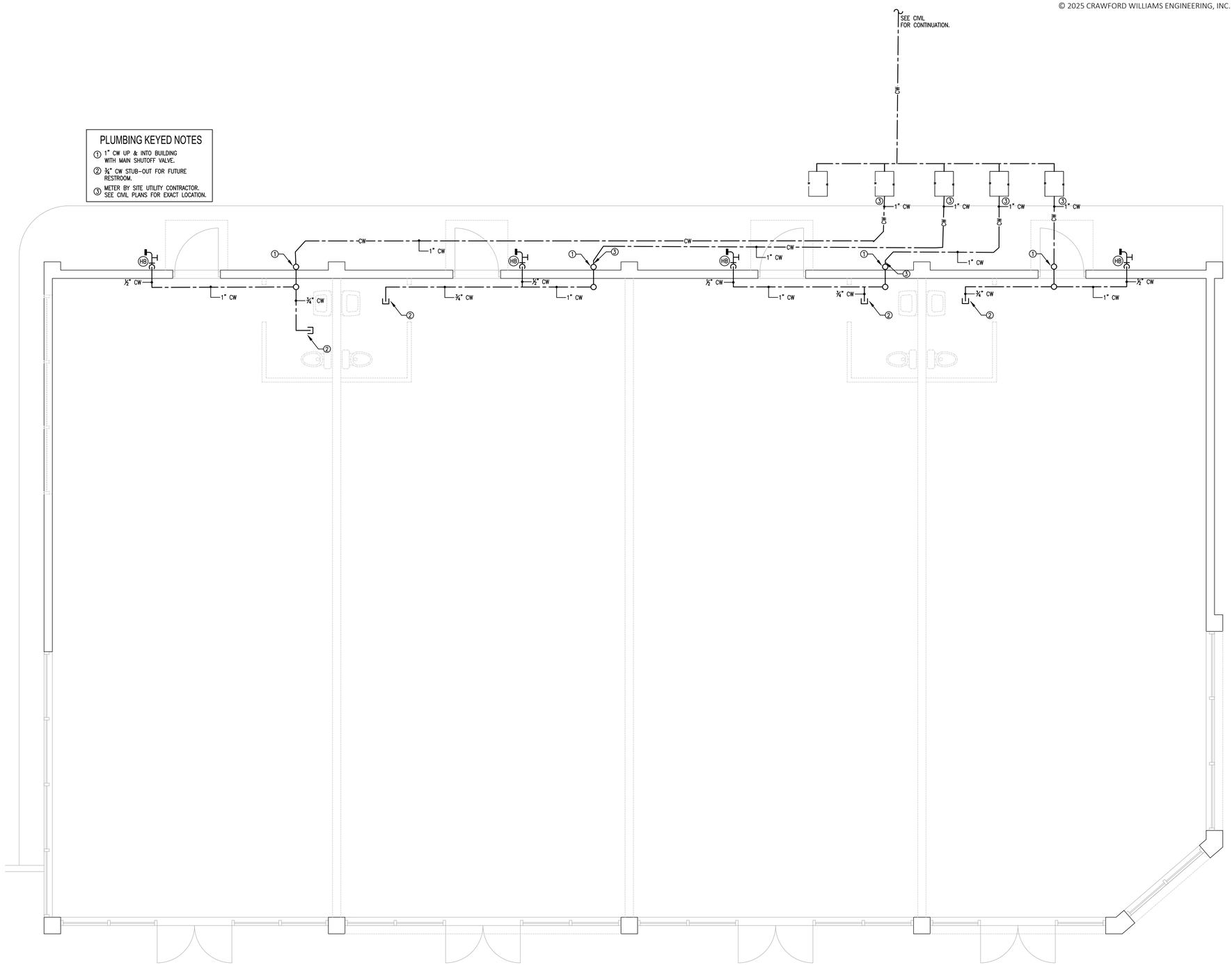
PLUMBING KEYED NOTES

1. 1" CW UP & INTO BUILDING WITH MAIN SHUTOFF VALVE.
2. ¾" CW STUB-OUT FOR FUTURE RESTROOM.
3. METER BY SITE UTILITY CONTRACTOR. SEE CIVIL PLANS FOR EXACT LOCATION.



1 BUILDING #1 WATER PIPING PLAN
SCALE: 1/4" = 1'-0"

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& FIRE
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tel (941) 907-0103 fax (941) 907-0152

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(941) 465-0549
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BUILDING #1
WATER PIPING PLAN

P1.11

PLUMBING GENERAL NOTES

GENERAL

THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATIONS OF EQUIPMENT, CONDUITS, LIGHTING FIXTURES, PENETRATIONS ETC.

PLUMBING CONTRACTOR TO PAY FOR ALL APPLICABLE FEES, TAXES, AND PERMITS.

ALL PLUMBING WORK SHALL BE INSTALLED PER THE 2023 FLORIDA BUILDING CODE FOR PLUMBING, AND PERTINENT LOCAL CODES OR ORDINANCES, OR BY THESE STANDARDS IF MORE STRINGENT.

PLUMBING CONTRACTOR RESPONSIBLE FOR COORDINATING WITH ALL EXISTING CONDITIONS PRIOR TO AND DURING INSTALLATION.

ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR DEFECTIVE WORKMANSHIP, AND WILL PROVIDE A ONE YEAR WARRANTY FOR MATERIALS, AND EQUIPMENT FOR A PERIOD OF 1 YEAR FROM THE DATE OF ACCEPTANCE.

NO PLUMBING FIXTURE, SPECIAL EQUIPMENT, DEVICE OR PIPING SHALL BE INSTALLED WHICH WILL PROVIDE CROSS-CONNECTION OR INTERCONNECTION BETWEEN DRINKING WATER AND NON-POTABLE WATER SUPPLY.

PLUMBING CONTRACTOR RESPONSIBLE FOR KEEPING A CLEAN, AND SAFE WORKING ENVIRONMENT. MATERIALS AND FIXTURES MUST BE STORED IN A NEAT AND ORDERLY WAY. TRASH AND DEBRIS SHALL BE PICKED UP ON A DAILY BASIS.

PLUMBING CONTRACTOR TO LOCATE EXISTING SITE SANITARY AND WATER PIPING PRIOR TO INSTALLATION.

ALL POWER AND CONTROL WIRING TO BE INSTALLED BY ELECTRICAL CONTRACTOR.

METERING AND SITE UTILITY CONNECTIONS SHALL BE PROVIDED ON CIVIL DRAWINGS. ALL SERVICES SHOWN ON THIS SET OF PLANS TERMINATE 5'-0" FROM BUILDING, UNLESS SHOWN OTHERWISE ON DRAWINGS. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO THE SITE UTILITIES, INCLUDING BUT NOT LIMITED TO CLEANOUTS, VALVES, ETC.)

SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES, MOUNTING HEIGHTS AND DIMENSIONS.

PLUMBING CONTRACTOR TO SUBMIT SPECIFICATIONS FOR ALL PLUMBING EQUIPMENT, FIXTURES, FAUCETS, AND MATERIALS PRIOR TO INSTALLATION. ANY ITEM OTHER THAN THAT SPECIFIED, SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL FIVE DAYS PRIOR TO THE BID. ITEMS NOT APPROVED MAY NOT BE INSTALLED. UPON THE DETERMINATION OF THE ENGINEER AND ARCHITECT, FAILURE TO COMPLY SHALL RESULT IN THE REMOVAL OF ITEMS NOT APPROVED AND REPLACEMENT WITH AN APPROVED ITEM AT THE PLUMBING CONTRACTORS EXPENSE.

PLUMBING FIXTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THESE NOTES AND THE SCHEDULE AS SHOWN ON THE PLANS. INSTALLATION WILL INCLUDE ALL ITEMS AND ACCESSORIES AS REQUIRED TO OBTAIN A COMPLETE INSTALLATION. IF THERE IS A DISCREPANCY BETWEEN THE NOTES, AND THE SCHEDULE SHOWN ON PLANS, PLUMBING CONTRACTOR TO INSTALL ACCORDING TO SCHEDULE ON PLUMBING PLANS.

SUBMITTALS ARE TO BE SUBMITTED BOUND IN ORDER, WITH THE FOLLOWING: COVER SHEET, INDEX SHEET, FIXTURE SHEETS ARE TO BE LABELED WITH THE APPROPRIATE SYMBOL LOCATED AT THE UPPER RIGHT CORNER OF THE SHEET. (TABS MAY BE USED IN LIEU OF LABELING EVERY SHEET).

PLUMBING CONTRACTOR IS RESPONSIBLE FOR ORDERING ALL MATERIALS AND EQUIPMENT IN A TIMELY MANNER AS TO NOT DELAY ANY PHASE OF THE PROJECT. DELAY IN DELIVERIES WILL NOT BE CONSIDERED A JUSTIFIABLE REASON FOR SUBMISSION OF SUBSTITUTED MATERIALS. COORDINATION WITH JOB SUPERVISOR AND FOREMAN PERTAINING TO DELIVERY TIMES, AND STORAGE OF MATERIALS IS THE RESPONSIBILITY OF THE PLUMBING OR FOOD SERVICE CONTRACTOR.

PRIOR TO FINAL WALK-THROUGH PLUMBING CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT DRAWINGS, (SHOWING LOCATIONS OF ALL PIPING, VALVES, EQUIPMENT, ETC.) AND ALL WARRANTY INFORMATION, EQUIPMENT MAINTENANCE PROCEDURES AND SCHEDULES, MANUFACTURE'S INSTRUCTIONS ETC.

PLUMBING CONTRACTOR SHALL INSTALL ALL ITEMS ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, UTILIZING APPROVED MATERIALS ONLY. PLUMBING CONTRACTOR SHALL INSTALL MATERIALS AS TO NOT VOID THE MANUFACTURER'S WARRANTY.

CONNECTIONS SHALL INCLUDE NECESSARY TRAPS, DRAINS, OVERFLOWS, SHUTOFF VALVES, ETC. IN ACCORDANCE WITH APPROVED ROUGH-IN DRAWINGS. ROUGH-IN WORK DONE INCORRECTLY, WITHOUT APPROVED DRAWINGS, SHALL BE RELOCATED IF REQUIRED BY THE OWNER'S REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

PLUMBING CONTRACTOR RESPONSIBLE FOR FINAL CONNECTION OF ALL APPLIANCES SHOWN ON DRAWINGS TO PLUMBING SYSTEM. ICE-MAKER, GARBAGE DISPOSER, DISHWASHER, ETC. REFERENCE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.

PIPING NOTES AND SPECIFICATIONS:

GENERAL CONT.

PIPING SHALL NOT BE PERMANENTLY CLOSED-UP, FURRED-IN, OR COVERED OVER PRIOR TO BEING TESTED AND INSPECTED. ENGINEER REQUIRES 5 DAY NOTICE PRIOR TO INSPECTION. FAILURE TO COMPLY MAY RESULT IN THE UNCOVERING OF PIPING AT THE PLUMBING CONTRACTOR'S EXPENSE.

PIPING SHALL BE ARRANGED TO MAINTAIN HEADROOM, KEEP PASSAGEWAYS AND ACCESS OPENINGS CLEAR AND WHERE NECESSARY, BE OFFSET TO MAINTAIN THE REQUIRED CLEARNESS AND COINCIDE WITH THE STRUCTURAL FEATURES OF THE BUILDING.

PIPING SHALL BE INSTALLED AT A HEIGHT SO AS NOT TO OBSTRUCT ANY PORTION OF A WINDOW, LIGHT FIXTURE, DOORWAY, PIPE TUNNEL, OR PASSAGEWAY. VERIFY CLEARANCES WITH ARCHITECTURAL SECTIONS PRIOR TO INSTALLATION.

INSTALL PIPING STRAIGHT, PLUMB, AND AS DIRECT AS POSSIBLE; FORM RIGHT ANGLES OR PARALLEL LINES WITH BUILDING WALLS.

LOCATE GROUPS OF PIPES PARALLEL TO EACH OTHER KEEPING PIPES CLOSE TO WALLS, PARTITIONS, CEILING; OFFSETTING ONLY WHERE NECESSARY TO FOLLOW WALLS AS DIRECTED.

INSTALL HORIZONTAL PIPING AS HIGH AS POSSIBLE WITHOUT SAGS OR HUMPS.

EXPOSED AND OR EXTERIOR PVC PIPING TO BE PAINTED WITH UV PROTECTIVE COATING, COLOR TO BE CHOSEN BY ARCHITECT.

WHERE FURRED SPACES ARE INDICATED, KEEP PIPES AS CLOSE TO STRUCTURAL MEMBERS AS POSSIBLE SO AS TO REQUIRE MINIMUM FURRING.

ESCUTCHEONS ARE REQUIRED WHERE PIPES PASS THROUGH A FINISHED SURFACE. ESCUTCHEON SHALL FIT FLUSH WITH WALL OR FLOOR AND SHALL FIT SNUGLY AROUND THE PIPE.

ALL PIPE FLOOR PENETRATIONS TO BE PROTECTED WITH THE APPROPRIATE "PROSET" FIRESTOPPING PERPETRATORS. WALLS PENETRATIONS SHALL BE PROTECTED WITH THE APPROPRIATE "SPEC-SEAL 100" FIRESTOPPING METHOD.

ANY SURFACES REQUIRED TO BE PAINTED SHALL BE CLEANED OF RUST, GREASE, AND OIL.

VENT THROUGH ROOF SHALL TERMINATE A MINIMUM OF 10' FROM ANY AIR INTAKES AND 12" ABOVE PARAPET WALL.

PLUMBING CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED. INSTALL VACUUM BREAKERS WHERE REQUIRED BY CODE.

PROVIDE BACKFLOW PREVENTER FOR DOMESTIC WATER SUPPLIES AS REQUIRED BY LOCAL CODES AND OR WATER PURVEYORS.

ALL WATER PIPING INSTALLED IN EXTERIOR WALLS SHALL BE PLACED ON THE INTERIOR SIDE OF THE WALL, SO THAT WALL INSULATION CAN BE PLACED ON THE EXTERIOR SIDE OF THE PIPING.

DO NOT PENETRATE WALL FOOTINGS WITH PIPING, COORDINATE WITH GENERAL CONTRACTOR TO DROP FOOTINGS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE ABSOLUTELY NECESSARY. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY THE STRUCTURAL ENGINEER.

EXPOSED HOT WATER AND DRAIN PIPES UNDER HANDICAP LAVATORIES SHALL BE PROTECTED WITH "LAV GUARDZ" BY TRUEBRO. WHITE UNLESS OWNER SPECIFIES.

UNIONS ARE TO BE INSTALLED ON EACH SIDE OF EACH PIECE OF EQUIPMENT AND WHEREVER NEEDED TO DISMANTLE PIPING. ALL EQUIPMENT MUST BE ABLE TO BE REMOVED, AND SERVICED WITHOUT THE CUTTING OF PIPING. UNIONS MUST BE ACCESSIBLE AND ARE NOT TO BE INSTALLED IN CONCEALED WALLS, PARTITIONS, OR CEILINGS.

SANITARY AND DRAINAGE

ALL SANITARY, VENT & CONDENSATE PIPING SHALL BE PVC PLASTIC PIPE (TYPE DWV) WITH SOLVENT WELDED JOINTS.

WATER HEATER DRAIN LINE SHALL BE CPVC PLASTIC PIPING AND TUBING WITH SOLVENT WELDED JOINTS.

FOR DRAINAGE PIPING CHANGES IN DIRECTION, USE LONG-SWEEPS. WHERE NOT POSSIBLE SHORT-SWEEPS, 1/4 BENDS OR COMBINATION Y AND 1/8 BENDS, MAY BE USED. SANITARY TEES MAY ONLY BE USED FOR HORIZONTAL BRANCHES DISCHARGING INTO STACKS.

ALL SANITARY, WATER, AND CONDENSATE PIPING PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A PIPE SLEEVE OF SCHEDULE 40 PVC BUILT INTO THE MASONRY WALL. SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.

ALL DRAINAGE PIPING SHALL BE MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION.

ALL EXPOSED PVC PIPING TO BE CLEANED WITH CLEAR CLEANER AND THEN PRIMED AND PAINTED WITH A LATEX BASE PAINT COLOR TO BE CHOSEN BY ARCHITECT. THIS INCLUDES ALL EXPOSED PVC PIPING.

ALL PIPING RECEIVING HIGH TEMPERATURE DISCHARGE (140° F AND ABOVE) SHALL BE C.I. PIPING FOR 20'-0" DISTANCE DOWNSTREAM.

HARDWARE NOTES AND SPECIFICATIONS:

CLEANOUTS AND FLOOR DRAINS

CLEANOUTS ARE TO BE OF THE SAME MATERIAL AS THE PIPE IT SERVES. CLEANOUTS LOCATED IN CARPET ARE TO BE EQUIPPED WITH A CARPET MARKER, CARPET FLANGES ARE NOT ACCEPTABLE. CLEANOUTS LOCATED IN TILE SHALL HAVE A SQUARE TOP. CLEANOUTS LOCATED OUTSIDE ARE TO BE OF THE HEAVY DUTY TYPE.

CLEANOUTS SHALL HAVE BRONZE, SCORIATED COVERS. CLEANOUTS IN MECHANICAL ROOMS AND CLOSETS MAY HAVE A CAST IRON COVER.

CLEANOUTS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS, AND NEAR THE BASE OF ALL VERTICAL WASTE OR SOIL STACKS. CLEANOUTS SHALL BE READILY ACCESSIBLE AND HAVE A CLEARANCE OF NOT LESS THAN EIGHTEEN INCHES FOR THE PURPOSE OF RODDING. CLEANOUTS MUST BE THE SAME SIZE AS THE PIPE IT SERVES UP TO 4", AND MUST TERMINATE FLUSH WITH FINISH WALL OR FLOOR.

CLEANOUTS IN OR BEHIND WALLS SHOULD HAVE AN ACCESS COVER AND FRAME EMBEDDED FLUSH WITH THE FINISHED WALL. THE COVER SHALL BE SMOOTH BRONZE OF AMPLE SIZE TO PROVIDE A CLEAR ACCESS TO THE CLEANOUTS.

FLOOR DRAINS TO BE EQUAL TO SIOUX CHIEF "FINISH LINE" ADJUSTABLE DRAINAGE SYSTEM OR AS SCHEDULED.

ALL FLOOR DRAINS TO BE EQUIPPED TRAP PRIMER CONNECTED TO THE NEAREST PLUMBING FIXTURE EQUAL. SEE SCHEDULE & PLUMBING DETAIL SHEET.

INSULATION

ALL HOT WATER PIPING TO BE INSULATED WITH 1" WALL FLEXIBLE UNICELLULAR INSULATION. BRANCH LINES LESS THAN 12' SHALL BE PERMITTED TO BE 1/2" INSULATION WALL FLEXIBLE UNICELLULAR INSULATION.

INSULATION SHALL BE INSTALLED WITH SMOOTH AND EVEN SURFACES. INSULATE EACH CONTINUOUS RUN OF PIPING WITH FULL-LENGTH UNITS OF INSULATION, WITH A SINGLE CUT PIECE TO COMPLETE THE RUN. DO NOT USE CUT PIECES OR SCRAPS ABUTTING EACH OTHER. INSULATION TO BE COMPLETELY ENCLOSE THE PIPING.

EXTEND INSULATION WITHOUT INTERRUPTION THROUGH WALLS, FLOORS AND SIMILAR PIPING PENETRATIONS.

INSTALL PROTECTIVE METAL SHIELD AND INSULATED INSERTS WHEREVER NEEDED TO PREVENT COMPRESSION OF INSULATION.

WATER PIPING

ALL WATER PIPING ABOVE GRADE SHALL BE CPVC PLASTIC PIPE AND TUBING WITH SOLVENT WELDED JOINTS.

NON-POTABALE WATER PIPING SHALL BE CPVC PLASTIC PIPE AND TUBING WITH SOLVENT WELDED JOINTS. PIPING TO BE PAINTED PURPLE AND IDENTIFIED AS NONPOTABLE WATER. NONPOTABLE WATER SHALL BE DYED BLUE BEFORE IT IS SUPPLIED TO THE FIXTURES.

PIPING RUNNING PARALLEL TO CONCRETE SHALL BE ISOLATED FROM CONCRETE STRUCTURE UTILIZING AN OFFSET HANGER OF THE APPROPRIATE MATERIAL.

ALL WATER PIPING PASSING THROUGH METAL STUD WALLS SHALL BE ISOLATED FROM STUDS WITH METAL STUD INSULATOR. VERTICAL PIPING RUNS IN STUD WALLS WILL BE SUPPORTED TO LIMIT EXCESS MOVEMENT WITHIN THE WALL WITH A PIPE SUPPORT BRACKET.

CONNECTIONS BETWEEN COPPER AND STEEL PIPING SHALL BE MADE WITH DIELECTRIC UNIONS OR DIELECTRIC ADAPTERS.

ALL WATER PIPING IS TO BE ISOLATED FROM METAL WALL STUDS SO THAT NO CONTACT IS MADE.

PLASTIC PIPING PASSING THROUGH STUDS SHALL BE PROTECTED FROM DRYWALL SCREWS WITH A GALVANIZED STEEL PLATE.

WATER HAMMER ARRESTORS SHALL BE PISTON TYPE AS PER PDI-WH201-94 AND AS MANUFACTURED BY SIOUX CHIEF OR EQUAL. ARRESTORS SHALL BE RATED BY MANUFACTURER FOR CONCEALED LOCATIONS IN AREAS WHERE THERE IS NO ACCESS. AIR CHAMBERS SHALL NOT BE CONSIDERED EQUIVALENT AND WILL NOT BE ACCEPTED.

WATER HAMMER ARRESTORS SHALL BE INSTALLED AT EVERY QUICK CLOSING VALVE, INCLUDING FLUSH VALVES, WASH MACHINES, DISHWASHERS, AND ICE MACHINES.

HARDWARE NOTES AND SPECIFICATIONS:

VALVES

UNLESS NOTED OTHERWISE, VALVES AND SPECIALTY ITEMS SHALL BE FOR HOT AND COLD DOMESTIC WATER AS MANUFACTURED BY NIBCO OR EQUAL.

GATE VALVES, 2" AND SMALLER, SHALL BE CLASS 125, SHALL HAVE A BRONZE BODY, SCREW-IN BONNET, NON-RISING STEM, AND SOLID WEDGE. 2½" AND LARGER, SHALL BE CLASS 125, SHALL HAVE AN IRON BODY, BOLTED BONNET, OS&Y, SOLID WEDGE, STAINLESS STEEL TRIM AND FLANGED ENDS.

BALL VALVES, 2" AND SMALLER, SHALL BE RATED 150 PSI, SHALL HAVE A BRONZE BODY, STANDARD PORT, STAINLESS STEEL TRIM, TFE SEATS AND BLOWOUT-PROOF STEM.

CPVC BALL VALVES, 2" AND SMALLER, SHALL BE RATED 150 PSI, ONE-PIECE MOLDED CPVC BODY AND SOCKET ENDS.

GLOBE VALVES, 2" AND SMALLER, SHALL BE CLASS 125, SHALL HAVE A BRONZE BODY, SCREW-IN BONNET, INTEGRAL SEAT, RENEWABLE SEAT AND DISC. 2½" AND LARGER, SHALL BE CLASS 125, SHALL HAVE AN IRON BODY, BOLTED BONNET, RENEWABLE SEAT AND DISC, BRONZE MOUNTED AND FLANGED ENDS.

BUTTERFLY VALVES, 2½" AND LARGER, SHALL BE RATED 200 PSI, SHALL HAVE A CAST IRON BODY, EXTENDED NECK, GEOMETRIC DRIVE, MOLDED IN SEAT LINER, LUG STYLE AND INSTALLED BETWEEN STD. CLASS 125/150 FLANGES.

CHECK VALVES, 2" AND SMALLER, SHALL BE CLASS 125, SHALL HAVE A BRONZE BODY, HORIZONTAL SWING, REGRINDING TYPE, Y-PATTERN, RENEWABLE SEAT AND DISC. 2½" AND LARGER, SHALL BE CLASS 125 IRON SILENT CHECK VALVE, GLOBE STYLE, RENEWABLE SEAT AND DISC, SPRING ACTUATED, AND FLANGED ENDS. CHECK VALVES SHALL HAVE THE ABILITY TO BE MOUNTED HORIZONTAL OR VERTICAL.

STRAINERS, 2" AND SMALLER, SHALL BE CLASS 125, SHALL A BRONZE BODY, SCREW-IN CAP, TAPPED CAP W/ BLOW-OFF PLUG, SS PERFORATED SCREEN.

ALL VALVES, UNIONS, AND SPECIALTY ITEMS MAY NOT BE SHOWN IN EVERY INSTANCE ON THE DRAWINGS BUT ARE TO BE PROVIDED WHETHER SHOWN OR NOT WHEN NECESSARY FOR PROPER OPERATION AND MAINTENANCE OF THE SYSTEM. LOCATE VALVES FOR EASY ACCESS AND OPERATIONS. WHERE CONCEALED, PROVIDE ACCESS DOORS.

EACH VALVE SHALL BE INSTALLED TO BE EASILY ACCESSIBLE FOR OPERATION, VISUAL INSPECTION, AND MAINTENANCE.

PLUMBING NOMENCLATURE

AFF	–	ABOVE FINISHED FLOOR
BD	–	BIDET
BS	–	BAR SINK
BT	–	BATHTUB
BV	–	BALL VALVE
BW	–	BOOSTED WATER
CN	–	CAN WASH
CO	–	CLEANOUT
CV	–	CHECK VALVE
CW	–	COLD WATER
COND	–	CONDENSATE
CTE	–	CONNECT TO EXISTING
DF	–	DRINKING FOUNTAIN
DW	–	DISHWASHER
EC	–	ELECTRICAL CONTRACTOR
ET	–	EXPANSION TANK
FCO	–	FLOOR CLEANOUT
FD	–	FLOOR DRAIN
FS	–	FLOOR SINK
GC	–	GENERAL CONTRACTOR
GD	–	GARBAGE DISPOSAL
HB	–	HOSE BIB
HC	–	HVAC CONTRACTOR
HCW	–	HOT & COLD WATER
HD	–	HUB DRAIN
HHCW	–	140 °F HOT & COLD WATER
HHW	–	140 °F HOT WATER
HHWR	–	140 °F HOT WATER RETURN
HRU	–	HEAT RECOVERY UNIT
HS	–	HAND SINK
HW	–	HOT WATER
HWR	–	HOT WATER RETURN
JS	–	JANITOR'S SINK
KS	–	KITCHEN SINK
LP	–	LIQUID PETROLEUM
LS	–	LAUNDRY SINK
LV	–	LAVATORY
MFR	–	MANUFACTURER
MS	–	MOP SINK
MW	–	MAKE-UP WATER
NG	–	NATURAL GAS
PC	–	PLUMBING CONTRACTOR
RTU	–	ROOF TOP UNIT
SD	–	RAINWATER CONDUCTOR
SC	–	SITE CONTRACTOR
SH	–	SHOWER
SK	–	SINK
SSD	–	SECONDARY RAIN WATER CONDUCTOR
SW	–	SOFT WATER
TWCO	–	TWO WAY CLEANOUT
TP	–	TRAP PRIMER
TYP	–	TYPICAL
UR	–	URINAL
VT	–	VENT
VTR	–	VENT THROUGH ROOF
WC	–	WATER CLOSET
WCO	–	WALL CLEANOUT
WH	–	WATER HEATER
WM	–	WASHING MACHINE BOX

* SOME MAY NOT NECESSARILY APPLY TO THIS PROJECT

HARDWARE NOTES AND SPECIFICATIONS:

MISC HARDWARE

HOSE BIBS IN COMMON AREAS SHALL BE EQUAL TO T&S N. B-0720 SILL FAUCET WITH VACUUM BREAKER WITH POLISHED CHROME FINISH. HOSE BIBBS IN MECHANICAL, MAINTENANCE, AND JANITORIAL AREAS SHALL BE T&S NO. B-0736-RGH SILL FAUCET WITH VACUUM BREAKER WITH ROUGH CHROME PLATED FINISH. MOUNT HOSE BIBBS 18" ABOVE FINISHED GRADE OR FLOOR. PROVIDE HOSE BIBBS AS LISTED OR UNLESS OTHERWISE NOTED ON THE PLUMBING FIXTURE SCHEDULE.

TEMPERATURE GAUGES (UNLESS PART OF OEM PRODUCTS) ARE TO BE RED ALCOHOL LIQUID TYPE WITH BLACK ON WHITE MARKS.

THE WATER HEATER PAN DRAIN SHALL BE MADE OF ALUMINUM WITH A 1" CPVC DRAIN LINE AS MANUFACTURED BY OATEY.

ANY PUMPS OR EQUIPMENT THAT REQUIRE LUBRICATION SHALL BE INSTALLED SO THAT THE LUBRICATION POINTS ARE ACCESSIBLE. THE PLUMBING CONTRACTOR SHALL PROVIDE TO THE OWNER THREE COPIES OF A TYPED LIST OF ALL LUBRICANTS REQUIRED FOR INSTALLED EQUIPMENT, THE LOCAL SUPPLIER, AND A LUBRICATION SCHEDULE PRIOR TO THE COMPLETION OF THE JOB.

PLUMBING CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL BATHTUB DRAIN PENETRATION WITH MANUFACTURER PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL FURNISH ACCESS PANELS FOR THE ACCESS TO CONCEALED VALVES, P-TRAPS, CLEANOUTS, WATER HAMMER ARRESTERS, UNIONS, AND OTHER DEVICES REQUIRING SERVICE AND OR ACCESS. EACH ACCESS PANEL SHALL BE PROPERLY SIZED, BUT IN NO CASE LESS THAN 12 INCHES BY 12 INCHES, TO ADEQUATELY SERVICE AND MAINTAIN THE SYSTEM. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ACCESS PANELS AND ANY REQUIRED PAINTING SHALL BE DONE BY THE PAINTING CONTRACTOR. (COLOR TO MATCH SURROUNDING FINISH, COORDINATE WITH ARCHITECT)

INTERIOR WALL ACCESS PANELS SHALL BE AS MANUFACTURED BY MIFAB "UA" OR EQUAL WITH 14 GAGE SATINCOAT STEEL DOOR AND 16 GAGE SATINCOAT STEEL FRAME. EXTERIOR WALL ACCESS PANELS SHALL BE STAINLESS STEEL.

INTERIOR CEILING ACCESS PANELS IN PLASTERED OR NON-LIFT OUT TYPE ACOUSTICAL TILE CEILING SHALL BE AS MANUFACTURED BY MIFAB "CAD" OR EQUAL WITH 14 GAGE SATINCOAT STEEL DOOR AND 16 GAGE SATINCOAT STEEL FRAME. THE DOOR PANEL IS RECESSED ⅝" TO ALLOW THE INSERTION OF VARIOUS TYPES OF MATERIALS TO MATCH THE EXISTING. EXTERIOR CEILING ACCESS PANELS SHALL BE STAINLESS STEEL.

WASHING MACHINE BOX SHALL BE EQUAL TO SIOUX CHIEF "OX BOX" NO. 696-2313MF FOR COPPER PIPING AND NO. 696-2313CF FOR CPVC PIPING. UNLESS OTHERWISE NOTED ON THE PLUMBING FIXTURE SCHEDULE.

ALL WATER CLOSET, LAVATORY AND SINK STOPS, SUPPLIES, AND RISERS SHALL BE BRASSCRAFT OR EQUAL AND SHALL HAVE A CHROME PLATED FINISH, CONCEALED LAVATORIES MAY HAVE ROUGH FINISH.

ALL EXPOSED P-TRAPS SHALL BE CAST BRASS J-BEND WITH CHROME PLATED FINISH. CONCEALED TRAPS MAY BE PVC IN ALL AREAS.

HANGERS

PIPE HANGERS AND SUPPORTS SHALL BE INSTALLED ACCORDING TO THE 2020 FLORIDA BUILDING CODE, SECTION 308 PIPING SUPPORT AND TABLE 308.5 FOR HANGER SPACING.

FOR CONCEALED PIPING – FOR PIPING 4" AND LESS HANGERS SHALL BE GALVANIZED STEEL, ADJUSTABLE SWIVEL RING. PIPING GREATER THAN 4" HANGERS SHALL BE GALVANIZED STEEL ADJUSTABLE CLEVIS HANGERS. PIPING IN EXPOSED AREAS HANGERS SHALL BE STAINLESS STEEL. FOR NON-INSULATED COPPER PIPING HANGERS SHALL BE COPPER PLATED. FOR INSULATED PIPING HANGERS SHALL HAVE A INSULATION PIPE SHIELD.

PIPE CLAMPS FOR UNIT CPVC WATER PIPING 3/4" AND LESS SHALL BE EQUAL TO LSP PRODUCTS GROUP "STUB-OUT AND PIPE SECURE KITS".

FOR PIPING UP TO 2", 3/8" THREADED ROD SHALL BE USED. FOR PIPING LARGER THAN 2", 1/2" THREADED ROD SHALL BE USED. FOR EXPOSED PIPING THREADED ROD SHALL BE STAINLESS STEEL.

HANGING FROM CONCRETE DECK SHALL BE DONE WITH THE APPROPRIATE EXPANSION BOLT.

ALL HANGERS ARE TO BE INSTALLED PLUMB, AND PIPING SHALL BE HUNG SO THAT THE LOAD IS AXIAL ONLY. HANGERS SHALL BE HUNG SO THAT PIPING IS ON A STRAIGHT LINE.

BEAM CLAMPS AND OR BRACKETS ARE TO BE STAMPED AND NOT CAST. PLUMBING CONTRACTOR RESPONSIBLE FOR INSTALLING THE APPROPRIATE CLAMP CORRESPONDING TO THE BEAM, CHANNEL, OR JOIST IT CONNECTS TO.

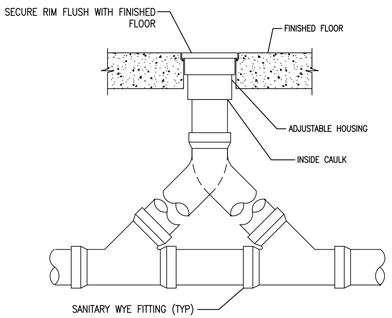
HORIZONTAL STORM AND WASTE PIPING SHALL BE HUNG TO PREVENT MOVEMENT IN ANY DIRECTION. SUPPORTS SHALL BE WITHIN 18 INCHES OF THE COUPLING JOINT AT 10 FOOT INTERVALS FOR 10 FOOT PIPE LENGTHS AND AT 5 FOOT INTERVALS FOR 5 FOOT PIPE LENGTHS. HANGERS SHALL BE PROVIDED AT EACH HORIZONTAL BRANCH CONNECTION, AND NO FURTHER THAN 18 INCHES FROM THE COUPLING.

TRAPS, TRAPARMS, CLOSET BENDS AND SIMILAR BRANCHES CAN BE SUPPORT BY PIPE STRAP WHERE APPROVED BY ENGINEER.

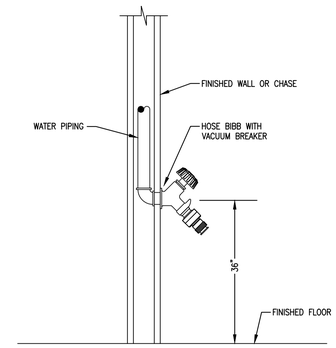
ALL PIPE HANGERS AND SUPPORTS SHALL BE EQUAL TO ANVIL INTERNATIONAL OR TOLCO BY NIBCO.

PLUMBING PIPING LEGEND

— — UGW — —	UNDERGROUND GREASE PIPING
——— - ———	COLD WATER PIPING
— — USS — —	UNDERGROUND SANITARY SEWER PIPING



TWO-WAY CLEANOUT DETAIL
N.T.S.



HOSE BIBB DETAIL
N.T.S.

