City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item:	SU.16.3961 Car Wash	**Agenda Date:**	Dec 14, 2016
Originated by:	Christopher M. Gratz, AICP	**Agenda Placement:**	Public Hearing
Authorized by:	Catherine Hartley, AICP, CNU-a		

Explanation

SU.16.3961, WARD 5, NEIGHBORHOOD 7.05

Request by Christopher McGill, agent for 2710 East Manatee Avenue, LLC, owner, for a Special Use Permit for a Car Wash on 0.6425 acres (27,989 square feet) zoned UCC, Urban Commercial Corridor, located at 2710 Manatee Avenue East, Parcel Identification Number 1158910059.

Financial Impact

Requested action to be taken by Council

Approval

Staff Recommendation

Approval

Attachments

PCD Staff Report

bradenton
The Friendly City

EVALUATION AND REPORT
Department of Planning & Community Development

PROJECT #: SU.16.3961 Car Wash
TO: Mayor & City Council
FROM: Christopher M. Gratz, AICP, Development Services & Zoning Manager
DATE: 11/9/2016, revised for 12/14/2016
APPLICANT: Christopher McGill, agent for 2710 East Manatee Avenue, LLC, owner
WARD: 5, Harold Byrd, Jr.

CASE SYNOPSIS:

Applicant's Request:	*Special Use Permit for a Car Wash*
Location:	*2710 Manatee Avenue East (Zoned UCC)*
Staff Recommendation:	*Approval*
Planning Commission:	*Approval – November 9, 2016*
City Council Action:	*TBD – December 14, 2016*

FINDINGS OF FACT

APPLICANT'S REQUEST:

SU.16.3961 Special Use Permit approval for a new Car Wash.

LOCATION OF SUBJECT PROPERTY: 2710 Manatee Avenue East, Parcel Identification Number 1158910059. A legal description is on the attached survey. The subject property is located in Neighborhood 7.05.

ACREAGE: 0.6425 acres (27,989 square feet) ± **FLOOD ZONE:** AE (EL 7)

CHARACTERISTICS OF THE SUBJECT PROPERTY: The property is developed with a car wash with self-service bays and an automated car wash.

FUTURE LAND USE/ ZONING: UCC, Urban Commercial Corridor

SURROUNDING USES AND DESIGNATIONS:

Existing: Contractor Shop & Storage **Zoning:** UCC **FLU:** UCC	**Existing:** Used Car Sales **Zoning:** UCC **FLU:** UCC	**Existing:** Two Rivers MHP **Zoning:** UCC **FLU:** UCC
Existing: Gas Station with Convenience Store **Zoning:** UCC **FLU:** UCC	**SUBJECT PROPERTY**	**Existing:** Gas Station **Zoning:** UCC **FLU:** UCC
Existing: Retail and Single Family Dwelling **Zoning:** UCC **FLU:** UCC	**Existing:** Multi-Family **Zoning:** UCC **FLU:** UCC	**Existing:** Retail Plaza **Zoning:** UCC **FLU:** UCC

HISTORY OF PREVIOUS ACTION RELEVANT TO THIS REQUEST: A PDP for a Car Wash was approved on February 14, 1996.

ANALYSIS
REQUIRED FINDINGS:

§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.

The site is ideally located for a car wash. It is a corner property on a heavily travelled commercial corridor, and large enough for a modern automated car wash to function properly.

§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.

The access points on Manatee Avenue East and 27th Street East are established and will not be changed. The internal access points are being changed from the previous locations so that the car wash functions safely and sufficiently with all access into the property being from the access drive on the southern boundary.

§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.

The proposed new car wash, pay stations, and solid waste enclosure comply with the required setbacks and do not need to be increased to lessen the effect of the use on neighboring properties.

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

The proposed landscape plan shows adequately sized landscape buffers with trees and hedges. The hedge material is required to be maintained between two (2) and four (4) feet along the right-of-way to be in compliance with the Land Use Regulations.

§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.**
>
> *Access in and out of the site is adequately designed to accommodate the proposed car wash customers, solid waste vehicles and emergency vehicles. The existing driveways to Manatee Avenue East and 27th Street East are sufficient for the development. The existing internal driveway connections are being reconfigured so the new automated car wash can function properly.*
>
> - *Internally, all traffic will access the site from the ingress/egress easement on the southern boundary.*

- *Adequate vehicle stacking is being provided. Up to seven (7) vehicles can be queued on site before entering the car wash tunnel when §4.1.4.3 of the Land Use Regulations require that a minimum of five (5) be provided.*

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.

The parking lot is designed so that it does not pose any negative impacts on any adjacent property. It is properly arranged, landscaped, setback, and will have a compliant drainage system. There are a total of 11 parking spaces when only six (6) are required.

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

The solid waste enclosure is designed to be readily accessible to solid waste service vehicles, and is adequately set back from the adjacent properties.

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

All utilities are available and adequate. The car wash utilizes a reclaimed water system which will have less of an impact on water consumption and waste water discharge than the previous car wash. There are no apparent compatibility issues with the neighborhood properties.

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

The site has adequate and compliant landscape buffers. A 10 foot landscape buffer is required by §3.3.1.2 of the Land Use Regulations and the applicant is providing the following buffers that are well landscaped:

- *20 foot north*
- *10 foot south*
- *10 foot east*
- *15 foot west*

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

A detailed sign plan has not been provided, but shows conceptual signage types and locations that will be compatible and will be required to comply with the Land Use Regulations in order to receive a permit. The proposed lighting plan shows adequate lighting levels that will not cause glare, cause traffic safety concerns, and will be compatible with the surrounding properties.

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.

The surrounding properties are developed; the redevelopment of this site with the same use does not pose an adverse economic impact.

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

The property is large enough to accommodate the proposed use. The design exceeds minimum requirements and less impervious area and more open space than the previous car wash.

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

The proposed car wash is a typical use that is be found along a commercial corridor, to both the east and west there are gasoline service stations and this is a complimentary automotive use. This use does not present a need to specify or restrict the hours of operation. It will not be a 24 hour operation, attendants are required to run the car wash and it will be open in the mornings and be closed in the evenings.

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

This is an already developed site and does not possess any special environmental qualities.

k. Consistency with the city's comprehensive plan

The request is consistent with the Comprehensive Plan; below are the applicable portions of the Future Land Use Element:

GOAL 1 FUTURE LAND USE: USES AND INTENSITIES
A land use pattern which promotes the well-being of the community in regard to compatibility of adjacent uses, building types and residential densities, efficiency of utilities and roadways, harmony with the natural environment and protection from natural hazards.

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

Policy 1.2.1 Establish a Future Land Use Map

Urban Commercial Corridor

Commercial uses with moderate residential density, offices, light commercial, retail, hotel, restaurant, educational, social services, automotive sales.

Residential – 10 DU/ acre or 13 DU/acre

(Dwelling units proposed above the base density threshold must meet the City's moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

Maximum floor area ratio: 0.7

ATTACHMENTS:

Development Review Committee Comments
School District of Manatee County Report
Maps
Notification List
Application
Letter of Request
Review Criteria
Plans (Elevations, Site Plan, Landscape Plan, Lighting Plan)
Survey

STAFF RECOMMENDATION:

APPROVAL of SU.16.3961 Car Wash.

PLANNING COMMISSION RECOMMENDATION: November 9, 2016

APPROVAL of SU.16.3961 Car Wash. Motion carried 4-0.

CITY COUNCIL ACTION: December 14, 2016

City of Bradenton
Department of Planning & Community Development
101 Old Main Street
Bradenton, Florida 34205-7865
(941) 932-9400
www.cityofbradenton.com

Review Comments

Project Name: MB.16.3356 Car Wash
Review Date: September 14, 2016
Site Address: 2710 Manatee Avenue East

Zoning: Urban Commercial Corridor (UCC)
Future Land Use: Urban Commercial Corridor (UCC)

Reviewer: Christopher M. Gratz, AICP, Development Services & Zoning Manager **Phone:** (941) 932-9413
E-mail: christopher.gratz@cityofbradenton.com

GENERAL COMMENTS:

1. The property was zoned PDP, Planned Development Project (PDP) and has a valid PDP approval. The City rezoned to the property to SCC, Suburban Commercial Corridor (SCC) on 2010. The plan that has been submitted does not meet the approved PDP and will be considered a Major PDP Amendment (reasons below). It also does not meet the development standards for a Special Use Permit under SCC, but it could with some changes to the plans. We recommend abandoning the PDP and filing an application for a Special Use permit, with that the approval does not expire as long as the conditions if any are met, and the site design is not locked in the Special Use Permit.

   Reasons the proposal represents a Major Amendment:

   1.1. The amendment reduces buffer area or landscaping materials as most recently approved. §3.4.7.a.iv.
      1.1.1. The approved PDP required a 10 foot wide perimeter landscape buffer on the north, east, and southern boundaries; and a 15 foot wide perimeter landscape buffer on the west.

   1.2. The amendment otherwise alters the project in a manner which the PCD director finds to be significant. §3.4.7.a.vii.
      1.2.1. The PCD director finds that a new building is significant.

   1.3. The conditions of the original approval have not been met, or the project is in violation of any city codes. §3.4.7.a.viii.
      1.3.1. Conditions #2 and #3 are not being met.

PRELIMINARY APPROVAL CONDITIONS

1. THE PROPERTY SHALL BE SECURED AFTER HOURS IF ANY NUISANCES SHOULD DEVELOP.
2. TWO ADDITIONAL TREES SHALL BE INSTALLED ON THE EAST AND WEST SIDES ADJACENT TO THE BUILDING, AND A GROUPING OF AT LEAST THREE TREES SHALL BE INSTALLED ON THE NORTH SIDE OF THE BUILDING.
3. THE RENDERING SUBMITTED INDICATES THE TYPE OF BUILDING TO BE CONSTRUCTED AT THIS LOCATION.
4. USE GOOD PLANTING TOPSOIL, AND MULCH TREES AND SHRUBS WITH 3" ORGANIC MATERIAL WITHIN 24" RADIUS.
5. USE FULL DRIP IRRIGATION SYSTEM ALL LANDSCAPING.
6. <=> DIRECTION OF ONE WAY TRAFFIC PAINTED ON PAVEMENT.

1.4. Traffic circulation or access points are significantly altered. §3.4.7.a.ix.

2. The revised landscape strip on the eastern boundary does not comply, this needs to start at the property line/access easement. 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. §3.3.1.2

3. Show that adequate vehicle stacking is being provided. Stacking lanes for all drive-through operations shall have a minimum width of nine feet per lane and shall be of sufficient length to accommodate five (5) vehicles, including the vehicle at the pickup window. The PCD director may, under certain circumstances, allow relief from this standard. Site specific design and location shall be determined by the PCD director and fire marshal. §4.1.4.3

4. No elevations provided. Provide professional drawings of all four (4) sides of the proposed structure.

LANDSCAPE PLAN COMMENTS:

5. Submit a plan clearly showing all existing trees to be removed. There are two (2) crepe myrtles missing from the plans; there is one (1) on eastern boundary near the existing entrance, and there is another one on the southern boundary west of the vacuum station.
   5.1. There are 12 Sabal Palms which are considered non-significant trees requiring 1:1 replacement ratio with a minimum diameter 2 inch caliper, 6 foot tall, Florida #1 grade tree. §2.2.3.1.

6. Royal Palm trees cannot be used to mitigate the removal of Live Oak trees. Only Live Oak trees may be used and there must a valid reason to remove them. §2.2.3.1.e. and §2.2.3.2.