PLUMBING EQUIPMENT SCHEDULE

LTR	DESCRIPTION	MANUFACTURER	CATALOG NO.	PIPE SIZES					ELEC				OTHER
				CW	HW	TRAP	SAN*	VT	VOLT	PH	AMPS	HP	
HB	HOSE BIBB	WOODFORD	24	1/2"	–	–	–	–	–	–	–	–	ANTI SIPHON WALL FAUCET. INCLUDE WOODFORD MB24-1/2-K MODULAR BOX

1 PLUMBING NOTES, SCHEDULES & DETAILS
SCALE: NOT TO SCALE

CRAWFORD, WILLIAMS ENGINEERING, Inc.
CA 7029
MECHANICAL ELECTRICAL PLUMBING & FIRE
6989 PROFESSIONAL PKWY. E.
SARASOTA, FLORIDA 34240
tel (941) 907-0103 fax (941) 907-0152

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GLG ARCHITECTS, LLC
5850 DEACON RD.
SARASOTA, FL 34238
(941) 465-0549
GIOVANNI@ARCSBC.COM
LICENSE #AR98632

SEAL
WILLIAM SCOTT CRAWFORD LICENSE No.39436 STATE OF FLORIDA PROFESSIONAL ENGINEER
WM. SCOTT CRAWFORD
P.E. 39436

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES

A NEW SHELL BUILDING FOR: BUILDING 1

MAIN CITY PLAZA

604 2ND STREET EAST
BRADENTON, FLORIDA 34208

REVISIONS

DRAWN BY:	ACS
CHECKED BY:	WSC
FILE:	
PROJECT NO:	
DATE:	07.22.25
ISSUE	DATE

PLUMBING NOTES, SCHEDULES & DETAILS

P2.00

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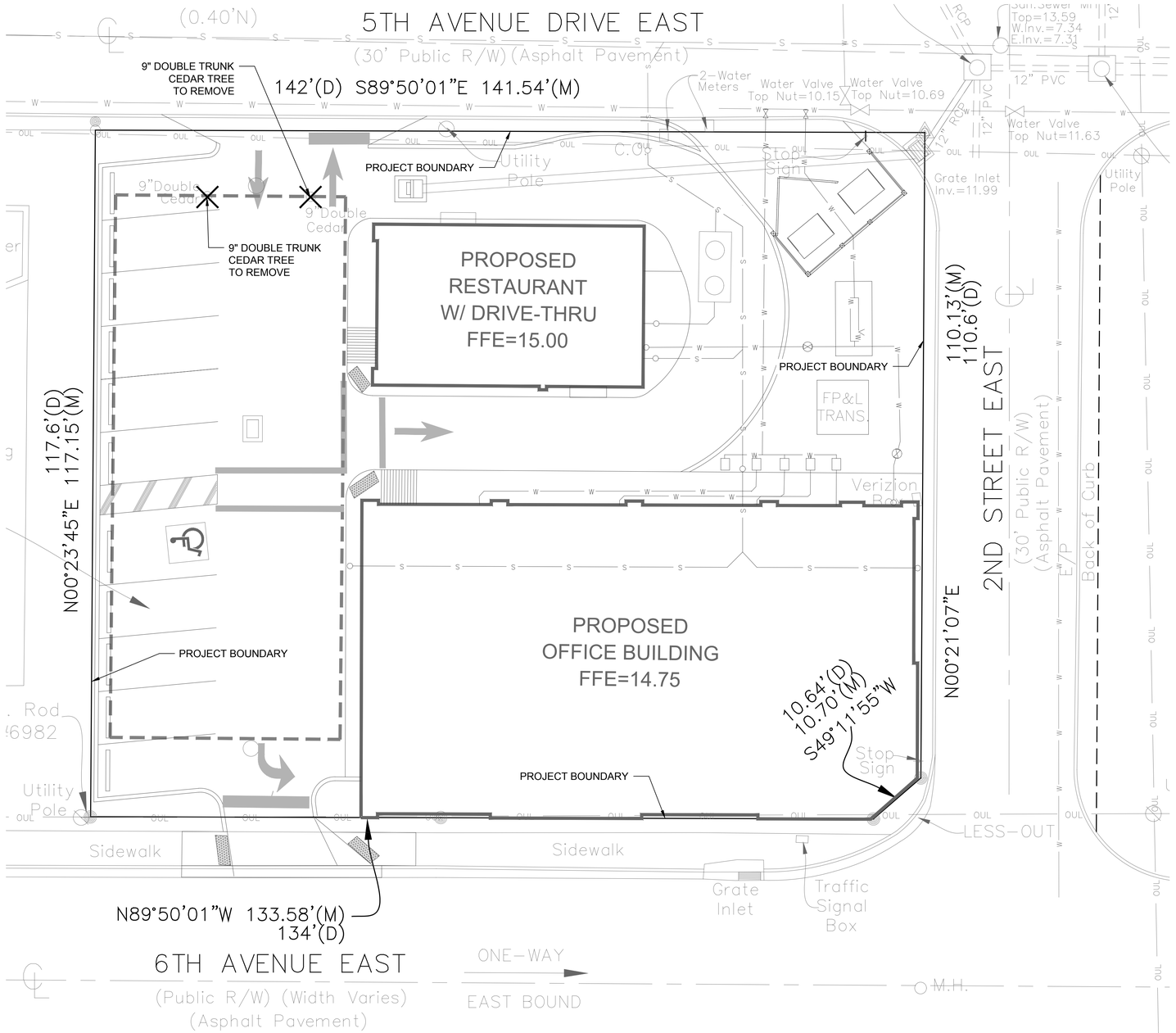
TREE PROTECTION - REMOVAL LEGEND

EXISTING TREE OR PALM TO BE REMOVED

	REQUIRED REPLACEMENT TREES	QTY	TOTAL
SIGNIFICANT TREES	(2) 8" - 30" TREES REMOVED - REPLACE W/2"	2 @ 2:1	4
	TOTAL NUMBER OF INCHES REQUIRED 4X2 = 8 INCHES		

APPLICANT IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PLANTING MITIGATION TREES AS APPROVED AND REQUIRED MAINTENANCE EXPENSES TO INSURE THAT THE MITIGATION TREES SURVIVE FOR THE FIRST YEAR. AFTER FINAL C.O. APPLICANT IS REQUIRED TO REPLACE ANY MITIGATION TREES THAT EXPIRE DURING THE FIRST YEAR AFTER C.O. WITH THE SAME TREE SPEC. AND SIZE AS ORIGINAL SPECIFIED.



0 10 20

FULL SIZE (22"X34") SCALE : 1"=10'
HALF SIZE (11"X17") SCALE : 1"=20'

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Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

MAIN CITY PLAZA

BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
DATE	04-03-2025
DRAWN BY	JA
ISSUED	04-03-2025

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

TREE PROTECTION & REMOVAL PLAN

L-01

ACAD DWG

GENERAL NOTES:

1. All areas not planted or mulched shall be sodded with solid Argentine Bahia Sod. (This includes the entire R.O.W. adjacent to this property.)
2. All plant material proposed is native OR drought tolerant as required by code.
3. Concrete curbs 6" high shall be provided to protect all required landscaping.
4. The owner is required to provide an adequate maintenance program for all newly planted material by hand watering , pruning, cultivating, fertilizing as necessary for healthy growth establishment. The owner is required to maintain all plant material in perpetuity.
5. This plan illustrates general landscape intent to meet required code. This plan may be modified based on final construction plan development. Modifications shall be submitted prior to implementation.
6. A 100% coverage automatic irrigation system shall be installed. Plans for the automatic irrigation system will be submitted prior to building permit issuance. The Water source is potable.
7. a. There shall be 3' minimum clearance from landscape plants and the edge of the meter slab for meters less than 3" and 6' for meters larger than 3", and for fire line backflow prevention assemblies. b. There shall be 10' minimum clearance between trees and meter assemblies, meter assembly slabs, and fire line backflow prevention assemblies. c. There must be a clearance of 7.5' minimum from the front and both sides, and 4' to the rear of all fire hydrants and above grade obstructions including posts, fences, trees, etc. d. Street side of meter assemblies and fire line backflow prevention assemblies shall remain open and free of landscaping. e. Trees shall not be planted or located within 10 feet of any potable water main, reclaimed water main, sanitary force main, gravity sanitary sewer main, sanitary cleanouts, or potable/reclaimed/force main appurtenances such as meters, hydrants, backflow prevention assemblies, etc. that are owned and maintained by Manatee County. An approved root barrier shall be used where trees are planted closer than 10 feet.

WEST BUFFER

±117 LF LANDSCAPE BUFFER STRIP 10' WIDTH REQ'D			
1 CANOPY TREE PER 75 L.F.			
	CALCULATION	REQUIRED	PROVIDED
CANOPY TREES	117/75	2	2

CODE SCHEDULE 4.1-4.4 INTERIOR LANDSCAPE

11 PARKING SPACES THAT DO NOT ABUT PERIMETER BUFFER LANDSCAPING - 10 SF OF INTERIOR LA REQUIRED FOR EACH SPACE = 11 X10 = 110 SF REQUIRED

PAVEMENT NOT USED FOR PARKING TOTAL 6901 - 10 SF OF INTERIOR LA REQUIRED FOR EACH 500 SF 6901 / 500 = 13.8 X 10 = 138 SF REQUIRED

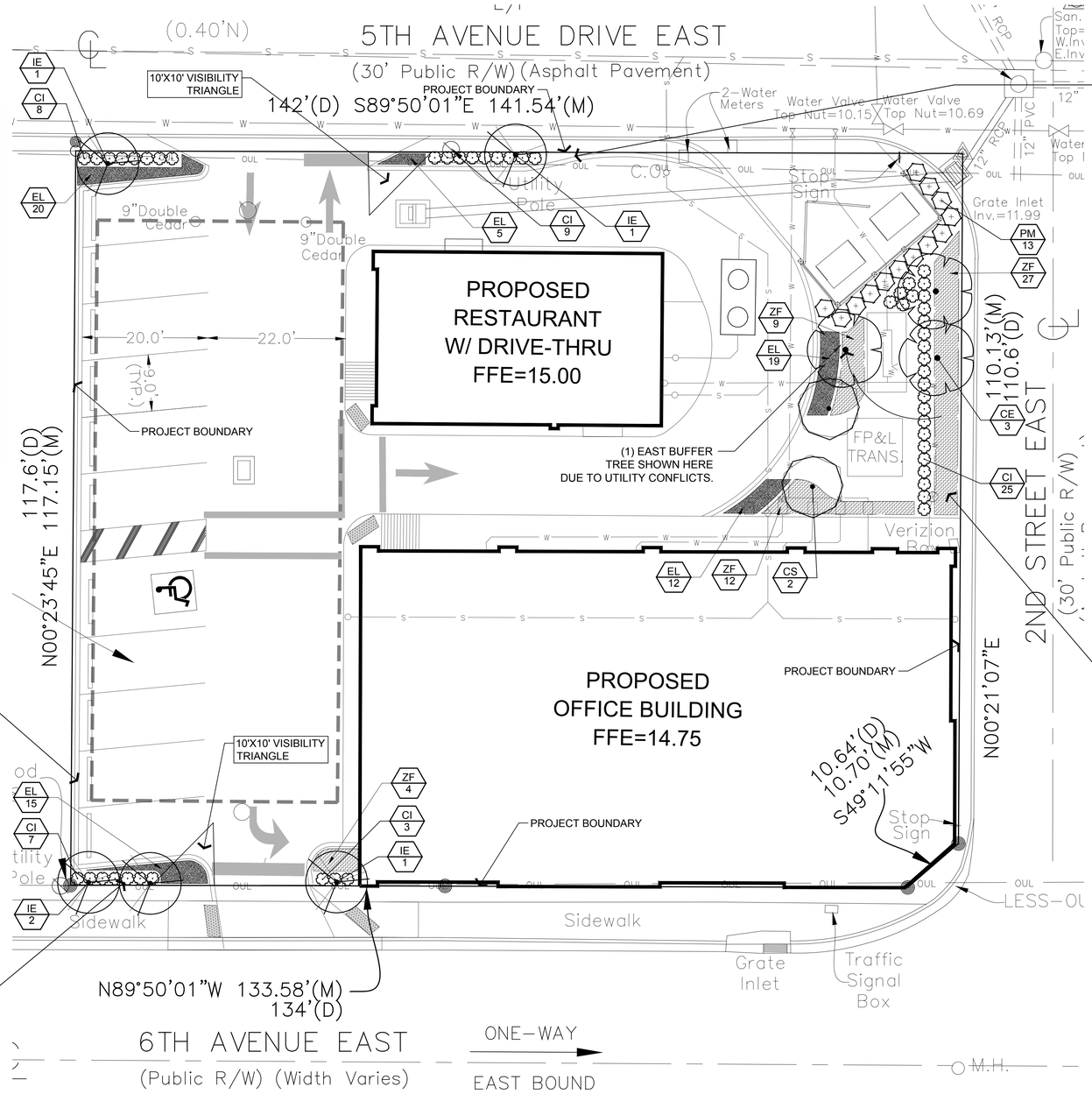
TOTAL SF REQUIRED IS 110 +138 = 248 SF
1 TREE FOR EACH 200 SF = 248 / 200 = 2 TREES REQUIRED

TOTAL PROVIDED = 299 SF AND 2 CANOPY TREES

SOUTH BUFFER

±117 LF LANDSCAPE BUFFER STRIP 10' WIDTH REQ'D - OVERHEAD POWER LINES			
1 CANOPY TREE PER 50 L.F. AND A 2' HIGH OPAQUE BUFFER			
	CALCULATION	REQUIRED	PROVIDED
CANOPY TREES	117/50	3	3
2' HIGH HEDGE		YES	*YES

* HEDGE PROVIDED WHERE SPACE ALLOWS.
** TOTAL LF EXCLUDES DRIVEWAY.



NORTH BUFFER

±99 LF LANDSCAPE BUFFER STRIP 10' WIDTH REQ'D - OVERHEAD POWER LINES			
1 CANOPY TREE PER 50 L.F. AND A 2' HIGH OPAQUE BUFFER			
	CALCULATION	REQUIRED	PROVIDED
CANOPY TREES	99/50	2	2
2' HIGH HEDGE		YES	*YES

* HEDGE PROVIDED WHERE SPACE ALLOWS
** TOTAL LF EXCLUDES DRIVEWAY AND ROADWAY CORNER.

FOUNDATION LANDSCAPING REQUIREMENTS			
100 SQ FT PER 1500 OF PROPOSED GROUND FLOOR AREA BUILDING = 6,271 SQ FT			
CALCULATION		REQUIRED	PROVIDED
6,271/ 1500 = 4.18	4.18 X 100 =	418 SQ FT	*

* FOUNDATION PLANTINGS NOT PROVIDED DUE TO LACK OF SPACE.

EAST BUFFER

±110 LF LANDSCAPE BUFFER STRIP 10' WIDTH REQ'D			
1 CANOPY TREE PER 50 L.F. AND A 2' HIGH OPAQUE BUFFER			
	CALCULATION	REQUIRED	PROVIDED
CANOPY TREES	110/50	3	3
2' HIGH HEDGE		YES	*YES

* HEDGE PROVIDED WHERE SPACE ALLOWS

0 10 20
FULL SIZE (22"X34") SCALE : 1"=10'
HALF SIZE (11"X17") SCALE : 1"=20'

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NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

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dwja LANDSCAPE ARCHITECTS
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PLANTING PLAN

L-02

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ACAD DWG

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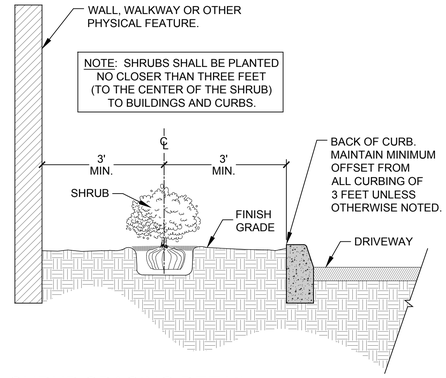
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
	CE	Conocarpus erectus / Green Buttonwood Standard	45 gal	3"Cal	12` x 5` Spr.		3
	CS	Conocarpus erectus sericeus / Silver Buttonwood Standard	45 gal	3"Cal	12` x 5` Spr.		2
	IE	Ilex x attenuata `Eagleston` / Eagleston Holly Standard	65 gal	3"Cal	12` x 5` Spr.		5
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HT. X SPR.		SPACING	QTY
SHRUBS							
	CI	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3 gal	2` x 2`		24" o.c.	52
	PM	Podocarpus macrophyllus / Podocarpus	3 gal	2` x 2`		36" o.c.	13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			SPACING	QTY
SHRUB AREAS							
	ZF	Zamia floridana / Coontie Palm 2` x 2`	7 gal			30" o.c.	52
GROUND COVERS							
	EL	Ernodea littoralis / Golden Creeper 8" x 18" spr. 30" from road edge on road side and sidewalk Stagger spacing	1 gal			18" o.c.	71



SHRUB SPACING DETAIL
NOT TO SCALE

NOTE: ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION. **SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION (CALL 941-366-3159)**

TOTAL INCHES INSTALLED XXXX

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:
MAIN CITY PLAZA
BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
DATE	04-03-2025
DRAWN BY	JA
ISSUED	04-03-2025

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

PLANT SCHEDULE

L-03

ACAD DWG

CALL 48 HOURS BEFORE YOU DIG

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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LANDSCAPE NOTES:

1. ALL NEW PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS ESTABLISHED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION.
2. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. CONTRACTORS ARE ADVISED TO REFER TO THE CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
4. THE CONTRACTOR IS CAUTIONED TO BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CHECK WITH THE JOB SITE SUPERINTENDENT, SUNSHINE ONE, AND MANATEE COUNTY UTILITIES FOR LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE BEGINNING WORK.
5. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS OTHERWISE NOTED ON PLANTING PLAN OR SOD PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN SOD AREAS. HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK ALL JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATELY AFTER INSTALLATION.
6. CONTRACTOR SHALL APPLY MINIMUM 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. CONTRACTOR SHALL REVIEW TURF KILL WITH LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE FOR APPROVAL. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS. POST ALL APPLICATIONS. PLANTING IN WEED INFESTED SOIL IS NOT ACCEPTABLE
7. ANY EXCESS SOIL OR DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND TAKEN TO THE COUNTY LAND FILL OR OTHER LOCATION AS APPROVED.
8. MULCH ALL NEW PLANTING WITH MIN. 3" (OR AS NOTED OTHERWISE ON PLAN) OF RECYCLED MELALEUCA MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED THE LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR REPLACING TREES AND SHRUBS EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.
10. ALL TREES AND PALMS WITHIN SOD AREAS SHALL BE MULCHED WITH 4' MIN. DIAMETER RING 3" DEEP STAKES WHENEVER POSSIBLE SHALL BE WITHIN MULCH RINGS.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING SOD, DEBRIS, WEEDS, AND HANDWORK UNDER EXISTING TREES IN PREPARATION FOR ANY PLANTING.
12. CONTRACTOR SHALL REPAIR ANY AREAS DISTURBED DURING THE COMPLETION OF WORK INCLUDING RESODDING OF IRRIGATION TRENCHES AND PLANTING PITS RESULTING FROM MATERIAL RELOCATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE TERRA-SORB INTO ALL PLANTING PITS AS PER MANUFACTURERS RECOMMENDATIONS. TERRA-SORB MANUFACTURED BY INDUSTRIAL SERVICES INTERNATIONAL, INC., BRADENTON, FLORIDA; (800) 227-6727
14. CONTRACTOR SHALL STAKE ALL TREES AS PER DETAILS.
15. ALL PLANT MATERIAL SHALL BE FERTILIZED ACCORDING TO THE FERTILIZATION CHART.
16. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS CREATED BY THE CONSTRUCTION. THIS SHALL INCLUDE ALL SOD AND HAND RAKING TO RESTORE A SMOOTH UNIFORM SURFACE. ALSO REMOVAL OF ANY DEBRIS ENCOUNTERED OR CREATED FROM CONSTRUCTION OPERATIONS. ANY MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO A SANITARY LANDFILL OR OTHER APPROVED LOCATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK.
18. THE 90-DAY MAINTENANCE PERIOD SHALL BEGIN ONCE SUBSTANTIAL COMPLETION HAS BEEN MADE AND AGREED TO BY THE OWNER.
19. FINAL ACCEPTANCE WILL OCCUR AFTER THE OWNER HAS ACCEPTED THE JOB AFTER THE 90-DAY MAINTENANCE PERIOD.
20. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100% COVERAGE ON ALL NEW PLANT MATERIAL.
21. MYCOR-TREE AS MANUFACTURED BY PLANT HEALTH CARE, INC. (1-800-421-9501) SHALL BE MIXED INTO THE UPPER 10" OF BACKFILL OR SOIL MEDIA AT THE TIME OF PLANTING AND WATERED IN COMPLETELY AFTER USE. INSTALLATION SHALL BE AS FOLLOWS:
    INSTALL 1 - 3 OUNCE PAK PER INCH CALIPER FOR TREE OF PALM.
    INSTALL 1 - 1 OUNCE APPLICATION FOR ALL 3 GALLON CONTAINER MATERIAL.
    INSTALL 1 - 5 GRAM APPLICATION FOR ALL 1 GALLON MATERIAL.

MAINTENANCE PROGRAM:

UPON SUBSTANTIAL COMPLETION AS DEEMED TRUE BY THE OWNER, A MAINTENANCE PROGRAM FOR ALL PLANT MATERIAL AND IRRIGATION SHALL COMMENCE AND CONTINUE FOR NINETY (90) DAYS.

PLANTING:

A. THE CONTRACTOR SHALL MAINTAIN ALL NEWLY PLANTED MATERIALS BY WATERING, PRUNING, CULTIVATING, FERTILIZING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH AND WEED FREE PLANTING BEDS OR SAUCERS.
B. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, RESET TREES OR PALMS TO PROPER GRADE OR VERTICAL POSITION AS REQUIRED.
C. SPRAY MATERIAL AS REQUIRED TO KEEP FREE FROM INSECTS AND DISEASE.

IRRIGATION:

A. MAINTAIN THE INSTALLED IRRIGATION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.
B. CHECK FOR LINE BREAKS AND CLEAN BUBBLERS OF DEBRIS SO THAT THEY PROVIDE UNIFORM WATER DISTRIBUTION AT ALL TIMES.

REPORTS:

A. PROVIDE BIWEEKLY REPORTS DETAILING MAINTENANCE WORK COMPLETED AND OTHER PERTINENT INFORMATION. REPORT SHALL BE SUBMITTED TO THE OWNER WITH COPIES TO THE LANDSCAPE ARCHITECT.

ALL PLANTINGS SHALL BE FERTILIZED WITH AGRIFORM 20-10-15 PLANTING TABLETS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF BACKFILLING. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT THE DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS.

21 GRAM TABLET						10 GRAM TABLET	10 GRAM TABLET
1 GALLON CAN PLANTS	3 GALLON CAN PLANTS	5 GALLON CAN PLANTS	7 GALLON CAN PLANTS	LARGE TREES OR B & B TREES	MATURE PALMS	WELL ROOTED LINERS	SMALL GROUNDCOVERS OR PERENNIALS
1 TABLET	2 TABLETS	3 TABLETS	4 TABLETS	TREES: 5 TABLETS/EA. 1/2" OF CALIPER SHRUBS: 1 TABLET FOR EA. 1' OF HEIGHT	10 TABLETS PER PALM	1 TO 2 TABLETS EACH	1 TABLET EACH

AGRIFORM 20-10-5 PLANTING TABLETS AS MANUFACTURED BY:
SIERRA CHEMICAL COMPANY
1001 YOSEMITE DRIVE
MILPITAS, CA 95035

NOTE: LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE THE UNIFORMITY OF APPLICATION.

NOTE:

1. THIS CONTRACT IS SUBJECT TO THE RULES AND REGULATIONS OF GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, SHALL CONFORM TO A FLORIDA NO. 1 AS TO: 1. HEALTH AND VITALITY, 2. CONDITION OF FOLIAGE, 3. ROOT SYSTEM, 4. FREEDOM FROM PEST OR MECHANICAL DAMAGE, 5. HEAVILY BRANCHED AND DENSELY FOLIATED ACCORDING TO THE ACCEPTED NORMAL SHAPE OF THE SPECIES OR SPORT.
3. AT THE CONCLUSION OF THIS PLANTING, IF THE LANDSCAPE ARCHITECT OR OWNER HAS REASON TO BELIEVE THAT THE PLANTS ARE NOT OF THE SPECIFIED GRADE, HE WILL REQUEST A REGRADING INSPECTION BY THE DIVISION OF PLANT INDUSTRY, AND SUCH EVIDENCE WILL BE THE BASIS FOR REQUESTING REPLACEMENT OF PLANTS AND FOR LEGAL OR OTHER ACTION TAKEN BY THE DIVISION OF PLANT INDUSTRY ACCORDING TO LAW, SHOULD THIS BECOME NECESSARY.

IMPORTANT NOTE:

ALL TREES, PALMS AND B&B MATERIAL SHALL BE PLANTED AS FOLLOWS:

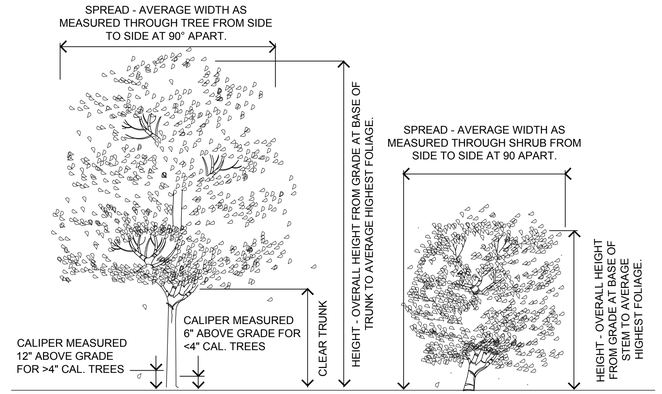
1. DIG HOLE.
2. SPRINKLE TERRASORB EVENLY OVER BACKFILL SOIL NEXT TO HOLE SO THAT TERRASORB WILL THOROUGHLY MIX WITH SOIL DURING BACKFILLING OPERATIONS.
3. BACKFILL WITH 4" OF SOIL AND PREPARE SHELF FOR ROOTBALL TO SET ONTO.
4. PLACE ROOTBALL IN HOLE AND STRAIGHTEN TREE.
5. BACKFILL 25% OF DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
6. BACKFILL TO 50% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
7. BACKFILL TO 75% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
8. BACKFILL THE REST AND THOROUGHLY WATER IN TREE MAKING SURE THE TRUNK IS DIRECTLY PERPENDICULAR TO THE FINISHED GRADE.

NOTE:

ANY DEVIATION FROM THE ABOVE PROCESS WILL NOT BE CONSIDERED AS PER INDUSTRY STANDARDS AND WILL BE CAUSE FOR REJECTION OF THE WORK.

FERTILIZATION - TREES, SHRUBS AND GROUNDCOVERS

NOT TO SCALE

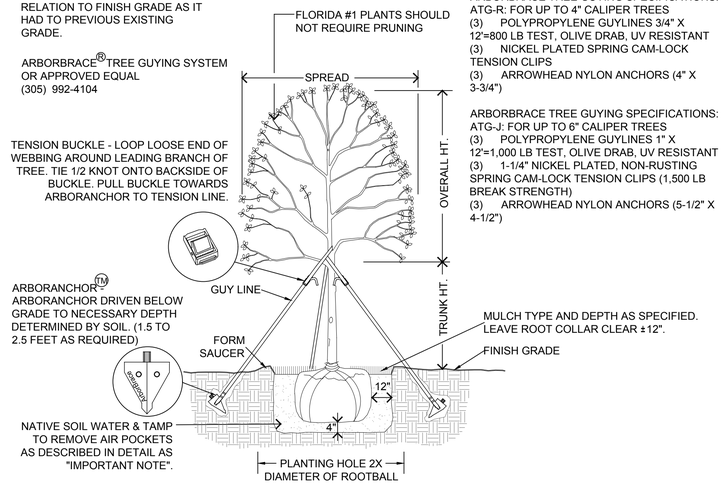


TREES WITH SHARP 'V' SHAPED BRANCHING AT THE TRUNK SHALL NOT BE ACCEPTED.

REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.
EXAMPLES:
HEIGHT x SPREAD
HEIGHT x SPREAD - CALIPER

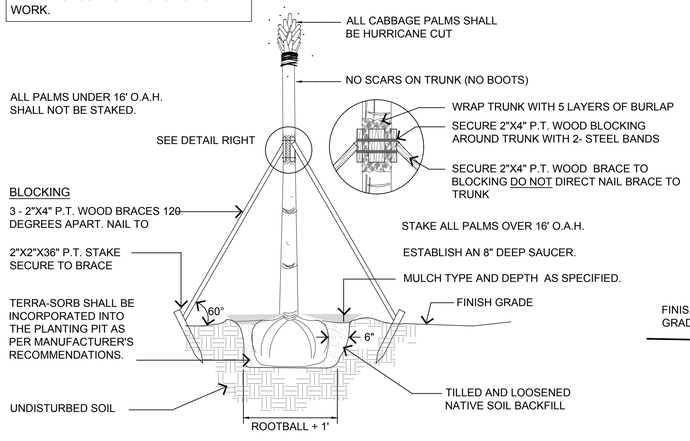
TREE AND SHRUB SIZING SPECIFICATION

NOT TO SCALE



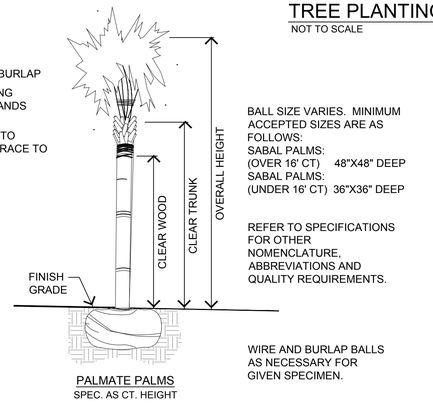
TREE PLANTING, STAKING AND PRUNING

NOT TO SCALE



PALM PLANTING AND STAKING DETAIL

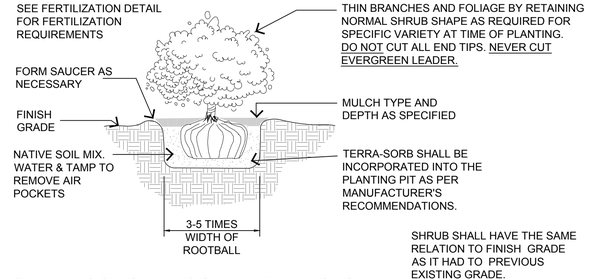
NOT TO SCALE



PALMATE PALMS
SPEC. AS CT. HEIGHT

PALM SIZING SPECIFICATIONS

NOT TO SCALE



SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

SITE DEVELOPMENT PLANS FOR:

MAIN CITY PLAZA

BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
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REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

PLANTING DETAILS

L-04

ACAD DWG

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DIVISION 2 - SITE WORK
SECTION 0221
FINISH GRADING

I. GENERAL

1. SCOPE
   1. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO SHAPE, MOLD, AND FINISH GRADE ALL FEATURES OF THE PROJECT.
      A. INCLUDE ALL KILLING REMOVAL OF VEGETATIVE GROWTH AND HAND WORK NECESSARY TO ESTABLISH FINISH GRADE INCLUDING UNDER ANY EXISTING TREES.
      B. KILL AND ELIMINATE ANY AND ALL UNWANTED VEGETATIVE GROWTH FROM TOPSOIL AND SUBSOIL BY APPROVED MEANS, AND BEFORE PLANTING.
      C. CONSTRUCT BERMS TO ELEVATIONS SHOWN, AND PERFORM ALL GRADING, INCLUDING ROUGH GRADING (2" +/-) BEFORE IRRIGATION INSTALLATION, AND FINISHED GRADING PRIOR TO PLANTING.
      D. LIGHTLY SCARIFY TOPSOIL INTO SURFACE OF SUBGRADE. REMOVE EXTRANEOUS MATTER MEASURING ONE INCH (1") OR LARGER IN ANY DIMENSION.
   2. MATERIAL SHALL INCLUDE FILL AND TOPSOIL APPROPRIATELY THROUGHOUT THE PROJECT.

II. EXECUTION

1. BERMS AND GRADED AREAS
   1. ALL BERMS AND GRADED AREAS SHALL BE BUILT IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS AND DETAILS. FINISH GRADING OPERATIONS SHALL BRING ALL BERMS AND GRADED AREAS TO A FINAL GRADE POSITION SO AS NOT TO INHIBIT POSITIVE DRAINAGE.
   2. THE SITE DEVELOPMENT PLANS SHOW EARTH BERM LOCATIONS. THE CONTRACTOR SHALL SUPPLY SUFFICIENT SECOND CUT CLEAN FILL MATERIAL TO PROVIDE A FINISH GRADE AS REPRESENTED ON THE PLANS. QUANTITIES OF SOIL GIVEN REPRESENT APPROXIMATE FINISH VOLUMES COMPACTED IN PLACE.
   3. BERMS SHALL BE SO SHAPED THAT THEIR LINES AND SLOPES WILL BLEND WITH THE SURROUNDING CONTOURS. THE MOUNDS AND VALLEYS OF THE BERMS SHALL BE SCULPTURED INTO SMOOTH UNDULATING SHAPES WITHOUT 'BIRD-BATHS'.
   4. IN ORDER TO DEVELOP AESTHETICALLY PLEASING BERMS, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN SHAPE AND CONTOURING AT ANY TIME DURING CONSTRUCTION.
   5. FINISH GRADING OF BERMS SHALL BE DONE BY A WHEEL TRACTOR AND SHALL INVOLVE THE PUSHING AND BACK-BLADING OF SMALL AMOUNTS OF MATERIAL IN A REPETITIVE OPERATION.
   6. UNIFORMLY FINE GRADE AREAS WITHIN GRADING LIMITS INCLUDING TRANSITION AREAS. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE (MINIMUM 3% SLOPE), COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES.
   7. OBTAIN APPROVAL OF FINISHED GRADES BEFORE PROCEEDING WITH IRRIGATION, GRASSING AND PLANTING OPERATIONS. ELIMINATE IRREGULARITIES AND PONDING. LEAVE GRADE 1 1/2" BELOW CURB OR WALK.
   8. IF PLANTING AND MULCHING IS NOT COMMENCED IMMEDIATELY, PROTECT STOCKPILED OR SPREAD TOPSOIL FROM EROSION BY FORCE OR WIND, WATER, OR OTHER FORCE, RE-ESTABLISH ERODED, RUTTED, OR SETTLED GRADES TO PROPER FINISHED GRADE.
   9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, RE-GRADING, AND RE-SEEDING ANY AREAS COMPLETED BY THE GENERAL CONTRACTOR WHICH ARE DISTURBED BY THE WORK OF THIS CONTRACT.
   10. THE TILED AREAS SHALL BE SETTLED, FINE GRADED, AND RAKED TO MEET APPROVED FINISHED GRADE. COARSE SOIL LUMPS, ROCKS, ROOTS, WEEDS AND DEBRIS NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. THE SURFACE SHALL BE SMOOTH, FIRM, AND OF FINE TEXTURE IMMEDIATELY BEFORE SODDING.

III. INSPECTION AND APPROVAL

1. INSPECTION
   1. ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO REGULAR INSPECTIONS BY THE ARCHITECT. BECAUSE THE CONTOURING OF THE PROJECT IS ESSENTIAL TO AN AESTHETICALLY PLEASING DEVELOPMENT THE ARCHITECT MAY MAKE MINOR ALTERATIONS DURING THE FINISH GRADING OPERATIONS.
2. APPROVAL
   1. ALL FINISH GRADING OPERATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM. POSITIVE DRAINAGE IS A FUNCTION OF FINISH GRADING AND WILL BE GUARANTEED BY THE CONTRACTOR. FOLLOWING THE INSTALLATION AND BACKFILLING OF THE IRRIGATION SYSTEM A DRAINAGE CHECK MAY BE CONDUCTED BY NATURAL OR MAN MADE CIRCUMSTANCES. ANY POSITIVE DRAINAGE FAULTS WILL BE CORRECTED AND A NEW FINISH GRADE ESTABLISHED.

END SECTION 2-0221

DIVISION 2 - SITE WORK
SECTION 0270
LANDSCAPE - GENERAL

I. SCOPE:
1. THE WORK EMBRACED UNDER THIS CONTRACT INCLUDES SUPPLYING AND PLACING OF ALL MATERIALS AS LISTED IN THE SPECIFICATIONS AND ON THE PLANS IN ACCORDANCE WITH SOUND INDUSTRY PRACTICE. ALL LABOR, EQUIPMENT, TOOLS, PLANT MATERIAL AND MISCELLANEOUS ITEMS CALLED FOR HEREIN OR REQUIRED FOR SATISFACTORY COMPLETION OF THE WORK, SHALL BE FURNISHED AND INSTALLED BY THE CERTIFIED LANDSCAPE CONTRACTOR OR LICENSED IRRIGATION SUBCONTRACTOR.
2. CONTRACTORS SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY LICENSES AND PERMITS, AND SHALL COMPLY IN ALL WAYS WITH FEDERAL, STATE AND LOCAL CODES.

II. INVESTIGATION OF SITE:
1. ALL BIDDERS SHALL PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY ARISE AS TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE; AND LIKEWISE, IN ORDER TO FULLY AND ACQUAINT THEMSELVES WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS AND PROPERTY.
2. THE CONTRACTOR SHALL DETERMINE BY SITE INVESTIGATION ANY NECESSARY WORK NOT SPECIFICALLY CALLED FOR, BUT, NECESSARY TO SATISFACTORILY COMPLETE THE WORK. NO ADDITIONAL COMPENSATION WILL BE GRANTED BECAUSE OF ANY DIFFICULTIES WHICH MAY BE ENCOUNTERED ON THE SITE IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK IF NOT IDENTIFIED AT THIS TIME.
3. ANY DAMAGES TO UNDERGROUND OR ABOVE GROUND UTILITIES OR TO ANY PROPERTY OF THE OWNER OR OTHER CONTRACTOR SHALL BE REPAIRED OR REPLACED IMMEDIATELY AT THE RESPONSIBLE CONTRACTOR'S EXPENSE.
4. ANY DAMAGE CAUSED TO UNDERGROUND INSTALLATIONS OF ANOTHER CONTRACTOR SHALL BE BACK CHARGED TO THAT CONTRACTOR IF SUCH INSTALLATIONS ARE NOT LOCATED IN ACCORDANCE WITH PLANS.

III. QUALIFICATIONS:
1. ALL LANDSCAPE AND IRRIGATION CONTRACTORS WISHING TO BID THE PROJECT SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK IN THIS LOCATION AND HAVE ALL APPLICABLE LICENSES.
2. INDIVIDUALS OR CORPORATIONS NOT ABLE TO MEET THIS REQUIREMENT MAY SUBMIT THEIR QUALIFICATIONS TO THE LANDSCAPE ARCHITECT DURING THE BIDDING PERIOD FOR REVIEW AND POSSIBLE QUALIFICATION.

IV. PERFORMANCE STANDARDS:
1. ALL WORK SHALL BE PERFORMED BY COMPETENT AND SKILLED CRAFTSMEN. LABOR CREWS SHALL BE UNDER THE DIRECT CONTROL OF A SINGLE FOREMAN DESIGNATED AT THE BEGINNING OF THE WORK AND SKILLED IN READING BLUEPRINTS AND COORDINATION BETWEEN OFFICE AND JOB. WHILE LABOR CREWS MAY CHANGE, THE SAME FOREMAN WILL BE IN CHARGE THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS THROUGHOUT THE JOB. CONTRACTOR SHALL REVIEW PLANS AND SPECIFICATIONS WITH THE JOB FOREMAN TO INSURE COMPLETE UNDERSTANDING OF THE PROJECT.
2. TOOLS SHALL NOT BE LEFT ON THE JOB SITE IN AN UNSAFE OR UNPROTECTED CONDITION.
3. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED AND LIGHTED AT NIGHT.
4. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. THE CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED BY RAKING.
5. ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OR PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED, SPRAYED OR FLAGGED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE RE-DEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
6. MATERIAL SUCH AS GROUND COVERS, MULCH OR GRAVEL SHALL BE SPREAD IN THE SPECIFIED QUANTITY TO COVER THE AREA DESIGNED. NO ADDITIONAL MATERIALS SHALL BE USED IN SUCH AREAS WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR OWNER.
7. THE CONTRACTOR SHALL IN GOOD WORKMANLIKE MANNER, DO AND PERFORM ALL WORK AND FURNISH ALL SUPPLIES AND MATERIALS, MACHINERY, EQUIPMENT, FACILITIES AND MEANS, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED HEREIN, NECESSARY OR PROPER TO PERFORM AND COMPLETE ALL THE WORK REQUIRED BY THIS CONTRACT, WITHIN THE TIME SPECIFIED HEREIN, IN ACCORDANCE WITH THE PROVISIONS OF THIS CONTRACT AND SAID SPECIFICATIONS AND IN ACCORDANCE WITH THE PLANS, AND IN ACCORDANCE WITH THE DIRECTIONS OF THE ARCHITECT AS GIVEN FROM TIME TO TIME DURING THE PROGRESS OF THE WORK.

END OF SECTION 2-0270

DIVISION 2 - SITE WORK
SECTION 0280
LANDSCAPE DEVELOPMENT

I. GENERAL
1. STAKING AND LAYOUT: ALL STAKING AND LAYOUT OF PHYSICAL FEATURES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF PLANTING IS STARTED. THE SAME SHALL APPLY TO THE ESTABLISHMENT OF PROPER GRADES AND LEVELS. ALL PLANTING BEDS SHALL BE ACCURATELY STAKED, SPRAYED OR FLAGGED IN ACCORDANCE WITH THE PLANS. CHANGES NECESSITATED BY BUILDING CHANGES, ETC., SHALL BE IN KEEPING WITH THE OVERALL CONCEPTS OF THE DESIGN. ANY BEDS DEVELOPED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT SHALL, IF THEY DO NOT ACCURATELY REPRESENT THE PLAN AND/OR THE DESIGN CONCEPT, BE RE-DEVELOPED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
2. COMMENCEMENT OF WORK: WORK UNDER THIS CONTRACT SHALL COMMENCE NOT LESS THAN TEN (10) DAYS AFTER NOTICE TO PROCEED AND SHALL BE COMPLETE IN AN ORDERLY BUSINESS LIKE FASHION. ONCE WORK IS BEGUN IT SHALL CONTINUE ON CONSECUTIVE WORKING DAYS UNTIL WORK IS COMPLETED. SUNDAYS, SATURDAYS, HOLIDAYS AND STOPPAGES DUE TO FOUL WEATHER OR DELAYS CAUSED BY THE OWNER OR BUILDING CONTRACTOR SHALL BE EXCLUDED. UNNECESSARY DELAYS IN WORK MAY RESULT IN FORFEITURE OF PERFORMANCE BOND WHEN REQUIRED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, OF ANY STOPPAGES IN WORK DUE TO CIRCUMSTANCES BEYOND HIS CONTROL AND TO STATE THE TIME DURATION OF SUCH STOPPAGE.
3. MAINTENANCE: THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE. ONCE MATERIAL IS PLANTED, IT SHALL RECEIVE WATER EACH DAY FROM TIME OF PLANTING UNTIL FINAL INSPECTION - NOT TO INCLUDE SUNDAYS. WATERING SHALL BE DONE IN ACCORDANCE WITH SOUND NURSERY PRACTICE. WATER SHALL BE SUPPLIED BY THE OWNER, HOSES, ETC. BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED FOR SPECIFIC JOB CONDITIONS. MAINTENANCE OF TURF AREAS SHALL ALSO INCLUDE MOWING TO MAINTAIN A HEALTHY CONDITION AND FOR AESTHETIC PURPOSES.
4. COORDINATION OF WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND SHALL NOT BE CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTORS.
5. RIGHT TO REJECT: THE OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE WORK, TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, MAY NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE MATERIAL SUBSTITUTED IN ITS PLACE.
6. UNDERGROUND DEBRIS: SHOULD ANY OBJECTIONABLE MATERIAL SUCH AS CONCRETE, BRICKS, ROOTS OR OTHER DEBRIS BE ENCOUNTERED DURING LANDSCAPE INSTALLATION, THEY SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ALL OPEN EXCAVATIONS SHALL BE PROPERLY BARRICADED, AND LIGHTED AT NIGHT.
7. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.
8. SUBSTITUTIONS: SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF SUFFICIENT PROOF THAT ANY PLANT IS NOT OBTAINABLE AND UPON AUTHORIZATION OF THE LANDSCAPE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL UNAUTHORIZED SUBSTITUTIONS BE INCLUDED IN THE BID PROPOSAL AND BREAKDOWN.
9. CLEAN-UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL, AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL. THIS SHALL INCLUDE THE USE OF DROP-CLOTHS, ETC. DAMAGE TO GRADES OR LAWNS SHALL BE REPAIRED IMMEDIATELY AND ALL DEBRIS AND EXCESS SOIL REMOVED. SHOULD THE CONTRACTOR FAIL TO KEEP THE PREMISES IN A CLEAN SATISFACTORY CONDITION, THE OWNER RESERVES THE RIGHT TO HIRE APPROPRIATE PERSONNEL TO PERFORM CLEAN-UP WORK AND BACK CHARGE THE CONTRACTOR FOR ALL COSTS INCURRED.
10. ABBREVIATIONS:

c.w.	CLEAR WOOD
c.t.	CLEAR TRUNK
CL. (S)	CLUMP (S)
DBL.	DOUBLE
O.A.	OVER ALL (HEIGHT & WIDTH THE SAME)
O.A.H	OVER ALL HEIGHT
spr.	SPREAD
stms.	STEMS
STG. HTS.	STAGGERED HEIGHTS
HD. (S)	HEAD (S)
std.	STANDARD
f.o.w.	FAN ON WALL *
f.o.f.	FAN ON FENCE *
tks.	TRUNKS
esp.	ESPALIER
r.c.	ROOTED CUTTINGS
u.r.c.	UN-ROOTED CUTTINGS
o.c.	ON CENTER

* NOTE:(F.O.W. & F.O.F.) FAN ON WALL AND FAN ON FENCE SHALL MEAN PROVIDING ALL NECESSARY HOOKS, MASONRY PLUGS, ETC., AND TYING AS REQUIRED TO BEGIN ESPALIER OF PLANTS SPECIFIED.
11. COMPLETION AND ACCEPTANCE:
   1. COMPLETION OF THE WORK SHALL MEAN THE FULL AND EXACT COMPLIANCE AND CONFORMITY WITH THE PROVISIONS EXPRESSED OR IMPLIED IN THE DRAWINGS AND SPECIFICATIONS, AND ASSOCIATED CHANGE ORDER AS APPROVED BY THE LANDSCAPE ARCHITECT.
   2. FINAL INSPECTION SHALL BE MADE BY THE LANDSCAPE ARCHITECT AT THE REQUEST OF THE CONTRACTOR, AND SHALL BE PRIOR TO FINAL REQUEST FOR PAYMENT. ALL REQUIREMENTS OF THE SPECIFICATIONS SHALL APPLY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE. 3. THE ACCEPTABILITY OF ALL
   3. THE ACCEPTABILITY OF ALL MATERIAL, WORKMANSHIP, LABOR AND COMPLIANCE WITH THE SPECIFICATIONS, GRADES AND STANDARDS SHALL BE SOLELY DETERMINED BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND OWNER OF ANY MATERIAL AND / OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND / OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS.
12. GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED. THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE LANDSCAPE ARCHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE LANDSCAPE ARCHITECT FOR MAINTENANCE PURPOSES ONLY AND/OR FOR COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT.

RESPONSIBILITIES OF THE OWNER THROUGHOUT THE GUARANTY PERIOD SHALL BE AS FOLLOWS:
1. MAINTAIN A REGULAR INSPECTION SCHEDULE OF ALL MATERIALS AND WORKMANSHIP INCLUDED WITHIN THE SCOPE OF THE CONTRACTED WORK.
2. ESTABLISH NORMAL, REGULARLY SCHEDULED MAINTENANCE PROCEDURES FOR ALL AREAS OF WORK UNDERTAKEN BY THE CONTRACTOR. SUCH MAINTENANCE PROCEDURES AND FREQUENCY SHALL BE IN KEEPING WITH NORMAL INDUSTRY STANDARDS FOR THE SCOPE AND NATURE OF THE WORK INVOLVED.
3. MAINTAIN A WRITTEN RECORD OF THE MAINTENANCE PROCEDURES UNDERTAKEN INCLUDING THE FREQUENCY OF ALL MAINTENANCE PERFORMED, RECORD OF PROBLEMS ENCOUNTERED AND SOLUTIONS.
4. MONITOR ALL PLANT MATERIALS FOR PROPER SOIL MOISTURE CONTENT AND THE UNIFORMITY OF WATER APPLICATION OVER TIME, AS COMPENSATED FOR SEASONAL VARIATION AND LOCAL CLIMATE. APPLY LOCALIZED HAND WATERING AS NECESSARY TO ENSURE PROPER MOISTURE LEVELS FOR THE ESTABLISHMENT OF LARGER PLANT MATERIALS AND PLANTS IN UNIQUE MICRO-ENVIRONMENTS.
5. PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT OF ANY MATERIAL AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND/OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SUBJECT TO THE CONTRACTOR'S GUARANTY. SUCH NOTICE SHALL BE DELIVERED TO THE CONTRACTOR AND THE LANDSCAPE ARCHITECT VIA MAIL TO THEIR LAST KNOWN ADDRESS.

RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:
1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE WHICH ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR; HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.
4. FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY OF THE ABOVE CONTRACTOR RESPONSIBILITIES SHALL BE CONSIDERED AS HIS ACCEPTANCE OF ALL MAINTENANCE SCHEDULES AND PROCEDURES AS BEING PERFORMED BY THE OWNER AND THE CONTRACTOR SHALL THEREBY FORFEIT HIS RIGHT TO DISPUTE ANY QUESTION ARISING AS TO GUARANTY OF SPECIFIC MATERIALS AND/OR WORKMANSHIP.
5. ALL PLANT MATERIALS SHALL BE GUARANTEED TO BE ALIVE AND IN SATISFACTORY GROWTH, FLORIDA #1 GRADE OR BETTER, AS TO THEIR SPECIES, AT THE END OF THE GUARANTY PERIOD.
6. GUARANTY PERIODS FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
   GROUND COVERS & VINES - 12 MONTHS
   SHRUBS -12 MONTHS
   PALMS - 12 MONTHS
   TREES (INCLUDING MYRICA SPP.) - 12 MONTHS
7. AT ANY TIME DURING THE GUARANTY PERIOD THE CONTRACTOR SHALL BE NOTIFIED IN WRITING AND REQUIRED TO REPLACE ALL PLANTS THAT ARE DEAD OR IN AN UNSATISFACTORY CONDITION OF GROWTH. ALL REPLACEMENTS AND RELATED REPLACEMENT COSTS SHALL BE AT THE CONTRACTOR'S EXPENSE, SHALL BE OF A LIKE SIZE AND KIND OF THE PLANTS AS ORIGINALLY SPECIFIED AND/OR REMOVED, AND, SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF TIME IN COMPLIANCE WITH THE ABOVE STATED GUARANTY PERIODS.
13. ACTS OF GOD: ANY PLANT MATERIALS PROVIDED AND INSTALLED OR MATERIALS WHICH HAVE BEEN: PLANTED AND DAMAGED OR DESTROYED BY ANY PHENOMENA CONSIDERED AS AN ACT OF GOD, IE., HURRICANE WINDS, FIRE, FLOOD, FREEZE, RAIN, HAIL, ETC. SHALL, ACCORDING TO THE FLORIDA LAW, BELONG TO THE OWNER AND SHALL BE HIS RESPONSIBILITY. ANY MATERIALS WHICH HAVE BEEN PROVIDED AND INSTALLED OR PLANT MATERIALS WHICH HAVE BEEN PLANTED AND DAMAGED OR DESTROYED BY ACTS OF THEFT, VANDALISM OR TERRORISM SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. MATERIALS STORED ON-SITE AS YET NOT PLANTED ARE NOT COVERED BY THIS CLAUSE AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 2 - SITE WORK
SECTION 0281
TOPSOIL AND FERTILIZERS

I. GENERAL

1. TOPSOIL TOPSOIL IS DEFINED AS 95% SAND WITH NOT MORE THAN 2% CLAY AND THE BALANCE LOAM MATERIAL. SAND IS DEFINED AS MATERIAL WHICH PASSES THROUGH NUMBER 270 AND NUMBER 10 SIEVE. TOPSOIL SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARDPAN, SODS, LARGE STONES, LIME, CEMENT, BRICKS, COAL ASHES, CINDERS, SLAG, CONCRETE, TAR OR ITS RESIDUE, TARRED PAPER, BOARDS, CLIPS, STICKS OR OTHER OBJECTIONABLE MATERIAL. TOPSOIL SHALL CONTAIN NO MORE THAN 5% LOAM OR SILT AND SHALL BE WEED FREE. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING PERCOLATION TO DETERMINE PERCOLATION RATES FOR AREAS OF THE SITE TO RECEIVE LANDSCAPING,IE., BEDS, HEDGE ROWS AND ALL TREE LOCATIONS LESS THAN 6" PER HOUR THE DRAINAGE CONTAINER SHALL INSTALL SUMPS TO PROVIDE DRAINAGE AT 6" PER HOUR SUMPS SHALL BE A MINIMUM OF 8" IN DIAMETER, SHALL BE 36" DEEP OR BREAK THROUGH CONFORMING LAYER WHICH EVER IS GREATER AND BACKFILLED WITH CLEAN BUILDERS SAND.
2. ROUGH GRADES TO BE FURNISHED BY OTHERS SHALL BE ASCERTAINED BY SITE INSPECTION PRIOR TO BIDDING.

II. MATERIALS

1. PEAT MOSS - PEAT MOSS SHALL CONSIST OF COARSE, PARTIALLY DECOMPOSED VEGETABLE MATTER OF NATURAL OCCURRENCE. IT SHALL BE MEDIUM BROWN IN COLOR, CLEAN, LOW IN CONTENT OF MINERAL AND WOODY MATERIAL, AND MILDLY ACID, AND SHALL BE SHREDDED AND FREE FROM ALL STONES AND TWIGS.
2. SAND - CLEAN, COARSE, UNGRADED, MEETING ASTM C33-55 REQUIREMENT FOR CONCRETE SAND.
3. BONEMEAL - COMMERCIAL BONEMEAL SHALL BE FINELY GROUND AND HAVE A MINIMUM ANALYSIS OF 4% NITROGEN AND 20% PHOSPHORIC ACID.
4. NATURAL ORGANIC FERTILIZER - SHALL BE A COMMERCIALLY NATURAL ORGANIC FERTILIZER 6-3-0 (ACTIVE SLUDGE), SUCH AS MILORGANITE, PRODUCED BY THE SEWERAGE COMMISSION, MILWAUKEE, WISCONSIN.
5. FERTILIZER AND LIME MATERIALS
   1. FERTILIZERS: ALL FERTILIZERS SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION BY MECHANICAL SPREADER EQUIPMENT. FERTILIZERS SHALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO APPLICABLE STATE FERTILIZER LAWS. THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE FERTILIZER BAG OR PACKAGE OR ON A TAG:

      1. NAME AND ADDRESS OF MANUFACTURER.
      2. NAME, BRAND OR TRADE MARK.
      3. NUMBER OF NET POUNDS OF READY MIXED MATERIAL IN THE PACKAGE.
      4. CHEMICAL COMPOSITION OR ANALYSIS.
      5. GUARANTEE OF ANALYSIS.

      IF A BRAND OR GRADE OF FERTILIZER IS DELIVERED IN THE BULK, A WRITTEN STATEMENT HAVING THE ABOVE LISTED INFORMATION MUST ACCOMPANY EACH LOAD.

   2. CUSTOM MIXED FERTILIZERS SHALL HAVE A WRITTEN STATEMENT CONTAINING THE FOLLOWING INFORMATION WITH EACH LOAD:
      1. WEIGHT OF EACH COMMERCIAL FERTILIZER USED IN THE CUSTOM MIXING.
      2. THE GUARANTEED ANALYSIS OF EACH COMMERCIAL FERTILIZER USED IN THE CUSTOM MIXING.
      3. TOTAL WEIGHT OF FERTILIZER DELIVERED IN EACH LOAD.
      4. THE MANUFACTURER OF EACH OF THE COMMERCIAL FERTILIZERS.
      5. GUARANTEED ANALYSIS OF EACH LOAD TO BE STATED AS FOLLOWS:
         1. % OF TOTAL NITROGEN.
         2. % OF TOTAL AVAILABLE PHOSPHORIC ACID.
         3. % OF TOTAL SOLUBLE POTASH.
      6. NAME AND ADDRESS OF THE PERSON SELLING THE FERTILIZER.
   3. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TEST (UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INSUFFICIENT TIME FOR A COMPLETE SOIL TEST, 30 POUNDS MILORGANITE FERTILIZER PER 1000 SQ. FT. CAN BE APPLIED,) SHALL BE DISTRIBUTED EVENLY OVER THE AREA TO BE SODDED.
   4. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). GROUND LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT AT LEAST 50% WILL PASS THROUGH A 100-MESH SIEVE AND 98% TO 100% WILL PASS THROUGH A MESH SIEVE.
      1. APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. (UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS INS

II. MATERIALS

1. SOD:

1. CLASS OF SOD AND COMPOSITION: THE SOD USED SHALL BE 97% WEED FREE. IT SHALL BE NURSERY GROWN AND WELL ROOTED. SOD SHALL BE SUBJECT TO REVIEW BY THE ARCHITECT PRIOR TO BEING CUT AND AGAIN BEFORE IT IS LAID. THE CONSISTENCY OF ADHERENT SOIL SHALL BE SUCH THAT IT WILL NOT BREAK, CRUMBLE, OR TEAR DURING HANDLING AND PLACING OF THE SOD.

1. EACH PIECE OF SOD SHALL BE WELL COVERED WITH TURF GRASS, SHALL BE FREE FROM NOXIOUS WEEDS AND OTHER OBJECTIONABLE PLANTS AND SHALL NOT CONTAIN SUBSTANCES INJURIOUS TO GROWTH. THE GRASS SHALL BE MOWN TO A LENGTH OF NO LESS THAN ONE AND ONE-HALF INCHES (1 1/2") NOR MORE THAN FOUR INCHES (4") BEFORE THE SOD IS CUT.

2. ALL SOD USED SHALL COMPLY WITH STATE AND FEDERAL LAWS WITH RESPECT TO INSPECTION FOR PLANT DISEASES AND INSECT INFESTATION. AN INSPECTION CERTIFICATE, REQUIRED BY LAW TO THIS EFFECT, SHALL ACCOMPANY EACH SHIPMENT, AND ON ARRIVAL SHALL BE FILED WITH THE ARCHITECT.
3. SOIL OF THE SOD TO BE USED SHALL BE LOAMY SAND AND COMPATIBLE WITH THE SOILS OF THE PROJECT. NO MUCK OR HEAVY PEAT SOIL GROWN SOD WILL BE ACCEPTED.

2. THICKNESS OF CUT: SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF THREE-FOURTHS INCH (3/4"), PLUS OR MINUS ONE-FOURTH INCH (1/4"), AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.

3. PAD-SIZE: INDIVIDUAL PIECES OF SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE FIVE PERCENT (5%). BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

4. STRENGTH OF SOD SECTIONS: STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY FROM A FIRM GRASP ON THE UPPER TEN PERCENT (10%) OF THE SECTION.

5. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

6. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF FORTY EIGHT (48) HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED PRIOR TO ITS INSTALLATION.

2. SEED:

1. SEED SHALL BE SCARIFIED ARGENTINE BAHIA GRASS. IT SHALL BE DOMESTICALLY GROWN AND COMPLY WITH CURRENT STATE AND FEDERAL REGULATIONS PURITY.

2. ALL SEED SHALL BE DELIVERED TO THE JOB SITE IN SACKS PLAINLY MARKED AND CERTIFIED AS TO CONTENT.

3. GERMINATION RATE OF ALL SEED SHALL BE NOT LESS THAN SIXTY-FIVE PERCENT (65%) AND NO SEED WITH AN EXCESS OF FIVE PERCENT (5%) WEED SEED SHALL BE USED.

III. EXECUTION

1. CLEAN UP: PRIOR TO SEEDING OR SODDING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS AND STONES LARGER THAN ONE INCH (1") IN DIAMETER, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING OR MAINTENANCE OPERATIONS.

1. THE CONTRACTOR SHALL VERIFY GRADES ESTABLISHED DURING FINAL SOIL PREPARATION AS BEING TRUE TO FINISH CONTOURS SHOWN, AND SHALL MAINTAIN SUCH AREAS UNTIL THE EFFECTIVE DATE TO BEGIN SODDING AND/OR SEEDING OPERATIONS. IN SUCH INSTANCES WHERE A SPLIT RESPONSIBILITY EXISTS BETWEEN GRADING AND GRASSING CONTRACTORS, IT SHALL BE THE RESPONSIBILITY OF THE GRASSING CONTRACTOR TO MAINTAIN A SUITABLE GRADE FOR GRASSING ONCE HE HAS ACCEPTED THE GRADE PROVIDED TO HIM.

IN ALL CASES THE GROUND SHALL BE HAND RAKED IMMEDIATELY PRIOR TO BEING SODDED TO REMOVE ANY IRREGULARITIES IN THE GRADE.

2. SODDING OPERATIONS:

1. SODDING TIME: SOD SHALL BE PLACED WHEN THE GROUND IS IN A WORKABLE CONDITION AND TEMPERATURES ARE LESS THAN NINETY DEGREES (90) FAHRENHEIT. SOD SHALL NOT BE PLACED DURING EXTENDED DROUGHT, UNLESS IRRIGATION IS AVAILABLE.

2. TRANSPORTATION: SOD SHALL BE IN A MOIST CONDITION AT THE TIME OF CUTTING AND SHALL BE KEPT IN A MOIST CONDITION UNTIL IT IS PLACED. ANY SOD THAT HAS DRIED OUT WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE BY THE CONTRACTOR. ALL SOD SHALL BE TRANSPORTED IN EITHER A CLOSED VAN OR IN OPEN TRUCK PROPERLY COVERED. SOD CUT FOR MORE THAN FORTY-EIGHT (48) HOURS SHALL NOT BE USED WITHOUT THE CONCURRENCE OF THE ARCHITECT. ALL SOD SHALL BE KEPT MOIST AND PROTECTED FROM EXPOSURE TO SUN, WIND AND FREEZING PRIOR TO PLACING.

3. MISTING THE SOIL: DURING PERIODS OF HIGH TEMPERATURE AND AFTER ALL UNEVENNESS IN THE SOIL SURFACE HAS BEEN CORRECTED, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD.

4. STARTER STRIP: THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHALL BE EXERCISED TO INSURE THAT THE SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

5. SLOPING SURFACES: IN DITCHES, THE SOD SHALL BE PLACED WITH THE LONGER DIMENSION PERPENDICULAR TO THE FLOW OF THE WATER IN THE DITCH. ON SLOPES, STARTING AT THE BOTTOM OF THE SLOPE, THE SOD SHALL BE PLACED WITH THE LONGER DIMENSION PARALLEL TO THE CONTOURS OF THE GROUND. THE EXPOSED EDGE OF THE SOD SHALL BE BURIED FLUSH WITH THE ADJACENT SOD. ON SLOPES WHERE THE SOD MAY BE DISPLACED DURING SODDING OPERATIONS, THE WORKMAN SHALL WORK FROM LADDERS OR TREADED PLANKS.

6. STAKING SOD: THE SOD SHALL BE STAKED ON ALL SLOPES OF 2:1 OR STEEPER. SOD SHALL BE STAKED WITH NOT LESS THAN FOUR (4) STAKES PER YARD WITH AT LEAST ONE STAKE FOR EACH PIECE OF SOD. STAKES SHALL BE LATH OR SIMILAR MATERIAL, POINTED, AND DRIVEN WITH THE FLAT SIDE AGAINST THE SLOPE, SIX INCHES (6") INTO THE GROUND, LEAVE APPROXIMATELY ONE-HALF INCH (1/2") OF THE TOP ABOVE THE GROUND.

7. WATER AND ROLLING: THE CONTRACTOR SHALL WATER SOD IMMEDIATELY AFTER INSTALLATION TO PREVENT EXCESSIVE DRYING DURING PROGRESS OF THE WORK. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED. IT SHALL THEN BE THOROUGHLY IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE NEW SOD PAD AND SOIL IMMEDIATELY BELOW THE SOD ARE THOROUGHLY WET.

8. SUPPLEMENTAL WATERING: DURING PERIODS OF INTENSE HEAT OR ABNORMAL RAINFALL, SUPPLEMENTAL WATERING MAY BE REQUIRED PRIOR TO ACCEPTANCE OF THE WORK. WHEN SUPPLEMENTAL WATERING IS DIRECTED BY THE ARCHITECT, WATER SHALL BE APPLIED AT THE RATE SPECIFIED BY THE ARCHITECT.

9. DISPOSAL OF SURPLUS MATERIAL: SURPLUS AND WASTE MATERIALS RESULTING FROM SODDING OPERATIONS SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

DIVISION 2 - SITE WORK
SECTION 0282
LAWNS - CONTINUED

DIVISION 2 - SITE WORK
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LAWNS - CONTINUED

3. SEEDING OPERATIONS:

1. IMMEDIATELY PRIOR TO SEEDING THE GROUND SHALL BE SCARIFIED AND RAKED TO PROVIDE A FRIABLE FINE TEXTURE.

2. SEED AREAS SHALL BE SEEDED WITH A MECHANICAL SPREADER AT THE RATE OF APPLICATION OF FIVE POUNDS PER ONE THOUSAND SQUARE FEET (10 LBS/1000 SQ. FT.) FOR BAHIA GRASSES. APPLICATION RATES FOR OTHER GRASSES SHALL BE SPECIFIED IN SUPPLEMENTAL SPECIFICATIONS.

3. AFTER SEEDING, ALL AREAS SHALL BE RAKED AND ROLLED TO SATISFAC¬TORILY COVER SEED, AND THEN THOROUGHLY WATERED.

4. ALL SEED SHALL BE TILLED INTO SOIL TO A DEPTH OF 1/2" TO 1". THE PLANTED SEED BED SHALL BE ROLLED AND MULCHED WITH WEED FREE HAY OR STRAW AT A RATE OF 1 BALE/1000 SQ. FT. MIN.

5. MAINTAIN ALL SEEDED AREAS TO ESTABLISH A STAND OF BAHIA GRASS UNTIL FINAL ACCEPTANCE BY THE OWNER.

IV. GENERAL GUARANTY: NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION OF THE CONTRACT DOCUMENTS NOR PARTIAL OR ENTIRE OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR RELIEVE THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL AND/OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK UNLESS A LONGER PERIOD IS SPECIFIED.

THE GUARANTY PERIOD SHALL COMMENCE AT SUCH TIME AS THE AR¬CHITECT CERTIFIES THAT THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. IN CERTAIN INSTANCES LIMITED, DEFINED AREAS OF THE PROJECT MAY BE RELEASED BY THE ARCHITECT FOR MAINTENANCE PURPOSES ONLY AND/OR FOR COMMENCEMENT OF THE GUARANTY PERIOD. SUCH PARTIAL RELEASES SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT.

RESPONSIBILITIES OF THE OWNER THROUGHOUT THE GUARANTY PERIOD SHALL BE AS FOLLOWS:

1. MAINTAIN A REGULAR INSPECTION SCHEDULE OF ALL MATERIALS AND WORKMANSHIP INCLUDED WITHIN THE SCOPE OF THE CONTRACTED WORK.

2. ESTABLISH NORMAL, REGULARLY SCHEDULED MAINTENANCE PROCEDURES FOR ALL AREAS OF WORK UNDERTAKEN BY THE CONTRACTOR. SUCH MAINTENANCE PROCEDURES AND FREQUENCY SHALL BE IN KEEPING WITH NORMAL INDUSTRY STANDARDS FOR THE SCOPE AND NATURE OF THE WORK INVOLVED.

3. MAINTAIN A WRITTEN RECORD OF THE MAINTENANCE PROCEDURES UNDERTAKEN INCLUDING THE FREQUENCY OF ALL MAINTENANCE PERFORMED, RECORD OF PROBLEMS ENCOUNTERED AND SOLUTIONS.

4. MONITOR ALL LAWN AREAS FOR PROPER SOIL MOISTURE CONTENT AND THE UNIFORMITY OF WATER APPLICATION OVER TIME, AS COMPENSATED FOR SEASONAL VARIATION AND LOCAL CLIMATE. APPLY LOCALIZED HAND WATERING AS NECESSARY TO ENSURE PROPER MOISTURE LEVELS FOR THE ESTABLISHMENT OF TURF IN UNIQUE MICRO-ENVIRONMENTS.

5. PROVIDE WRITTEN NOTIFICATION TO THE CONTRACTOR AND THE ARCHITECT OF ANY MATERIAL AND/OR WORKMANSHIP THAT IS BELIEVED TO BE AT A LEVEL OF QUALITY AND/OR PERFORMANCE BELOW THAT WHICH WAS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SUBJECT TO THE CONTRACTOR'S GUARANTY. SUCH NOTICE SHALL BE DELIVERED TO THE CONTRACTOR AND THE ARCHITECT VIA MAIL TO THEIR LAST KNOWN ADDRESS.

RESPONSIBILITIES OF THE CONTRACTOR THROUGHOUT THE GUARANTY PERIOD SHALL INCLUDE THE FOLLOWING:

1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE SCHEDULE WHICH ADDRESSES ALL ASPECTS OF THE WORK SCOPE AS COMPLETED UNDER THIS CONTRACT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL ITEMS WITHIN THE WORK SCOPE FOR THE ENTIRE COURSE OF THE CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE CONTRACTOR DOCUMENTS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE PROJECT SITE AT REGULAR INTERVALS DURING THE GUARANTY PERIOD. THE FREQUENCY OF SUCH INSPECTIONS SHALL BE AT THE DISCRETION OF THE CONTRACTOR; HOWEVER, THE FREQUENCY SHALL BE SUCH THAT THE CONTRACTOR IS SATISFIED THAT HE CAN PERCEIVE POTENTIAL MAINTENANCE CONCERNS, NOTIFY THE OWNER AND PROTECT HIS INTERESTS IN THE GUARANTY OF MATERIALS AND WORKMANSHIP.

4. FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY OF THE ABOVE CONTRACTOR RESPONSIBILITIES SHALL BE CONSIDERED AS HIS ACCEPTANCE OF ALL MAINTENANCE SCHEDULES AND PROCEDURES AS BEING PERFORMED BY THE OWNER AND THE CONTRACTOR SHALL THEREBY FORFEIT HIS RIGHT TO DISPUTE ANY QUESTION ARISING AS TO GUARANTY OF SPECIFIC MATERIALS AND/OR WORKMANSHIP.

5. THE CONTRACTOR GUARANTEES ALL SOD AND/OR SEEDING TO BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF NINETY (90) DAYS, PROVIDING APPROPRIATE MAINTENANCE HAS BEEN PROVIDED BY THE OWNER. IF IMPROPER MAINTENANCE IS BEING PROVIDED THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, WITH A COPY TO THE ARCHITECT, AS TO WHAT STEPS ARE NECESSARY TO BE TAKEN.

6. ACCEPTANCE BY THE OWNER SHALL BE MADE AT SUCH TIME AS GRASSING OPERATIONS HAVE BEEN INSPECTED AND ACCEPTED BY THE ARCHITECT AND OWNER; SUBJECT TO IV. 1 ABOVE. ANY SEED AREAS OVER ONE FOOT SQUARE NOT COVERED BY TURF SHALL BE RE-SEEDED BY THE CONTRACTOR. ANY SODDED AREAS OVER ONE FOOT SQUARE THAT ARE DEAD OR DYING SHALL BE RE-SODDED BY THE CONTRACTOR. AT THE END OF THE NINETY (90) DAY GUARANTEE PERIOD A FINAL INSPECTION SHALL BE MADE BY THE ARCHITECT AS TO ACCEPTABILITY OF ALL LAWN AREAS.

END SECTION 2-0282

DIVISION 2 - SITE WORK
SECTION 0283
PLANTING

I. GENERAL

1. NOMENCLATURE: THE NAMES USED CONFORM TO THE NAMES GIVEN IN 'STANDARDIZED PLANT NAMES' EXCEPT IN CASES NOT COVERED BY THAT BOOK, IN WHICH CASE, THE NAMES CONFORM TO THE CUSTOMS OF THE TRADE.
2. SUMMARY OF MATERIALS LISTS: AN ITEMIZED LIST OF PLANTS IS SHOWN IN THE SPECIFICATIONS AND COMPLETE REQUIREMENTS FOR THESE PLANTS ARE A PART OF THIS SPECIFICATION.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. THE LANDSCAPE ARCHITECT RESERVES ALL RIGHTS TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING. PALMS MUST MEET SPECIFICATIONS CONTAINED HEREIN, BUT NEED NOT NECESSARILY BE NURSERY GROWN STOCK.
4. ALL PLANT SIZES LISTED AND NOTED ON THE PLANS ARE 'MINIMUMS', ALL PARTS OF THE PLANT SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT THE TIME OF INSTALLATION.

II. MATERIALS

1. TREES AND PALMS: ALL TREES MUST HAVE A FULLY DEVELOPED FIBROUS ROOT SYSTEM, BE HEAVILY BRANCHED, OR IN THE CASE OF PALMS, HEAVILY FROND, FREE FROM ALL INSECTS, FUNGUS, AND OTHER DISEASES. ALL TREES AND PALMS SHALL BE BALLED AND BURLAPPED OR IN A CONTAINER, GROW BAG MATERIAL IS NOT ACCEPTABLE. ALL TREES AND PALMS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. IN THE CASE OF TREES NAMED AS SPECIMEN ITEMS, THE LANDSCAPE ARCHITECT SHALL RETAIN THE RIGHT TO REJECT THEM WHEN THEY LACK PROPER LANDSCAPE ARCHITECTURAL CHARACTER, CALIPER, HEIGHT AND SPREAD AS CALLED FOR BY ITS USE ON THE PLAN. (THIS SHALL BE DETERMINED PRIOR TO PLANTING AT THE REQUEST OF THE LANDSCAPE CONTRACTOR.)
2. SHRUBS AND VINES: ALL SHRUBS AND VINES SHALL HAVE A FULLY DEVELOPED ROOT SYSTEM, AND SHALL FULFILL DIMENSIONAL REQUIREMENTS AND BE CONSIDERED NORMAL FOR THE SPECIES UNLESS STATED. SHRUBS AND VINES SHALL BE HEAVILY CANNED AND LEAFED FOLIAGE TO BASE AND SHALL BE FREE FROM INSECTS, DISEASES AND MUTILATIONS OF ANY NATURE. SELF-HEADING SHALL BE PLANTED IN WELL ROTTED MANURE IN PITS TWELVE INCHES (12") GREATER AT ALL DIMENSIONS THAN THE BALL OF THE PLANT. ALL ROOTED PLANTS SHALL BE PLANTED IN PITS TWELVE INCHES (12") GREATER THAN THE BALL OF THE PLANTS. DOMESTIC PEAT SHALL BE USED TO FILL THE CAVITY BETWEEN BALL AND PIT. SOIL AMENDMENTS SHALL BE ADDED TO INSURE PROPER ACIDIC REACTION OF SOIL. WHEN AZALEAS ARE PLANTED IN MASONRY PLANTERS OR PLANTING AREAS THE SIDES OF AREA SHALL BE LINED WITH .005 POLYETHYLENE TO PROTECT FROM ALKALINE NATURE OF MASONRY.
3. GROUNDCOVERS: ALL GROUNDCOVERS SHALL HAVE A STURDY FIBROUS ROOT SYSTEM, UNLESS UNROOTED CUTTINGS ARE CALLED FOR ON THE PLANS AND/OR SUMMARY OF MATERIALS, SHALL BE HEAVILY LEAFED AND MUST BE FREE OF ALL INSECTS, DISEASES AND INJURIES.

III. EXECUTION

1. DIGGING AND MOVING:
   1. B & B PLANTS: NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED OR BROKEN. THE DIAMETER OF THE BALL MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR THE MAXIMUM DEVELOPMENT OF THE PLANT.
   2. ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAS BEEN REMOVED.
   3. PROTECTION AFTER DELIVERY: THE BALLS OF B & B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR EQUAL PROTECTION FROM DRYING WINDS OR SUN, AND KEPT MOIST.
   4. PROTECTION: TREES MOVED BY WINCH OR CRANE SHALL BE THOROUGHLY PROTECTED FROM CHAIN MARKS, GIRDLING OR BARK SLIPPAGE BY MEANS OF BURLAP, WOOD BATTENS OR OTHER APPROVED METHOD

2. PREPARATION OF GROUND PLANTING:
   1. NO PLANT PIT SHALL BE DUG OR PREPARED UNTIL THEIR LOCATIONS HAVE BEEN STAKED, SPRAYED OR FLAGGED ON THE GROUND AND APPROVED. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AT ANY TIME BY THE OWNER TO DETERMINE ADHERENCE TO QUALITY AND SIZE.
   2. CIRCULAR PITS WITH VERTICAL SIDES SHALL BE EXCAVATED FOR ALL PLANTS. DIAMETER OF PITS FOR TREES SHALL BE AT LEAST TWO FEET (2') GREATER THAN THE DIAMETER OF THE BALL. THE DEPTH OF PITS FOR TREES SHALL BE ENOUGH TO ACCOMMODATE THE BALL WHEN THE PLANT IS SET TO FINISH GRADE ALLOWING FOR SIX INCHES (6") COMPACTED PLANTING SOIL IN THE BOTTOM OF THE PIT.

3. PLANTING OPERATIONS:
   1. SETTING PLANTS: ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL TO SUCH A DEPTH THAT THE FINISH GRADE LEVEL AT THE PLANT AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ALL PLANTING AREAS SHALL RECEIVE ADEQUATE FERTILIZATION WITH AGRIFORM TABLETS AS PER SCHEDULE IN PLANS. WATERING SHALL COMMENCE WITH BACKFILLING TO ELIMINATE ALL AIR POCKETS. NO BURLAP SHALL BE PULLED OUT FROM UNDER BALLS. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY. PLANTING SHALL BE SET SO THAT THE FINAL GRADE OF GROUND AROUND THE PLANTS SHALL CONFORM TO SURROUNDING GRADES.
   2. COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATIONS WITH THE BUILDING CONTRACTOR AND ANY OTHER CONTRACTOR ON THE JOB. REPAIR OF DAMAGE TO PLANTS, GRADES, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND NOT CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS WILL BE THE RESPONSIBILITY OF SAID CONTRACTOR.

4. PRUNING:
   1. THE AMOUNT OF PRUNING, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT, SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPLANTING OPERATIONS. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS OVER ONE-HALF INCH (1/2") IN DIAMETER SHALL BE TREATED WITH AN APPROVED TREE PAINT.
   2. ALL TREES SHALL BE TRIMMED UP FOR CLEAR TRUNK, AS DIRECTED BY THE LANDSCAPE ARCHITECT. SUCH PRUNING IS FOR AESTHETIC CHARACTER AND SHALL BE DONE ONLY UNDER HIS DIRECTION.

5. WATERING:
   1. ALL PLANT MATERIAL SHALL BE WATERED IN AT THE TIME OF PLANTING, AND NOT LEFT TO DRY OUT UNTIL THE END OF THE DAY. THE AUTOMATIC IRRIGATION SYSTEM, IF SPECIFIED, DOES NOT REPLACE THE NEED FOR HANDWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING TO AVOID TRANSPLANT SHOCK.