7. All of the buffer, foundation planting, and interior planting requirements quoted on the plans are incorrect. Schedule 4.1.4.4.

SCHOOL BOARD

Karen Carpenter
Chair

Charlie Kennedy
Vice Chair

John A. Colón

Robert Gause

Dave "Watchdog" Miner

SUPERINTENDENT

Diana Greene, Ph.D.

1 Matzke Way
Bradenton, Florida
34208
PH. (941) 708-8800
FAX. (941) 708-8832
www.manateeschools.net

SCHOOL DISTRICT OF MANATEE COUNTY

MEMORANDUM

TO: Catherine Hartley, City of Bradenton

FROM: Mike Pendley, Executive Planner

DATE: October 31, 2016

SUBJECT: School Report – No Comments – November Planning Commission

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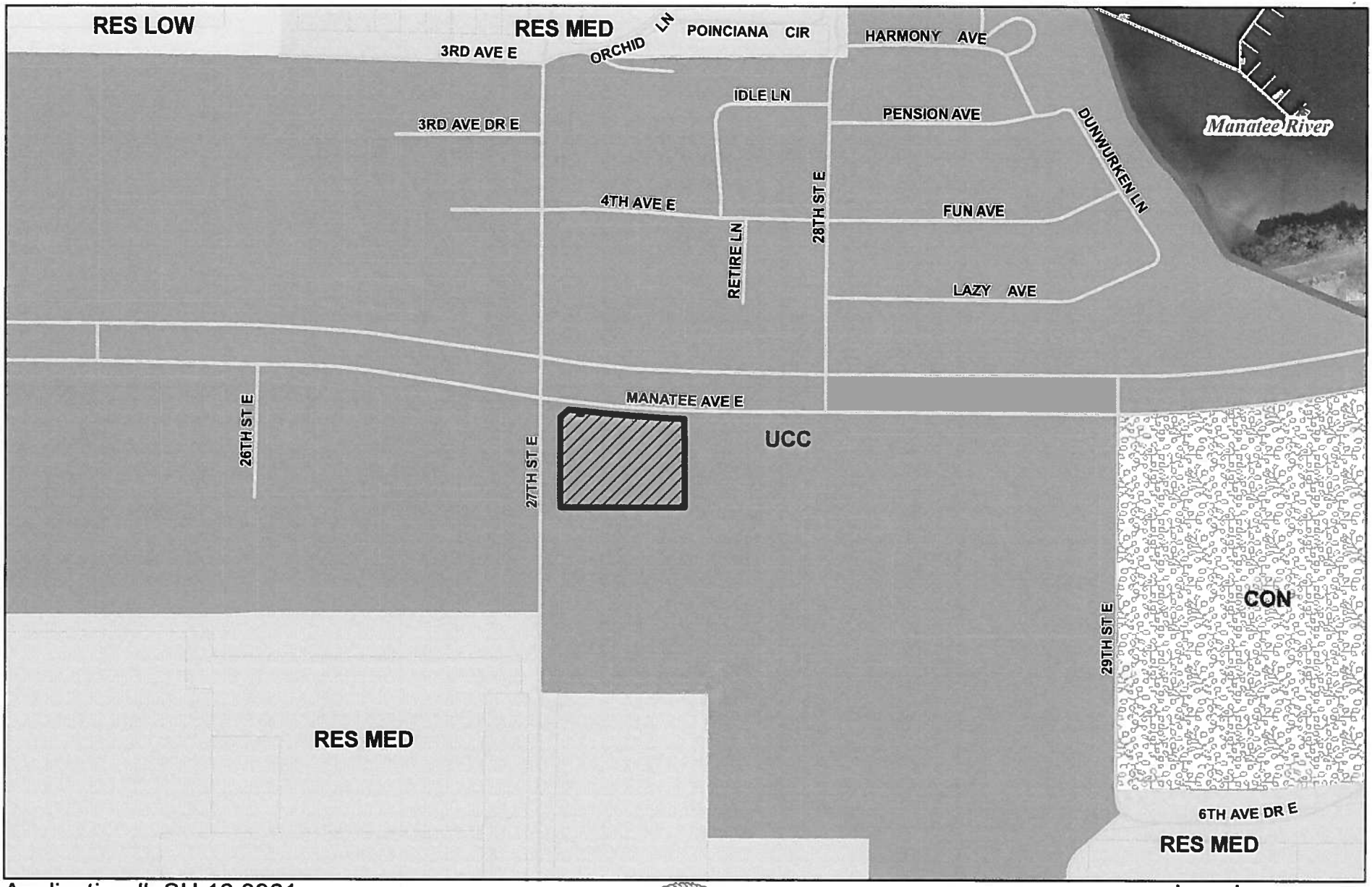
Please note the following development applications have been reviewed by School District Staff. The School District has no concerns at this time.

1. **SU.16.3961, WARD 5, NEIGHBORHOOD 7.05**
Request by Christopher McGill, agent for 2710 East Manatee Avenue, LLC, owner, for a Special Use Permit for a Carwash on 0.6425 acres (27,989 square feet) zoned UCC, Urban Commercial Corridor, located at 2710 Manatee Avenue East, Parcel Identification Number 1158910059.



Application #: SU.16.3961
Owner: 2710 East Manatee Avenue, LLC
Agent: Christopher McGill
Address: 271 Manatee Avenue East

Printed 10/26/2016 8:44:38 AM
Path G:\GIS\MXDs\PH_Maps\SU 16 3961 CARE WASH.mxd
GIS Data Manatee County GIS, City of Bradenton

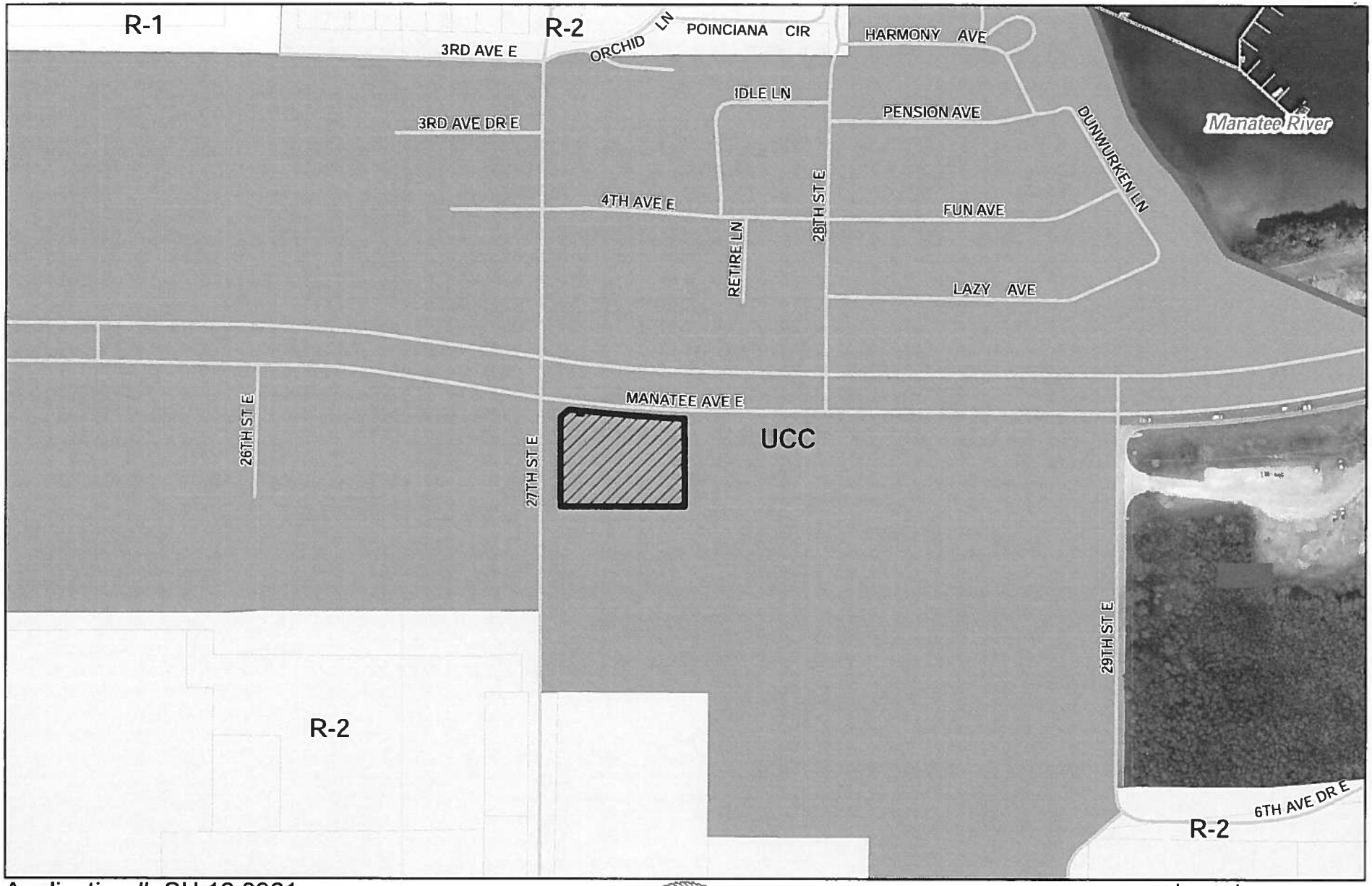
Prepared by Department of
Planning and Community Development

FUTURE LAND USE

N

0 175 350 Feet

Legend
Subject Parcel
Parcels
City Limits



Application #: SU.16.3961
Owner: 2710 East Manatee Avenue, LLC
Agent: Christopher McGill
Address: 271 Manatee Avenue East

Prepared by Department of
Planning and Community Development

ZONING

N

0 175 350 Feet

Legend
Subject Parcel
Parcels
City Limits

Printed 10/26/2016 8:43:43 AM
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GIS Data: Manatee County GIS, City of Bradenton

Application #: SU.16.3961
Owner: 2710 East Manatee Avenue, LLC
Agent: Christopher McGill
Address: 271 Manatee Avenue East

Printed 10/26/2016 8:46:45 AM
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GIS Data: Manatee County GIS, City of Bradenton