6. CONTRACTORS RESPONSIBILITY FOR CONDITIONS OF PLANTINGS:
   1. THE CONTRACTOR'S SHALL ASSURE THAT THE PLANTS ARE KEPT ADEQUATELY WATERED, THAT THE GUY WIRES ARE KEPT TIGHT AND THE BRACES ADJUSTED AS NECESSARY, THAT ALL PLANTING AREAS AND BEDS ARE KEPT FREE OF WEEDS AND UNDESIRABLE PLANT GROWTH AND THAT THE PLANTS ARE FERTILIZED AS NECESSARY SO THAT THEY ARE HEALTHY, VIGOROUS AND UNDAMAGED AT THE TIME OF ACCEPTANCE. HIS RESPONSIBILITY FOR PROTECTION AGAINST MECHANICAL DAMAGE SHALL INCLUDE THE PROVIDING OF PROTECTION FROM VEHICLES, INCLUDING THE POSTING OF APPROVED WARNING SIGNS AND BARRICADES, AS MIGHT BE NECESSARY. HE SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MIGHT BECOME DAMAGED AS A RESULT OF ANY NEGLIGENCE BY HIM IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL INSPECTION, EXHIBIT THE CHARACTERISTICS AND QUALIFICATIONS REQUIRED FOR THE GRADE OF PLANT AS ORIGINALLY SPECIFIED.

END SECTION 2-0283

DIVISION 2 - SITE WORK
SECTION 0287
BEDDING PLANT SOIL PREPARATION

I. SCOPE: UNDER THIS ITEM, PERFORM ALL WORK NECESSARY FOR INSTALLING ANNUALS AS SHOWN ON THE DRAWINGS OR INFERABLE THEREFROM AND/OR AS SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

II. MATERIALS: GENERAL - ADD OR SUBTRACT THE FOLLOWING MATERIALS FROM THE SOIL MIX PREPARATION AS SPECIAL SITE CONDITIONS MAY REQUIRE AND AS DETERMINED BY SOIL TESTS. SOIL SHALL HAVE A PH OF BETWEEN 5.0 AND 6.5.

10 LBS. DOLOMITE PER 100 SQ. FT. OF BEDDING AREA
5 LBS. MICROMAX PER 100 SQ. FT. OF BEDDING AREA
22 LBS. OSMOCOTE 14 14 14 PER 100 SQ. FT. OF BEDDING AREA
8 LBS. ELEMENTAL SULPHUR PER 1000 SQ. FT. OF BEDDING AREA
3" CANADIAN PEAT MOSS
MYCOR FLOWER BED INOCULANT BY PHC PRODUCTS, (ENDOMYCORRHIZAL).

III. EXECUTION: PRIOR TO PLANTING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND STONES LARGER THAN ONE INCH (1") IN DIAMETER, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES, AND OTHER OBJECTS, THAT WOULD INTERFERE WITH PLANTING OR MAINTENANCE OPERATIONS. APPLY CHEMICALS AND PEAT TO AREA. ROTOTIL CHEMICALS AND PEAT SIX INCHES (6") INTO SOIL. MULCH WITH CYPRESS MULCH AT TWO TO THREE INCHES (2" 3") DEEP.

PLANT ANNUALS; WATER TWO INCHES (2") PER DAY FOR THE FIRST TWO (2) WEEKS. SPRAY TWO (2) DAYS AFTER PLANTING AND TEN (10) DAYS AFTER WITH ORTHENE AND VIDATE. DO NOT APPLY ORTHENE OR VIDATE ON MUMS.

END SECTION 2-0287

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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ACAD DWG

SITE DEVELOPMENT PLANS FOR:
MAIN CITY PLAZA
BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
DATE	04-03-2025
DRAWN BY	JA
ISSUED	04-03-2025

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

PLANTING SPECIFICATIONS

L-06

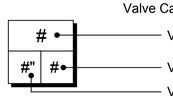
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
25 50 10 20	Hunter PCB Flood Bubbler, 1/2in. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Hunter HDL-06-18-PC HDL-06-18-PC: Hunter Dripline with 0.6 GPH flow. Light brown tubing with gray striping. Emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-100A 1in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Angle Configuration, No Flow Control.
BF	Watts 007 3/4" max. flow rate is 7.5 ft/s.
C	Hunter HCC-800-PL 8 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen, Commercial Use. Plastic Cabinet.
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
M	5/8" Meter
	Irrigation Lateral Line: PVC Class 160 SDR 26
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout



NOTE: IRRIGATION IS SCHEMATIC ONLY. LOCATE IRRIGATION PIPING EQUIPMENT WITHIN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARY.

0 10 20

FULL SIZE (22"X34") SCALE : 1"=10'
HALF SIZE (11"X17") SCALE : 1"=20'

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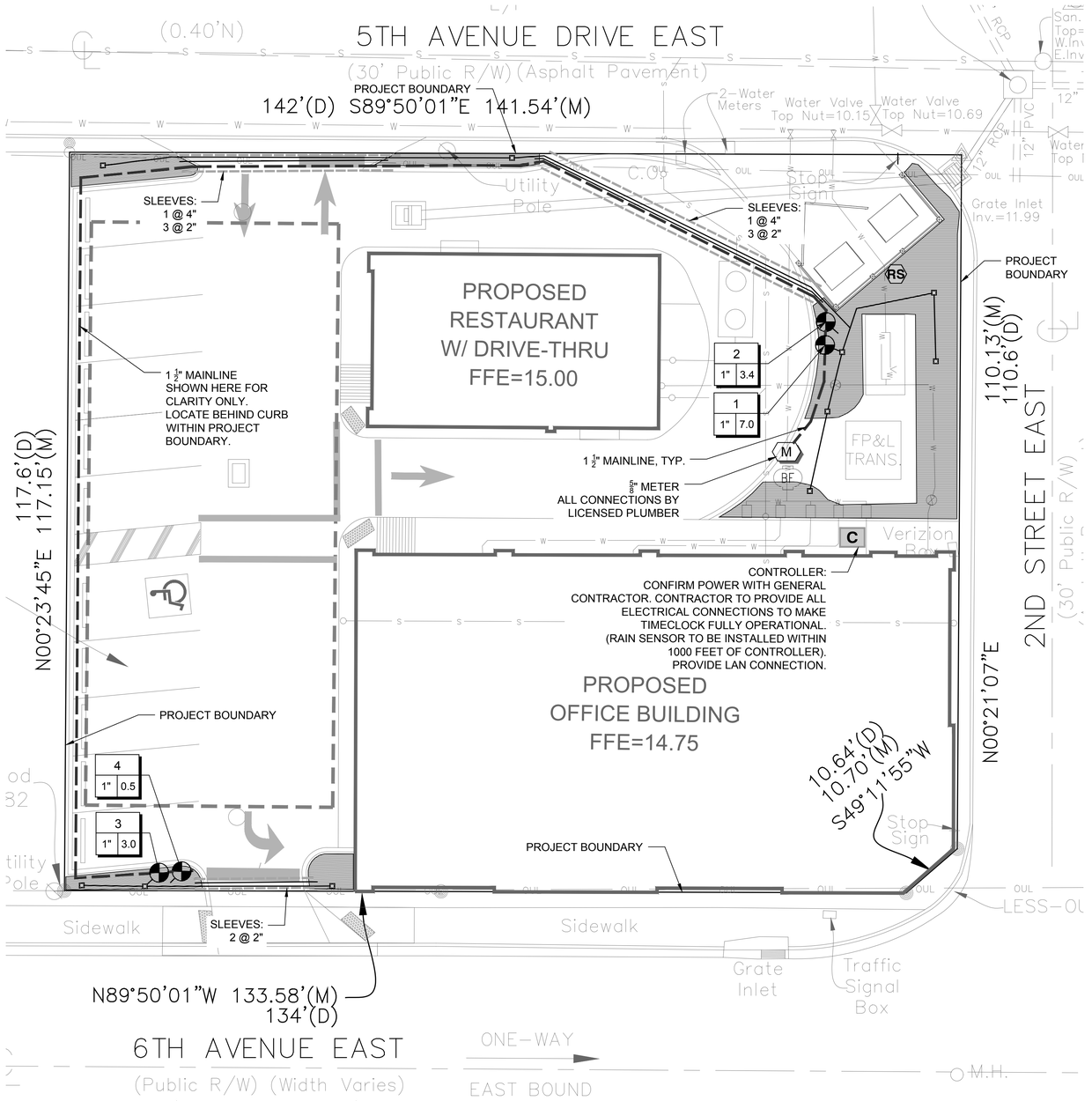
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LATERAL PIPE SIZING REQUIREMENTS

FLOW RANGE	MINIMUM PIPE SIZE
1 TO 10 GPM	3/4"
11 TO 20 GPM	1"
21 TO 30 GPM	1-1/4"
31 TO 40 GPM	1-1/2"
41 TO 60 GPM	2"
61 TO 90 GPM	2-1/2"
91 TO 130 GPM	3"

PIPE SIZES ILLUSTRATED IN THE CHART ABOVE, ARE MINIMUM ACCEPTABLE SIZES. CONTRACTOR SHALL FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 DURING NORMAL OPERATION.



SITE DEVELOPMENT PLANS FOR:

MAIN CITY PLAZA

BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
DATE	04-03-2025
DRAWN BY	JA
ISSUED	04-03-2025

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

IRRIGATION PLAN

L-07

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ACAD DWG.

IRRIGATION NOTES:

1. ALL IRRIGATION LAYOUT HAS BEEN DESIGNED TO PROVIDE 100% COVERAGE WITH A MINIMUM OF 90% OVERLAP. ANY CHANGES MADE IN HEAD LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. ITEMS SHALL BE LOCATED WITHIN 14"X19" RECTANGULAR VALVE BOXES AS FOLLOWS: ALL VALVES, SPLICES WITHIN VALVE CONTROL LINES, AND QUICK COUPLERS - NDS MODEL #113BC.
3. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAIN LINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE PROJECT CONSTRUCTION MANAGER AND THE LANDSCAPE ARCHITECT.
4. ALL PRESSURIZED MAIN LINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
5. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING AND DIRECTIONAL BORES.
6. ALL IRRIGATION HEADS SHALL BE LOCATED 2 FEET FROM BACK OF PAVEMENT EDGE (SIDEWALK, EDGE OF PAVEMENT OR CURB).
7. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'- 0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE.
8. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED.
9. EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE FLOOD BUBBLERS AS INDICATED (SEE IRRIGATION HEAD KEY FOR SPECIFICATION). SUCH HEADS SHALL BE ON MINIMUM 5'-0" LENGTH OF FLEXIBLE PIPE TO ALLOW ITS POSITIONING AT THE TREE. LOCATE BUBBLER ON THE UPHILL SIDE OF TREES ON ALL SLOPES. CLIP BUBBLER FLEX TO BASE OF ROOTBALL.
10. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
11. ALL 24 VAC WIRING SHALL BE UF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
    PULSE WIRES - #14
    COMMON WIRES - #12
12. CONTROL WIRING FOR VALVES SHALL BE LAID IN CONTROLLER TO VALVE. EACH SECTION VALVE SHALL HAVE A SEPARATE PULSE WIRE RUNNING FROM TRENCHES BENEATH MAINLINE. RUN TWO SPARE WIRES FULL LENGTH OF MAIN TO CLOCK.
13. VALVES SHALL BE WIRED TO CONTROLLER STATION NUMBERS AS PER THE IRRIGATION PLAN DURING INSTALLATION AND UPON COMPLETION OF THE IRRIGATION SYSTEM PROGRAM.

14. *NOT USED*

15. CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
16. HYDROSTATIC TESTING: AFTER THE MAIN LINE PIPE HAS BEEN LAID AND BACKFILLED, THE PIPE SHALL BE HYDROSTATICALLY TESTED FOR LEAKAGE. THE CONTRACTOR SHALL FURNISH THE PUMP, PIPE CONNECTION, BLOW OFF VALVES AND ANY OTHER NECESSARY APPARATUS INCLUDING GAUGES AND METERS AND ALL PERSONNEL NECESSARY FOR CONDUCTING THE TEST. BEFORE APPLYING THE TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF NECESSARY, THREADED TAPS SHALL BE MADE AT THE POINTS OF HIGHER ELEVATIONS AND THEN CLOSED WITH PLUGS.
17. WHEN PRACTICAL, TESTS SHALL BE MADE ON SECTIONS BETWEEN VALVES, OR SECTIONS NOT EXCEEDING 2,000 FEET IN LENGTH. DEAD ENDS, BENDS OR OTHER FITTINGS SHALL HAVE A FIRM FOUNDATION AND BE SECURELY BLOCKED AGAINST THE TRENCH WALLS BEFORE TESTING OR COMPLETING THE BACKFILL AS SPECIFIED.
18. THE FULL TEST PRESSURE OF 65 POUNDS PER SQUARE INCH (PSI) SHALL BE HELD FOR NO LESS THAN TWO HOURS OR LONGER AS NECESSARY TO PERMIT THOROUGH EXAMINATION OF ALL EXPOSED JOINTS IN THE SECTION OF MAIN BEING TESTED. TEST PRESSURE SHALL BE MAINTAINED AT 65 PSI BY PUMPING WATER INTO THE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600.
19. LEAKAGE SHALL BE MEASURED BY THE QUANTITY OF WATER PUMPED INTO THE PIPE TO MAINTAIN TEST PRESSURE DURING TEST PERIOD. MAXIMUM PERMISSIBLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:
    L= (S X D X (P).5)/133200
    L = ALLOWABLE LEAKAGE IN GPH
    S = LENGTH OF SECTION TESTED, IN FEET
    D = NOMINAL DIAMETER OF THE PIPE IN INCHES
    P = AVERAGE PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN PSI.
    THE TEST PRESSURE SHALL BE SIXTY-FIVE (65) PSI.
20. WATER FOR TESTING SHALL BE OBTAINED FROM AN APPROVED WATER SOURCE. THE CONTRACTOR SHALL PROVIDE ALL WATER REQUIRED AT HIS OWN EXPENSE AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE AUTHORITY WHICH CONTROLS THE SOURCE OF THE WATER SYSTEM AND SHALL BE GOVERNED IN HIS USE OF WATER BY ALL RULES AND REGULATIONS IMPOSED THEREON BY SAID AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND REMOVE TEMPORARY CONNECTIONS BETWEEN THE SOURCE WATER SYSTEM AND THE MAINS CONSTRUCTED UNDER THIS CONTRACT. ALL TEMPORARY CONNECTIONS SHALL MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE AUTHORITY CONTROLLING THE SOURCE WATER SYSTEM AND PUBLIC HEALTH AUTHORITIES HAVING JURISDICTION.
21. ALL LEAKS SHALL BE LOCATED AND REPAIRED UNTIL THE TEST MEETS THE ABOVE REQUIREMENTS. ANY FAULTY FITTINGS, VALVES OR OTHER ACCESSORIES WHICH LEAK DURING TESTING SHALL BE REPAIRED AND TESTING SHALL BE REPEATED AS SPECIFIED ABOVE UNTIL CORRECTED. ANY REPLACEMENT OF FAULTY MATERIAL OR RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

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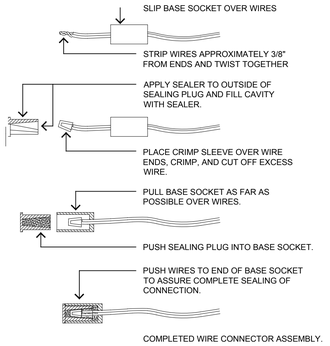
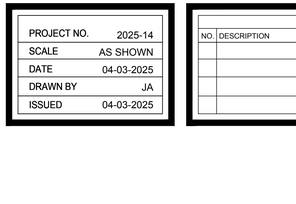
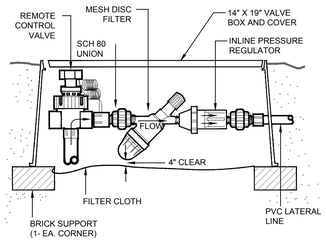


3M DIRECT BURY SPLICE KIT DBR/Y-6 FOR ALL AUTOMATIC VALVE WIRE CONNECTIONS.

TYPICAL WIRE CONNECTION
NOT TO SCALE



DRIP FLUSHING VALVE
NOT TO SCALE



TYP. DRIP VALVE
NOT TO SCALE

DRIP EQUIPMENT SCHEDULE:

REMOTE CONTROL VALVE: HUNTER PGV

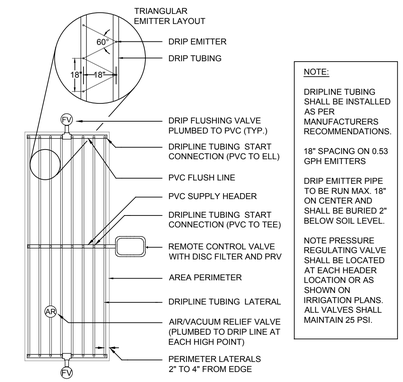
FILTER: TORO XD FILTER IT-ABF5020-3X-N

PRESSURE REGULATOR: TORO T-PR25-HF

DRIPLINE: TORO DL2000 SERIES PC DRIPLINE, RGP-218-05-E, 0.50 GPH, 18" EMITTER SPACING

AIR/VACUUM RELIEF VALVE: TORO T-YD-500-34

FLUSHING VALVE: TORO T-FCH-H-FIPT



TYPICAL DRIP LAYOUT INSTALLATION
NOT TO SCALE

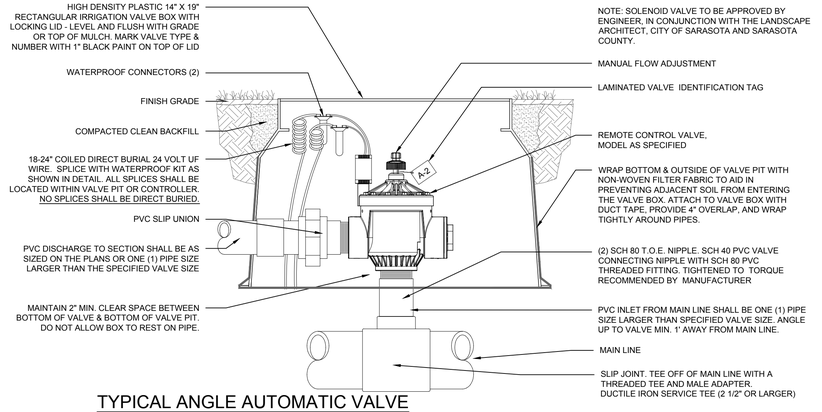
NOTE:

DRIPLINE TUBING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

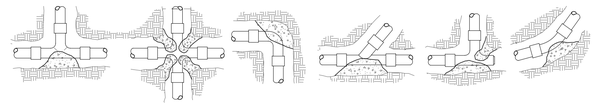
18" SPACING ON 0.53 GPH EMITTERS

DRIP EMITTER PIPE TO BE RUN MAX. 18" ON CENTER AND SHALL BE BURIED 2" BELOW SOIL LEVEL.

NOTE PRESSURE REGULATING VALVE SHALL BE LOCATED AT EACH HEADER LOCATION OR AS SHOWN ON IRRIGATION PLANS. ALL VALVES SHALL MAINTAIN 25 PSI.



TYPICAL ANGLE AUTOMATIC VALVE
NOT TO SCALE



THRUST BLOCKS SHALL BE CONSTRUCTED BEHIND ALL MAIN LINE FITTINGS, TEES, BENDS, REDUCERS, LINE VALVES, PLUGS, CAPS, ETC., IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

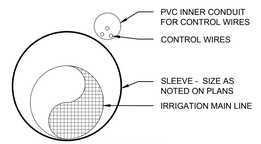
THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED EARTH AND IN CASE THIS IS NOT POSSIBLE, THEY SHALL BE MADE CORRESPONDINGLY LARGER.

THRUST BLOCKS SHALL BE SO PLACED AS NOT TO INTERFERE WITH REPAIR TO JOINTS AND COUPLINGS AND SHALL BE A CONCRETE MIX CONSISTING OF ONE PART CEMENT, TWO PARTS SAND, AND 5 PARTS GRAVEL, MIXED AND PLACED FAIRLY DRY SO THEY MAY BE SHAPED EASILY. NO PRECAST UNITS SHALL BE USED.

PROVIDE & INSTALL 15# ROOFING FELT AS A SEPARATOR BETWEEN PIPE, FITTINGS & THRUST BLOCKS; PLACE CONCRETE DIRECTLY AGAINST FELT BUT NOT AGAINST PVC.

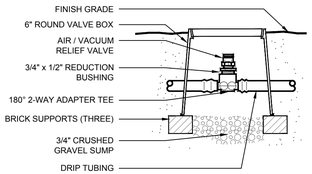
THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILLING.

THRUST BLOCKING
NOT TO SCALE

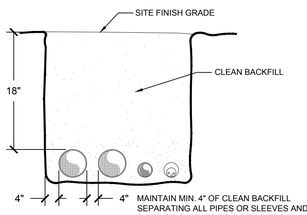


SLEEVE DETAIL
NOT TO SCALE

NOTES:
1. ALL SLEEVES SHALL BE SCH. 40 PVC WITH ALL JOINTS SOLVENT WELDED.
2. EXTEND SLEEVES 36" BEYOND THE OUTSIDE EDGE OF PAVEMENT OR BACK OF CURB. STAKE EACH END OF SLEEVES WITH SURVEYORS LATH MARKED "IRRIG SLEEVES".
3. PVC WIRE CONDUIT SHALL BE ONE CONTINUOUS RUN LENGTH FOR RUNS LESS THAN 20'. RUNS OF GREATER THAN 20' SHALL HAVE SOLVENT WELD JOINTS.

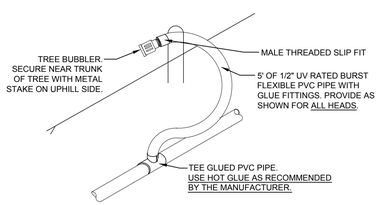


DRIP AIR/VACUUM RELIEF
NOT TO SCALE

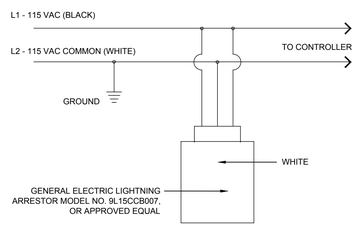


SET TOP OF PIPES OR SLEEVES 36" BELOW SITE FINISH GRADE. BACKFILL TRENCH WITH CLEAN FILL MATERIAL FREE OF ORGANIC MATERIAL AND ROCK.

TRENCH DETAIL
NOT TO SCALE



TREE BUBBLER
NOT TO SCALE



PROVIDE & INSTALL ONE (1) LIGHTNING ARRESTOR WITHIN EACH 115 VAC POWER SUPPLY CIRCUIT FOR CONTROLLERS.

LIGHTNING ARRESTOR DETAIL
NOT TO SCALE

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS FOR:

MAIN CITY PLAZA

BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
DATE	04-03-2025
DRAWN BY	JA
ISSUED	04-03-2025

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

IRRIGATION DETAILS

L-08

ACAD DWG

IRRIGATION SYSTEM

I. GENERAL

1. SCOPE: UNDER THIS ITEM THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT FOR AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, CONSTRUCTION EQUIPMENT AND TECHNICAL SUPERVISION WHICH MAY BE REQUIRED TO PRODUCE AN OPERATIONAL SYSTEM.

2. CODES AND INSPECTIONS: THE ENTIRE INSTALLATION SHALL COMPLY FULLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS, ARRANGE FOR ALL NECESSARY INSPECTIONS AND SHALL PAY ALL FEES AND EXPENSES IN CONNECTION WITH SAME, AS PART OF THE WORK UNDER THIS CONTRACT. UPON COMPLETION OF THE WORK, HE SHALL FURNISH TO THE OWNER ALL INSPECTION CERTIFICATES CUSTOMARILY ISSUED IN CONNECTION WITH THE CLASS OF WORK INVOLVED.

3. DESCRIPTION OF SYSTEM: THE AUTOMATIC IRRIGATION SYSTEM SHALL CONSIST OF UNDER GROUND PIPING AND SPRINKLER EQUIPMENT TO INSURE COMPLETE COVERAGE OF THE AREAS AS SHOWN ON THE IRRIGATION PLAN. GATE VALVES SHALL BE INCORPORATED IN THE SYSTEM AS SHOWN ON THE PLANS TO SHUT OFF CERTAIN PORTIONS OF THE SYSTEM WHILE ALLOWING OPERATION OF THE REMAINING SPRINKLER OUTLETS.

4. PROGRESS OF WORK: BEGIN WORK WHEN ORDERED TO DO SO BY THE LANDSCAPE ARCHITECT. THIS WORK MUST PROCEED IN AN ORDERLY MANNER AND IN ACCORDANCE WITH WHATEVER JOB SCHEDULE MAY BE SET UP TO AVOID DELAY OR INTERFERENCE WITH OTHER CONSTRUCTION WORK. THE IRRIGATION WORK SHALL PROCEED IN CONJUNCTION WITH THE GENERAL CONSTRUCTION WORK OF THE PROJECT. THE CONTRACTOR MUST PROVIDE MEANS OF ACCESS TO ALL SITE FEATURES AT ALL TIMES SO AS NOT TO IMPEDE THE GENERAL CONSTRUCTION WORK IN AREAS UNDER CONSTRUCTION, AND LEAVE THE AREA OF IRRIGATION WORK IN A FINELY GRADED CONDITION WITH ALL STONE OR ROCK REMOVED AND SMOOTHLY BLENDED TO ADJACENT AREAS.

5. STAKING AND LAYOUT:

1. IT IS TO BE RECOGNIZED, DUE TO THE ARTISTIC NATURE OF LANDSCAPE PLANTING DESIGN AND CONSTRUCTION, THAT THE LANDSCAPE PLANTING AS CONSTRUCTED MAY DIFFER SLIGHTLY FROM THE PLANS DRAWN FOR CONSTRUCTION OF THE IRRIGATION SYSTEM.

THE CONTRACTOR SHALL BE PREPARED TO ADJUST INSTALLATION OF THE IRRIGATION SYSTEM SO THAT IT WILL PROPERLY IRRIGATE PLANTED FEATURES CONSTRUCTED IN ACCORDANCE WITH THE EVIDENT INTENT OF THE IRRIGATION PLANS, AS INTERPRETED BY THE LANDSCAPE ARCHITECT.

2. AN AGENT OF THE CONTRACTOR SHALL STAKE THE LOCATION ON THE GROUND OF ALL IRRIGATION EQUIPMENT TO BE INSTALLED. IN STAKING THE LOCATIONS OF THE SPRINKLER OUTLETS, HE SHALL ADJUST THE STAKING AS REQUIRED TO BEST IRRIGATE THE AREA BEING DEVELOPED AND SHALL STRIVE TO MAINTAIN A UNIFORM SPACING BETWEEN THE VARIOUS OUTLETS. THIS SPACING MAY VARY ACCORDING TO MANUFACTURES RECOMMENDATIONS WHERE ADJUSTMENT OF SPACING IS REQUIRED TO FIT THE LANDSCAPE DEVELOPMENT AS CONSTRUCTED. ROUTING OF THE PIPE SHALL BE IN ACCORDANCE WITH THE IRRIGATION PIPING PLAN EXCEPT THAT THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CHANGE THE ROUTING OF PIPE FROM THAT SHOWN ON THE PLAN AND TO CHANGE THE DEPTH OF TRENCH AND COVER OVER THE TOP OF PIPE IN CASE OF ROCK OR OTHER OBSTACLE. IN NO EVENT SHALL FIELD CHANGES OF THIS NATURE AFFECT THE OVERALL COST OF THE PROJECT EXCEPT WHERE THESE CHANGES MAY ALTER THE QUANTITY OF MATERIALS TO BE PROVIDED ACCORDING TO THE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF ANY PIPELINE TO AVOID LEDGE ROCK, STUMPS OR OTHER OBSTACLES, PROVIDED THAT SUCH ADJUSTMENT DOES NOT INCREASE THE QUANTITY OF PIPE REQUIRED AND IS NOT IN CONFLICT WITH THE EVIDENT INTENT OF THE PLAN.

3. SEE IRRIGATION PLAN FOR CONNECTIONS TO WATER SOURCE, PIPE SIZES AND LOCATION, HEADS AND VALVES. TIME CLOCK(S)/ CONTROLLER(S) SHALL BE LOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4. THE IRRIGATION CONTRACTOR SHALL CAREFULLY REVIEW BED AND PAVING CUT-OUT LOCATIONS, WALKS, ROADS, PROPERTY LINES AND OTHER SITE FEATURES AND INSTALL HIS WORK ACCORDING TO THE INTENT OF THE IRRIGATION PLAN. SHOULD HEADS AND/OR LINES OR OTHER SYSTEM COMPONENTS BE IMPROPERLY LOCATED THEY SHALL BE PROPERLY RELOCATED AT THE CONTRACTORS EXPENSE.

6. RECORD PLAN:

1. THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES AN UP-TO-DATE RECORD PLAN OF THE IRRIGATION SYSTEM AS BUILT. THE PLAN SHALL INDICATE THE LOCATION AND MEASUREMENTS, TO THE NEAREST FOOT, OF ALL MAINLINE PIPE INSTALLED, INCLUDING ALL AUTOMATIC AND GATE VALVES; SPLICE BOXES; MAIN LINE TEES, ELBOWS AND FITTINGS; PULSE AND COMMON CONTROL WIRE ROUTINGS; EQUIPMENT LOCATIONS; SLEEVE LOCATIONS; AND, THE CONTRACTOR SHALL MAKE SUCH MODIFICATIONS TO ANY NOTES AND/OR DETAILS AS APPROPRIATE TO SHOW THE FINAL INSTALLED CONDITION OF THE OVERALL SYSTEM. THE RECORD PLAN SHALL BE AN ORIGINAL PLAN, DRAWN IN INK ON A GOOD GRADE OF TRACING PAPER AT THE SCALE OF THE ORIGINAL PLAN AS BID; OR, UPON REQUEST, THE LANDSCAPE LANDSCAPE ARCHITECT MAY SUPPLY TO THE CONTRACTOR A PLASTIC SEPIA OF THE PLAN WHICH MAY BE MODIFIED TO PRESENT THE AS-BUILT CONDITION OF THE SYSTEM. ANY SUCH SEPIA SHALL BE USED ONLY FOR RECORD PLAN DRAWINGS AND SHALL BE RETURNED TO THE LANDSCAPE LANDSCAPE ARCHITECT WITH THE FINAL PAY REQUEST. IT SHALL BE KEPT UP TO DATE DURING THE INSTALLATION OF THE SYSTEM AND SHALL ACCURATELY INDICATE THE LOCATION OF ALL EQUIPMENT INSTALLED TO THAT TIME. A COPY SHALL BE AVAILABLE ON THE SITE FOR INSPECTION AT ALL TIMES.

2. THE CONTRACTOR SHALL SUBMIT ONE (1) PRINT OF THE RECORD PLAN TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW SIMULTANEOUSLY WITH EACH DRAW REQUEST AS THE PROJECT PROGRESSES. SUCH SUBMISSIONS SHALL BE COMPLETE THROUGH THE CURRENT WORK FOR WHICH PAYMENT IS REQUESTED.

3. AT LEAST TEN DAYS PRIOR TO SCHEDULED DATE OF THE FINAL INSPECTION OF THE COMPLETED IRRIGATION SYSTEM THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, FOR HIS APPROVAL, A COMPLETE AND CORRECT COPY OF THE RECORD PLAN AND THREE (3) COPIES OF MANUFACTURER'S MAINTENANCE AND OPERATING INSTRUCTIONS FOR ALL VALVES, SPRINKLERS AND OTHER EQUIPMENT INSTALLED.

7. DEFINITIONS: THE FOLLOWING DEFINITIONS ARE IN ADDITION TO, SUPPLEMENT, AND/OR COMPLEMENT THESE SET FORTH ELSEWHERE IN THESE SPECIFICATIONS, WHEREVER THE FOLLOWING TERMS, OR PRONOUNS IN PLACE OF THEM, ARE USED IN THESE SPECIFICATIONS, THEIR INTENT AND MEANINGS SHALL BE INTERPRETED AS FOLLOWS:

SW: SOLVENT WELD PVC PIPE AND/OR FITTINGS.

RG: RUBBER GASKETED OR O-RING PVC PIPE AND/OR FITTINGS.

QCV: QUICK COUPLER VALVE, AS SPECIFIED.

HB: HOSE BIBB, AS SPECIFIED.

SLEEVE: A CONDUIT FOR ENCOMPASSING OTHER PIPES, WIRES, CABLES, ETC. WITH THE PURPOSE OF PRESENTING EASE OF ACCESS AND/OR REPLACEMENT OF SUCH PIPES, WIRES, CABLES, ETC. WITHIN

II. MATERIALS

1. GENERAL: ALL MATERIALS AND EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR AND NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AND EQUIPMENT PRIOR TO INSTALLATION AND ANY DEFECTIVE MATERIALS AND EQUIPMENT SHALL BE REPLACED WITH THE PROPER MATERIALS AND EQUIPMENT. THOSE ITEMS USED IN THE INSTALLATION THAT ARE FOUND TO BE DEFECTIVE OR IMPROPERLY INSTALLED SHALL BE REMOVED AND THE PROPER MATERIALS AND EQUIPMENT INSTALLED IN THE PROPER MANNER.

2. PVC PIPE AND FITTINGS:

1. ALL PIPE SHALL BE CLASS 160 UNPLASTICIZED POLYVINYL CHLORIDE PIPE, TYPE 1120 OR 1220, OR BETTER. PIPE FROM 2" SIZE UP OPERATING IN EXCESS OF 90 PSI SHALL BE GASKETED PIPE. SOLVENT WELD PIPE MAY BE USED IN ALL OTHER INSTANCES. OUTSIDE DIAMETER TO WALL THICKNESS RATIOS SPECIFIED IN CS 246-63 FOR STANDARD DIMENSION RATION (SDR-PR) PIPE SHALL BE MAINTAINED IN THE BARREL OF THE PIPE. MINIMUM WALL THICKNESS AT THE BELL JOINT SHALL BE AS FOLLOWS:

CLASS 160 (SDR 26)

2 1/2"	3"	4"	6"	8"	10 "
.132"	.159"	.205"	.298"	.386"	.480"

2. PIPE AND FITTINGS SHALL BE MADE FROM CLEAN, VIRGIN, NSF APPROVED TYPE I, GRADE I (PVC 1120) PVC, CONFORMING TO ASTM RESIN SPECIFICATION D 1784-60T.

3. ALL PIPE SHALL BE PRESSURE RATED AT HYDROSTATIC WORKING PRESSURES OF 160 PSI 73.4 DEGREES F. AND SHALL MEET REQUIREMENTS AS SET FORTH IN COMMERCIAL STANDARD CS 256-63 WITH STANDARD DIMENSION RATIO SDR 26.

3. RISERS AND SWING JOINT NIPPLES: ALL RISERS IN EXCESS OF 12" ABOVE GRADE AND/OR SWING JOINT NIPPLES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE, SCHEDULE 80, THREADED PIPE. FITTINGS ON SWING JOINTS SHALL BE MARLEX, SCHEDULE 80, THREADED ELBOWS OR STREET ELBOWS. ASSEMBLE WITH TEFLON TAPE ONLY. FOR SYSTEMS OPERATING AT LESS THAN 90 PSI, SWING JOINTS MAY BE CONSTRUCTED OF FLEXIBLE PVC AND INSERT FITTINGS AS PER PLAN DETAIL.

4. 110-120 VOLT ELECTRIC WIRING: ALL 120 VOLT AC WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL ELECTRIC CODES BY A LICENSED ELECTRICIAN. 110-120 VOLT SERVICE TO CONTROLLER SHALL CONSIST OF ONE BLACK AND ONE WHITE WIRE AND GROUND. ALL WIRING SHALL BE BURIED TO MINIMUM DEPTH OF 20". WIRE SHALL BE FURNISHED IN MINIMUM 2500' REELS AND SPLICED ONLY IN CONTROLLER OR VALVE BOXES. ALL SPLICES IN WIRING SHALL BE MADE WATERTIGHT.

5. VALVE CONTROL LINES:

1. 24 VOLT ELECTRIC - ELECTRIC CONTROL LINES FROM CONTROLLER TO AUTOMATIC VALVES SHALL BE DIRECT BURIAL UF WIRE OF A DIFFERENT COLOR THAN THE 110-120 VOLT SERVICE TO CONTROLLERS. THE 24 VOLT COMMON GROUND SHALL BE OF ONE CONTINUAL COLOR AND A DIFFERENT COLOR THAN THE OTHER 24 VOLT LINES AND THE 110-120 VOLT SERVICE. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED, WITH SUCH SPLICES MADE WATERPROOF WITH THE USE OF WATERPROOF SCOTCHLOK OR PEN-TITE KITS. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. EACH TIMECLOCK/CONTROLLER SHALL HAVE ITS OWN COMMON WIRE(S) SERVICING THAT CONTROLLER AND ALL VALVES ASSOCIATED WITH IT.

6. SPRINKLER HEADS, CONTROLLERS, AUTOMATIC VALVES: SHALL BE AS CALLED FOR ON THE IRRIGATION PLAN OR APPROVED EQUAL.

7. QUICK COUPLING VALVES AND/OR HOSE BIBBS: QUICK COUPLING VALVES AND KEYS OR HOSE BIBBS SHALL BE AS SPECIFIED ON THE PLANS. LOCATE AS SHOWN ON THE IRRIGATION PLAN. IF THE PLAN SPECIFIES HOSE BIBBS RATHER THAN QUICK COUPLING VALVES, PROVIDE AND INSTALL HOSE BIBBS WITHIN VALVE BOXES AS NOTED ON PLANS.

8. GATE VALVES:

1. GATE VALVES SHALL BE AS SPECIFIED ON THE PLANS, OR APPROVED EQUAL. EACH VALVE SHALL BE AFFORDED ACCESS THROUGH A PVC OR FIBERGLASS BOX EQUIPPED WITH COVER.

2. PROVIDE TWO (2) GATE VALVE KEYS.

3. GATE VALVES AT LINE SIZE SHALL BE LOCATED AS SHOWN ON THE CONTRACT DRAWINGS.

9. PRESSURE REGULATING VALVES: COMBINATION PRESSURE REDUCING, PRESSURE SUSTAINING AND CHECK VALVES, AS MANUFACTURED BY CLA-VAL, OR APPROVED EQUAL, SHALL BE INSTALLED WHERE SHOWN ON THE IRRIGATION DESIGN PLAN. THE VALVE SHALL BE AS SIZED ON THE PLAN, DIAPHRAGM OPERATED, SINGLE SEAT, GLOBE VALVES. A MODEL XIOSL LIMIT SWITCH SHALL BE INSTALLED.

10. MISCELLANEOUS SYSTEM COMPONENTS: ALL MISCELLANEOUS SYSTEM COMPONENTS SHALL BE OF THE TYPE AND SIZE AS INDICATED ON THE IRRIGATION DESIGN PLAN AND DETAIL DRAWINGS.

11. VALVE BOXES: ALL VALVES, SPLICES WITHIN VALVE CONTROL LINES, HOSE BIBBS AND/OR QUICK COUPLER VALVES SHALL BE LOCATED WITHIN AN NDS, OR EQUAL, VALVE BOX AS FOLLOWS:

12"X17"
STANDARD RECTANGULAR VALVE BOX AND COVER MODEL NO. NDS #113PBCR FOR REUSE PURPLE AND NDS #114BC FOR GREEN.

ALL BOXES AND PITS SHALL BE FITTED WITH NDS, OR EQUAL, EXTENSIONS AS NECESSARY TO PROVIDE A MINIMUM OF 2" CLEAR SPACE BELOW THE BOTTOM OF THE VALVE, FILTER OR FITTING CONTAINED WITHIN THE BOX.

12. MAXICOM COMPONENTS: THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS INCLUDING MANUFACTURERS TECHNICAL DATA FOR COMPONENT PARTS OF THE MAXICOM SYSTEM. COMMENCE NO WORK BEFORE APPROVAL BY THE LANDSCAPE ARCHITECT. SEE LANDSCAPE ARCHITECTS DRAWINGS FOR REQUIRED COMPONENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR GROUNDING TESTS AND TO INSTALL ALL GROUNDING PER THE MANUFACTURERS RECOMMENDATIONS.

III. EXECUTION

1. GENERAL: THE CONTRACTOR SHALL DILIGENTLY FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLING PIPE, VALVES, SPRINKLERS AND ALL OTHER ITEMS. THE PIPE SHALL BE LAID IN TRUE, SMOOTH ALIGNMENT WITH SUFFICIENT COVER AND THRUST BLOCKING TO PREVENT EXCESSIVE MOVEMENT.

2. TRENCH EXCAVATION:

1. ALL TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTHS TO PROVIDE A MINIMUM OF 10" COVER ON LATERALS AND 18" COVER ON MAINS. (FOR THOSE LINES OPERATING LESS THAN 90 PSI.)

LINES OPERATING IN EXCESS OF 90 PSI SHALL HAVE 24" OF COVER.

2. TRENCH BOTTOM SHALL BE CLEAN AND SMOOTH WITH ALL ROCK, SOIL AND ORGANIC DEBRIS REMOVED. ALL TRENCHES SHALL BE ONLY AS WIDE AS NECESSARY TO PERMIT EASY HANDLING AND INSTALLATION OF PIPE IN THEM.

3. PIPE SHALL BE PLACED SO THAT BARREL OF PIPE AND COUPLING ARE A MINIMUM OF 2" ABOVE HIGH POINTS OF THE TRENCH BOTTOM.

3. ROCK EXCAVATION: IN THE EVENT LEDGE ROCK, BOULDERS, STUMPS, OR OTHER OBSTRUCTION IS ENCOUNTERED IN EXCAVATION OF THE TRENCHES, WHICH CAN NOT BE REMOVED BY THE EQUIPMENT IN USE OR TRACTOR MOUNTED BACKHOE, THE CONTRACTOR SHALL ADJUST THE LINE OR THE TRENCH TO CIRCUMVENT IT, AS PART OF HIS WORK. IF THE OBSTRUCTION CAN NOT BE AVOIDED, THE CONTRACTOR SHALL REMOVE IT BY BLASTING.

4. BEDDING MATERIAL: EXCAVATED MATERIAL, EXCEPT IN THE CASE OF EXCAVATED ROCK, IS USUALLY SATISFACTORY FOR BEDDING OF PIPE.

5. THRUST BLOCKS:

1. THRUST BLOCKS SHALL BE CONSTRUCTED BEHIND ALL MAINLINE FITTINGS, TEES, BENDS, REDUCERS, LINE VALVES, PLUGS, CAPS, ETC., IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS AND PLAN DETAILS.

2. THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED EARTH, AND, IN CASE THIS IS NOT POSSIBLE, THEY SHALL BE MADE CORRESPONDINGLY LARGER.

3. THRUST BLOCKS SHALL BE SO PLACED AS NOT TO INTERFERE WITH REPAIR TO JOINTS AND COUPLINGS AND SHALL BE A CONCRETE MIX CONSISTING OF ONE PART CEMENT, TWO PARTS SAND AND FIVE PARTS GRAVEL, MIXED AND PLACED FAIRLY DRY SO THEY MAY BE SHAPED EASILY. NO PRECAST UNITS SHALL BE USED.

6. GATE VALVES:

1. ALL VALVES SHALL BE CLOSED AT TIME OF INSTALLATION AND SHALL BE SET PLUMB. REACH WELLS SHALL BE INSTALLED SO THAT LID IS SET 1/2" BELOW FINISHED GRADE. GATE VALVES SHALL BE LOCATED AS SHOWN ON THE PLANS AND OF A SIZE EQUAL TO THE PIPELINE ON WHICH IT IS INSTALLED.

2. GATE VALVES SHALL BE INSTALLED SO THE LOWER END RESTS FIRMLY ON THE GROUND AND SHALL BE DESIGNED TO WITHSTAND 2,000 LBS. WITHOUT FAILING.

7. BACKFILL:

1. AFTER PROPER BEDDING OF PIPE IS ACHIEVED, THE BALANCE OF BACKFILL SHALL BE PLACED AND SUITABLY COMPACTED BY TAMPING MECHANICALLY OR HYDRAULICALLY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. BACKFILL WITHIN AREAS TO BE PAVED OVER SHALL BE COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DENSITY. TESTING, IF REQUIRED, WILL BE AT THE OWNER'S EXPENSE FOR ALL PASSED TESTS; ALL FAILED TESTS WILL BE BACK CHARGED TO THE CONTRACTOR.

2. NO LINES SHALL BE COVERED UNTIL THEY HAVE BEEN PASSED BY INSPECTION HEREINAFTER DESCRIBED, EXCEPT THAT LINES MAY BE COVERED WITH ALL JOINTS LEFT OPEN FOR INSPECTION.

3. IN THE CASE OF CUTTING OF PAVED ROADS OR DRIVES, ALL BACK FILL SHALL BE COMPACTED AND THE TOP 6" OF BACK FILL SHALL BE POURED IN 3,000 PSI CONCRETE. THE FINAL PATCH SHALL BE MADE TO MATCH THE GRADE AND MATERIAL OF THE ADJACENT FINISH ROAD OR DRIVE.

8. TURF AREA HEADS: HEADS IN LAWN AREAS SHALL BE SET FLUSH WITH SOD. ALL OTHER HEADS SHALL BE ADJUSTED TO SOD HEIGHT AFTER INSTALLATION OF SOD OR SEEDING OPERATIONS.

9. PLANTING & GROUNDCOVER AREA HEADS: HEADS IN PLANTING AREAS SHALL HAVE A CONCRETE MUD SUPPORT 8" IN DIAMETER AND 4" DEEP PLACED 2" BELOW GRADE AND ABOVE GRADE FOR ALL RISERS OF 24" OR GREATER IN HEIGHT. HEADS IN PLANTING AND GROUNDCOVER AREAS SHALL BE STUBBED 24" ABOVE GRADE AND HEIGHT ADJUSTED AFTER PLANTING OPERATIONS ARE COMPLETE. ALL RISERS SHALL BE CLEARLY MARKED BY 18" STAKES WITH BLUE ENGINEER'S FLAG ATTACHED. STAKES SHALL BE MAINTAINED THROUGHOUT THE JOB AND REMOVED AT COMPLETION AS DIRECTED.

10. PIPING: PIPING SHALL RUN AS STRAIGHT AS POSSIBLE. PIPE SHALL BE CUT SQUARE, PROPERLY REAMED TO REMOVE CONSTRICTIONS OR BURRS BEFORE MAKING UP JOINTS. ALL MAINS AND LATERALS SHALL BE THOROUGHLY FLUSHED BEFORE VALVES OR HEADS ARE INSTALLED.

ALL RISERS WITHIN PLANTING AND GROUNDCOVER ARES SHALL BE PAINTED FLAT BLACK WITH A PAINT WHICH ADHERES WELL TO PVC.

11. EXISTING INSTALLATIONS: IN ANY INSTANCE WHERE THE CONTRACTOR IS REQUIRED TO CUT INTO ANY EXISTING IRRIGATION INSTALLATION FOR THE PURPOSE OF REPAIR AND/OR CONNECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FLUSHING AND TESTING OF ALL LINES AND CLEANING OF ALL HEADS, NOZZLES, AND COMPONENTS WHICH MAY BE AFFECTED BY SUCH CUT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IMMEDIATELY REPORT ANY DAMAGE SUBSEQUENT TO SUCH CUTS OR REPAIRS TO THE LANDSCAPE LANDSCAPE ARCHITECT SO THAT PROPER RESOLUTION OF THE DAMAGE MAY BE DETERMINED. WHEN INTERFACING WITH EXISTING IRRIGATION SYSTEMS IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SCHEDULE HIS WORK IN SUCH A MANNER THAT THE EXISTING SYSTEM WILL REMAIN OPERATIONAL FOR THE GREATEST LENGTH OF TIME POSSIBLE. THE CONTRACTOR SHALL KEEP THE OWNER AND LANDSCAPE LANDSCAPE ARCHITECT APPRAISED OF HIS SCHEDULE IN THIS MATTER.

12. RESTORATION; ANY AREAS THAT HAVE BEEN DISTURBED MUST BE FULLY RESTORED. CONTRACTOR TO RAKE OUT AND SEED OR SOD AREAS DISTURBED BY TRENCHES AND IRRIGATION INSTALLATION. AREAS UNDER 12" IN WIDTH SHALL BE SEEDED. AREAS OVER 12" IN WIDTH SHALL BE SODDED. SEED OR SOD SHALL MATCH EXISTING TURF.

13. HYDROSTATIC TESTING: AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, THE MAIN LINE PIPE SHALL BE HYDROSTATICALLY TESTED FOR LEAKAGE. THE CONTRACTOR SHALL FURNISH THE PUMP, PIPE CONNECTION, BLOW OFF VALVES AND ANY OTHER NECESSARY APPARATUS INCLUDING GAUGES AND METERS AND ALL PERSONNEL NECESSARY FOR CONDUCTING THE TEST. BEFORE APPLYING THE TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF NECESSARY, THREADED TAPS SHALL BE MADE AT THE POINTS OF HIGHER ELEVATIONS AND THEN CLOSED WITH PLUGS.

WHEN PRACTICAL, TESTS SHALL BE MADE ON SECTIONS BETWEEN VALVES, OR SECTIONS NOT EXCEEDING 2,000 FEET IN LENGTH. DEAD ENDS, BENDS OR OTHER FITTINGS SHALL HAVE A FIRM FOUNDATION AND BE SECURELY BLOCKED AGAINST THE TRENCH WALLS BEFORE TESTING OR COMPLETING THE BACKFILL AS SPECIFIED.

THE FULL TEST PRESSURE OF 65 POUNDS PER SQUARE INCH (PSI) SHALL BE HELD FOR NO LESS THAN TWO HOURS OR LONGER AS NECESSARY TO PERMIT THOROUGH EXAMINATION OF ALL EXPOSED JOINTS IN THE SECTION OF MAIN BEING TESTED. TEST PRESSURE SHALL BE MAINTAINED AT 65 PSI BY PUMPING WATER INTO THE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C600.

LEAKAGE SHALL BE MEASURED BY THE QUANTITY OF WATER PUMPED INTO THE PIPE TO MAINTAIN TEST PRESSURE DURING TEST PERIOD. MAXIMUM PERMISSIBLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:
L= (S X D X (P).5)/133200

L = ALLOWABLE LEAKAGE IN GPH
S = LENGTH OF SECTION TESTED, IN FEET
D = NOMINAL DIAMETER OF THE PIPE IN INCHES
P = AVERAGE PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN PSI. THE TEST PRESSURE SHALL BE SIXTY FIVE (65) PSI.

WATER FOR TESTING SHALL BE OBTAINED FROM AN APPROVED WATER SOURCE. THE CONTRACTOR SHALL PROVIDE ALL WATER REQUIRED AT HIS OWN EXPENSE AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE AUTHORITY WHICH CONTROLS THE SOURCE OF WATER SYSTEM AND SHALL BE GOVERNED IN HIS USE OF WATER BY ALL RULES AND REGULATIONS IMPOSED THEREON BY SAID AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND REMOVE TEMPORARY CONNECTIONS BETWEEN THE SOURCE WATER SYSTEM AND THE MAINS CONSTRUCTED UNDER THIS CONTRACT. ALL TEMPORARY CONNECTIONS SHALL MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE AUTHORITY CONTROLLING THE SOURCE WATER SYSTEM AND PUBLIC HEALTH AUTHORITIES HAVING JURISDICTION.

ALL LEAKS SHALL BE LOCATED AND REPAIRED UNTIL THE TEST MEETS THE ABOVE REQUIREMENTS. ANY FAULTY FITTINGS, VALVES OR OTHER ACCESSORIES WHICH LEAK DURING TESTING SHALL BE REPEATED AS SPECIFIED ABOVE. ANY REPLACEMENT OF FAULTY MATERIAL OR RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

END OF SECTION 2-0274

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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ACAD DWG

SITE DEVELOPMENT PLANS FOR:
MAIN CITY PLAZA
BRADENTON, FL

PROJECT NO.	2025-14
SCALE	AS SHOWN
DATE	04-03-2025
DRAWN BY	JA
ISSUED	04-03-2025

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND STREET, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

IRRIGATION SPECIFICATIONS

L-09

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
November 19, 2025

Staff Report

Case Number: PLN-SUP-25-0021 / RES 25-99
Applicant: Abed Suwaity, Agent
Address: 126 5th Avenue Drive East, 604 2nd Street East, and 608 2nd Street East, Bradenton, FL
Zoning/Future Land Use: T-5 (Urban Center)/UCBD (Urban Central Business District)
Flood Zone: X

Surrounding Property:

Zoning:
North: T5 (Urban Center)
South: T5 (Urban Center)/6th Avenue East
East: T-5 (Urban Center)
West: T4-O (General Urban Open)/2nd Street East

Future Land Use:
North: UCBD (Urban Central Business District)
South: UCBD (Urban Central Business District)/6th Avenue East
East: UCBD (Urban Central Business District)
West: UCBD (Urban Central Business District)/2nd Street East

Summary of Request

The applicant is seeking approval of a Special Use Permit for a Drive Thru for property located at 126 5th Avenue Drive East, 604 2nd Street East, and 608 2nd Street East, Bradenton, FL, also identified as Parcel Numbers 3174300008, 3174500003 and 3174400006. The subject property is zoned T-5 (Urban Center), with a future land use of UCBD (Urban Central Business District). The properties are approximately 0.3696 acres.

The lots are currently vacant. Drive Thrus are listed as a Special Use in the Form Based Code. Auto-oriented uses such as gas stations, car washes,

vehicles sales, auto repair, vehicle storage, and drive thru's are prohibited in the Urban Central Business District unless located on US 301 or SR 64 (5th Avenue and 6th Avenue) a specifically authorized and approved by the City Council pursuant to the provision of the Land Use Regulations. This project falls into this exception area.

The subject parcels and surrounding area are shown on the following aerial map.

Figure 1: Aerial Image

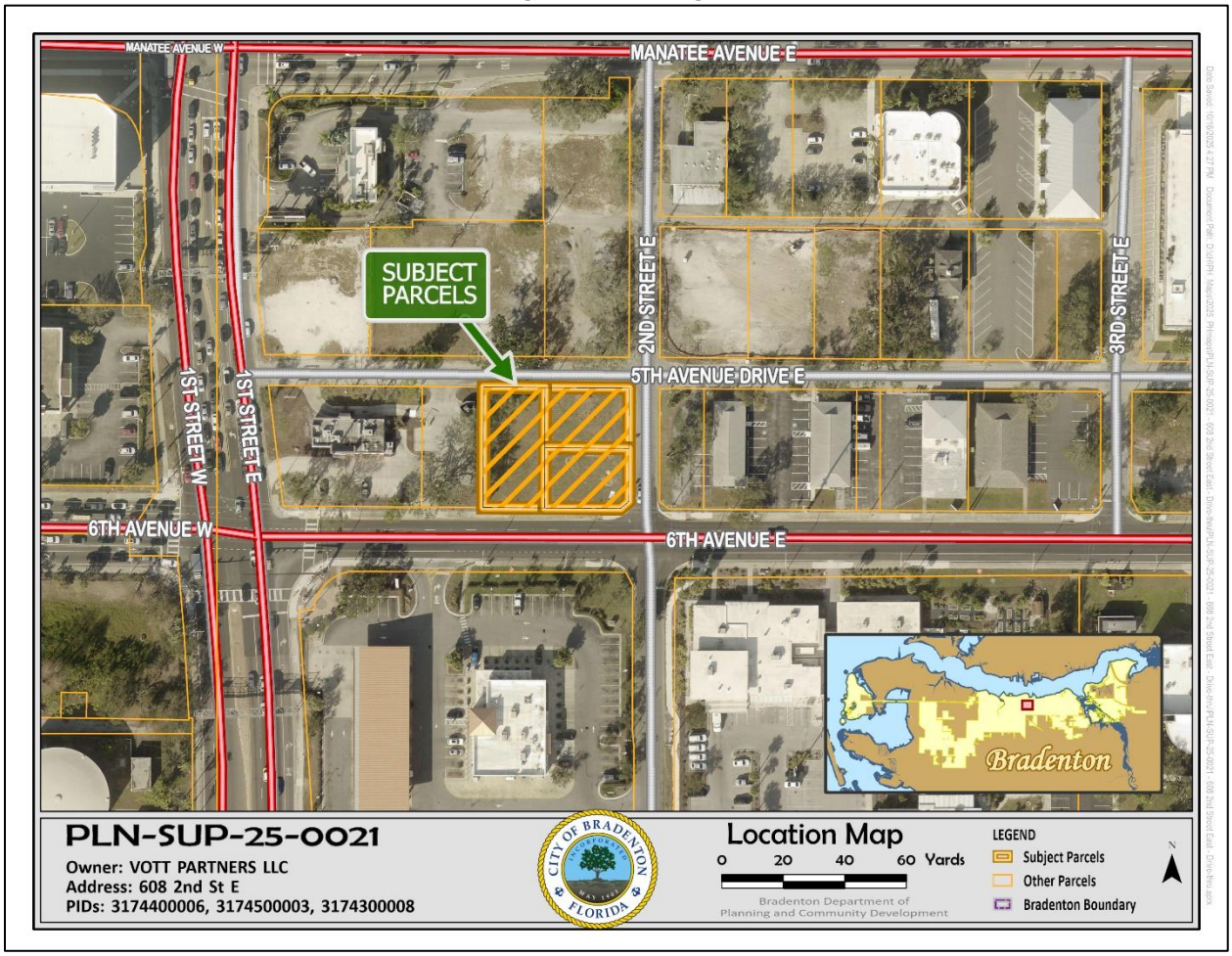
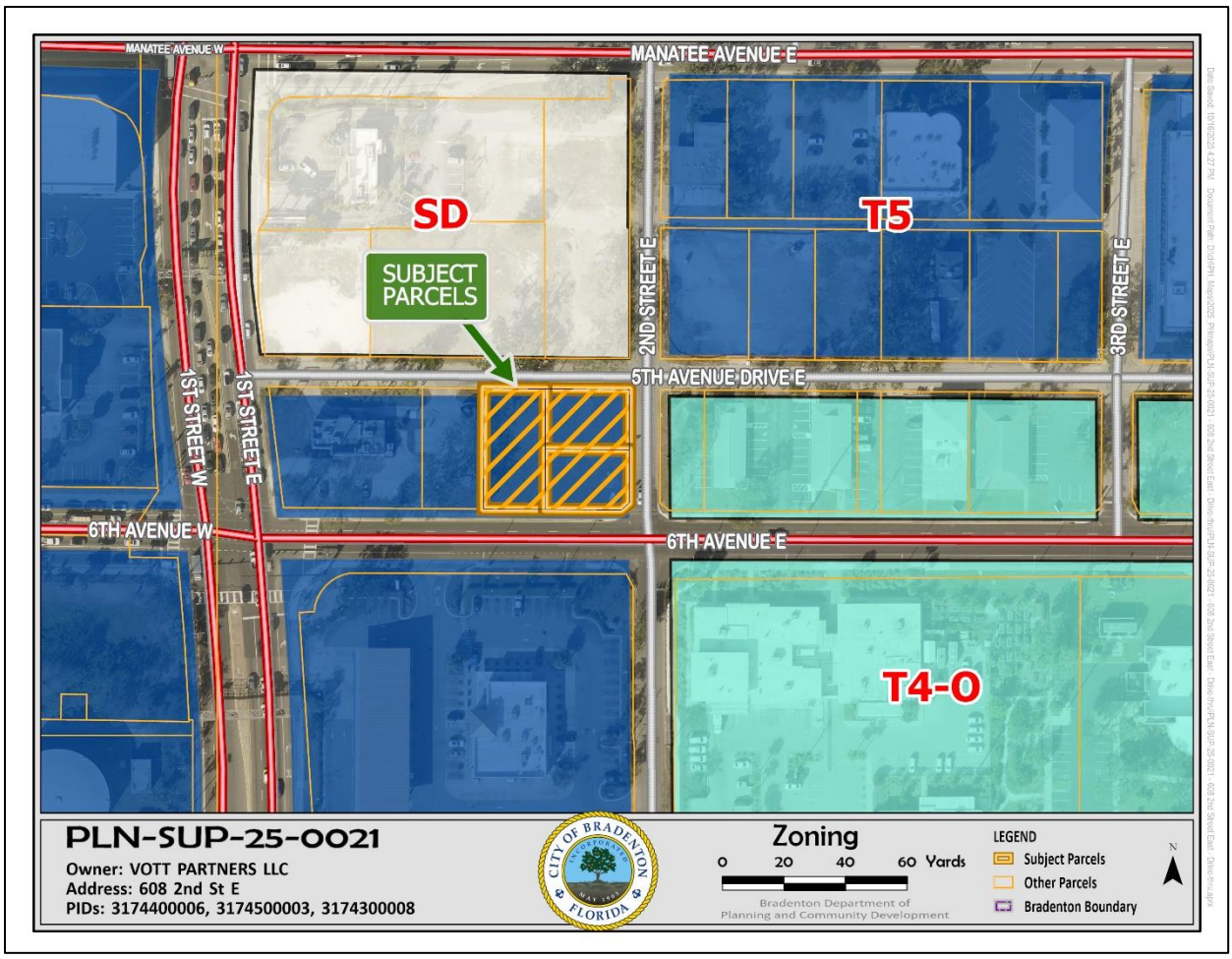
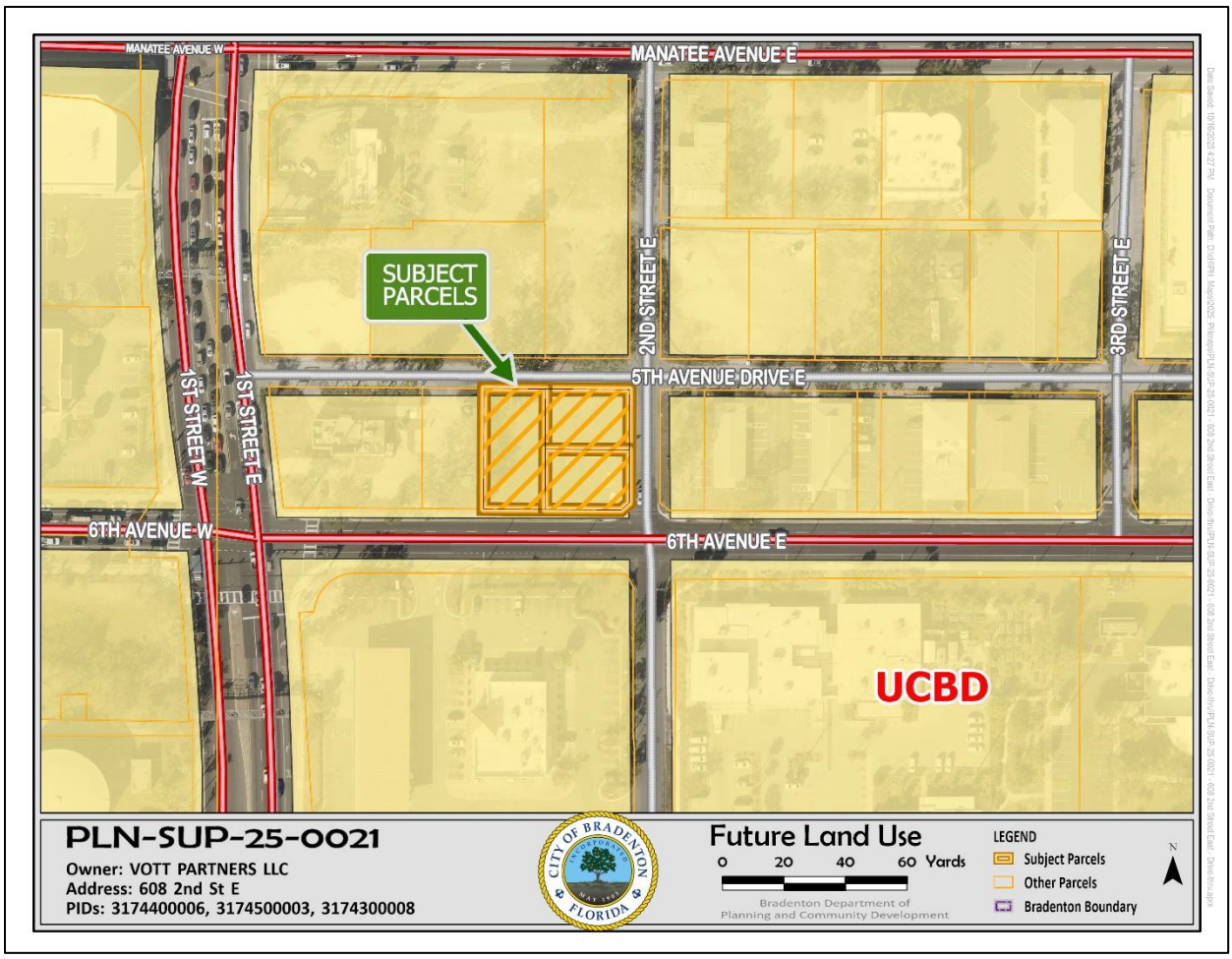


Figure 2: Neighboring zoning



As shown above, the property is under T-5 zoning. Surrounding uses include a gas station/convenience store, offices, and vacant land. The property zoned SD (Special District) is slated for a car wash.

Figure 3: Neighboring future land use



The underlying Future Land Use on these properties is UCBD. This district "is the most intensely developed area of the city…The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center." The uses permitted within this future land use category allow and encourage "a mixture and range of uses generally associated with or considered compatible with traditional urban core central business districts, particularly those that are pedestrian friendly, and not necessarily catering to automobile traffic." However, as mentioned, there is an exception area regarding auto oriented 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 applicant is not showing a 10-foot landscaped strip except along the eastern property line (see Exhibit 5, Planting Plan).*

REVIEW CRITERIA

L.U.R. 3.3.2. All Special Uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

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

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

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

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

Staff Response: The applicant is proposing an access (ingress and egress) point on 5th Avenue Drive East and an exit-only right turn only on 6th Avenue West. The proposed drive thru exceeds the front setback requirements of the zoning district (0-8 feet). The proposal meets the allowable setback for sides (24 feet maximum). There is a retaining wall with 3.5 foot high fence on top proposed along the western boundary.

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 egress, one 5th Avenue Drive East and a right-turn only on 6th Avenue East. The ingress point is on 5th Avenue Drive East.

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

Staff Response: The plans do not show enough parking per the Form Based Code. The requirement is 13 spaces for this amount of retail. The applicant could seek a Form Based Code Adjustment or will have to redesign the site.

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

Staff Response: The proposed plan shows a refuse area. Public Works will have to verify that the location is feasible for service.

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

Staff Response: The proposed project will not change any of the existing utilities.

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

Staff Response: As mentioned, screening is provided on the western border. There is minimal landscaping on the eastern property line.

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

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

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

Staff Response: The applicant asserts there will not be a negative effect on nearby property value.

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

Staff Response: It appears that the site may not be adequate with the current layout in regards to parking requirements, access, and refuse.

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 8:00 AM and 5:00 PM.

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 proposal will not introduce new noxious uses to this area.

k) Consistency with the City's Comprehensive Plan.

Staff Response: *The property is in an exception area of the Comprehensive Plan that allows for auto-oriented uses. However, the overall goal of this district is to promote urban, pedestrian oriented uses.*

The proposed use may be able to meet the Special Use criteria, but there are some concerns regarding the layout.

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 5: Planting Plan

Exhibit 1

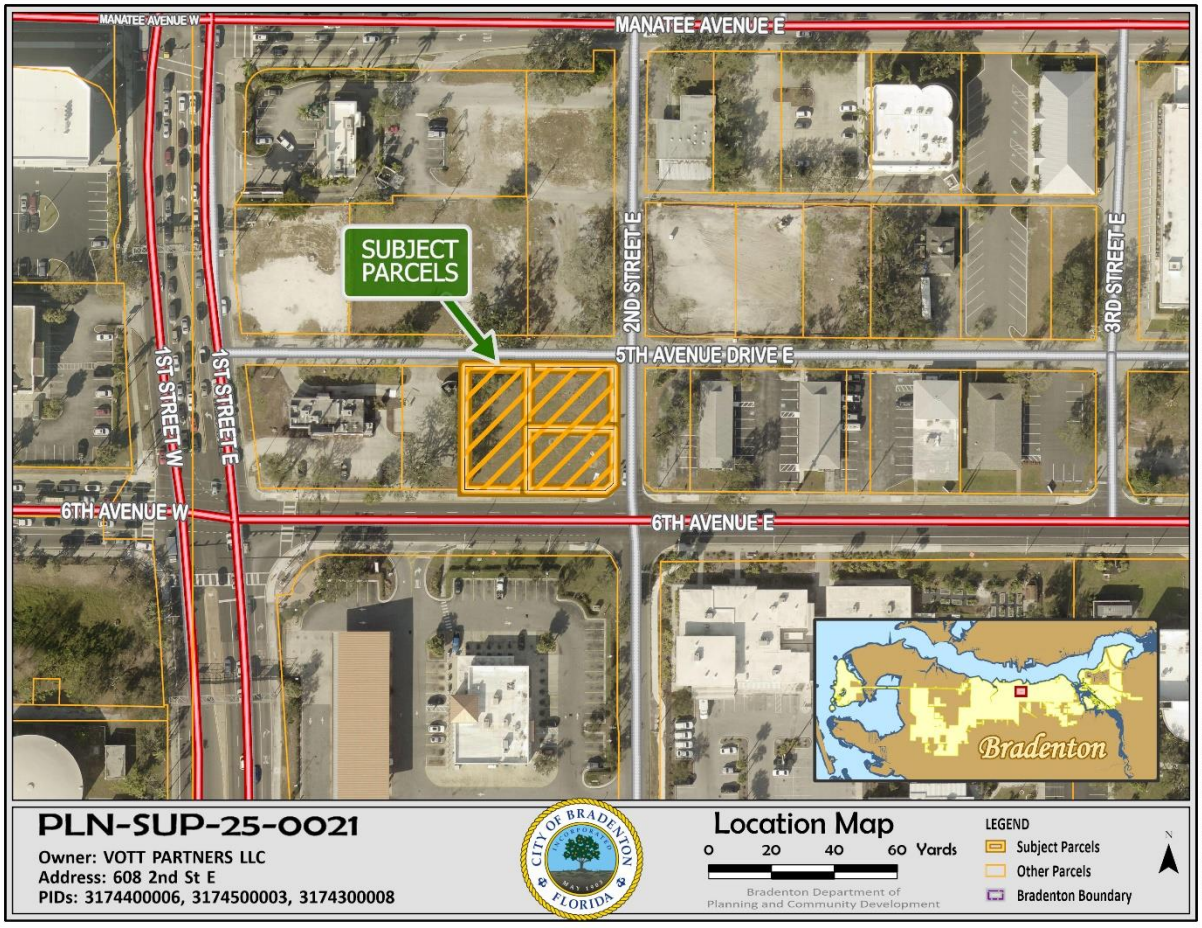
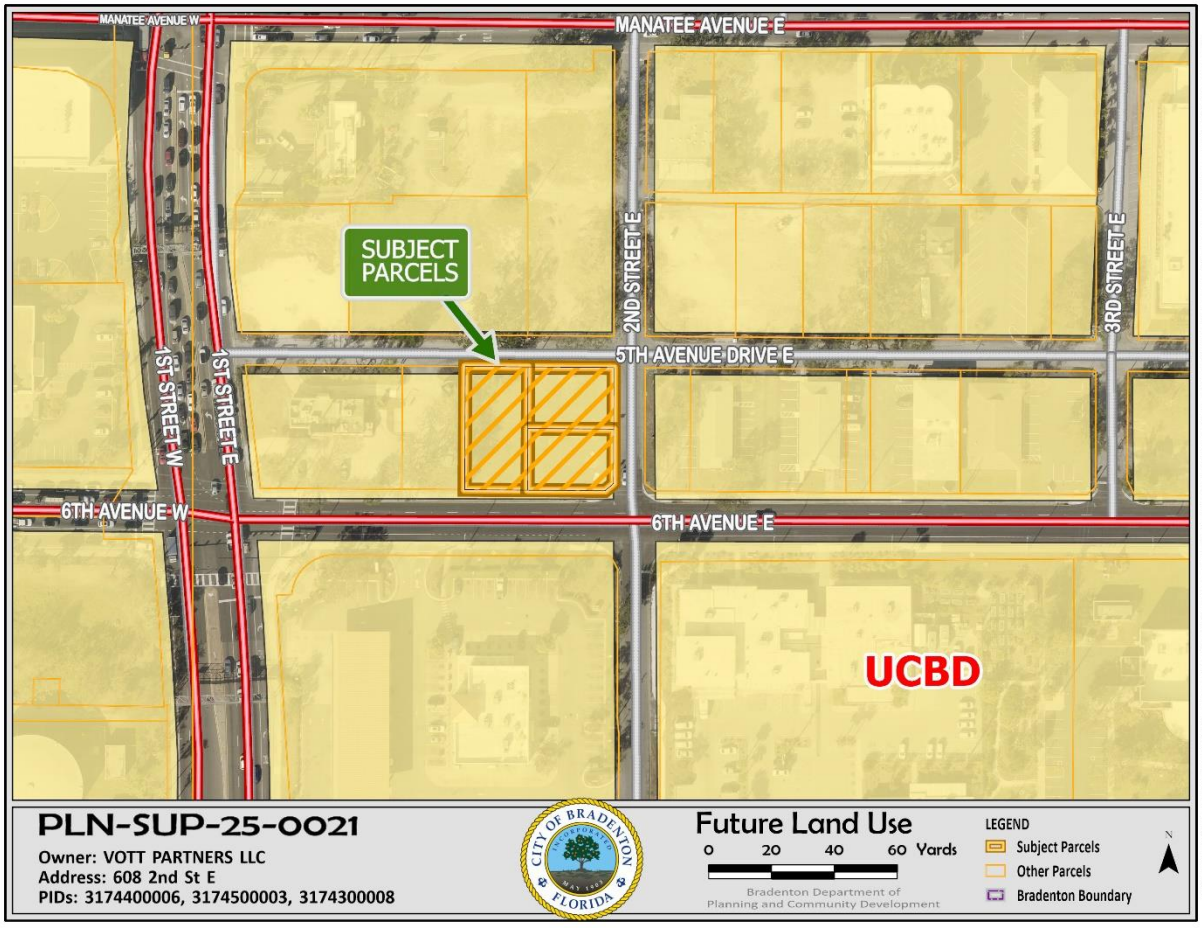

MANATEE AVENUE W
MANATEE AVENUE E
SUBJECT PARCELS
2ND STREET E
3RD STREET E
5TH AVENUE DRIVE E
1ST STREET W
1ST STREET E
6TH AVENUE W
6TH AVENUE E
Bradenton
PLN-SUP-25-0021
Owner: VOTT PARTNERS LLC
Address: 608 2nd St E
PIDs: 3174400006, 3174500003, 3174300008
CITY OF BRADENTON
FLORIDA
Location Map
0 20 40 60 Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcels
Other Parcels
Bradenton Boundary

Exhibit 2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SUBJECT PARCELS
2ND STREET E
3RD STREET E
5TH AVENUE DRIVE E
1ST STREET W
1ST STREET E
6TH AVENUE W
6TH AVENUE E
UCBD
PLN-SUP-25-0021
Owner: VOTT PARTNERS LLC
Address: 608 2nd St E
PIDs: 3174400006, 3174500003, 3174300008
CITY OF BRADENTON FLORIDA
Future Land Use
0 20 40 60 Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcels
Other Parcels
Bradenton Boundary