CITY OF BRADENTON FLORIDA

Prepared by Department of
Planning and Community Development

FUTURE LAND USE

N

0 250 500 Feet

Legend
Subject Parcel
Parcels
City Limits

1155800109
TWO RIVERS MHP LLC
203 FUN AVE
BRADENTON, FL 34208

1329000002
FEIKEMA,ROGER H
2604 MANATEE AVE E
BRADENTON, FL 34208

1158400059
READ,WAYNE
515 27TH ST E
BRADENTON, FL 34208

1158400059
INNOVATIVE WEB TECHNOLGIES
2852 MANATEE AVE E
BRADENTON, FL 34208

1158400059
SWITLYK,STEPHEN ROBERT
2810 MANATEE AVE E
BRADENTON, FL 34208

1328100100
JAYTRON INC
2615 MANATEE AVE E
BRADENTON, FL 34208

1158400059
TWO ON A RIVER LC
515 27TH ST E
BRADENTON, FL 34208

1328200059
JAYTRON INC
2639 MANATEE AVE E
BRADENTON, FL 34208

1158400059
2824 INVESTMENTS L L C
2824 MANATEE AVE E
BRADENTON, FL 34208

1329000002
FEIKEMA,ROGER H
2604 MANATEE AVE E
BRADENTON, FL 34208

1158400059
SHINER,ANDREW
515 27TH ST
BRADENTON, FL 34208

1329000002
FEIKEMA,ROGER H
2608 MANATEE AVE E
BRADENTON, FL 34208

1327800007
DELANEY,HARRIET K
412 27TH ST E
BRADENTON, FL 34208

1158400059
2824 INVESTMENTS L L C
2822 MANATEE AVE E
BRADENTON, FL 34208

1169700159
2830 MANATEE SP LLC
2830 MANATEE AVE E
BRADENTON, FL 34208

1158400059
VASILIEFF,VALENTIN
515 27TH ST E
BRADENTON, FL 34208

1327700009
DELANEY,HARRIET K
2632 4TH AVE E
BRADENTON, FL 34208

1329000002
FEIKEMA,ROGER H
2604 MANATEE AVE E
BRADENTON, FL 34208

1158900058
GIANT OIL INC
2790 MANATEE AVE E
BRADENTON, FL 34208

1342000005
MANATEE COUNTY NURSERY SCHOOL INC
2650 6TH AVE E
BRADENTON, FL 34208

1158400059
SWITLYK,STEPHEN ROBERT
2844 MANATEE AVE E
BRADENTON, FL 34208

1158400059
RIZZO,CAMILLO
515 27TH ST E
BRADENTON, FL 34208

1169700159
2830 MANATEE SP LLC
524 29TH ST E
BRADENTON, FL 34208

1158400059
MANATEE PAWN INC
515 27TH ST E
BRADENTON, FL 34208

1158400059
RIZZO,CAMILLO
515 27TH ST E
BRADENTON, FL 34208

1329300006
ROUSHIA,SCOTT J
520 27TH ST E
BRADENTON, FL 34208

1158400059
RIZZO,CAMILLO
515 27TH ST E
BRADENTON, FL 34208

1158400059
SWITLYK,STEPHEN ROBERT
2840 MANATEE AVE E
BRADENTON, FL 34208

1158400059
BOERAS,BERTHA
515 27TH ST E
BRADENTON, FL 34208

1158400059
SWITLYK,STEPHEN ROBERT
2812 MANATEE AVE E
BRADENTON, FL 34208

1158400059
CORBOSIERO,DANIEL M JR
515 27TH ST E
BRADENTON, FL 34208

1158400059
ZOO REALTY DEVELOPMENT CO L L C
2854 MANATEE AVE E
BRADENTON, FL 34208

1158400059
SWITLYK,STEPHEN ROBERT
2842 MANATEE AVE E
BRADENTON, FL 34208

1158400059
2824 INVESTMENTS L L C
2820 MANATEE AVE E
BRADENTON, FL 34208

1157810059
DERUIZ,DANE P
2711 MANATEE AVE E
BRADENTON, FL 34208

1328200059
JAYTRON INC
2635 MANATEE AVE E
BRADENTON, FL 34208

1158400059
SWITLYK,STEPHEN ROBERT
2814 MANATEE AVE E
BRADENTON, FL 34208

1158400059
MYTEAMPRINTS COM LLC
2850 MANATEE AVE E
BRADENTON, FL 34208

1171800004
BRADENTON CITY OF
602 27TH ST E
BRADENTON, FL 34208

1158400059
INTERNATIONAL PLANT SERVICES LLC
2848 MANATEE AVE E
BRADENTON, FL 34208

1329110009
RNR OF SARASOTA INC
521 26TH ST E
BRADENTON, FL 34208

1158400059
ZHANG,YONG HONG
515 27TH ST E
BRADENTON, FL 34208

1328900004
BHOLU LLC
2612 MANATEE AVE E
BRADENTON, FL 34208

1158400059
AMATO,AMELIO
2846 MANATEE AVE E
BRADENTON, FL 34208

1157810059
DERUIZ,DANE P
2711 MANATEE AVE
BRADENTON, FL 34208

RECEIVED
SEP 26 2016
CITY OF BRADENTON
PLANNING DEPT.

Special Use Application

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

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: 2710 East Manatee Avenue, LLC

Owner Address: 13127 Bridgeport Crossing Telephone: (210) 535-6233

Name of Agent: Christopher McGill

Agent Address: 5622 Cloverleaf Run Telephone: (210) 535-6233

Owner/Agent Email: Chris3733@Gmail.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 2710 East Manatee Ave

Parcel ID: 115891 0059 Acreage: .64

Zoning District: Urban Commercial Corridor *click to view Zoning map

Future Land Use: Urban Commercial *click to view FLU map

Ward #: 5 *click to view Ward map

Neighborhood #: 7.05 *click to view Neighborhoods map

DESCRIPTION (REQUIRED)

Indicate Type of Special Use Request:

(Special Use) Special Use-Amendment Special Use - Dock

Provide a brief description of the propose land use activity: Demo old and dated Carwash and build a New, up to date, car wash.

MATERIALS FOR REVIEW (REQUIRED)

- **Special Use**
  - Special Use Application Fee: **$1,820**
  - Notarized Agent Authorization Form, if applicable
  - Letter of Request
  - Review Criteria (see page 2 for Special Use Review Criteria)
  - Twenty(20) copies of Site Plan to scale (see page 2 for Special Use Site Plan requirements)
  - Property Survey signed & sealed within the last 3 years
  - One (1) electronic copy in pdf format of Application and all required support materials
- **Special Use Permit - Amendment**
  - Special Use Amendment Application Fee: **$1,070**
  - Notarized Agent Authorization Form, if applicable
  - Letter of Request
  - Review Criteria (see page 2 for Special Use Amendment Review Criteria)
  - Twenty (20) copies of Site Plan to scale (see page 2 for Special Use Amendment Site Plan requirements)
  - Property Survey signed & sealed within the last 3 years
  - One (1) electronic copy in pdf format of Application and all required support materials
- **Special Use Permit - Dock**
  - Special Use Dock Application Fee: **$420**
  - Notarized Agent Authorization Form, if applicable
  - Letter of Request
  - Thirty (30) copies of Plot Plan to scale & One (1) electronic copy in pdf format of Application and all materials
  - Property Survey signed & sealed within the last 3 years

CITY STAFF ONLY

Application Fees:
Fee Required: **$1,820** (Special Use)
$1,070 (Special Use-Amendment)
$420 (Special Use-Dock)

FEE COLLECTED: $ 1820.00

RECEIPT #: 006646-0002

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐

SU
APPLICATION #: 163961

REVIEW DATES - TO BE COMPLETED BY CITY STAFF

CITY COUNCIL: 12/14/16

PLANNING COMMISSION: 11/9/16

DRC: 10/11/16

RECEIVED
SEP 26 2016
CITY OF BRADENTON
PLANNING DEPT

bradenton

Agent Authorization Form

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

AGENT AUTHORIZATION — REQUIRED

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 2710 East Manatee Avenue, LLC

I, Christopher McGill, the registered property owner(s) of the above noted property, do hereby authorize

Christopher McGill — Print Name of Agent

MB3 Companies — Company Name

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

Signature of Owner(s)

5632 Cloverleaf Run 34211 — Owner(s) Address (if different than property above)

Signature of Agent

13127 Bridgeport Crossing 34211 — Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 22 day of Sept 2016

produced FL DL respectively, as

as identification and who did (did not) take an oath:

Signature

Pamela Winchell, Notary Public
Print Name

PAMELA WINCHELL
Notary Public, State of Florida
Commission# EE 85ub75
My comm. expires Nov. 12, 2016

State of Florida
My Commission Expires: 11/12/16

SU. 16. 3961

LETTER OF REQUEST

2710 East Manatee Avenue LLC is requesting a Special Use Permit for Parcel ID Number 1158910059 located at 2710 Manatee Avenue East. The current zoning for the parcel is Urban Commercial Corridor and the Future Land Use is Urban Commercial Corridor.

The previous use of the site was a self service car wash. The site included four bays for self service washing and a fifth bay for automated washing. The site also included vehicle vacuum stations. The old building still exists on the site but was inoperable and closed. The existing site includes one entrance/exit along the ingress/egress easement at the northeast end of the property and one entrance/exit along the southwestern ingress/egress easement of the property. The old building will be demolished. The perimeter area surrounding the building was asphalt.

The proposed use of the site is a fully automated car wash with vacuum facilities which will replace a dated and older technolgy in a car wash. The site will include entrances and exits only on the southern ingress/egress easement and the northeast entrance will be closed and curbed. The new building will replace the old building(old building will be demolished). The site will include pay stations at the new entry located at the southeast corner of the site. The vacuum stations will be located centrally within the site and will include an oversized drive aisle and oversized parking spaces. The asphalt areas onsite will remain within the asphalt boundaries of the previous site. Total impervious area decreases when compared to the old site and the pervious area increases. The proposed site will utilize existing water and sewer services provided to the site which are adequate for the new operation.

Findings of Fact Responses

1. **Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.**
   Ingress and egress to the property are provided via two driveway access locations within the ingress and egress easement at the south end of the property and provide a safe slow speed entry into the site. The old access at the northeast corner near Manatee Avenue has been closed/eliminated which prevents a higher speed/quick turn entry into the site. Traffic flow control is provided with a counter-clockwise direction through the pay stations to the car wash building. Adequate radii within the site and 2-lane entry and exit to the site are provided from the ingress/egress easement to the south. The vacuum station drive aisle and parking spaces are oversized for pedestrian safety. Emergency access is located at the southwest driveway with a 24 foot width opening. A handicap accessible vacuum station is also provided.
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.**
   Offstreet parking is located centrally within the site and the building is located as as far north as practical and away from nearby buildings to reduce the effects listed above. The vacuum station drive aisle and parking spaces are oversized for ease of manuevering vehicles within the site.
3. **Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.**
   The Location and design of refuse and service areas are easily accessed and available via the southwest driveway with exit via the southeast driveway, and the dumpster sizing has been designed per City of Bradenton code and will be screened. The dumpster has been located in the middle western portion of the property to reduce visibility from surrounding properties.
4. **Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.**
   Water and Sewer and power utilities are currently provided to the site and will be utilized for the car wash. The sizes provided are adequate and compatible with the surrounding properties.
5. **Screening, buffering or separation of any nuisance or hazardous feature of the use.**
   A 10 foot wide perimeter landscape buffer on the north, east, and southern boundaries and a 15 foot wide perimeter landscape buffer on the west has been provided and all will be landscaped and in conformance with the approved PDP.
6. **Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.**

Signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties will adhere to the City of Bradenton code requirements. A lighting photometric will be submitted to engineering for review which will be designed to prevent lighting splash and glare to adjacent streets and surrounding properties. The signage for the property will be maintained at the current location previously permitted along Manatee Avenue. Signage on the building facing Manatee Avenue will be reviewed and approved by City of Bradenton reviewers.

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.**

The proposed car wash use is the same as the current use and is acceptable per Manatee County Code and per the PDP and will not adversely affect the surrounding properties.

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

The land is adequate for the proposed car wash. The building and parking were designed to decrease the amount of pervious area and the building size is approximately the same size as the existing structure on the site.

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

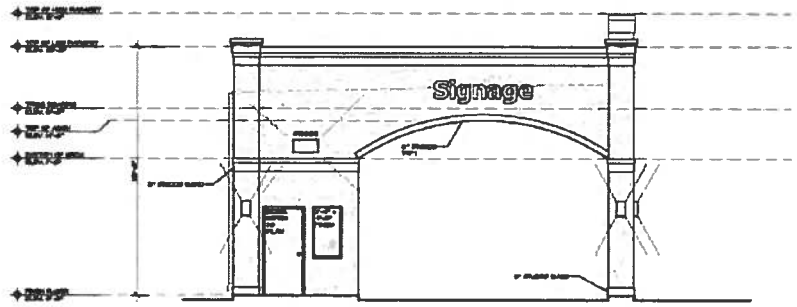
The car wash is compatible and appropriate with adjacent properties. Currently there is an existing car wash on the site. Proposed hours will open in the mornings and close in the evenings with on-site attendants during open hours. This will not be a 24 hour car wash as the previous car wash was.

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

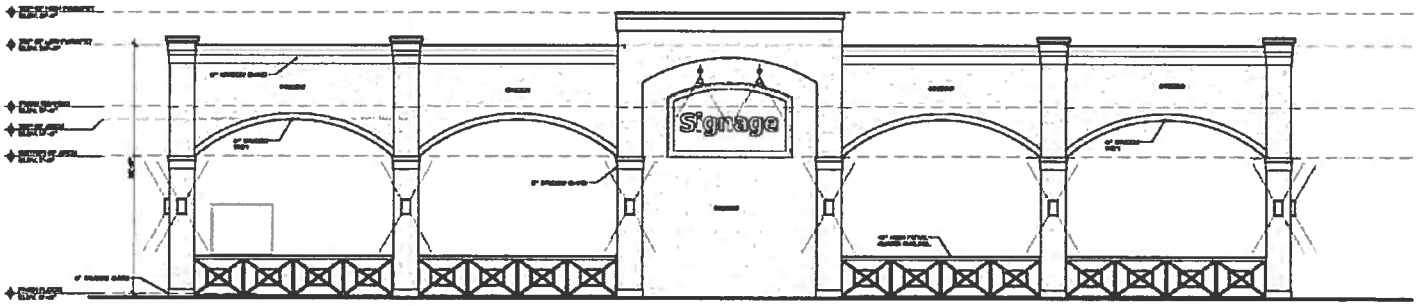
As previously mentioned, the existing use of the land is for a car wash. Quality will only be enhanced by the type of car wash, a new building, the modern look, landscaping and the attendants on-site during operations to monitor activities.

11. **Consistency with the City of Bradenton Comprehensive Plan.**

This site is consistent with the City of Bradenton Comprehensive Plan.



LEFT ELEVATION



FRONT ELEVATION

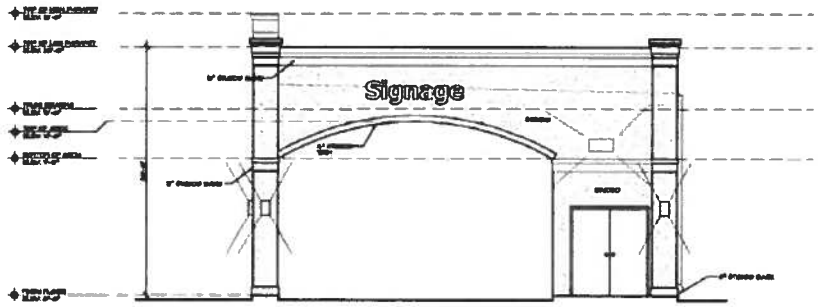
ELEVATION NOTES:

ARCHITECTONICS

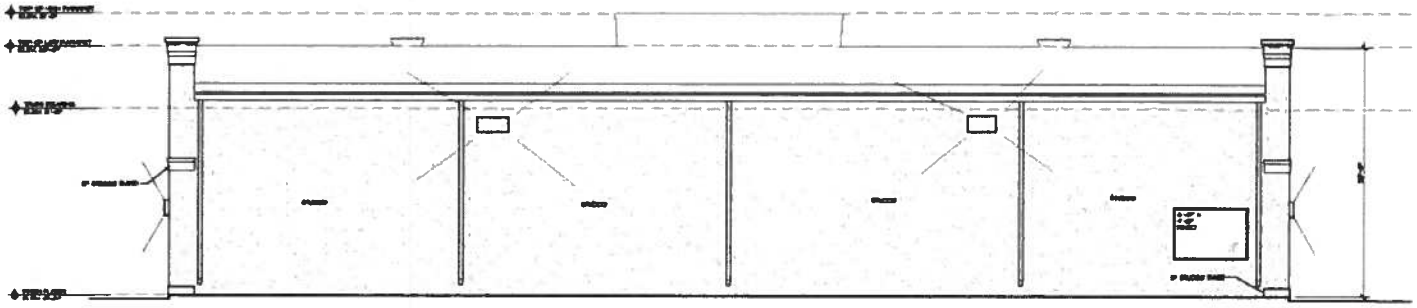
Super Suds
New Construction
2710 E. Manatee Ave
Bradenton, Florida

Elevations

a2.1



RIGHT ELEVATION



REAR ELEVATION

ELEVATION NOTES:

ARCHITECTONICS

Super Suds
New Construction
2710 E. Manatee Ave
Bradenton, Florida

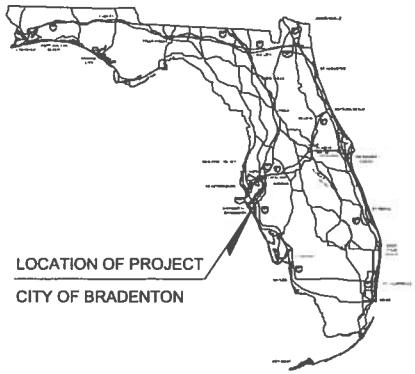
Elevations

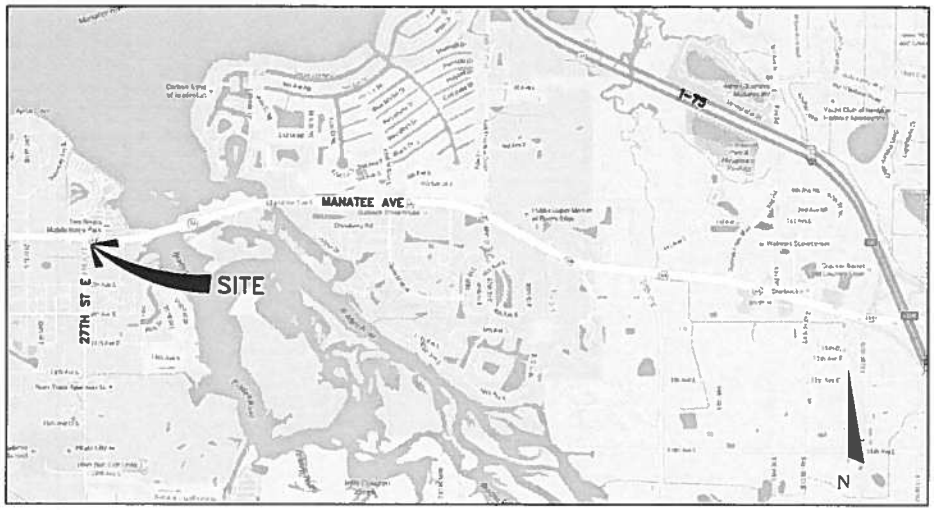
a2.2

SITE DEVELOPMENT PLANS

FOR

2710 EAST MANATEE AVE. LLC
2710 EAST MANATEE AVENUE
BRADENTON, FLORIDA 34208





LOCATION MAP

SECTION 29 TOWNSHIP 34S RANGE 18E

INDEX OF DRAWINGS

	COVER SHEET
~~C-0.02~~	~~GENERAL NOTES & SPEC.~~
~~C-1.01~~	~~EXISTING CONDITIONS~~
C-1.02	SITE PLAN
~~C-1.03~~	~~GRADING AND DRAINAGE~~
C-1.04	UTILITY PLAN
~~C-1.05~~	~~EROSION CONTROL~~
~~C-1.06~~	~~EROSION CONTROL DETAILS~~
~~C-5.01-5.02~~	~~DETAILS~~

PRPDP-99-07:
THE FOLLOWING STIPULATIONS PER CITY COUNCIL APPROVAL HAVE BEEN ADDED TO THE FINAL SITE PLAN:

1. THE PROPERTY SHALL BE SECURED AFTER HOURS IF ANY NUISANCES SHOULD DEVELOP
2. TWO ADDITIONAL TREES SHALL BE INSTALLED ON THE EAST AND WEST SIDES ADJACENT TO THE BUILDING, AND A GROUPING OF AT THREE TREES SHALL BE INSTALLED ON THE NORTH SIDE OF THE BUILDING.
3. THE RENDERING SUBMITTED INDICATES THE TYPE OF BUILDING TO BE CONSTRUCTED AT THIS LOCATION.
4. USE GOOD PLANTING TOP SOIL AND MULCH TREES AND SHRUBS WITH 3" ORGANIC MATERIAL WITHIN 24" RADIUS
5. USE FULL DRIP IRRIGATION SYSTEM FOR ALL LANDSCAPING
6. ⟶ DIRECTION OF ONE WAY TRAFFIC PAINTED ON PAVEMENT

PROPERTY OWNER:
2710 EAST MANATEE AVE. LLC

ENTITY RESPONSIBLE FOR MAINTENANCE, INCLUDING ALL ON-SITE FACILITIES SUCH AS PARKING AREAS, PIPES, INLETS SIDEWALKS BUILDING, AND LANDSCAPED FACILITIES.

2710 EAST MANATEE AVE. LLC

INTENDED USE:
CAR WASH
ZONING:
UCC

NOTE:
ALL HANDICAP RAMPS (TACTILE SURFACE AREAS) WILL BE TEXTURED IN ACCORDANCE WITH FLORIDA ACCESSIBILITY CODE SECTION 4.29.2 "DETECTABLE WARNINGS ON WALKING SURFACES." SAW CUTTING GROOVES IS NOT ACCEPTABLE.

THE FACILITIES COMPLY WITH ALL APPLICABLE STANDARDS INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS."

ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE, F.A.C. (FLORIDA STATUTES, SECTIONS 553.501-553.513).

CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC.