Exhibit 3

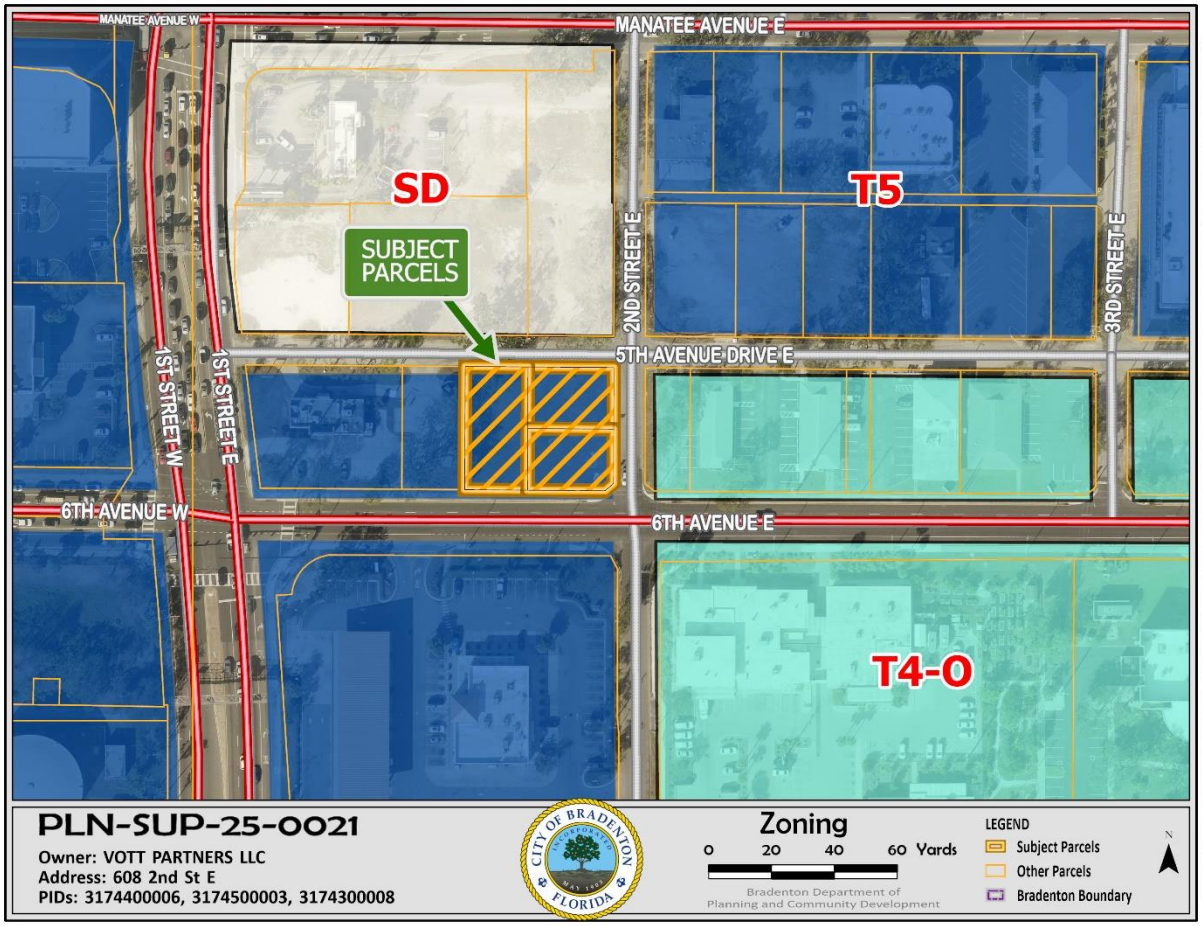

MANATEE AVENUE W
MANATEE AVENUE E
SD
SUBJECT PARCELS
T5
2ND STREET E
3RD STREET E
5TH AVENUE DRIVE E
1ST STREET W
1ST STREET E
6TH AVENUE W
6TH AVENUE E
T4-O
PLN-SUP-25-0021
Owner: VOTT PARTNERS LLC
Address: 608 2nd St E
PIDs: 3174400006, 3174500003, 3174300008
CITY OF BRADENTON
FLORIDA
Zoning
0 20 40 60 Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcels
Other Parcels
Bradenton Boundary

Exhibit 4

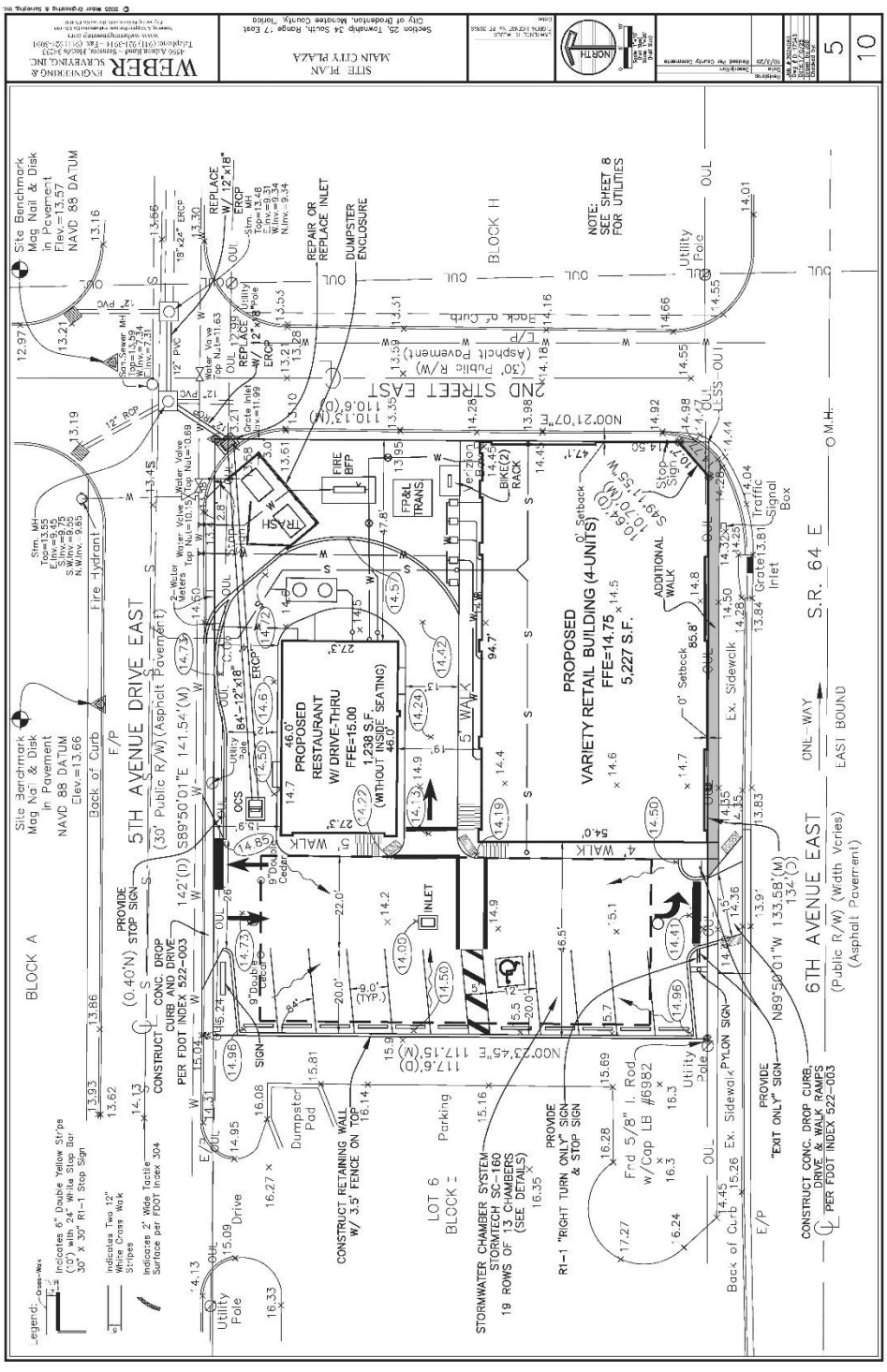
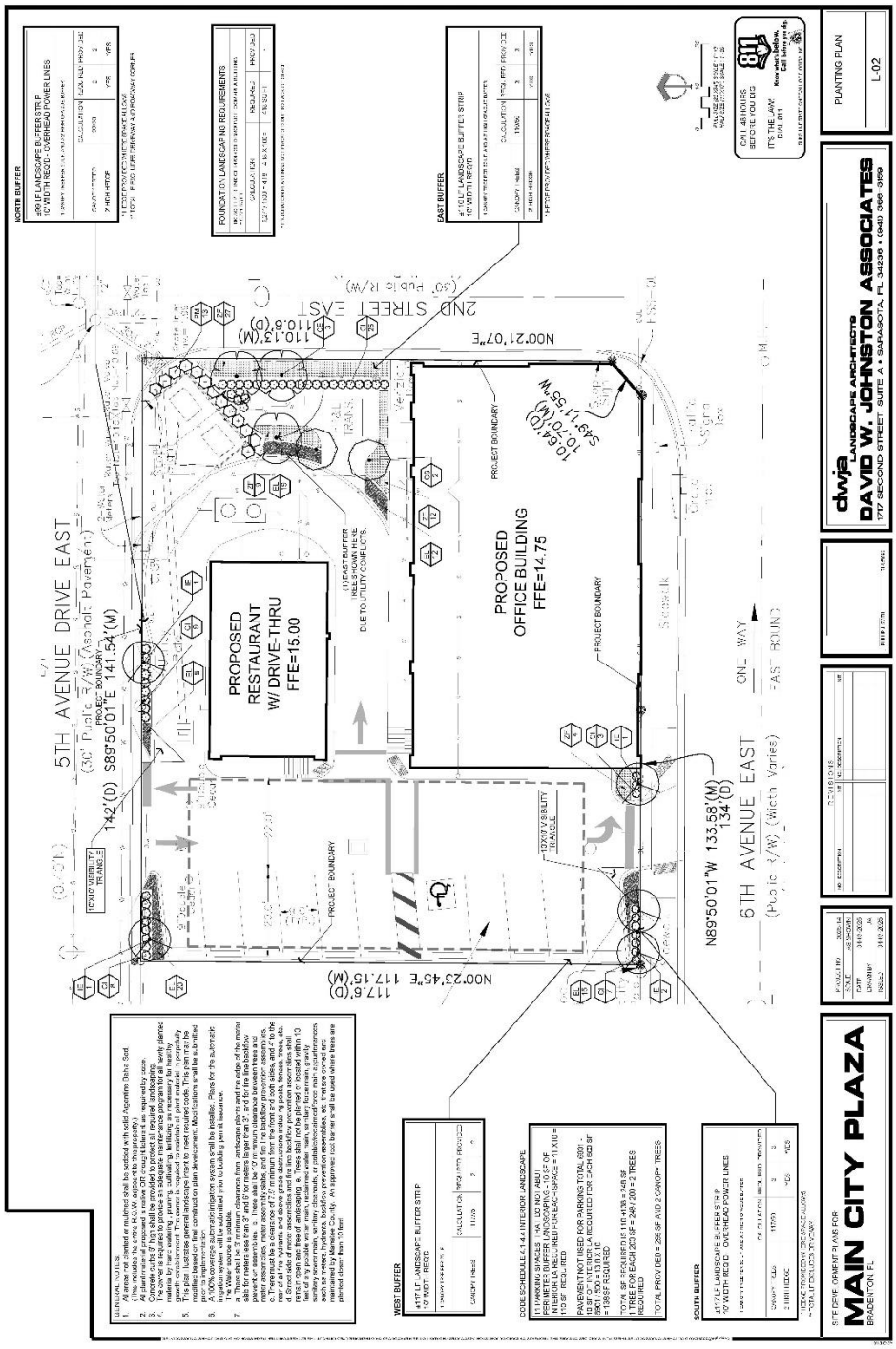

SITE PLAN
MAIN CITY PLAZA
Section 25, Township 34 South, Range 17 East
City of Bradenton, Manatee County, Florida
WEBBER ENGINEERING & SURVEYING, INC.
PROPOSED VARIETY RETAIL BUILDING (4-UNITS) FFE=14.75 5,227 S.F.
PROPOSED RESTAURANT W/ DRIVE-THRU FFE=15.00 1,238 S.F. (WITHOUT INSIDE SEATING) 46.0'
5TH AVENUE DRIVE EAST
6TH AVENUE EAST
2ND STREET EAST
S.R. 64 E
BLOCK A
BLOCK H
Parking
LOT 6 BLOCK =
STORMWATER CHAMBER SYSTEM STORMTECH SC-160 19 ROWS OF 13 CHAMBERS (SEE DETAILS)
CONSTRUCT RETAINING WALL W/ 3.5' FENCE ON TOP
DUMPSTER ENCLOSURE
REPAIR OR REPLACE INLET
NOTE: SEE SHEET 8 FOR UTILITIES
PROVIDE STOP SIGN
PROVIDE "EXIT ONLY" SIGN
PROVIDE "RIGHT TURN ONLY" SIGN & STOP SIGN
PYLON SIGN
CONSTRUCT CONC. DROP CURB, DRIVE & WALK RAMPS PER FDOT INDEX 522-003
CONSTRUCT CONC. DROP CURB AND DRIVE PER FDOT INDEX 522-003
ADDITIONAL WALK
BIKE RACK (2)
FIRE BFP
FP&L TRANS.
TRASH
Verizon
Traffic Signal Box
Fire Hydrant
Site Benchmark Mag Nail & Disk in Pavement NAVD 88 DATUM Elev.=13.57
Site Benchmark Mag Nail & Disk in Pavement NAVD 88 DATUM Elev.=13.66
Ex. Sidewalk
Utility Pole
Dumpster Pad
Drive
ONE-WAY
EAST BOUND
(Public R/W) (Width Varies) (Asphalt Pavement)
Legend:

EXHIBIT 5


PROPOSED RESTAURANT W/ DRIVE-THRU FFE=15.00
PROPOSED OFFICE BUILDING FFE=14.75
5TH AVENUE DRIVE EAST
6TH AVENUE EAST
2ND STREET EAST
PROJECT BOUNDARY
MAIN CITY PLAZA
BRADENTON FL
DAVID W. JOHNSTON ASSOCIATES
PLANTING PLAN
L-02

AGENDA ITEM NO. 7.f

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Final Order PLN-FBA-25-0018, Case PLN-FBA-25-0018:**
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING AN ADJUSTMENT TO ALLOW FOR THE REPLACEMENT OF AN EXISTING BILLBOARD WITH A TWO-SIDED ELECTRONIC BILLBOARD, 400 SQUARE FEET IN SIGN AREA, 35 FEET IN HEIGHT, AND TO PERMIT A SECOND GROUND SIGN TO REMAIN AT PROPERTY LOCATED AT 102 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 3165000005), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-FBA-25-0018.

If the action is to recommend approval, staff recommends the following stipulations be applied to the approval:

a. Transition between advertisements shall occur no more frequently than once every 15 seconds to ensure minimal visual distraction.
b. Messaging shall not contain any video or animation.
c. Signs shall have an automatic dimmer and a photocell sensor to adjust the illumination intensity of the sign as to not cause glare or

impair the vision of the motorist.

d. Display shall include automatic dimming controls to ensure minimal light spillover.
e. Footcandle measurements shall not exceed 0.3 footcandle.
f. Applicant shall obtain all required FDOT permits, if applicable.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is seeking a Form Based Code Adjustment to convert an existing double sided billboard sign located at 102 Manatee Avenue East, from static message to electronic message.

The subject property is zoned SD (Special District), which places it in the Form Based Code Area. Section 4.12.5 of the Form Based Code permits ground signs up to a maximum of 50-sq. ft. in area and 10-ft. in height. In addition, only one ground sign is permitted per lot if the lot exceeds 30-feet in width. There are currently two ground signs on the property (subject billboard and Starbucks).

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-FBA-25-0018, with the stipulations recommended by staff.

ATTACHMENTS:
Final Order: PLN-FBA-25-0018.pdf
Application.pdf
Staff Report.pdf

FINAL ORDER
FORM BASED CODE ADJUSTMENT NO. PLN-FBA-25-0018

A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING AN ADJUSTMENT TO ALLOW FOR THE REPLACEMENT OF AN EXISTING BILLBOARD WITH A TWO-SIDED ELECTRONIC BILLBOARD, 400 SQUARE FEET IN SIGN AREA, 35 FEET IN HEIGHT, AND TO PERMIT A SECOND GROUND SIGN TO REMAIN AT PROPERTY LOCATED AT 102 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 3165000005), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bradenton Centre, LLC, (the "Property Owner"), owns property located at 102 Manatee Avenue East, Bradenton, Florida (Parcel ID 3165000005), more particularly described in Exhibit "A" (the "Property); and Abed Suwaity, the authorized agent of the Property Owner ("Applicant"), submitted an adjustment application to permit a two-sided electronic billboard, 400 square feet in sign area, 35 feet in height, and to permit a second ground sign on the subject property; and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Central Business District (UCBD); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Special District (SD) designation; and

WHEREAS, the City of Bradenton Form Based Code Regulations, Section 1.10 allows for adjustments to be granted by the Director of Planning and Community Development, Planning Commission and/or the Architectural Review Board, depending on the level of the request; and

WHEREAS, the City of Bradenton Form Based Code Regulations, Section 4.12.5 identifies permitted sign types in the T5 (Urban Center) zoning district, which is the default zoning designation for the subject property; and

WHEREAS, the Property currently contains an existing billboard sign and an existing ground sign related to the Starbuck's Coffee use on the site; and

WHEREAS, the City of Bradenton Form Based Code regulations would only permit a single ground sign on the Property meeting applicable dimensional requirements; and

WHEREAS, the Applicant wishes to replace the existing billboard sign with a two-sided electronic billboard of the same size, while maintaining the existing ground sign on the Property; and

WHEREAS, the Planning Commission held a noticed public hearing on November 19, 2025, at which the Commission received testimony and evidence from the applicant and City Planning staff; 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 Adjustment Appeal Criteria conclusion and issues the Final Order as follows:

Section 1. Approval Criteria. After considering the evidence on the record and that presented at public hearing, including the staff report, applicant presentation and comments from the public, the Planning Commission hereby makes the following Adjustment Appeal Criteria conclusion:

a. The Whereas clauses contained herein are hereby adopted as Adjustment Appeal Criteria.

b. The Applicant is requesting approval of an adjustment to replace the existing billboard sign with a two-sided electronic billboard, 400 square feet in sign area, 35 feet in height, and to permit a second ground sign to remain on the subject property.

c. The City's professional staff provided information to the Planning Commission detailing the proposed projects relationship with the City's Form Based Code, Comprehensive Plan, and Land Use Regulations.

d. The Planning Commission, which is designated as one of the local reviewing agencies for adjustments to the Form Based Code, determined that the project as proposed is consistent with the Form Based Code, Comprehensive Plan, and Land Use Regulations and meets the criteria for approval under the Land Use Regulations.

The proposed use, meets Section 1.10.6 of the Form Based Code, as further described below.

I. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards; and

II. Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setback, and other land use considerations; and

III. Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Section 2. Order. Based upon the foregoing, an Adjustment is hereby approved and issued for the Property, to allow the replacement of the existing billboard sign with a two-sided electronic billboard, 400 square feet in sign area, 35 feet in height, and to permit a second ground sign to remain on the subject property as shown on the Site Plan attached hereto as Exhibit "B" and shown on the Sign Elevation attached hereto as Exhibit "C", with the following stipulations:

a. Transition between advertisements shall occur no more frequently than once every 15 seconds to ensure minimal visual distraction.
b. Messaging shall not contain any video or animation.
c. Signs shall have an automatic dimmer and a photocell sensor to adjust the illumination intensity of the sign as to not cause glare or impair the vision of the motorist.
d. Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn measured from the signs face at maximum brightness.
e. Footcandle measurements shall not exceed 0.3 footcandle.
f. Applicant shall obtain all required FDOT permits, if applicable.

Section 3. State and Federal Permits. Issuance of this 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 Adjustment Permit which shall remain in full force and effect.

Section 5. Effective Date. This Order shall be effective upon its adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 19TH DAY OF NOVEMBER 2025.

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

ATTEST:

Lori Brunner
CLERK

Benjamin Bakker
CHAIR

EXHIBIT "A"

LOTS 1,2, LOT 3 LESS S 30 FT, LOTS 4, 5; LOTS 6 & 7 LESS ST RD R/W, N 12 FT OF LOT 15, ALSO N 15 FT OF W 18 FT OF LOT 16, N 15 FT OF LOT 17, N 15 FT OF LOT 18 LESS THAT PORTION FOR H/W R/W FOR ST RD 55 BLK A HIGH SCHOOL ADD; ALSO TOGETHER WITH THAT PART OF VAC 10 FT ALLEY LYING S OF ABOVE PARCEL PER ORDINANCE #4051 REC IN INST #202541000282 DESC AS FOLLOWS: A PARCEL OF LAND LYING IN AND BEING A PORTION OF SEC 25, TWN 34S, RNG 17E, ALSO BEING THE 10 FT UNNAMED ALLEY BETWEEN LOTS 4-9 AND LOTS 10-14 OF BLK A PLAT OF HIGH SCHOOL ADDITION TO MANATEE AS REC IN PB 2 PG 41 ORMCF AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR OF LOT NINE (9), BLK A PLAT OF HIGH SCHOOL ADDITION TO MANATEE; TH PROCEED SLY ALG THE WLY R/W LN OF 2ND ST (CITRUS STREET PER PLAT) RUN S 01 DEG 00 MIN 09 SEC W A DIST OF 134.53 FT TO A PT ON THE AFOREMENTIONED NLY R/W LN AN UNNAMED ALEY (10 FT WIDE) AND POB; TH ALG SD WLY R/W LN OF 2ND ST RUN S 01 DEG 00 MIN 09 SEC W A DIST OF 10 FT TO SLY R/W LN OF SD ALLEY; TH ALG SD SLY R/W RUN OF SD ALLEY RUN 89 DEG 31 MIN 24 SEC W, A DIST OF 212.81 FT TO THE SW COR OF SD ALLEY, ALSO BEING THE NW COR OF UNNAMED VACATED 10 FT ALLEY; TH ALG THE WLY R/W OF SD ALLEY RUN N 00 DEG 25 MIN 21 SEC W A DIST OF 10 FT TO THE NW COR OF SD ALLEY; TH ALG SD NLY R/W LN RUN S 89 DEG 31 MIN 24 SEC E A DIST OF 212.91 FT TO POB; SD PARCEL HAVING AN AREA OF 0.049 AC (2129 SQ FT) M/L PI#31650.0000/5

EXHIBIT "B"

ALTA/NSPS LAND TITLE SURVEY

101 & 113 5TH AVENUE EAST, 120 MANATEE AVENUE EAST, AND 126 5TH AVENUE EAST,
LOCATED IN: SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST
BRADENTON, MANATEE COUNTY, FLORIDA 34208

SEE SHEET 2 OF 2 FOR THE ALTA SURVEY DRAWING

SITE INFORMATION

TITLE SEARCH INFORMATION

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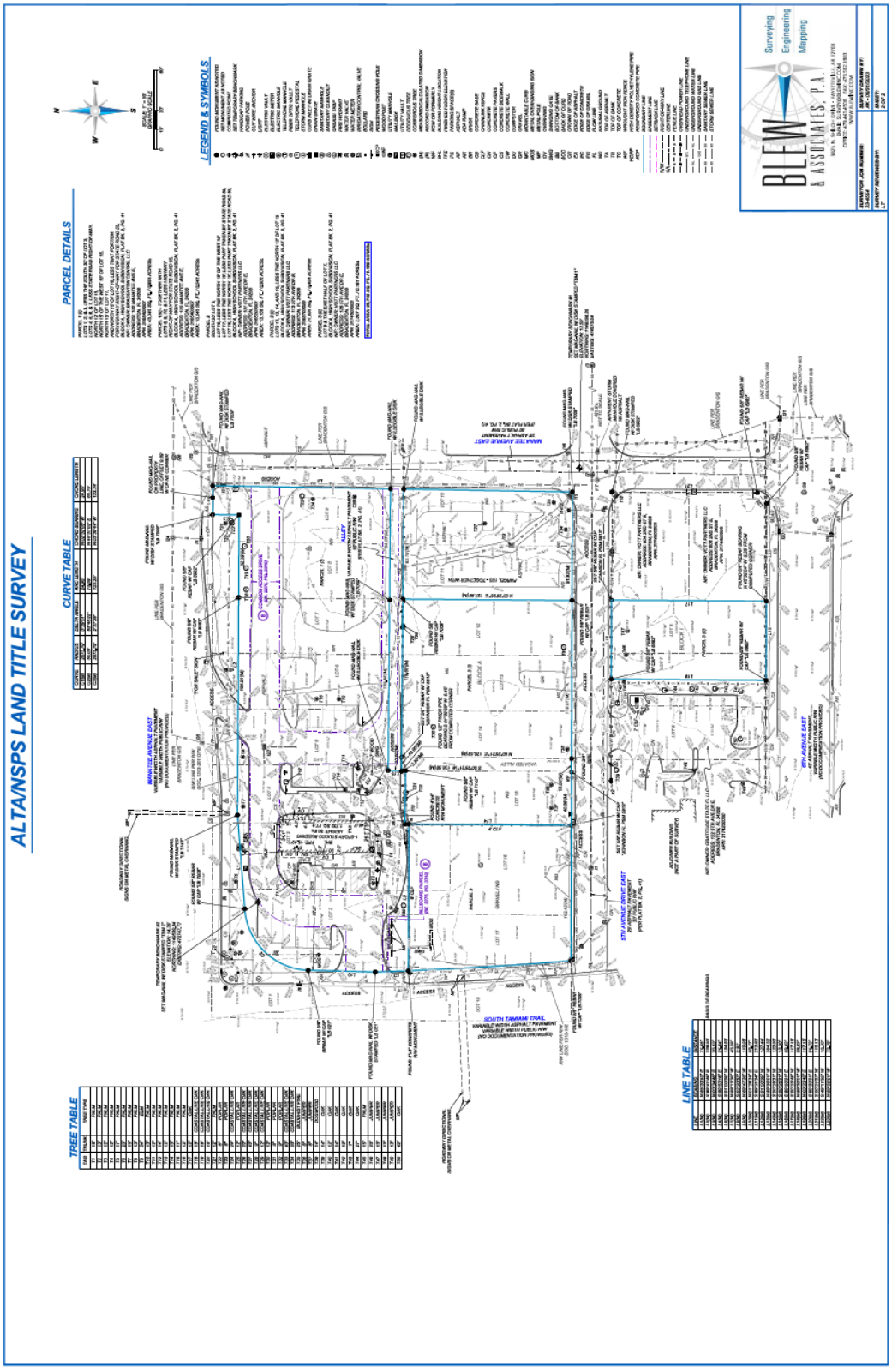
UTILITY INFORMATION

ZONING INFORMATION

VICINITY MAP

SURVEYOR'S CERTIFICATE

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping


ALTA/NSPS LAND TITLE SURVEY
PARCEL DETAILS
LEGEND & SYMBOLS
CURVE TABLE
LINE TABLE
TREE TABLE
MIRATE AVENUE EAST
SOUTH TAMIAMI TRAIL
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

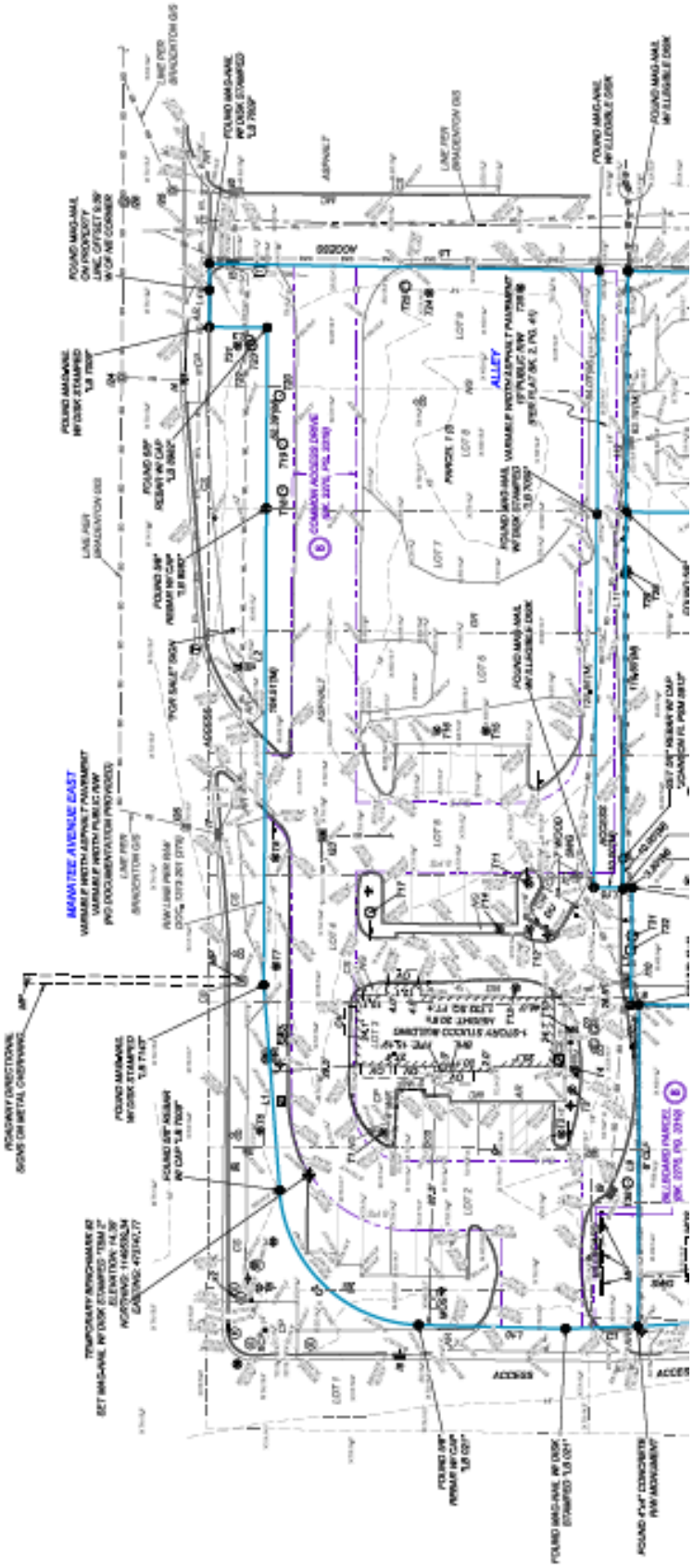
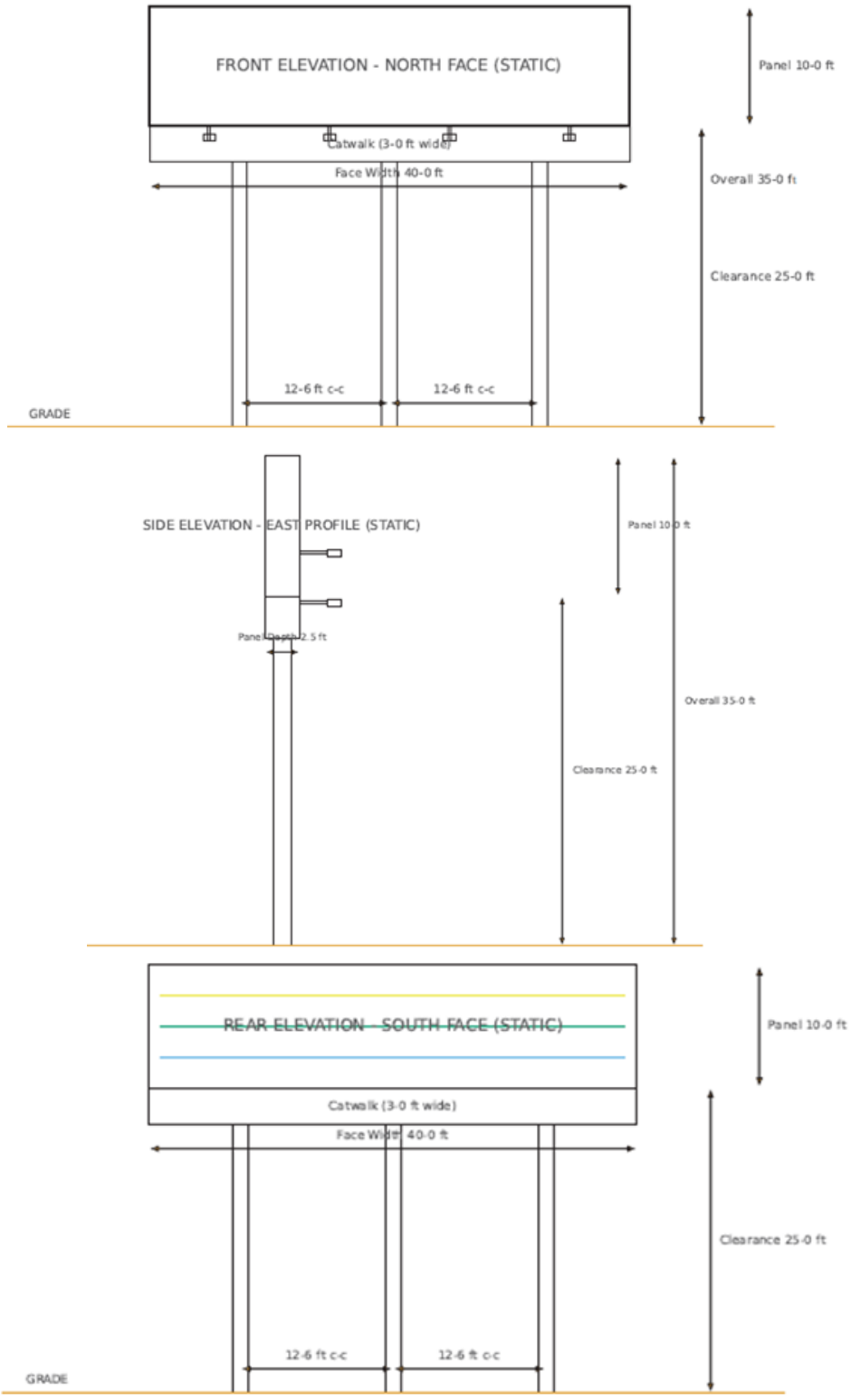

MANITEE AVENUE EAST
ALLEY
COMMON ACCESS DRIVE
ACCESS
ACCESS

EXHIBIT "C"



Existing Billboard - 102nd Manatee Ave E, Bradenton FL

10x40 Double-Sided Static | 3 x 15in Square Steel Poles @ 12ft 6in c-c | Clearance 25ft | Overall 35ft | Halogen Floods

Concept as-built elevations (above grade only). Provide stamped structural calcs and site plan for permitting. Sheet 1/3

PLN-FBA-25-0018

Menu Reports Help

File Date: 10/10/2025

Application Status: Scheduled for ARB

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Form-Based Code Adjustment Application requesting approval to convert an existing static billboard into a digital display.

Application Type: Form Based Code Adjustment

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Technical Elevations B...	PLANNING	Other		application/pdf	Uploaded	10/14/2
101 5th Ave Dr E Brad...	PLANNING	Other	Survey	application/pdf	Uploaded	10/10/2
Agent Authorization - ...	PLANNING	Other	Agent Authorization	application/pdf	Uploaded	10/10/2
Request letter - Form ...	PLANNING	Correspondence	Letter of Request	application/pdf	Uploaded	10/10/2

Show all

Address: 102 MANATEE Ave E, BRADENTON, FL 34208

Owner Name: BRADENTON CENTRE LLC

Owner Address: PO BOX 25368, SARASOTA, FL 34277 236

Parcel No: 3165000005

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Bradenton Centre LLC	Bradenton Centr...	Applicant	Active
Bill Galvano	Grimes Galvano	Authorized Agent	Active

Job Value: $0.00

Total Fee Assessed: $670.00

Total Fee Invoiced: $670.00

Balance: $670.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Greg DeLong	Ready for Pr...	10/14/2025	Greg DeLong
Case Manager	Greg DeLong	Ready for Re...	10/14/2025	Greg DeLong
Building Review				
Fire Review				
Other Reviews				
Planning Review	Greg DeLong	Pass	10/14/2025	Greg DeLong
Review Consolidation	Greg DeLong	Scheduled fo...	10/14/2025	Greg DeLong
Architectural Review B...	Greg DeLong			

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

bradenton
The Friendly City

Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 102 Manatee Ave E, Bradenton FL 34208

I, Gary Kompothecras, the registered property owner(s) of the above noted property, do hereby authorize

Bill Galvano, Esq — Grimes Galvano
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.

AGENT AUTHORIZATION — REQUIRED

4054 Sawyer Rd, Sarasota, FL 34233
Signature of Owner(s) — Owner(s) Address (if different than property above)

1023 Manatee Ave W, Bradenton FL 34205 (941) 748-0151
Signature of Agent — Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 10th day of October 2025, produced _____ respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Katherine M. Morrissey
Signature

Katherine M. Morrissey, Notary Public
Print Name

Notary Public State of Florida
Katherine M Morrissey
My Commission HH 598958
Expires 10/25/2028

State of Florida
My Commission Expires: _____

ATTORNEYS
Caleb J. Grimes
Bill Galvano
Derin Parks
Kyle W. Grimes
Jack Hawkins
Neil G. Taylor
William Clague
Mitchell O. Palmer
Chad Manausa
Paola Stay
William S. Galvano

Of Counsel
Leslie Horton Gladfelter

October 10, 2025

Via Online Submission
City of Bradenton
Planning Department
101 Old Main Street
Bradenton, FL 34205

Re: Form-Based Code Adjustment Request — Conversion of Existing Billboard to Digital Display; 102 Manatee Avenue East, Bradenton; PID 3165000005

Dear Planning Department:

On behalf of our client, Bradenton Centre LLC, we are submitting the Form-Based Code Adjustment Application requesting approval to convert an existing static billboard located on the above-referenced property into a digital display. The review criteria for this adjustment is addressed below.

1. Compatibility with Land Use Standards

Granting this adjustment will promote the same general level of land use compatibility as otherwise applicable standards. The proposed digital conversion will not change the billboard's location, height, or structural footprint, but will modernize the display technology. The digital format will enhance visual communication, allowing for community messages, emergency alerts, and time-controlled advertisements that align with the City's overall goals for aesthetic improvement and public benefit. We would also like to offer the City of Bradenton complimentary access to the digital billboard for public safety announcements and emergency alerts at no cost.

2. Minimal Impact on Adjacent Land Uses

The proposed adjustment will not materially affect adjacent land uses or the physical character of the surrounding area. Visual impact will be modern static digital images with transition delay; no video or animation. The structure will not move. The digital display

will include automatic dimming controls and limited transition times to ensure minimal light spillover and visual distraction. The display will change advertisements no more frequently than once every 15 seconds. The site maintains existing buffering, setbacks, and screening, which will continue to mitigate any potential visual impacts on neighboring properties.

3. Consistency with the Intent of the Form-Based Code

This request is consistent with the purpose and intent of the Form-Based Code and existing Land Use Regulations. The adjustment supports modernization of existing signage while maintaining the integrity and visual quality of the corridor. The project reflects a balance between technological advancement and community character, enhancing communication without altering the established development pattern.

Lighting from the electronic billboard sign shall not result in a light intensity greater than 0.3 footcandles above ambient lighting as measured at the nearest property line. This condition will be strictly followed with built-in sensors and light-dimming features.

For these reasons, we respectfully request approval of the Form Based Code Adjustment Application to permit the conversion of the existing billboard to a digital display format.

In addition to this Letter of Request, we are submitting the following documents in support of the Application.

1. Agent Authorization;
2. Property Survey;
3. Site Plan (in process and will be provided to supplement the Application; and
4. Elevations (in process; dimensional elevations will be provided to supplement the Application).

Thank you for your time and consideration. Please feel free to contact me if additional information or documentation is needed.

Sincerely,

GRIMES GALVANO

By: _____
Bill Galvano, Esq.