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THE WATER AND SEWER SERVICE WILL BE PROVIDED BY
WATER: CITY OF BRADENTON PUBLIC UTILITIES
SEWER: CITY OF BRADENTON PUBLIC UTILITIES

THE POWER SERVICE WILL BE PROVIDED BY
FLORIDA POWER AND LIGHT

THE TELEPHONE SERVICE WILL BE PROVIDED BY
VERIZON

SOLID WASTE WILL BE PROVIDED BY
CITY OF BRADENTON PUBLIC WORKS

PLANS PREPARED BY:

Fisher Engineering
CIVIL ENGINEERING CONSULTANTS

1817 PINYON PINE DRIVE SARASOTA, FLORIDA 34240
CELL: 941-822-9731 OFFICE: 941-203-8565
EMAIL: gfisher@fisherengr.com WEB: fisherengr.com

REVISIONS:

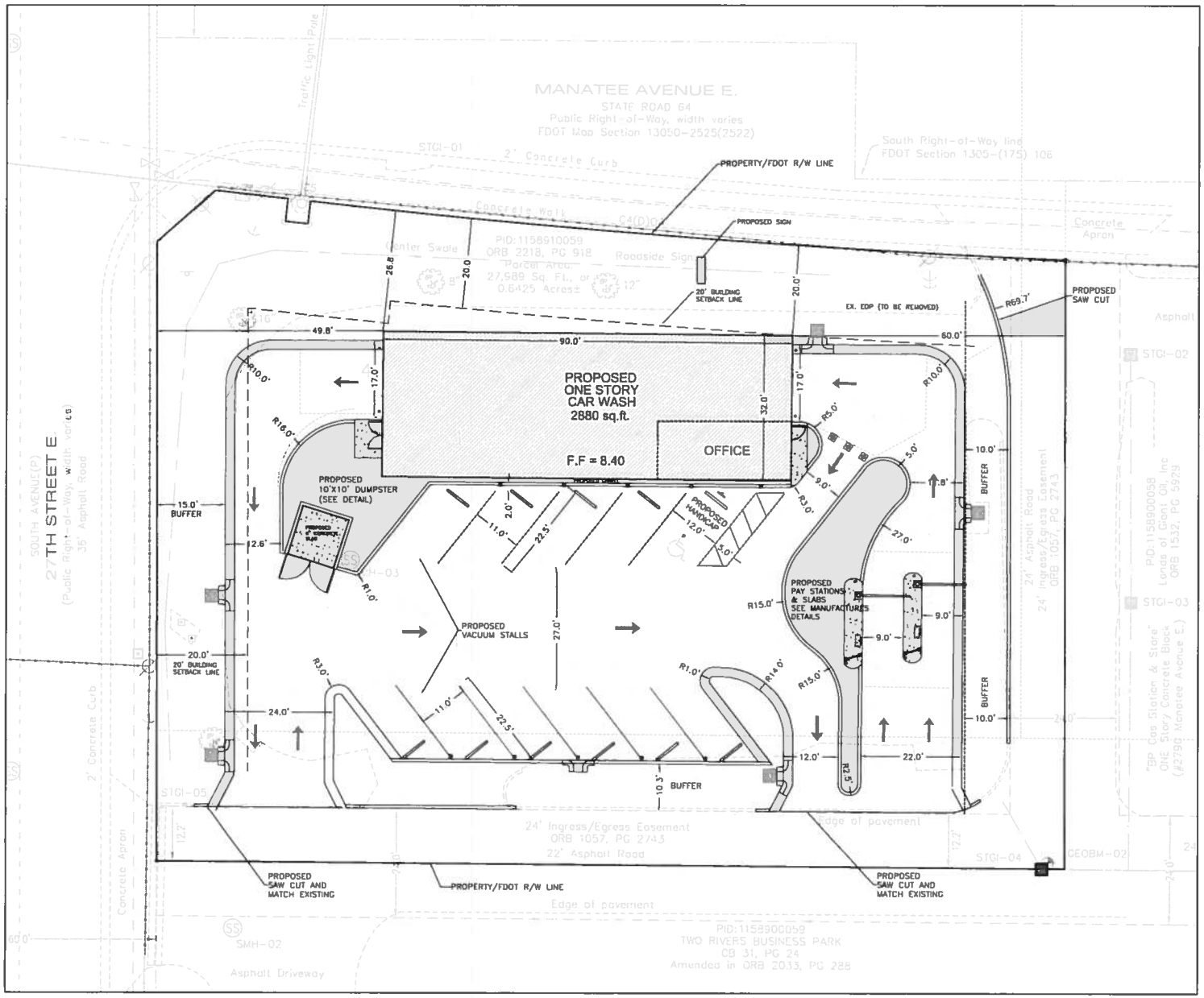
DATE	DESCRIPTION	BY

ENGINEER'S CERTIFICATE OF COMPLIANCE:

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", AS APPLICABLE, AS ADOPTED BY THE FLORIDA DEPT. OF TRANSPORTATION PURSUANT TO SUBSECTIONS 336.045(1) AND (4) FLORIDA STATUTES.

X DATE

ROBERT G. FISHER P.E.
FLORIDA, LIC. NO. 58839
C.A. NO. 31896



PROJECT SITE SUMMARY

PROJECT ZONING - UCC

TOTAL SITE AREA 27,989 S.F. (0.6425 AC.)

IMPERVIOUS AREA

TYPE	EXISTING	%	PROPOSED	%
BUILDING COVERAGE	2,349 S.F.	8 %	2,880 S.F.	10 %
ASPHALT/CONCRETE PAVEMENT	16,640 S.F.	59 %	15,719 S.F.	56 %
TOTAL IMPERVIOUS	18,989 S.F.	67 %	18,599 S.F.	66 %
PERVIOUS AREA				
LANDSCAPE AND OPEN SPACE	9,187 S.F.	33 %	9,390 S.F.	34 %

VEHICLE STACKING:

LEFT PAY STATION ENTRY TO PAY STATION GATE ARM:
48 FEET, 2 VEHICLES
RIGHT PAY STATION ENTRY TO PAY STATION GATE ARM:
50 FEET, 2 VEHICLES
PAY STATION TO EAST FACE BUILDING ENTRANCE:
83 FEET, 3 VEHICLES

TOTAL= 7 VEHICLES

PARKING CALCULATIONS

REQUIRED: SCHEDULE: 4.1.4.1 AUTOMOBILE ON-SITE PARKING SPACE: REQUIREMENTS

Automotive Uses
1.5 per person employed on the premises plus spaces as required for offices, retail sales area and other plus facilities plus 1 for 4500 sq. ft. of vehicle sales display area

Offices
1 per 250 sq. ft. of building floor area*
* Excluding that square footage utilized for restrooms, hallways, stairwells and storage areas

2 EMPLOYEES X 1.5 SPACES	= 3 SPACES
170 SQUARE FOOT OFFICE / 250 SQ. FT. = .68 SPACES	= 1 SPACE
2880 SQ. FT. VEHICLE AREA / 4500 SQ. FT. = 0.64 SPACES	= 1 SPACE
ADA PARKING (FOR 1-100, 1 FOR EACH 25 SPACES)	= 1 SPACE
REQUIRED SPACES TOTAL	= 6 SPACES
PROVIDED SPACES = 10 SPACES + 1 ADA SPACE	= 11 SPACES

LEGEND

- DENOTES HANDICAP PARKING
- TRAFFIC CIRCULATION (NOT FOR PAINTING)
- DENOTES ASPHALT PAVEMENT
- DENOTES CONCRETE
- DENOTES PROPERTY LINE

Scale: 1" = 10

Fisher Engineering
CIVIL ENGINEERING CONSULTANTS
1617 PATTON PHILLIPS SARASOTA, FLORIDA 34239
PHONE: (941) 955-7400 FAX: (941) 955-7401
EMAIL: gfisher@fisherengineering.com WEB: fisherengineering.com

SITE PLAN

CAR WASH

2710 EAST MANATEE AVE. LLC
2710 EAST MANATEE AVENUE
BRADENTON, FLORIDA 34208

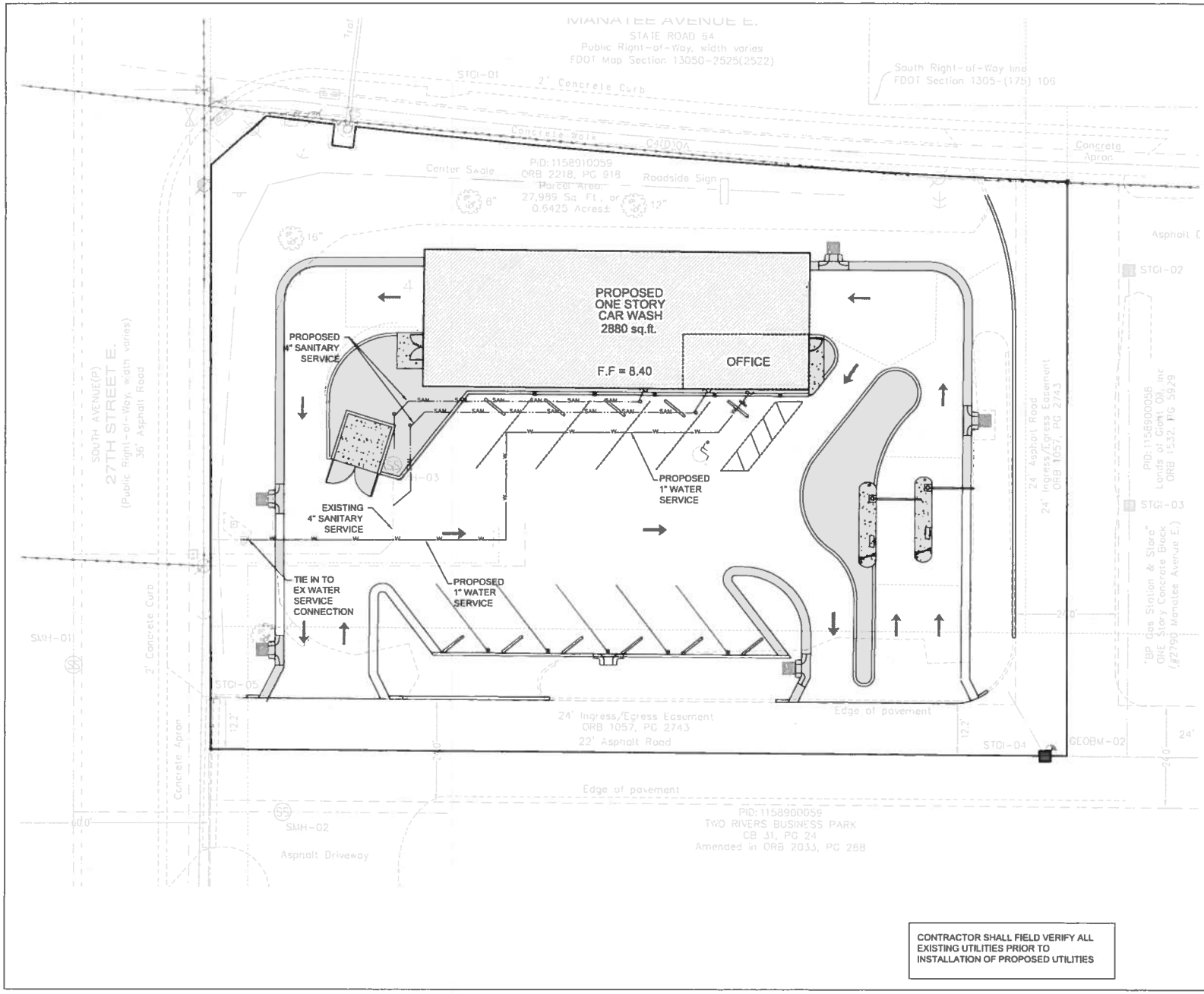
Revisions:

10-12-16	REV CLIMB TAST SEW
09-16-16	ADD BUFFERS
08-17-16	2 BUILDING ADDITION

ROBERT G. FISHER P.E.
FLA. LIC. NO. 58839
C.A. NO. 31808
DATE

Date:	
Scale:	SHOWN
Drawn By:	MSP
Checked By:	RGF
Project #:	16-0003

SHEET C1.02



CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES

Scale: 1" = 10

Fisher Engineering
CIVIL ENGINEERING CONSULTANTS

UTILITY PLAN

CAR WASH

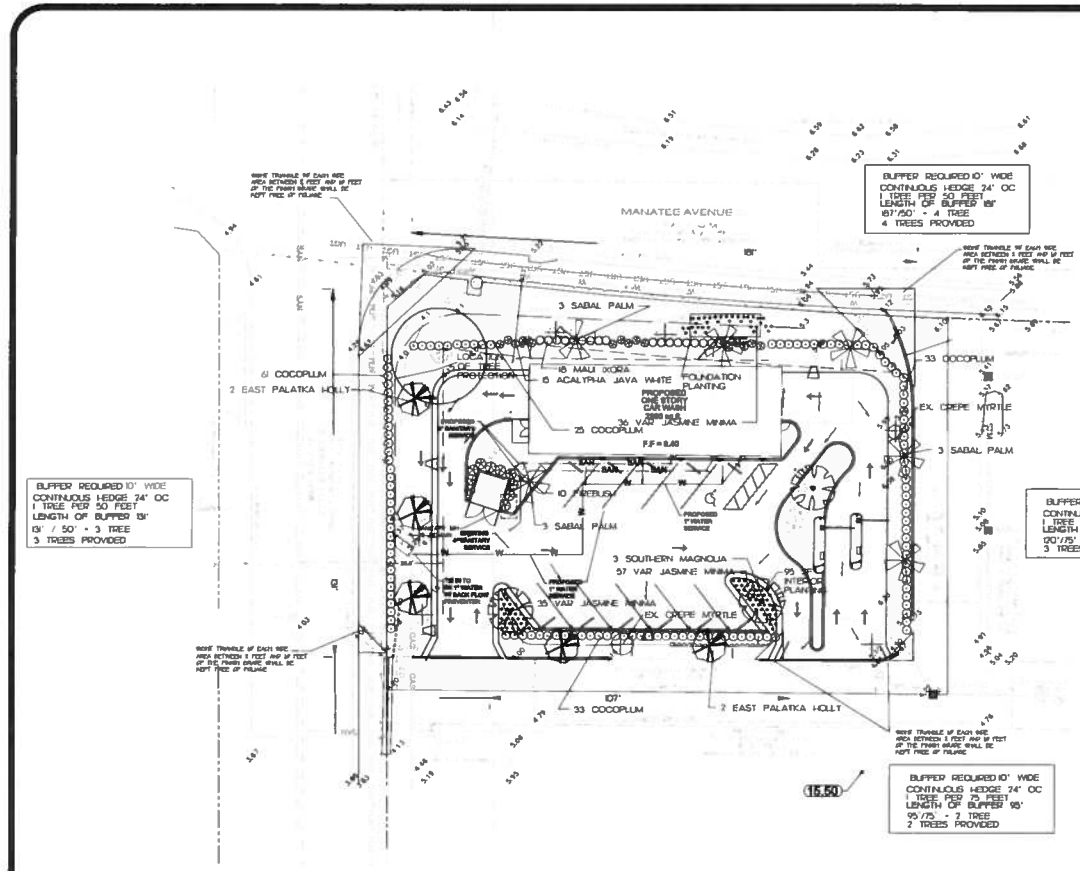
2710 EAST MANATEE AVE. LLC
2710 EAST MANATEE AVENUE
BRADENTON, FLORIDA 34208

Revisions:

ROBERT G. FISHER P.E.
FLA. LIC. NO. 58839
C.A. NO. 31606
DATE:

Date:	
Scale:	SHOWN
Drawn By:	MSP
Checked By:	RGF
Project #:	16-0003

SHEET C1.04



SCALE 1" = 20'

FOUNDATION PLANTING
REQUIRED 100 SF PLANTING PER 600 SF BUILDING
TOTAL AREA OF BUILDING 2857 SF
2857 SF / 600 SF X 100SF = 476 SF
700 SF PROVIDED

INTERIOR PLANTING
REQUIRED 10 SQARE FEET PER 500 SF NON PARKING
TOTAL AREA OF PAVED AREA NOT PARKING
7000 / 500 X 10 = 142 SQ FT PLANTING
REQUIRED 10 SF PER SPACE NOT ADJACENT TO BUFFER
5 PARKING SPACES X 10 SF = 50 SF LANDSCAPE AREA REQUIRED
95 SQ FT PROVIDED

TREE REMOVAL PROTECTION

NO. OF TREES	DBH	REPLACEMENT RATIO	SIZE	NO. REQUIRED	NO. PROVIDED
5 OAK	8" - 36"	4 : 1	2"	20	0 LIVE OAK
2 CREPE MYRTLE	MULTI STEM	1 : 1	2"	2	2 MAGNOLIA
7 SABAL PALMS		1 : 1	2"	7	5 HOLLY, 1 MAGNOLIA

PAYMENT FOR FUTURE TREE POPULATION REINOURSHMENT FOR
21 TREES NOT PLANTED ON SITE TOTAL $4,200.00

6 SABAL PALMS
AROUND EXIST
BUILDING TO BE
RELOCATED ON SITE

TREES TO BE REMOVED
1 OAK 8" DBH
3 OAK 12" DBH
1 OAK 15" DBH
2 CREPE MYRTLE MULTI STEM SHRUB FORM
7 SABAL PALMS

MATERIAL LIST

Quantity	Symbol	Scientific Name	Common Name	Planting Size
102		Trachelospermum VAREGATA	VAR JASMINE MINIMA	1 GAL
10		Hamelia patens	FIREBUSH	7 GAL
15		Acalypha JAVA WHITE	ACALYPHA JAVA WHITE	3 GAL
18		Ixora MALI	MALI IXORA	3 GAL
157		Chrysobalanus icacco	COCOPLUM	3 GAL 24" HGT
5		Ilex attenuata "Fosteri"	EAST PALATKA HOLLY	2" DBH 10' x 4
3		Magnolia grandiflora	SOUTHERN MAGNOLIA	2" DBH 10' X 4'
23			SHEDDED ORGANIC MULCH	CU YD

GENERAL NOTES

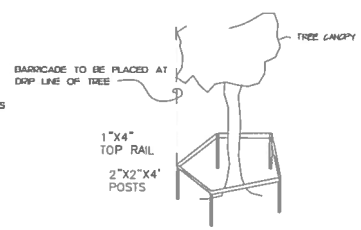
1. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS PER FLORIDA DEPARTMENT OF AGRICULTURE REVISED. PLANTS SHALL BE FREE OF DISEASE, INSECTS PESTS, AND/OR INJURIES
2. ALL PLANTING AREAS SHALL HAVE A 3" TO 4" LAYER OF SHREDDED ORGANIC MULCH. MULCH SHALL NOT BE IN CONTACT WITH THE BARK OF TREES OR SHRUBS. ALL TREES SHALL HAVE A MINIMUM 4' DIAMETER OF MULCH
3. WORK SHALL PROGRESS IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS OF THE INDUSTRY
4. AN ADEQUATE IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING ALL PLANT MATERIALS
5. ALL DISTURBED AREAS WITHIN LANDSCAPE BUFFERS AND IN LANDSCAPE ISLANDS IN THE PARKING LOT SHALL BE SODDED WITH EITHER ARGENTINE BAHIA OR ST. AUGUSTINE FLORATAM SOD. SOD SHALL BE OF GOOD QUALITY AND INSTALLED WITH EDGES FIRMLY TOGETHER SO AS TO FORM A CONTINUOUS SURFACE. ACTUAL QUANTITY OF SOD REQUIRED TO COVER DISTURBED AREAS MAY VARY AND SHALL BE DETERMINED AT THE COMPLETION OF CONSTRUCTION
6. ALL PLANTED TREES SHALL BE PLANTED BEYOND THE TOP OF SLOPE OF DRAINAGE SWALES OR DITCHES. TREES SHALL NOT BE PLANTED ON THE BERM SLOPES OR THE BOTTOM OF SWALES, DITCHES OR RETENTION AREAS
7. ALL NOXIOUS TREES AND PLANTS SHALL BE REMOVED FROM SITE AT TIME OF DEVELOPMENT PER MANATEE COUNTY CODE. THE TERM NOXIOUS SHALL NOT BE LIMITED TO BRAZILIAN PEPPER (SCHINUS AURTALIAN PRECAUSANNA (PP)) AND MELALEUCA (MELALEUCA (PP))
8. LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN AN MANNER TO MEET CITY CODES AND IN A NEAT (FREE OF LITTER AND DEBRIS) AND HEALTHY CONDITION.
9. NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED. THE TREE PROTECTIVE BARRIER SHALL CONSIST OF NEW OR USED WIRED OR CHAINLINK FENCE MINIMUM 4 FOOT HEIGHT LOCATED AT THE TREE DRIPLINE.
10. THERE ARE NO TREES PROPOSED TO BE PLANTED WITHIN 8 FEET OF ANY MUNICIPAL UTILITIES. CONTINUED MAINTENANCE WITH IN THE DRIP LINE OF ANY PLANTED OR PRESERVED TREES SHALL BE COMPLETED WITH HAND TOOL AND A PLAN WHICH STRIKE TRIMMERS, WEEDWACK, EDGERS OR EQUIVALENT EQUIPMENT SHALL NOT BE UTILIZED AT THE BASE OF ANY TREE OR SHRUB

TREE PROTECTION

HEAVY EQUIPMENT IS NOT ALLOWED WITHIN BARRICADE, HAND LABOR ONLY
PROTECT SOIL FROM COMPACTION
PROTECT ABOVE GROUND PORTIONS OF TREE FROM MECHANICAL DAMAGE
NO STOCKPILING OF MATERIAL (SOIL ETC.) IS ALLOWED WITHIN BARRICADE
CONSTRUCTION PERSONNEL ARE TO BE INSTRUCTED ON BARRICADE PROTECTION AND ENFORCED BY SITE GENERAL CONTRACTOR
ALL BARRICADES TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
BARRICADES MUST BE PLACED AT THE ACTUAL DRIPLINE OF THE TREE
ALL BARRICADES TO BE ERECTED PRIOR TO CONSTRUCTION OR CLEARING ACTIVITIES
USE OF ORANGE SAFETY FENCE ENCOURAGED AROUND BARRICADES.

Construction barricades. All trees subject to a tree removal permit (see section 2.2.3(a)) shall be protected by an approved barrier placed so as to prevent damage to the tree from construction related activities and excavation. The following activities are specifically prohibited within the barricaded area: Vehicular and pedestrian traffic, storage of construction materials, placement of excavated materials, and any activities that may disturb the root system within the barricaded area.
Barricade construction. The barricade shall be a wooden or chain link fence placed at the dripline of the tree unless a smaller area is determined acceptable by the PCD director.
Barricade placement. Barricades shall be placed prior to any land alteration and shall be removed after the certificate of use for the project is issued administrative approval is granted.

IRRIGATION PLAN TO BE PROVIDED WITH THE SITE IMPROVEMENT APPLICATION



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REVISIONS
8.18.2006
9.20.2006
10.12.2006
10.13.2006
10.18.2006

TERRESCAPE INC.
YVONNE R. HALL
Landscape Architect
FL REG NO. LA0666048
FL REG NO. LA0001573
2258 Grove Street Sarasota, Florida 34239
Ph 941-952-9123
Fax 941-954-7463

2710 EAST MANATEE AVE LLC
2710 EAST MANATEE AVENUE
CITY OF BRADENTON FLORIDA

SCALE
1" = 20'

DATE
07.30.2006

JOB NUMBER

SHEET
LA-1

LUMINAIRE SCHEDULE

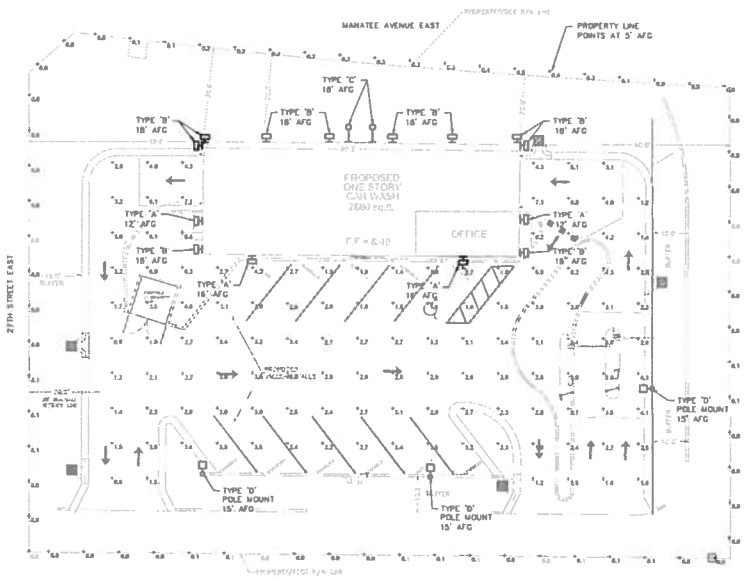
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Mounting
	A	4	LITHONIA	CSXW LED 30C 700 40K TFTM	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	CSXW_LED_30C_700_40K_TFTM.ies	Absolute	0.97	80	WALL MOUNT
	B	10	LITHONIA	OLWX1 LED 13W 40K DDB	13W 4000K LED WALL PACK	LED	OLWX1_LED_13W_40K_DDB.ies	Absolute	0.97	14	WALL MOUNT
	C	2	RAB	GNLED13NACB	CAST FINNED METAL HOUSING ONE CIRCUIT BOARD WITH ONE LED 5PIN 52W SPECULAR METAL REFLECTOR FROSTED FLAT GLASS LENS IN CAST BLACK PAINTED METAL TRIM AND FORMED WHITE PAINTED METAL REFLECTOR BELOW LENS. LENS FACETED SIDE UP	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED) WITH LEDS ARRANGED IN AN ARRAY OF THREE LINEAR ROWS. VERTICAL BARS-UP POSITION.	rab0NC43.ies	Absolute	0.97	15.2	WALL MOUNT
	D	5	LITHONIA	DSX0 LED 20C 1000 40K T3M MVOLT HS	DSX0 LED 20C 1000 40K T3M MVOLT HS DDBXD	LED	DSX0_LED_20C_1000_40K_T3M_MVOLT_HS_DDBXD.ies	Absolute	0.97	73	POLE MOUNT ON 10 POLE pole-PCO SS5-15-5-0-0-0

NOTES:
1. ANY ALTERNATE FIXTURE PACKAGES SHALL INCLUDE PHOTOMETRIC REPORTS DOCUMENTING: TOTAL DOWNWARD EFFICIENCY, PERCENTAGE OF UPLIGHT (FOR SITE FIXTURES), ETC. (REPORT SHALL BE EQUAL TO A BASIC PHOTOMETRIC TOOLBOX REPORT). POINT BY POINT PHOTOMETRIC CALCULATION FOR THE ENTIRE SITE.

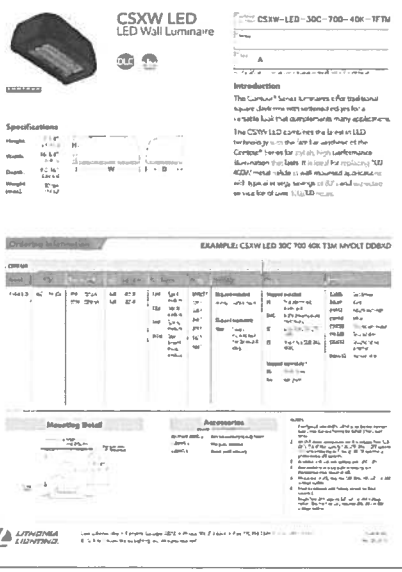
STATISTICS

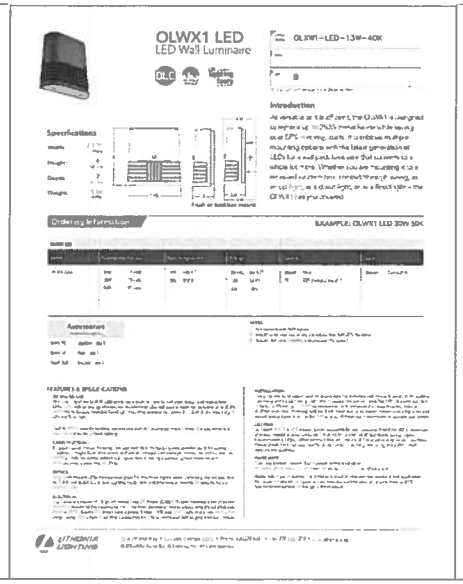
Description	Symbol	Avg	Max	Min	Max/Min
Parking Area	+	1.1 fc	6.4 fc	0.0 fc	1.6:1
Property Line @ 5' AFG	+	0.1 fc	0.5 fc	0.0 fc	N/A

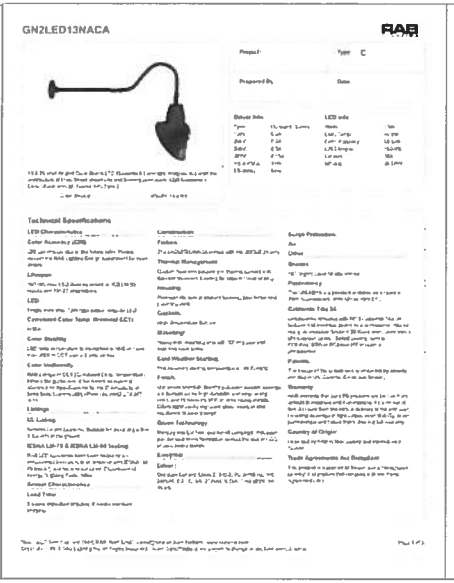
NOTES:
1. EXTERIOR LIGHTING HAS BEEN DESIGNED TO COMPLY WITH CITY OF BRADENTON LAND USE REGULATION, ORDINANCE 2913, CHAPTER 7.0 – LIGHTING.
2. PROPERTY LINE POINTS ARE TAKEN AT 5' ABOVE FINISHED GRADE, SPACED AT 10 FOOT INTERVALS IN ACCORDANCE WITH ORDINANCE 2913 – 7.9.3.
3. ALL FIXTURES ARE FULL CUTOFF IN COMPLIANCE WITH DARK-SKY ORDINANCE.
4. LIGHT SPILL DOES NOT EXCEED 0.2 FOOT-CANDLES ON ADJACENT PROPERTY LINE AND 1.5 FOOT-CANDLES ON STREET RIGHT-OF-WAY IN ACCORDANCE WITH ORDINANCE 2913 – 7.2.3.

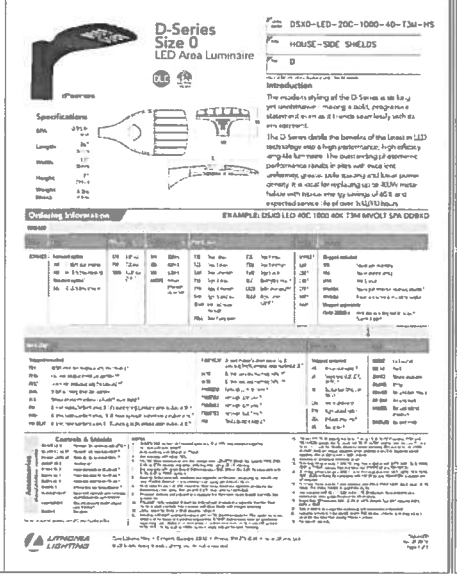


Photometric Plot
SCALE: 1/16" = 1'-0"









ENGINEERING MATRIX, INC.
CONSULTING ENGINEERS

SEAL:

DRAWING PHASE: Permit Documents
ISSUE DATE: 10-10-2018
EPI JOB NO. 16-0676

DRAWING REVISIONS

SUPER SUDS NEW CONSTRUCTION

2710 E. Manatee Ave.
Bradenton, FL

DRAWN BY: DMK CHECKED BY: DMK

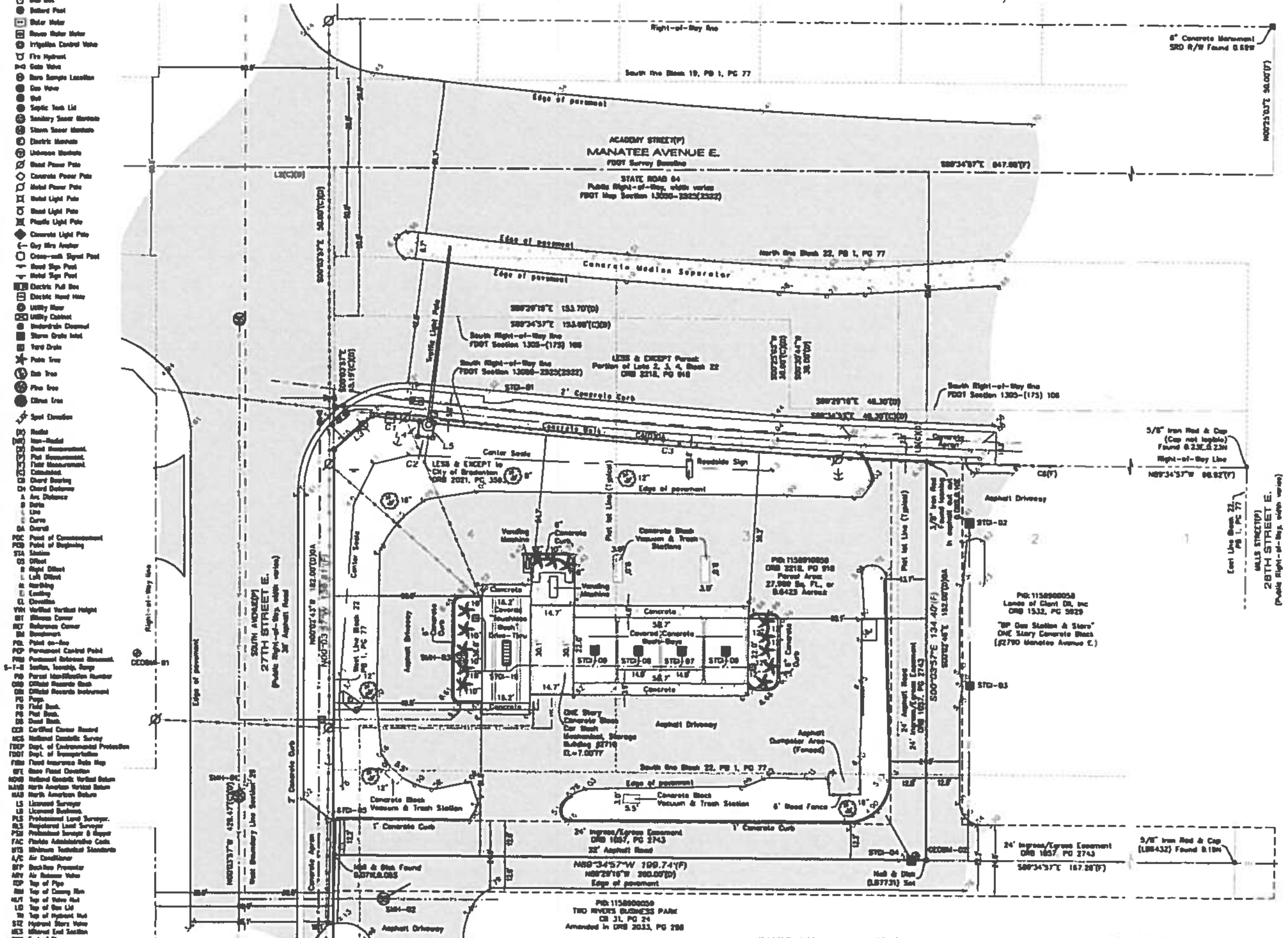
DRAWING TITLE: LIGHTING PHOTOMETRIC PLAN

SCALE: AS NOTED

DRAWING NUMBER: E1

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 29, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.