CITY OF BRADENTON

101 Old Main Street
Bradenton, Florida 34205-7865
(941) 932-9400
www.cityofbradenton.com

October 9, 2025

Mr. Abed Suwaity
Physicians Group
4054 Sawyer Road
Sarasota, FL 34233

Re: Billboard | 102 Manatee Avenue East (Parel ID 3165000005)

Mr. Suwaity,

You have inquired about the ability to replace that existing billboard, located at 102 Manatee Avenue East, with a new electronic billboard of the same size with regularly changing copy. The property is located in the T5 zoning district in the Form Based Code. Pursuant to Section 4.12.5 of the Form Based Code, that district permits a ground sign up to a maximum of 50 square feet in area and 10 feet in height. There are two ground signs on the property. The existing billboard exceeds the allowable size and height limitations and exceeds the allowable number of ground signs on the property and is therefore non-conforming.

The Code does allow electronic message signs in conjunction with permitted signs. However, to change from the static message sign to an electronic message sign, the static sign would need to be removed. The replacement sign would be required to meet Code as it would be considered a new sign. Since the new sign would not meet Code, it would be prohibited.

Section 1.10.2.b.v provides that the Architectural Review Board or Planning Commission may grant adjustments to the form-based code requirements for signs prohibited under 4.12.

If you have any further questions or wish to proceed with the adjustment, please contact me at robin.singer@bradentonfl.gov or (941) 932-9408.

Sincerely,

Robin D. Singer
Planning and Community Development Director

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Kemp Schuessler** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

ALTA/NSPS LAND TITLE SURVEY

101 & 113 5TH AVENUE DRIVE EAST, 120 MANATEE AVENUE EAST, AND 126 5TH AVENUE EAST,

LOCATED IN: SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST

BRADENTON, MANATEE COUNTY, FLORIDA 34208

SITE INFORMATION

N/F: OWNERS: BRADENTON CENTRE, LLC & VOTT PARTNERS LLC
ADDRESSES: 101 & 113 5TH AVE DR E, 120 MANATEE AVE E,
AND 126 5TH AVE E, BRADENTON, FL 34208
APN'S: 3165200001, 3165700059, 3165400007, 3174200000, 3174300008, 3174500003, & 3174400006
95,745 ± SQUARE FEET, OR 2.198 ± ACRES

TITLE SEARCH INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE SEARCH REPORT, ORT FILE NO. 23074907, WITH AN EFFECTIVE DATE OF JULY 5, 2023 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

Parcel 1:

Lots 1, 2 and Lot 3, less the South 30 feet of Lot 3, Lots 4, 5, 6 and 7, less State Road Right-of-Way; the North 12 feet of Lot 15, also the North 15 feet of the West 18 feet of Lot 16; the North 15 feet of Lot 17, and the North 15 feet of Lot 18, less that portion for highway right-of-way for State Road 55, of Block A, HIGH SCHOOL SUBDIVISION a/k/a HIGH SCHOOL ADDITION TO MANATEE, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Manatee County, Florida.

Lying and being in Section 25, Township 34, South, Range 17 East, Manatee County, Florida.

Together with:

Lots 8, 9, 10 and 11, Block A, HIGH SCHOOL ADDITION, less highway right-of-way for State Road 55 off of Lots 8 and 9, High School Subdivision a/k/a High School Addition to Manatee, according to the plat thereof recorded in Plat book 2, Page 41, of the Public Records of Manatee County, Florida.

Lying and being in Section 25, Township 34 South, Range 17 East, Manatee County, Florida.

Parcel 2:

The South 30 feet of Lot 3, Block A, HIGH SCHOOL ADDITION; Lot 16, less the North 15 feet of the West 18 feet; Lot 17, less the North 15 feet thereof, and also less that part of Lot 17 taken by State Road 55 within 53 feet of the center line of State Road 55; also Lot 18 less the North 15 feet thereof and also less Highway right-of-way for State Road 55; Block A, HIGH SCHOOL ADDITION, as per plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Manatee County, Florida.

Parcel 3:

Lots 12, 13, 14, and 15, less the North 12 feet of Lot 15, Block A, HIGH SCHOOL SUBDIVISION a/k/a HIGH SCHOOL ADDITION TO MANATEE, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Manatee County, Florida and that vacated alley lying between Lots 14 and 15, Block A, HIGH SCHOOL SUBDIVISION a/k/a HIGH SCHOOL ADDITION TO MANATEE, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Manatee County, Florida.

And

Lot 8 and the East half of Lot 7, Block I, HIGH SCHOOL SUBDIVISION a/k/a HIGH SCHOOL ADDITION TO MANATEE, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Manatee County, Florida.

All of the above lands lying and being in Section 25, Township 34, South, Range 17 East, Manatee County, Florida.

NOTES CORRESPONDING TO SCHEDULE B

(8) — *UNRECORDED LEASE BY AND BETWEEN BRADENTON CENTRE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND STARBUCKS CORPORATION, A WASHINGTON CORPORATION DATED DECEMBER 10, 2007, AMENDED BY FIRST AMENDMENT DATED AUGUST 4, 2008, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 2275, PAGE 3319, TOGETHER WITH SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN O.R. INSTRUMENT NO. 202041031714, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (AS TO PARCEL 1)*
(AFFECTS, PLOTTED AS SHOWN)

(9) — *FENCE WAIVER WITH THE CITY OF BRADENTON AS RECORDED IN O.R. BOOK 2307, PAGE 5537, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (AS TO PARCEL 2)*
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

(11) — *ALL MATTERS CONTAINED ON THE PLAT OF HIGH SCHOOL ADDITION TO MANATEE, AS RECORDED IN PLAT BOOK 2, PAGE 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.*
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

PARKING INFORMATION

REGULAR= 20
HANDICAP= 1
TOTAL= 21

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12081C0302F & 12081C0306F, WHICH BOTH BEAR AN EFFECTIVE DATE OF 08/10/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MANATEE AVENUE EAST. THE BEARING IS DENOTED AS S 89°41'48" E PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, WEST ZONE NAD83.
LATITUDE = 27°29'40.4519"
LONGITUDE = -82°33'44.9229"
CONVERGENCE ANGLE = -00°15'34.86"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBERS: 198304154, 198304962, & 198305024

COMPANY	*RESPONSE*
CHARTER COMMUNICATIONS	*CLEAR NO FACILITIES*
CITY OF BRADENTON	*MARKED*
CROWN CASTLE NG	*CLEAR NO FACILITIES*
FLORIDA POWER & LIGHT--MANATEE	*CLEAR NO FACILITIES*
FRONTIER COMMUNICATIONS	*CLEAR NO FACILITIES*
MANATEE COUNTY TRANSPORTATION DEPARTMENT	*ACTIVE FACILITIES ARE PRESENT*
MANATEE COUNTY UTILITY OPERATIONS	*ACTIVE FACILITIES ARE PRESENT*
MCI	*UNMARKED*
TECO PEOPLES GAS- SARASOTA	*CLEAR NO FACILITIES*
UNITI FIBER LLC	*CLEAR NO FACILITIES*
ZAYO GROUP / FORMERLY LIGHTWAVE, LLC	*CLEAR NO FACILITIES*

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	*REQUIRED*	*OBSERVED*
PERMITTED USE		*COMMERCIAL / VACANT*
MIN. LOT AREA		*95,745 SQ. FT.*
MIN. LOT WIDTH		*60.00'*
MAX. BLDG COVERAGE		*1.8%±*
MIN. SETBACKS FRONT		*29.5'*
MIN. SETBACKS SIDE		*87.5'*
MIN. SETBACKS REAR		*26.5'*
MAX. BUILDING HEIGHT		*20.6'*
PARKING REGULAR		*20*
PARKING HANDICAP		*1*
PARKING TOTAL		*21*

PARKING INFORMATION:

NOTES:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to Manatee County for zoning laws and applicable codes.

ZONING PROVIDED BY:

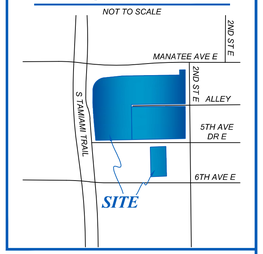
SEE SHEET 2 OF 2 FOR THE ALTA SURVEY DRAWING

GENERAL NOTES

1. *SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.*
2. *DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.*
3. *IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.*
4. *IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.*
5. *AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.*
6. *AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.*
7. *COMPLETED FIELD WORK WAS AUGUST 20, 2023.*
8. *THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.*
9. *THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 5TH AVENUE DRIVE EAST AND 2ND STREET EAST, WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.*
10. *THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MANATEE AVENUE EAST, 2ND STREET EAST, 5TH AVENUE DRIVE EAST, SOUTH TAMIAMI TRAIL, AND AN ALLEY, ALL BEING A PUBLICLY DEDICATED RIGHTS-OF-WAY.*
11. *EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.*
12. *NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.*
13. *NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MANATEE COUNTY GIS.*
14. *THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.*
15. *ELEVATIONS ESTABLISHED WITH GPS OBSERVATIONS UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) NETWORK WITH ORIGINATING BENCHMARK NGS PID: DO6888, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS*
PID: DO6888
PUBLISHED ELEVATION: 13.83'
MONUMENT DESCRIPTION: ALUMINUM ALLOY ROD W/O SLEEVE

VICINITY MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11A, 13, 14, 15, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/20/2023.

DATE OF PLAT OR MAP: 08/21/2023

PETER G. JOHNSON
LICENSE NUMBER
5913
STATE OF FLORIDA
Professional Surveyor and Mapper

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

DATE	*REVISION HISTORY*	*BY*

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: *23-4554*	***SURVEY DRAWN BY:*** *AK - 08/21/2023*
SURVEY REVIEWED BY: *LT*	***SHEET:*** *1 OF 2*

ALTA/NSPS LAND TITLE SURVEY

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	18"	PALM
T2	13"	PALM
T3	12"	PALM
T4	12"	PALM
T5	17"	PALM
T6	20"	PALM
T7	15"	PALM
T8	13"	PALM
T9	54"	ELM
T10	13"	PALM
T11	12"	PALM
T12	14"	PALM
T13	12"	PALM
T14	10"	PALM
T15	11"	PALM
T16	12"	PALM
T17	12"	OAK
T18	18"	COASTAL LIVE OAK
T19	19"	COASTAL LIVE OAK
T20	16"	COASTAL LIVE OAK
T21	12"	PALM
T22	8"	POPLAR
T23	8"	POPLAR
T24	24"	COASTAL LIVE OAK
T25	12"	POPLAR
T26	22"	COASTAL LIVE OAK
T27	42"	COASTAL LIVE OAK
T28	9"	COASTAL LIVE OAK
T29	12"	COASTAL LIVE OAK
T30	12"	POPLAR
T31	8"	POPLAR
T32	9"	POPLAR
T33	40"	COASTAL LIVE OAK
T34	30"	COASTAL LIVE OAK
T35	25"	BUDDHIST PINE
T36	8"	JUNIPER
T37	8"	JUNIPER
T38	14"	DOGWOOD
T39	14"	OAK
T40	12"	OAK
T41	14"	OAK
T42	10"	OAK
T43	7"	OAK
T44	27"	OAK
T45	15"	PALM
T46	20"	JUNIPER
T47	10"	JUNIPER
T48	12"	JUNIPER
T49	13"	JUNIPER
T50	42"	OAK

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	2873.79'	0°29'51"	24.95'	N 02°02'06" W	24.95'
C2(M)	50.00'	83°45'22"	73.09'	N 44°07'02" E	66.75'
C3(M)	2873.79'	2°27'26"	123.25'	N 03°30'44" W	123.24'

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 85°33'53" E	71.05'
L2(M)	S 89°41'48" E	226.90'
L3(M)	N 00°34'46" E	20.03'
L4(M)	S 89°53'16" E	21.84'
L5(M)	S 01°00'09" W	134.53'
L7(M)	N 89°12'26" W	40.58'
L8(M)	S 03°20'57" E	2.93'
L9(M)	N 89°47'28" W	110.98'
L10(M)	N 01°26'24" E	50.77'
L11(M)	S 89°31'24" E	212.80'
L12(M)	S 01°00'09" W	127.44'
L13(M)	N 89°50'01" W	354.32'
L14(M)	S 00°25'21" W	122.90'
L15(M)	S 00°25'21" W	13.20'
L16(M)	S 89°50'01" E	59.82'
L17(M)	S 00°23'45" W	117.15'
L18(M)	N 89°50'01" W	59.82'
L19(M)	N 00°23'45" E	117.15'
L20(M)	S 89°50'01" E	81.72'
L21(M)	S 00°21'07" W	110.13'
L22(M)	S 49°11'55" W	10.70'
L23(M)	N 89°50'01" W	73.76'

BASIS OF BEARINGS

PARCEL DETAILS

PARCEL 1 (I)
LOTS 1, 2, & 3, LESS THE SOUTH 30' OF LOT 3,
LOTS 4, 5, 6, & 7, LESS STATE ROAD RIGHT-OF-WAY,
NORTH 12' OF LOT 15,
NORTH 15' OF THE WEST 18' OF LOT 16,
NORTH 15' OF LOT 17,
AND NORTH 15' OF LOT 18, LESS THAT PORTION
FOR HIGHWAY RIGHT-OF-WAY FOR STATE ROAD 55,
BLOCK A, HIGH SCHOOL SUBDIVISION, PLAT BK. 2, PG. 41
N/F: OWNER: BRADENTON CENTRE, LLC
ADDRESS: 102 MANATEE AVE E,
BRADENTON, FL 34208
APN: 3165400007
AREA: 43,340 SQ. FT. / 0.995 ACRES±

PARCEL 1(II) - TOGETHER WITH
LOTS 8, 9, 10, & 11, LESS HIGHWAY
RIGHT-OF-WAY FOR STATE ROAD 55,
BLOCK A, HIGH SCHOOL SUBDIVISION, PLAT BK. 2, PG. 41
ADDRESS: 120 MANATEE AVE E,
BRADENTON, FL 34208
APN: 3165400007
AREA: 10,540 SQ. FT. / 0.242 ACRES±

PARCEL 2
SOUTH 30' LOT 3,
LOT 16, LESS THE NORTH 15' OF THE WEST 18'.
LOT 17, LESS THE NORTH 15'; LESS PART TAKEN BY STATE ROAD 55,
LOT 18, LESS THE NORTH 15'; LESS PART TAKEN BY STATE ROAD 55,
BLOCK A, HIGH SCHOOL SUBDIVISION, PLAT BK. 2, PG. 41
N/F: OWNER: VOTT PARTNERS LLC
ADDRESS: 101 5TH AVE DR E,
BRADENTON, FL 34208
APN: 3165200001
AREA: 13,168 SQ. FT. / 0.302 ACRES±

PARCEL 3 (I)
LOTS 12, 13, 14, AND 15, LESS THE NORTH 12' OF LOT 15
BLOCK A, HIGH SCHOOL SUBDIVISION, PLAT BK. 2, PG. 41
N/F: OWNER: VOTT PARTNERS LLC
ADDRESS: 113 5TH AVE DR E,
BRADENTON, FL 34208
APN: 3165700059
AREA: 21,690 SQ. FT. / 0.498 ACRES±

PARCEL 3 (II)
LOT 8 & THE EAST HALF OF LOT 7,
BLOCK A, HIGH SCHOOL SUBDIVISION, PLAT BK. 2, PG. 41
N/F: OWNER: VOTT PARTNERS LLC
ADDRESS: 126 5TH AVE DR E,
BRADENTON, FL 34208
APN: 3174300008
AREA: 7,007 SQ. FT. / 0.161 ACRES±

TOTAL AREA: 95,745 SQ. FT. / 2.198 ACRES±

N

W E

S

SCALE: 1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- SET TEMPORARY BENCHMARK
- HANDICAP PARKING
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT
- ELECTRIC VAULT
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- STORM MANHOLE
- CURB INLET W/ DRAIN GRATE
- DRAIN GRATE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- GREASE TRAP
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- BOLLARD
- SIGN
- KCP PEDESTRIAN CROSSING POLE
- WP WOOD POST
- UTILITY MANHOLE
- MAILBOX
- UTILITY VAULT
- DECIDUOUS TREE
- CONIFEROUS TREE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- FFE FINISHED FLOOR ELEVATION
- PS PARKING SPACE(S)
- AP ASPHALT
- AR ADA RAMP
- BR BRICK
- CB CONCRETE BASE
- CLF CHAINLINK FENCE
- CN CONCRETE
- CP CONCRETE PAVERS
- CS CONCRETE SIDEWALK
- CW CONCRETE WALL
- DU DUMPSTER
- GR GRAVEL
- MC MOUNTABLE CURB
- MOS METAL OVERHANGING SIGN
- MP METAL POLE
- OV OVERHANG
- SWG SWINGING GATE
- BB BOTTOM OF BANK
- BOC BACK OF CURB
- CR CROWN OF ROAD
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- EG EDGE OF GRAVEL
- FL FLOW LINE
- NG NATURAL GROUND
- TA TOP OF ASPHALT
- TB TOP OF BANK
- TC TOP OF CONCRETE
- WIF WROUGHT IRON FENCE
- HDPP HIGH DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE

BLEW & ASSOCIATES, P.A.
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EMAIL: SURVEY@BLEWINC.COM
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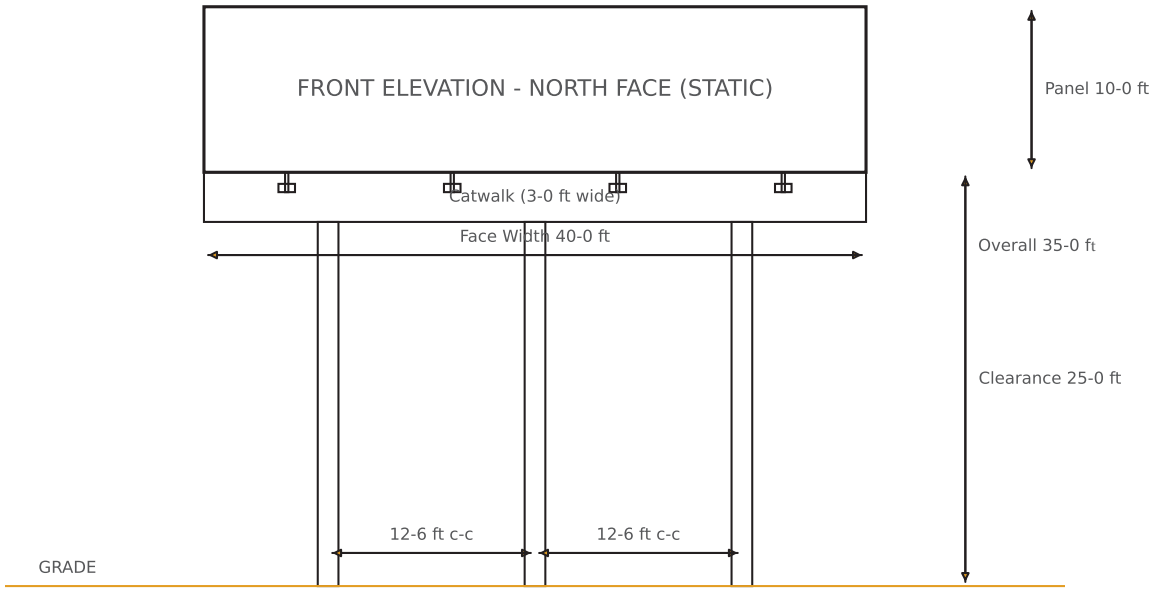
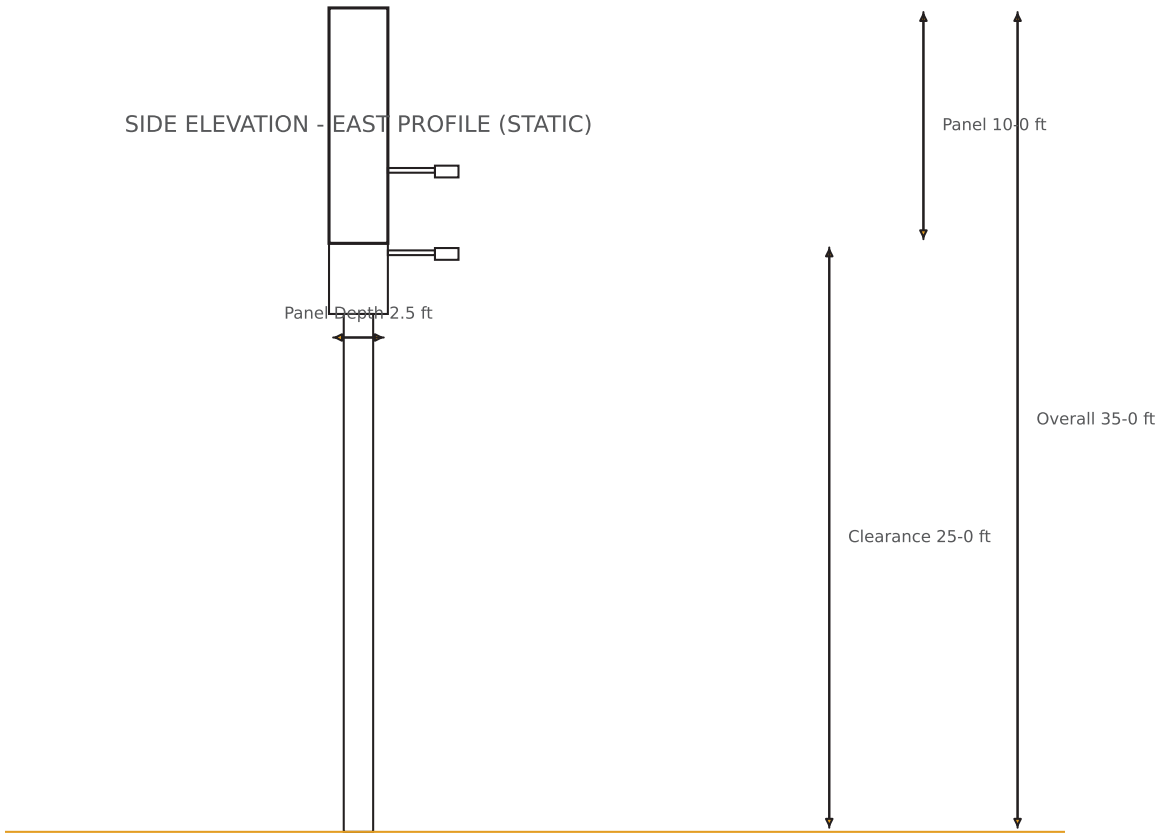
SURVEYOR JOB NUMBER: 23-4554	**SURVEY DRAWN BY:** AK - 08/21/2023
SURVEY REVIEWED BY: LT	**SHEET:** 2 OF 2



Existing Billboard - 102nd Manatee Ave E, Bradenton FL

10x40 Double-Sided Static | 3 x 15in Square Steel Poles @ 12ft 6in c-c | Clearance 25ft | Overall 35ft | Halogen Floods

Concept as-built elevations (above grade only). Provide stamped structural calcs and site plan for permitting.



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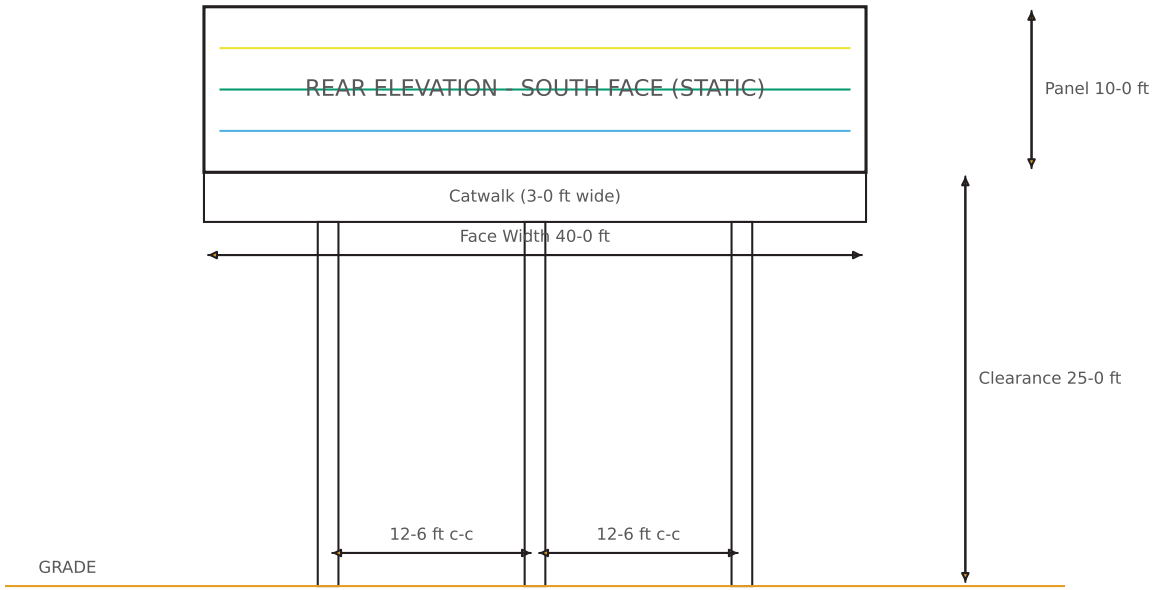

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Concept as-built elevations (above grade only). Provide stamped structural calcs and site plan for permitting.

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
November 19, 2025

Staff Report

Case Number: PLN-FBA-25-0018
Final Order No: PLN-FBA-25-0018
Applicant: Bill Galvano, Esq. of Grimes Galvano (agent)
Owner: Bradenton Centre LLC
Address: 102 Manatee Avenue East
Parcel ID: 3165000005
Current Zoning: SD (Special District)
Future Land Use: UCBD (Urban Central Business District)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: UCBD (Urban Central Business District)
South: UCBD (Urban Central Business District)
East: UCBD (Urban Central Business District)
West: UCBD (Urban Central Business District)

Future Land Use: North: T5 (Urban Center)
South: SD (Special District)
East: SD (Special District)
West: T5 (Urban Center)

Request:

The applicant is seeking a Form Based Code Adjustment to convert an existing double sided billboard sign located at 102 Manatee Avenue East, from static message to electronic message.

Based on the submitted application materials, the proposed conversion will be size for size to the existing sign structure, with the only portion changing being the sign face.

The existing and proposed sign dimensions are:

- 10-ft. x 40-ft. (400-sq. ft. sign area)
- Double sided sign face
- 3-inch x 15-inch square steel poles @ 12-ft., 6-inches on center
- 3-ft. wide catwalk at the base of the sign face
- 25-ft. sign clearance

- 35-ft. overall sign height

The subject property is zoned SD (Special District), which places it in the Form Based Code Area. Per Table 4.13 of the Form Based Code, pre-existing zoning standards remain in place if the SD has no metrics. The subject SD does not have any metrics, therefore the T5 signage regulations under Section 4.12.5 remain in place. Section 4.12.5 permits ground signs up to a maximum of 50-sq. ft. in area and 10-ft. in height. In addition, only one ground sign is permitted per lot if the lot exceeds 30-ft. in width. There are currently two ground signs on the property (subject billboard and a ground sign for Starbucks). Staff were unable to identify a date on when the existing billboard sign was installed but there is a sign permit for repairs dated 1995. The Starbucks ground sign was installed in 2008, which is prior to the adoption of the Form Based Code, which happened in 2011.

The Form Based Code allows for electronic message signs in conjunction with permitted signs. However, to change from the static message sign to an electronic message sign, the static message sign needs to be removed. The replacement sign is required to meet current sign regulations as it would be classified as a new sign. Since the new electronic message sign would not meet Code (size, height, and number of signs per lot), it is prohibited.

With the property being in the Form Based Code Area, there is latitude provided under Section 1.10.2.b.v of the Code that allows for the applicant to request an adjustment through either the Architectural Review Board or the Planning Commission.

According to the submitted application materials, the applicant states the following about the proposed electronic message sign:

- Enhances visual communication, allowing for community messages, emergency alerts and time-controlled advertisements.
- Aligns with the city's goal for aesthetic improvement and public benefit.
- Visual impact will be modern static digital images with transition delay, no video or animation.
- Display will change advertisements no more frequently than once every 15 seconds.
- Will include automatic dimming controls and limited transition times to ensure minimal light spillover and visual distraction.
- Lighting from the electronic message sign shall not result in a light intensity greater than 0.3 footcandles above ambient lighting measured at property lines.
- Supports modernization of existing signage while maintaining the integrity and visual quality of the corridor.

- Would like to offer the city complimentary access to the digital billboard for public safety announcements and emergency alerts at no cost.

FORM BASED CODE:

1.5 – Applicability.

1.5.7 Compliance is intended to occur, over time, as redevelopment and new development occur. These regulations are intended for new development, expansion and remodeling. Existing structures and uses are allowed to continue and normal repair and maintenance is encouraged. Exceptions from restrictions that would otherwise limit the ability to rebuild after sudden or gradual destruction are allowed for condominiums and valid development approvals. The City of Bradenton also recognizes that some sites may be difficult to develop in compliance with the Form Based Code regulations and provide for Waiver and Adjustment procedures within certain parameters.

1.10 – Adjustments.

1.10.2 Authority of Adjust Regulations

b. Architectural Review Board or Planning Commission. Adjustments for the following items shall require approval in conformance with Sections 1.10.3 and 1.10.4 and using the criteria set in Section 1.10.6:
    v. Signs prohibited under Section 4.12 "Signage Standards" and Section 5.5 City of Bradenton LURs.

1.10.3 Authority and Procedure

a. Application Requirements. An application for an Adjustment shall be accompanied by documentation that establishes how the applicant meets the criteria of an Adjustment and other relevant sections of the FBC.
b. Staff Review and Report.
    i. The Department of Planning and Community Development shall review the application for the Adjustment and may request comments of members of the Development Review Committee (DRC) and shall prepare a written staff analysis of the issues raised by the application.
    ii. In conjunction with final project approval, the PCD Director is authorized to grant Adjustments from all regulations in the Form-Based Code except for those set forth in Section 1.10.2.b.
    iii. All other Adjustments require approval from the ARB for Adjustments related to buildings, or the Planning Commission for

those regarding site plan elements. The PCD Director shall make a recommendation based on review criteria.

1.10.4. Architectural Review Board or Planning Commission Action

a. If a request for an Adjustment exceeds the authority of the PCD Director (defined in 1.10.2.a), then the request shall be referred to the ARB or Planning Commission for initial consideration. In either event, the ARB or Planning Commission shall conduct a de novo public hearing which shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton LURs. The ARB or Planning Commission shall review the proposed Adjustment, shall consider the written staff analysis and the testimony at the public hearing, and shall grant with conditions, or deny the application. The request for an Adjustment shall not subject the entire application for development approval to a public hearing unless otherwise required by this Code, but only that portion necessary to rule on the issue under consideration.
b. The ARB or Planning Commission shall make findings that the criteria of these regulations have or have not been satisfied by the Applicant.
c. Action taken by the ARB or Planning Commission to grant an Adjustment or to grant an Adjustment with conditions or safeguards shall be documented in the form of a resolution containing a legal description of the real property to which the Adjustment applies, together with the terms of the Adjustment, and any additional conditions or safeguards imposed.

4.12 – Signage Standards.

4.12.5 Specific to zones T4-O, T5

d. Ground Signs (Monument or Pylon), maximum 1 per lot that exceeds 30 feet in width. Ground Signs may not exceed 50 square feet and 10 feet in height.
e. Electronic Message Signs may be allowed in conjunction with permitted signs only in office, commercial, or institutional areas upon administrative approval by the PCD Director in regard to location, size, and compatibility. The following standards shall apply to all Electronic Message Signs:
    i. Maximum one (1) electronic message sign.
    ii. Messages or information shall not be changed more than one time in a fifteen (15) second period.
    iii. Signs shall have an automatic dimmer and a photocell sensor to adjust the illumination intensity of the sign as to not cause glare or impair the vision of the motorist.
    iv. Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a

maximum illumination of 500 nits between dusk and dawn measured from the signs face at maximum brightness.

LAND USE REGULATIONS:

5.5 – Signs.

5.5.1 *Purpose and intent*. It is the purpose of this section to promote public health, safety, and welfare of the City of Bradenton through reasonable, consistent, and non-discriminatory sign standards. In order to preserve and enhance the city as a desirable community in which to live, visit, and do business, a pleasing, visually attractive environment is of foremost importance. The regulation of signs within the city is a highly contributive means by which to achieve this desired end. The sign regulations in this Section are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the secondary effects of speech and especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety, and to accomplish the following:

5.5.1.1 Encourage the effective use of signs as a means of communications in the city;

5.5.1.2 Maintain and enhance the visual and aesthetic environment and thereby the city's ability to attract sources of economic development and growth, including enhancing the tourism industry;

5.5.1.3 Foster the integration of signage with architectural and landscape designs;

5.4.1.4 Preserve, conserve, protect, and enhance the aesthetic quality, historic resources, and scenic beauty of the city;

5.5.1.5 Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;

5.5.1.6 Minimize the possible adverse effect of signs on nearby public and private property;

5.5.1.7 Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city and that compliments the natural surroundings in recognition of this city's

reliance on its natural surroundings and beautification efforts in retaining economic advantage for its resort community, as well as, for its major office and industrial parks, gateways, downtown and waterfront areas, and overlay districts;

5.5.1.8 Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;

5.5.1.9 Improve pedestrian and traffic safety;

5.5.1.10 Regulate signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;

5.5.1.11 Except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed, and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

5.5.1.12 Encourage and allow signs that are appropriate to the land use atlas district in which they are located and consistent with the category of use and function to which they pertain;

5.5.1.13 Curtail the size and number of signs to the minimum reasonably necessary to identify a residential or business location and the nature of any such business;

5.5.1.14 Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;

5.5.1.15 Categorize signs based upon the function that they serve and tailor the regulation of signs based upon their function;

5.5.1.16 Preclude signs from conflicting with the principal permitted use of the site and adjoining signs;

5.5.1.17 Allow for traffic control devices consistent with national standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform, and efficient operation of all elements of the traffic stream;

5.5.1.18 Protect property values by precluding to the maximum extent possible sign types that create a nuisance to the occupancy or use of

other properties as a result of their size, height, illumination, brightness, or movement;

5.5.1.19 Protect property values by ensuring that sign types as well as the number of signs, are in harmony with buildings, neighborhoods, and conforming signs in the area;

5.5.1.20 Streamline the approval process b requiring master signage plans; and

5.5.1.21 Enable the fair and consistent enforcement of these sign regulations.

5.5.10 *Variances.* Due to the diversity of the city, it is recognized that the LURs provided herein cannot address all situations pertaining to signs. The planning commission is therefore empowered to grant variances from the provisions of this section upon an application being filed with the PCD. A variance to this section may be granted as to the physical characteristics of a sign where the variance is not contrary to the public interest; and, owing to special conditions, a literal enforcement of the provisions of this section will result in unnecessary hardship; however, no variance shall be granted by the planning commission which has the effect of allowing a sign prohibited by subsection 5.5.5. Each variance application shall include a fee as adopted by resolution of the city council for administrative expenses incurred in the processing of the application, shall be in writing, and shall state with specificity the hardship and grounds upon which the petitioner bases the claim for a variance request.

Approval Criteria for Other "Non-Government" Uses:

1.10.6 Approval Criteria.

b. Other "Non-Government" Uses. Adjustment requests for uses that are not uniquely governmental such as apartments/condominiums, hotels/motels, retail/service shops, or office buildings (regardless of ownership) will be approved with changes, or approved with conditions if the PCD Director or applicable review body finds that the applicant has shown that approval criteria "i" through "iii" have been met. Adjustment requests will be denied if the applicant has not demonstrated to the satisfaction of the PCD Director or applicable review body that the criteria have been met.

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

i. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards.

Staff Response: It appears that granting the adjustment will maintain the same general level of land use compatibility as the only change to the sign is converting from static messaging to electronic messaging.

ii. Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setback, and other land use considerations.

Staff Response: It appears that granting the adjustment will not materially affect adjacent land uses and the character of the neighborhood. The existing sign was installed prior to the construction of many adjacent land uses and the only change to the sign is converting from static messaging to electronic messaging.

iii. Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Staff Response: It appears that granting the adjustment is not consistent with the purpose and intent of the Form Based Code and existing LURs as regulations for billboard signs is silent.

Analysis:
While the applicant is asking for deviations from the sign regulations per Section 4.12.5 of the Form Based Code and Section 5.5.1 of the LUR, sign standards are intended to encourage the effective use and integration of signs to maintain and enhance an aesthetic environment by aiding in orientation and reducing visual clutter. These standards are applied in all zoning districts.

Staff Comments:
1. Planning Commission is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request appears to be consistent with the intent of Section 1.10.6.b of the Form Based Code.

Should Planning Commission wish to approve the proposed request, staff recommends the following stipulations be applied to the approval:

a. Transition between advertisements shall occur no more frequently than once every 15 seconds to ensure minimal visual distraction.
b. Messaging shall not contain any video or animation.
c. Signs shall have an automatic dimmer and a photocell sensor to adjust the illumination intensity of the sign as to not cause glare or impair the vision of the motorist.
d. Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn measured from the signs face at maximum brightness.
e. Footcandle measurements shall not exceed 0.3 footcandle.
f. Applicant shall obtain all required FDOT permits, if applicable.