CURVE	RADIUS	ARC	CHORD	CH BEARING	DELTA
C1	2355.83'(F)	18.00'(F)	18.00'(F)	S83°14'37"E	0°26'16"
C2	2355.83'(F)	5.01'(F)	5.01'(F)	S83°29'58"E	0°07'18"
C3	2355.83'(F)	186.53'(F)	186.48'(F)	S85°35'05"E	4°32'13"
C4	2355.83'(F)	187.52'(F)	187.47'(F)	S85°19'45"E	4°33'38"
C5	2355.83'(F)	5.00'(F)	5.00'(F)	S83°28'56"E	0°07'18"
C6	2355.83'(F)	81.12'(F)	81.12'(F)	S82°33'48"E	1°58'23"

LINE	BEARING	DISTANCE
L1	S89°23'33"E	30.00'(F)
L2	S88°34'57"E	30.00'(F)
L3	N48°31'18"E	17.20'(F)
L4	S00°33'43"W	5.00'(F)
L5	N08°26'25"E	5.00'(F)
L6	S00°03'57"E	17.60'(F)

SANITARY

SMH-01
EL=4.03'RIM

SMH-02
EL=4.43'RIM
EL=1.58'INV W(8"PVC)
EL=1.65'INV E(8"PVC)
EL=1.93'INV NE(4"PVC)

SMH-03(Sump & Cleanout)
EL=6.78'RIM

STORM

STDI-01
EL=5.22'RIM CP
EL=5.02'TOP BOX

STDI-02(FULL OF MUD)
EL=5.45'RIM
EL=±3.45'INV S(8"PVC)

STDI-03
EL=5.02'RIM
EL=3.27'INV N&S(8"PVC)

STDI-04
EL=4.22'RIM
EL=2.28'INV E(10"PVC)
EL=2.32'INV NW(8"PVC)

STDI-05(FULL OF DIRT)
EL=4.20'RIM

STDI-06(FULL OF WATER)
EL=6.41'RIM

STDI-07
EL=6.33'RIM
EL=4.89'INV S(4"PVC)

STDI-08
EL=6.44'RIM
EL=4.81'INV S(4"PVC)

STDI-09
EL=6.43'RIM
EL=4.73'INV S(4"PVC)

STDI-10
EL=6.34'RIM
EL=4.59'INV S(4"PVC)

BENCHMARKS

CEOBM-01
NGS FDEP MONUMENT C350 2002
EL=4.80'(NAVD88)

CEOBM-02
NE CORNER INLET
EL=4.24'(NAVD88)

SURVEYOR'S REPORT

1. SURVEY TYPE: This map represents a Boundary & Topographic Survey (per Minimum Technical Standards, Chapter 5J-17, FAC), depicting visible, above ground, and permanently fixed improvements, and surface spot elevations only. Ownership of fences and/or any other improvements shown hereon has not been determined as a part of this survey.

2. DESCRIPTION: The Parcel Description, shown hereon, has been provided by the Client.

3. BEARING BASIS: Bearings shown hereon are based on Florida Department of Transportation Right-of-Way Map Section 13050-2523(2322). Reference line being the West Line of Section 29-34S-18E, with a Bearing of N.00°03'57"W.

4. UTILITIES/UNDERGROUND LOCATIONS: Underground utility locations and identifications shown hereon are based on visible above ground appurtenances and compiled record data, and do not necessarily constitute all underground utilities and or foundations. No subterranean excavation was made to locate or identify underground utilities for this survey.

5. TITLE COMMITMENT: This map has been prepared without the benefit of a Commitment for Title Insurance, or Title Policy Opinion. The survey shown herein is subject to those exceptions, covenants, conditions and restrictions of record that a subsequent title search may disclose. There may or may not exist easements of record, or by claim, that affect the parcel shown hereon.

6. FLOOD ZONE: The parcel described herein appears situated in Flood Zone AE (EL 7), per Flood Insurance Rate Map (FIRM) 12081C0307E, Map Effective Date March 17, 2014. Information shown hereon is subject to topographic verification and has been scaled from said map.

7. SURVEY ACCURACY STANDARD: The survey shown hereon has a classified expected use of "SUBURBAN" (per MTS, Chapter 5J-17,FAC). The minimum relative distance error for this classification of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure exceeded this requirement.

8. STATE ROAD RIGHT OF WAYS: State Road 64 Right-of-way lines, as shown herein, reference the Florida Department of Transportation Right-of-Way Map Section 13050-2523(2322).

9. EASEMENTS: There may or may not exist other Easements of record affecting the Parcel described herein, that have not been provided by the Client, nor are personally known of by the undersigned, and therefor have not been included as a part of this survey. Survey references the following Easements of Public Record:

1) 24' Ingress/Egress Easement, ORB 1037, PG 2743

10. SURVEY MAP REFERENCES:

1) Subdivision Plat of DR JC Pelot's Addition, PB 1, PG 77
2) Condominium Plat of Two Rivers Business Park, CB 31, PG 24
3) Amendment to Condominium Plat of Two Rivers Business Park, ORB 2033, PG 288
4) FDOT Right-of-Way Map Section 13050-2523(2322).
5) FDEP Certified Corner Record 107948
6) FEMA NFIP FIRM 12081C0307E, March 17, 2014.
7) Corrective Warranty Deed, ORB 2218, PG 918

11. SURVEY LIMITATIONS: Boundary Surveys by no means represent a determination on whether properties will or will not flood. The land within the boundaries of this Boundary Survey may or may not be subject to flooding and or standing water.

12. SURVEY VALIDITY NOTICE: Not valid without the original signature and embossed seal of a Professional Land Surveyor. Reuse of this survey for any purpose other than intended, without written authorization of the undersigned Professional Land Surveyor, will be solely at the risk of the user without liability to the undersigned. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

13. TREE LOCATIONS: Tree locations and identifications shown hereon have been obtained by utilizing adequate methods for accuracy. However, the undersigned professional land surveyor and this firm reserve the right to review and verify the locations and identifications of any trees that may potentially be critical to the design of buildings, structures or roadways. The design professional shall notify this firm of any such potential for verification prior to finalizing their design.

14. ELEVATION REFERENCE: The survey elevations shown hereon reference the North American Vertical Datum of 1988 (NAVD). Reference Published NGS FDEP Monument PID:DE8653, Designation C350 2002, Published Elevation of 4.80 feet.

GRAPHIC SCALE 1" = 20' (U.S. Survey Feet)

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(provided by Client)

PARCEL DESCRIPTION

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S 89°29' 16" E, ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4, 30.0 FEET; THENCE N 00°02'43"E, PARALLEL TO THE WEST LINE OF SAID SECTION 29, AND 30.0 FEET EASTERLY THEREFROM (ALSO BEING THE EAST R/W OF 27TH STREET EAST), 194.30 FEET FOR A P.O.B.; THENCE CONTINUE N 00°02'43" E, ALSO BEING THE WEST LINE OF BLOCK 22, "DR. J.C. PELOTS" ADDITION TO THE TOWN OF MANATEE, AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 182.00 FEET TO THE INTERSECTION WITH THE SOUTH R/W OF SAID STATE ROAD #64 (SECTION NO. 1305-(173) 108); THENCE S89°29'16"E, ALONG THE SOUTHERLY R/W OF STATE ROAD 64, 153.70 FEET; THENCE S 00°30'44" W, ALONG SAID SOUTHERLY R/W, 30.00 FEET; THENCE S 89°29'16" E, ALONG SAID SOUTHERLY R/W, 46.30 FEET; THENCE S 00°02'46" E, 152.00 FEET; THENCE N 89°29' 16"W, PARALLEL TO THE SOUTH R/W OF STATE ROAD #64, 200.00 FEET TO THE P.O.B., LYING AND BEING IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

LESS AND EXCEPT:

THOSE PORTIONS OF LOTS 2, 3 AND 4, BLOCK 22, PELOTS ADDITIONS TO THE TOWN OF MANATEE, SECTION 29, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 0°03'57" WEST, 428.47 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE SURVEY LINE OF STATE ROAD 64; THENCE SOUTH 88°34'57" EAST, 30.00 FEET ALONG SAID SURVEY LINE; THENCE SOUTH 0°03'57" EAST, 50.00 FEET TO THE EXISTING R/W LINE (PROJECT 1305-108) FOR A POINT OF BEGINNING; CONTINUE THENCE SOUTH 0°03'57" EAST 43.19 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE NORTH 48°31'18" EAST 17.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 2355.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 83°02'36" EAST, RUN EASTERLY ALONG SAID CURVE, 187.52 FEET THROUGH A CENTRAL ANGLE OF 4°33'38" TO THE END OF SAID CURVE; THENCE NORTH 0°03'57" WEST 17.60 FEET TO SAID EXISTING R/W LINE; THENCE NORTH 88°34'57" WEST, 46.30 FEET ALONG SAID EXISTING R/W LINE; THENCE NORTH 0°25'03" EAST, 30.00 FEET ALONG SAID EXISTING R/W LINE; THENCE NORTH 88°34'57" WEST, 153.68 FEET ALONG SAID EXISTING R/W LINE TO THE POINT OF BEGINNING;

ALSO LESS AND EXCEPT:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S 89°29' 16" E ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4, 30 FEET; THENCE N 00°02'43" E PARALLEL TO THE WEST LINE OF SAID SECTION 29, AND 30 FEET THEREFROM (ALSO BEING THE EAST RIGHT OF WAY LINE OF 27TH STREET EAST) 194.30 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE CONTINUE N00°02'43"E, ALSO BEING THE WEST LINE OF BLOCK 22, "DR. J.C. PELOTS ADDITION TO THE TOWN OF MANATEE" AS RECORDED IN PLAT BOOK 1, PAGE 77, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 138.81 FEET TO A POINT, SAID POINT BEING THE EAST RIGHT OF WAY LINE OF 27TH STREET EAST AND THE CORNER OF A TRIANGULAR PIECE OF LAND DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION; THENCE N 48°37'58" E A DISTANCE OF 17.20 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 64, ALSO KNOWN AS MANATEE AVENUE EAST; THENCE EAST ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 2355.83 FEET FROM A TANGENT BEARING OF S83°02'36"E, A DISTANCE OF 18 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE EAST ALONG THE AFOREMENTIONED CURVE, A DISTANCE OF 5 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 64, A DISTANCE OF 5 FEET; THENCE WEST PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 64, A DISTANCE OF 5 FEET; THENCE NORTH PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 64, A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION.

Map of BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:

2710 East Manatee Avenue, LLC
Stuart Title Company
Stuart Title Guaranty Company

SITE ADDRESS:
2710 MANATEE AVENUE E., BRADENTON, FLORIDA 34208

DATE: 5/5/2016
PROJECT NO.: 160003
SEC 29 TWP 34 S RGE 18 E
PARCEL ID: 1138910000

	REVISION	DRAWN	DATE
1	Update Boundary, Add Topographic Survey	DC	6/23/16
2.			
3.			
4			

L:\Geosurv Company\Company Work Drive\Projects\160003\160003_BTS.dwg

SURVEYOR'S CERTIFICATE

May 6, 2016
Field Survey Date

Harold C. Ross, Jr.
Professional Surveyor and Mapper

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info@geosurveygroup.com

SHEET NO. 1 of 1