Respectfully submitted,



Gregory J. DeLong
Assistant Director
Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Site Survey

EXHIBIT "E": Proposed Sign Elevation

EXHIBIT "A"
Location Map

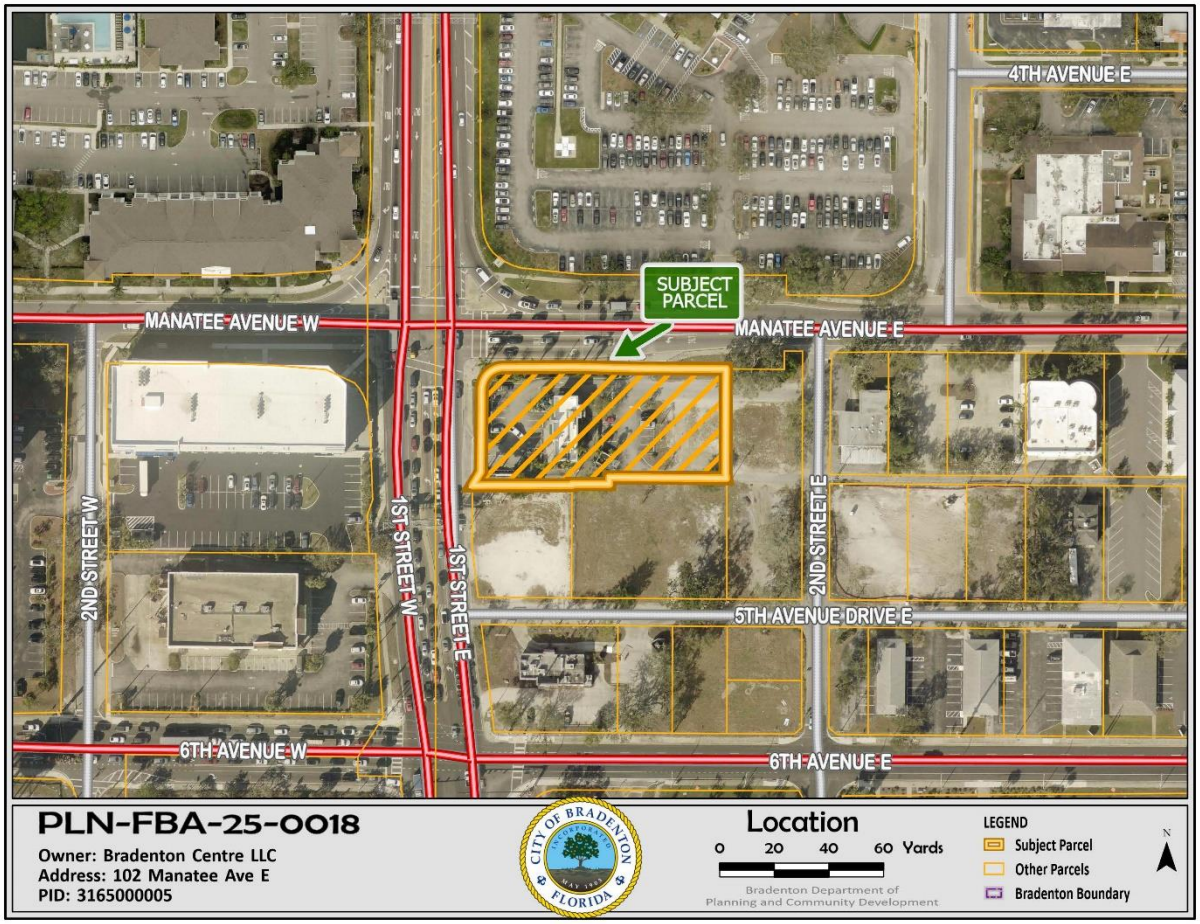


EXHIBIT "B"
Future Land Use Map

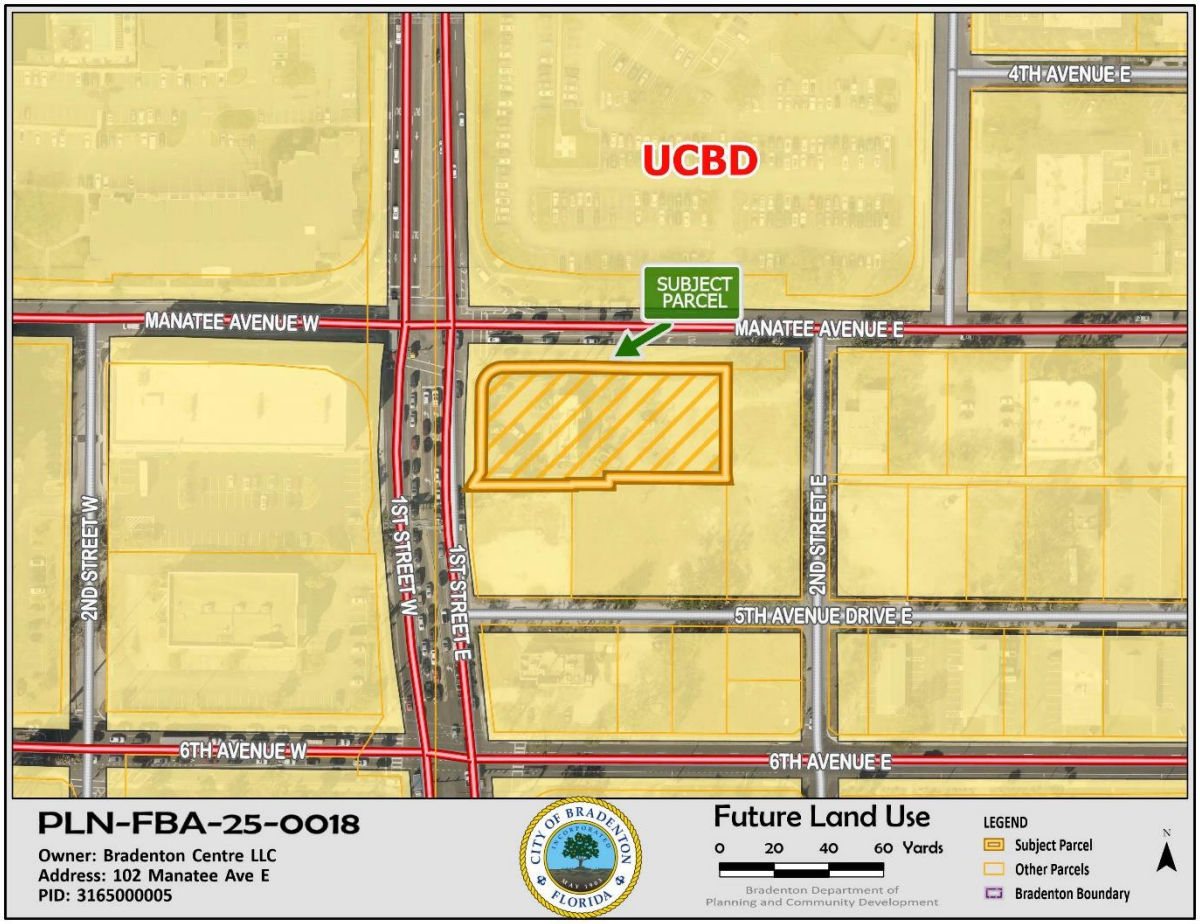


EXHIBIT "C"
Zoning Map

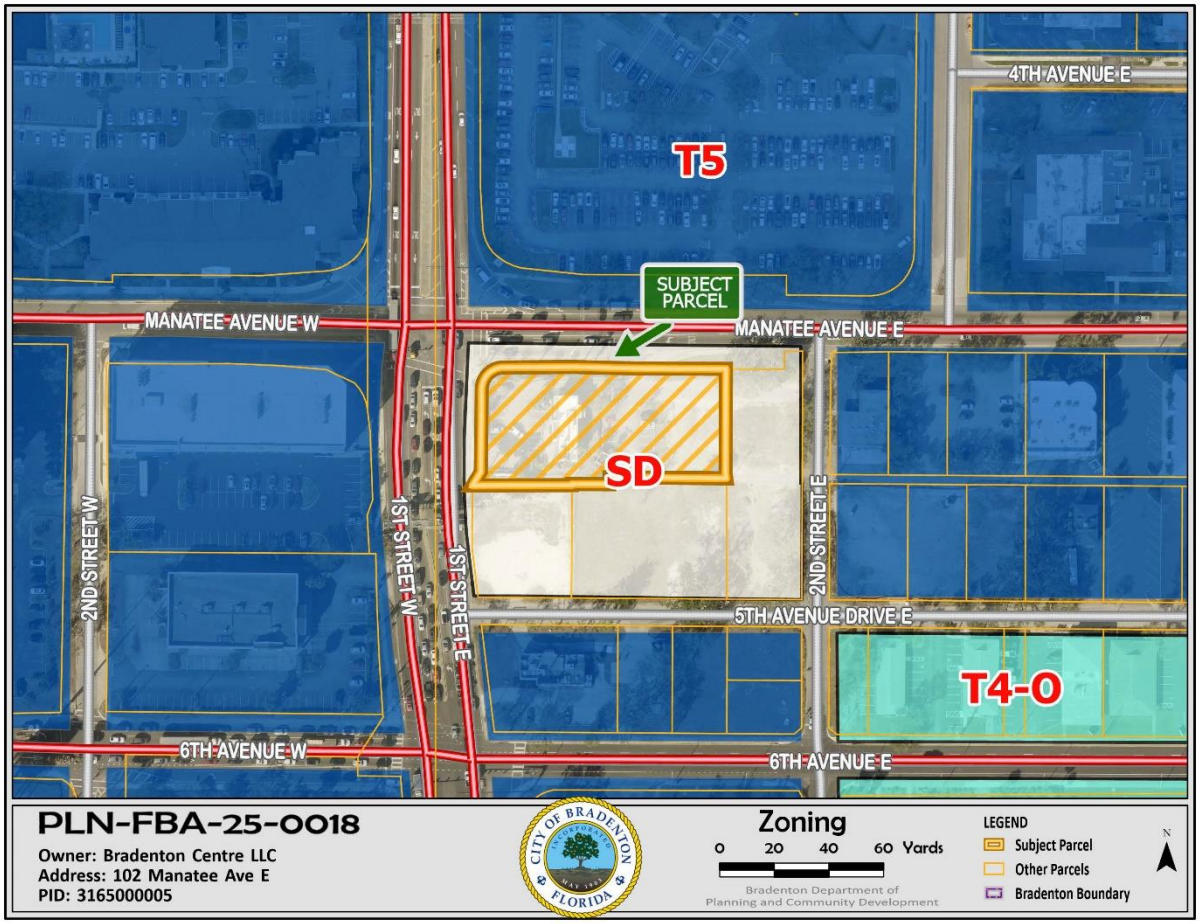


EXHIBIT "D"
Site Survey

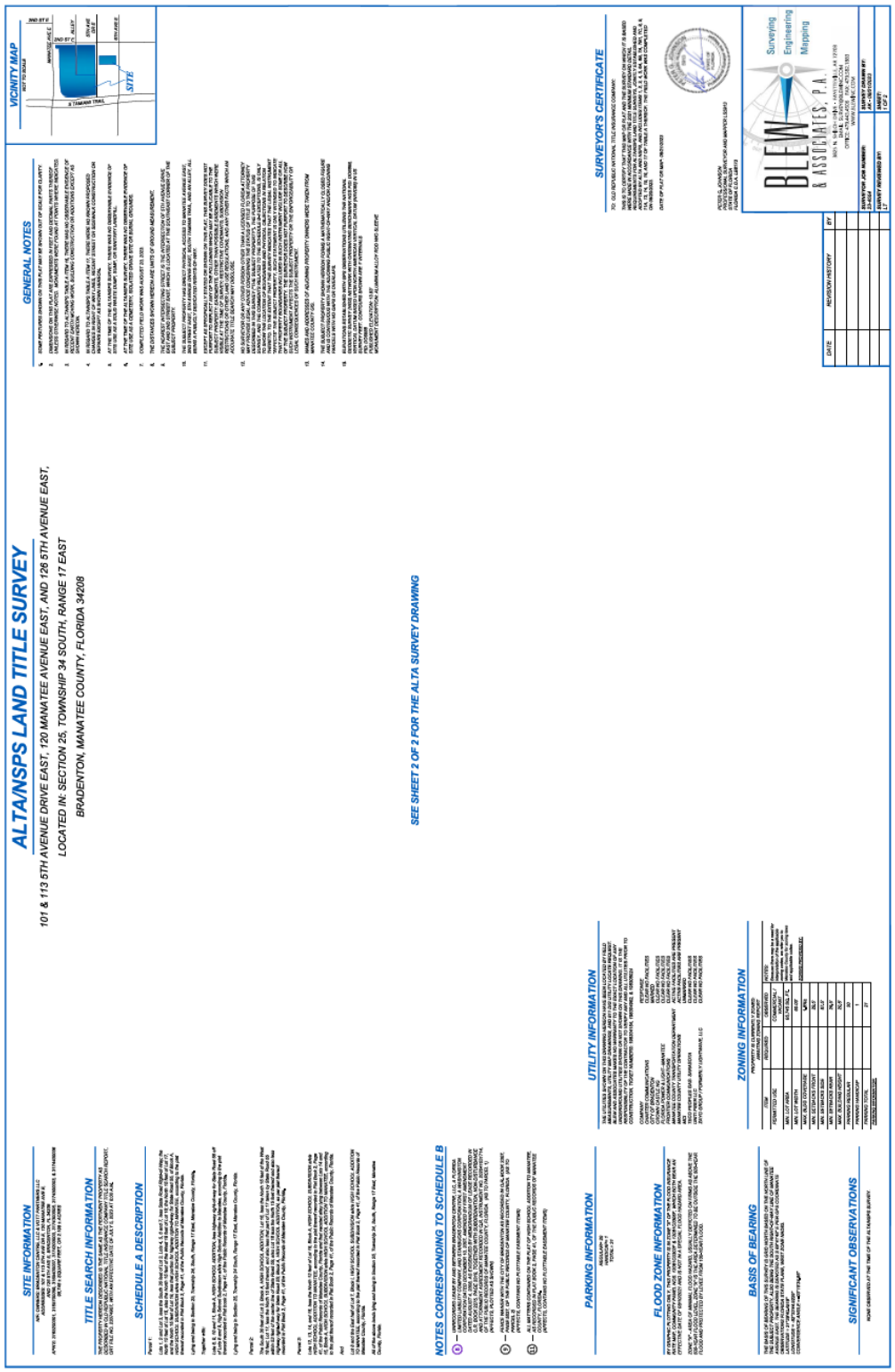


EXHIBIT "D"
Site Survey

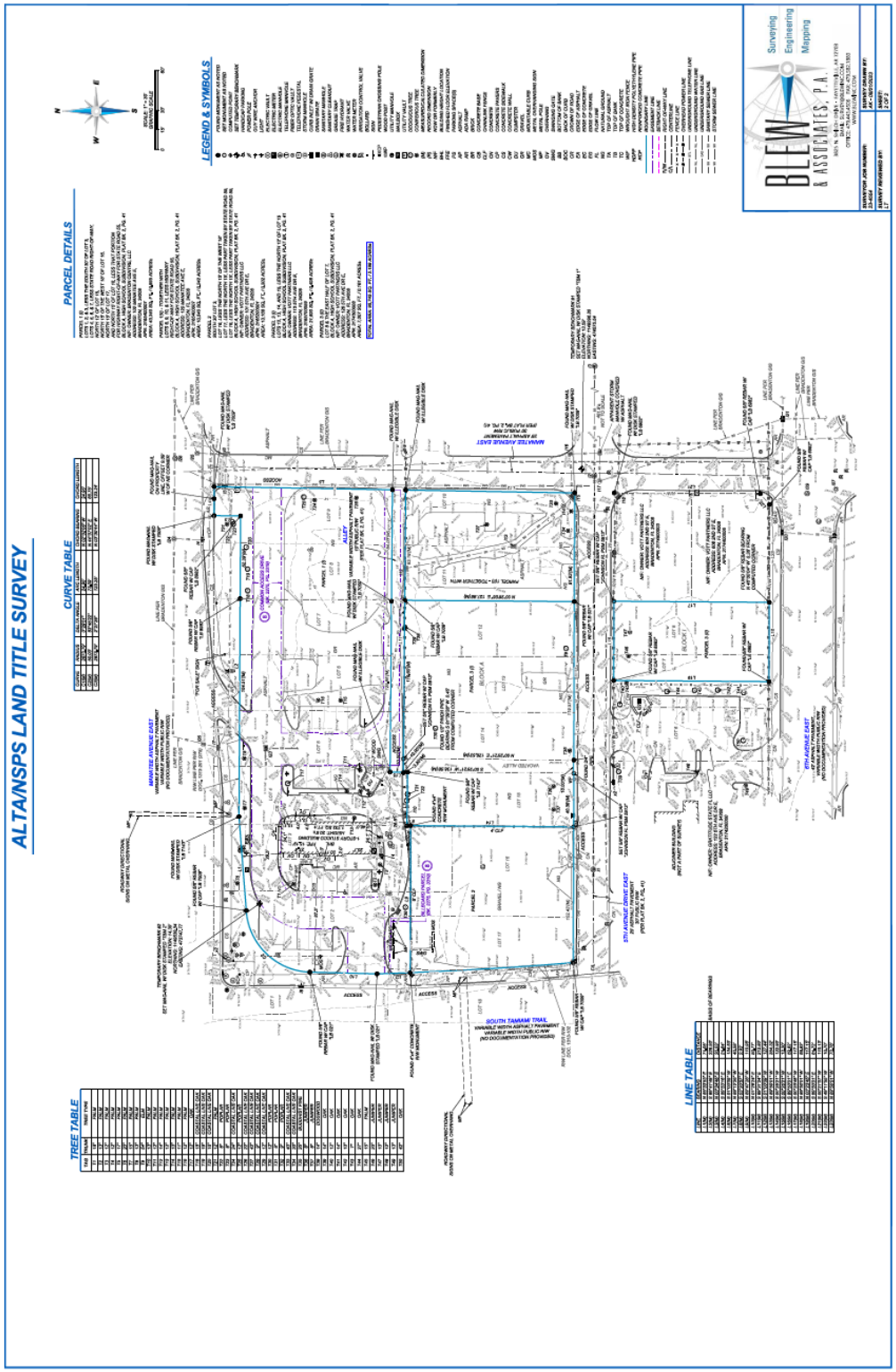
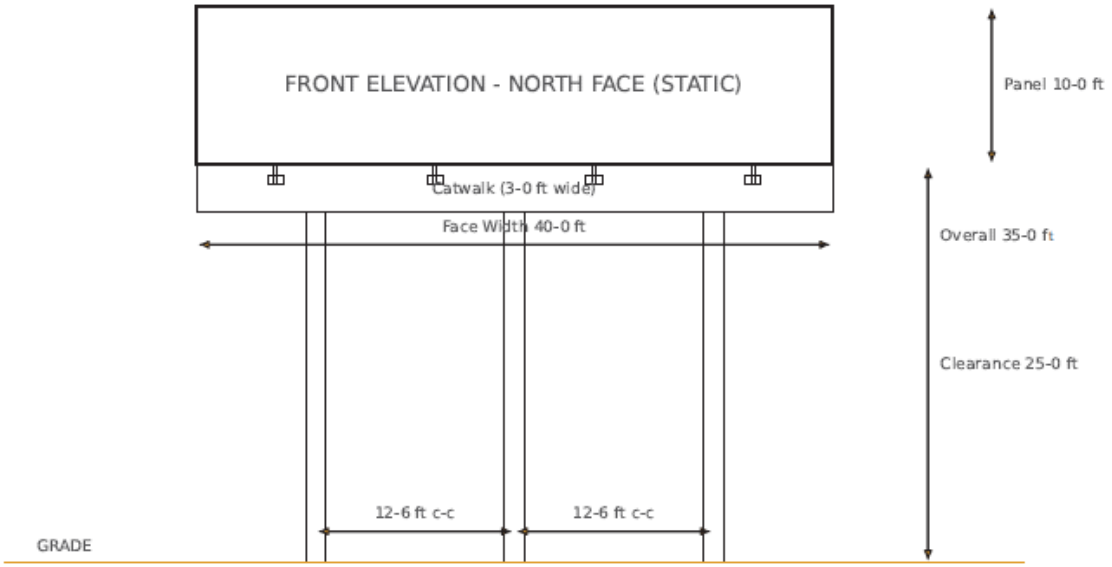


EXHIBIT "E"
Proposed Sign Elevation (Front)

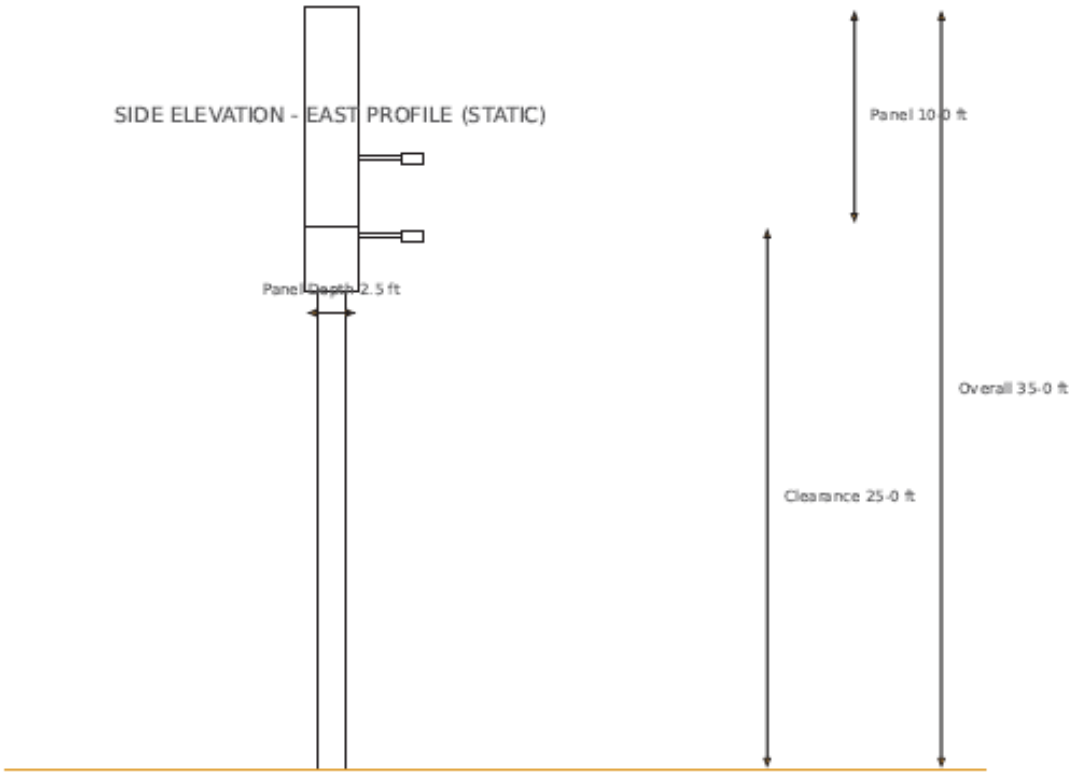


Existing Billboard - 102nd Manatee Ave E, Bradenton FL

10x40 Double-Sided Static | 3 x 15in Square Steel Poles @ 12ft 6in c-c | Clearance 25ft | Overall 35ft | Halogen Floods

Concept as-built elevations (above grade only). Provide stamped structural calcs and site plan for permitting. Sheet 1/3

EXHIBIT "E"
Proposed Sign Elevation (Side)

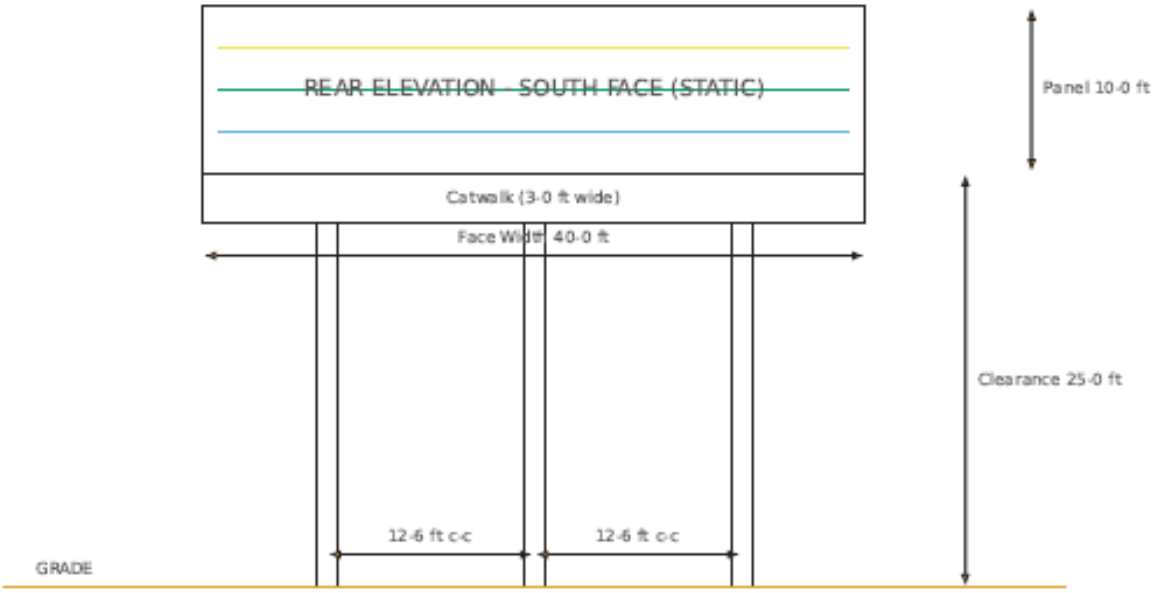


Existing Billboard - 102nd Manatee Ave E, Bradenton FL

10x40 Double-Sided Static | 3 x 15in Square Steel Poles @ 12ft 6in c-c | Clearance 25ft | Overall 35ft | Halogen Floods

Concept as-built elevations (above grade only). Provide stamped structural calcs and site plan for permitting. Sheet 2/3

EXHIBIT "E"
Proposed Sign Elevation (Rear)



Existing Billboard - 102nd Manatee Ave E, Bradenton FL

10x40 Double-Sided Static | 3 x 15in Square Steel Poles @ 12ft 6in c-c | Clearance 25ft | Overall 35ft | Halogen Floods

Concept as-built elevations (above grade only). Provide stamped structural calcs and site plan for permitting. Sheet 3/3

AGENDA ITEM NO. 7.g

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: AGENDA ITEMS

SUBJECT:

Ordinance 4065, Case PLN-TXT-25-0002:

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 5.0 ACCESSORY USES, STRUCTURES, AND SIGNAGE, SECTION 5.1.2.7 FENCES AND HEDGES TO MODIFY ALLOWABLE RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMITATIONS ON RETAINING WALLS; AND SECTION 5.2.2.4 FENCES AND HEDGES TO MODIFY ALLOWABLE NON-RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMIATIONS ON RETAINING WALLS; AND AMENDING CHAPTER 10 DEFNIITIONS TO MODIFY THE DEFINITION OF “LOT”, “STREET” AND “VISIBILITY TRIANGLE OR VISION TRIANGLE”; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4065.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
City staff is recommending changes to the Land Use Regulations regarding fences and certain definitions pertaining to frontage. The purpose of these changes is to provide clarity in the review process.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Ordinance 4065.

ATTACHMENTS:
Ordinance: 4065.pdf
Staff Report.pdf
Correspondence.pdf

ORDINANCE NO. 4065

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 5.0 ACCESSORY USES, STRUCTURES, AND SIGNAGE, SECTION 5.1.2.7, FENCES AND HEDGES, TO MODIFY ALLOWABLE RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES, TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMITATIONS ON RETAINING WALLS; AMENDING SECTION 5.2.2.4, FENCES AND HEDGES, TO MODIFY ALLOWABLE NON-RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES, TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMIATIONS ON RETAINING WALLS; AND AMENDING CHAPTER 10, DEFNIITIONS, TO MODIFY DEFINITIONS RELATED THERETO; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City wishes to amend the Land Use Regulations to update the requirements for fences, walls and the definitions of “lot”, “street” and “visibility triangle or vision triangle”; and

WHEREAS, the City finds it is in the City’s best interest to make these revisions to its Land Use Regulations.

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

Section 1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

Section 2. Chapter 5.0, Section 5.1.2.7 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions):

5.1 Residential buildings.

For the purposes of this section, residential buildings shall include one- and two-family houses, multi-family dwellings and group care facilities.

* * *

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 intersecting streets, driveways alley~~ a visibility triangle	24 inches
Within 25 feet of any street right-of-way	48 inches
Front yard **	48 inches
Side or rear yard	72 inches

* Where one yard or visibility triangle overlaps with another, the more stringent height limitation will apply

** 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, and the fence does not extend into any visibility triangle or the primary front yard. ~~The fence cannot be installed between the structure and the right-of-way.~~

** Fences in primary front yards shall be open picket with at least 75% transparency.

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 including those in the Form Based Code Area, 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. Temporary fences are allowed up to six feet in height along all property lines but must be chain link or other open style if within visibility triangles. Construction fences are allowed where associated with an active building permit at the discretion of the Building Official.

e. Vacant property. In all residential zoning district, including those in the Form Based Code Area, fences are considered accessory structures to primary permitted uses and cannot be installed on vacant property

except at the discretion of the PCD Director provided all of the following criteria are met:

i. The fence is required to secure a vacant property to prevent vagrancy or illegal dumping;

ii. The fence consists of transparent open metal picket fencing or vinyl coated chain link;

iii. The height and location of the fence meets the requirements of Section 5.1.2.7.a. On corner lots the fence will be setback a minimum of 10 feet from the secondary front property line; and

iv. The property shall not be used for outdoor storage, parking or similar uses unless permitted as a primary use in the zoning district and all required permits and approvals are obtained for that use. The property must meet property maintenance standards as a vacant property and not be overgrown or contain trash and debris.

f. Retaining walls. In all residential districts, including those in the Form Based Code Area, retaining walls and solid walls cannot be located in drainage and utility easements. The height of the retaining wall shall be measured from the outside, lower grade inclusive of any fence or wall that may be on top of the retaining wall.

g. Project perimeter fencing. At the discretion of the PCD Director, fencing on the perimeter of public schools, planned development projects, multi-family projects, and mobile home parks/subdivisions may be up to 72 inches in height if outside of visibility triangles.

Section 3. Chapter 5.0, Section 5.2.2.4 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

5.2 Non-residential buildings.

For the purpose of this section, non-residential buildings shall include all buildings except one- and two- family and multi-family dwellings and group care facilities.

* * *

5.2.2.4 Fences and hedges. The following standards shall apply:

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

Location *	Maximum Height
Within ~~35 feet of any intersecting streets, driveways or alleys~~ a visibility triangle	24 inches
Within 25 feet of any street right-of-way	48 inches
Front yard **	48 inches

Side or rear yard	72 inches
* Where one yard or visibility triangle overlaps with another, the more stringent height limitation will apply ** Fences in secondary front yards may be 72 inches provided the fence is placed 25 feet from 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, glass, PVC pipe, corrugated materials, spikes or other similar materials, and electric fences are not permitted without city council approval. City council may also grant a variance on height in conjunction with a request for barbed wire or electric fence. Fence materials must be generally compatible with surrounding properties. On corner lots, chain link, picket, or other similar fencing as approved by the PCD director can be installed in the primary front yard.

d. *Temporary fence*. Permitted in all non-residential zoning districts and mixed use districts, including those in the Form Based Code Area, with approval by the PCD director for up to two years from permit approval. An extension may be granted up to one year by the PCD director. Temporary fences are allowed up to six feet in height along all property lines but must be chain link or other open style if within visibility triangles. Construction fences are allowed at the discretion of the Building Official.

e. Vacant property. In all non-resdiential and mixed use zoning distrcts, including those in the Form Based Code Area, fences are considered accessory structures to primary permitted uses and cannot be installed on vacant property except at the discretion of the PCD Director provided all of the following criteria are met:

i. The fence is required to secure a vacant property to prevent vagrancy or illegal dumping;

ii. The fence consists of transparent open metal picket fencing or vinyl coated chain link;

iii. The height and location of the fence meets the requirements of Section 5.2.2.4.a.; and

iv. The property shall not be used for outdoor storage, parking or similar uses unless permitted as a primary use in the zoning district and all required permits and approvals are obtained for that use. The property

must meet property maintenance standards as a vacant property and not be overgrown or contain trash and debris.

f. Retaining walls. Retaining walls and solid walls cannot be located in drainage and utility easements. The height of the retaining wall shall be measured from the outside, lower grade inclusive of any fence or wall that may be on top of the retaining wall.

Section 4. Chapter 10, Definitions of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

* * *

Lot: A parcel of land under one ownership occupied by or to be occupied by one principal building and its accessory structures and including the open spaces and yards required under these LURs.

A. *Lot line.* A boundary, usually a private property line, dividing a lot from a right-of-way, adjoining lot or other adjoining tract of land:
   1. *Front lot line.* The lot line abutting a street right-of-way line.
   2. *Rear lot line.* The lot line opposite the front lot line.
   3. *Side lot line.* Lot lines other than the front or rear lot lines.

B. *Corner lot.* A lot which abuts on two or more intersecting streets at their intersection. Corner lots shall have two front and two side yards.

C. *Double frontage lot.* Any lot other than a corner lot which abuts on two or more streets. The primary front lot line shall be the lot line abutting the street upon which the property is assigned an address by the City, which shall be determined based upon the classification of the abutting streets and the front lot lines applied to adjacent properties. The other front lot line(s) shall be either secondary front or rear lot lines, as determined by the PCD Director, based upon the lot lines of adjacent properties.

D. *Lot of record.* A lot which is duly recorded in the office of the clerk of the circuit court.

E. *Alley lot lines:* Lot lines along an alley shall be considered the rear lot line if they are parallel to and opposite the front lot line. Lot lines along an alley shall be considered the side lot line if they are perpendicular to and intersect with the front lot line. Alley lot lines shall be considered the front lot line if the alley is the only or primary right of way access.

* * *

Street: ~~A local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs defined by inlets and sidewalks separated from the vehicular lanes by a planter and parking. The landscaping consists of regularly placed street trees.~~ A strip of land intended for vehicular traffic and providing the principal means of access to property, including but not limited to road, lane, drive, avenue, highway, expressway, boulevard, or any other thoroughfare. The term "street" shall not be deemed to include alley, except as otherwise specifically provided herein.

* * *

Visibility triangle or *vision triangle:* A triangular-shaped portion of land established at street intersections or street and driveway or alley intersections in which nothing is erected, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. ~~For street intersections, t~~ This triangle is measured ~~35 feet in length~~ from the intersection along the abutting right-of-way lines to form a triangle. For the intersection of two streets the triangle will measure 25 feet along the property lines. For the intersection of a street and an alley or non-residential driveway on the subject property, the triangle will measure 10 feet along the property lines.~~; and for driveway intersections, this triangle is measured ten feet from the intersection along the right-of-way line and along the driveway line to form a triangle~~.

Section 5. Codification. The City Clerk shall ensure that this Ordinance shall be submitted for codification of the language in Section 2 and Section 3 herein upon taking effect.

Section 6. Repeal of Inconsistent Ordinances. This Ordinance hereby repeals all Ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 7. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 8. Effective Date. This Ordinance shall take effect as provided by law.

FIRST READING: December 10, 2025
SECOND READING: January 14, 2026

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 14TH DAY OF JANUARY 2026.

CITY OF BRADENTON, FLORIDA

_____

Gene Brown, Mayor

ATTEST:

By: _____

Tamara Melton, City Clerk

APPROVED AS TO FORM:

By: _____

Scott Rudacille, City Attorney

City of Bradenton
Department of Planning & Community Development
Planning Commission
November 19, 2025

Ordinance 4065 | PLN-TXT-25-0002
Staff Report

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 5.0 ACCESSORY USES, STRUCTURES, AND SIGNAGE, SECTION 5.1.2.7 FENCES AND HEDGES TO MODIFY ALLOWABLE RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMITATIONS ON RETAINING WALLS; AND SECTION 5.2.2.4 FENCES AND HEDGES TO MODIFY ALLOWABLE NON-RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMIATIONS ON RETAINING WALLS; AND AMENDING CHAPTER 10 DEFNIITIONS TO MODIFY THE DEFINITION OF "LOT", "STREET" AND "VISIBILITY TRIANGLE OR VISION TRIANGLE"; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Department of Planning and Community Development is requesting to make a modification to the Land Use Regulations related to fencing, more particularly fence heights and visibility triangle dimensions in proximity to streets and alleys.

The proposed modifications should clarify code interpretation and allow staff to permit fencing that is consistent with the built environment, primarily along alleys, therefore allowing property owners to fully enjoy their properties. The current code regulations prohibit property owners from being able to fully enclose their "rear yard" with a 6-ft. high fence, if adjacent to an alley.

In addition, staff is proposing to minimize the visibility triangle at intersections of streets and alleys. The proposed dimension is a minimal reduction and still exceeds FDOT standards and those neighboring jurisdictions.

The following is a summary of the changes:

- Reduce the size of the corner visibility triangle to 25 feet at the intersection of streets and 10 feet at the intersection of streets with alleys or driveways on the same property.
- Fences will be allowed at 6 feet in height along alleys
- Because the visibility triangle is reduced, fences will be required to be open picket in the primary front yard.
- Clarification is provided for temporary fences for events or construction sites
- Allowance is made for the fencing of vacant property with stipulations
- Retaining walls and other solid walls cannot be placed in easements
- Project walls will be allowed around schools and developments provided they meet visibility triangle setbacks.
- Property frontage and lot line designation is clarified to allow fences and accessory structures along alleys
- Streets and alleys are better defined to allow greater latitude along alley frontage.

The purpose of this Ordinance is to provide better clarity in the determination of allowable fences and other accessory structures regarding property frontage. It is consistent with State limitations on the modification of land use regulations and will generally make the regulations less restrictive.

Sincerely,



Robin S. Singer
Director of Planning & Community Development

From: Jenn McGuire
To: Planning
Subject: [EXTERNAL] Support for Proposed Amendment Allowing 6-Ft Fences Along Roadways/Alleys
Date: Thursday, November 6, 2025 12:51:43 PM

This Message Is From an External Sender
This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Members of the Planning Commission,
Thank you for the opportunity to provide input regarding the proposed recommendation to allow six-foot fences along roadways and alleys in the City of Bradenton. My family and I are residents of 12th Avenue W, and our property backs onto the alley that runs between 12th Avenue W and 13th Avenue W. We currently have a permit application under review (RES-FEN-25-0126) to install a six-foot fence along the alley-facing side of our yard.
We would like to express our strong support for this recommendation.
Along the alley behind our home, there are ten houses on this block, and every property except ours currently has a six-foot fence. The entire length of the alley is lined with six-foot fencing, creating a uniform appearance and ensuring a reasonable level of privacy and security for the homeowners. As it stands, our property would be the only yard open and exposed to the alley should we be limited to a four-foot fence. This alley is used regularly by pedestrians and dog-walkers, and without a fence height consistent with neighboring properties, our backyard would have no privacy. A four-foot fence in this context would be noticeably inconsistent with the surrounding homes and out of character with the existing streetscape. It would also be functionally ineffective in providing privacy, security, and a reasonable separation between private yard space and a public footpath.
We fully understand and respect the intent behind fence height limitations; however, in this particular zoning context, the current standard results in an outcome that is both visually inconsistent and inequitable for homeowners who live along alleys with existing six-foot fences. Allowing a uniform fence height along these corridors would restore cohesive neighborhood character while allowing residents to maintain privacy and safety.
We respectfully and sincerely encourage the Planning Commission to approve the proposed amendment. It would allow our property and others in similar situations to conform to the existing environment and maintain the privacy that is clearly intended and established along this alley.
Thank you very much for your consideration and for your service to the Bradenton community.

Sincerely,

Jennifer McGuire
Jennifer McGuire
McG & Company Content Marketing
941.387.4777
jennifermcguirefl@gmail.com

jenn-mcguire.com

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

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AGENDA ITEM NO. 11.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

SUBJECT: December 10, 2025:
PLN-SUP-25-0018 | 2435 Riverview Blvd. | Dock
PLN-SUP-25-0020 | 1512 Ballard Park Dr. | Group Care Facility
PLN-SUP-25-0021 | 608 2nd Street East | Drive-thru
PLN-TXT-25-0002 | Text Amendment | Fence | 1st Reading

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: