

Development Master Plan: TOMMY'S CAR WASH

13000 S. Tamiami Trail North Port, FL 34287
Case Number: DMP-23-081

Applicant Info

Shumaker, Loop & Kendrick LLP, on
behalf of South Biscayne Church Inc

Engineer of Record (EOR): Zachary Komninos, P.E.

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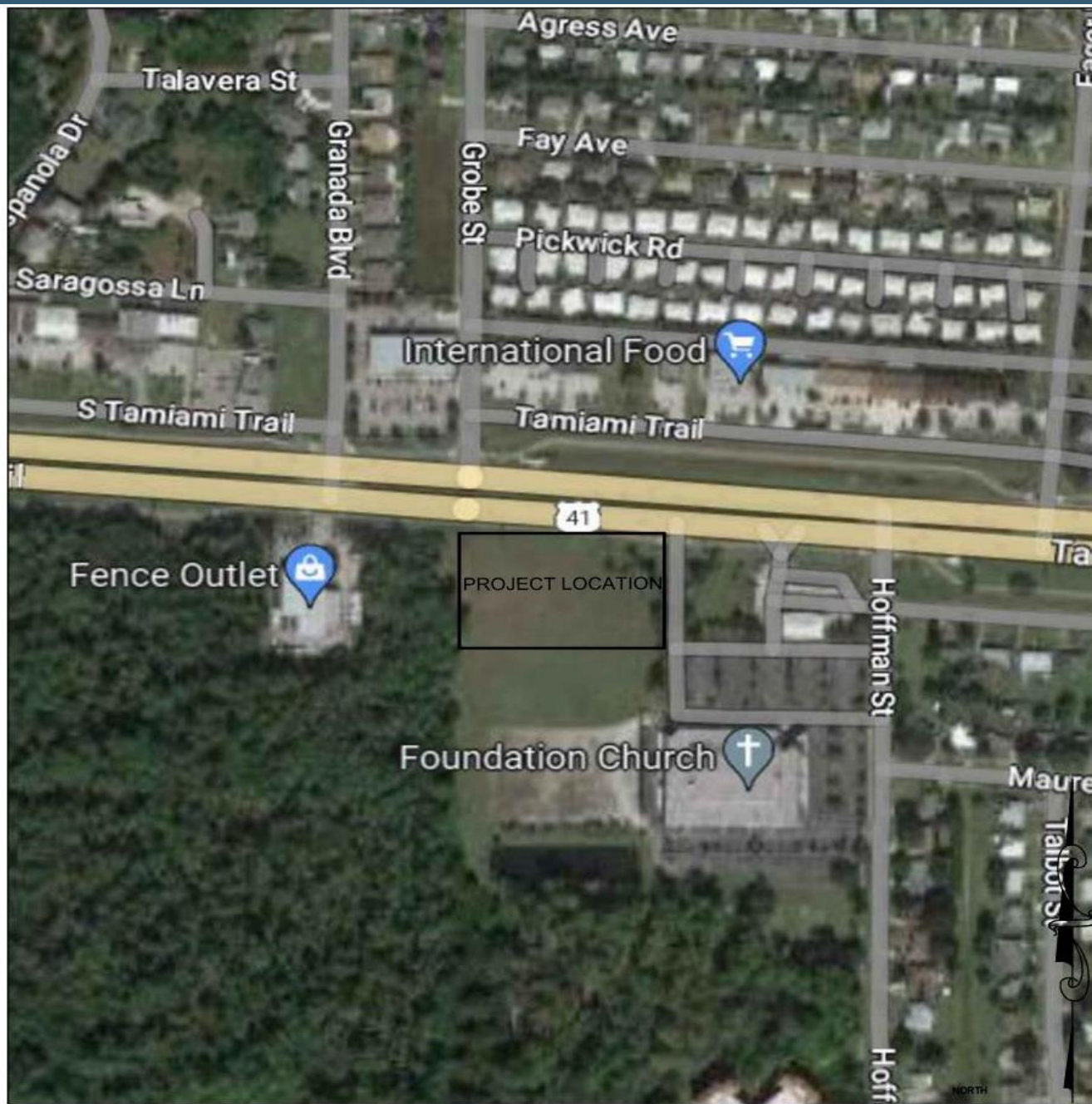
Email: zkomninos@bowman.com

Phone: 321-255-5434

The logo for Bowman, featuring the word "Bowman" in a bold, dark green, sans-serif font. The text is set against a white rectangular background, which is itself on a dark green horizontal bar.

Overview

- The site is being subdivided and located off South Tamiami Trail
- 2.09-acre site, with requested modifications
- Currently zoned Commercial General (CG) with future land use classification Activity Center (TDR Receiving Zone-Except AC-3)
- No overlay district
- 5,315 square foot automated car wash with 19 vacuum stalls



**Bowman
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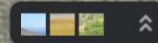
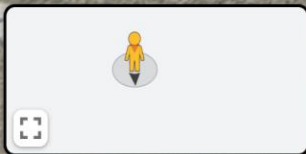
AERIAL MAP

TOMMY'S CAR WASH

13000 S. TAMIAMI TRAIL
NORTH PORT, FL, 34287.

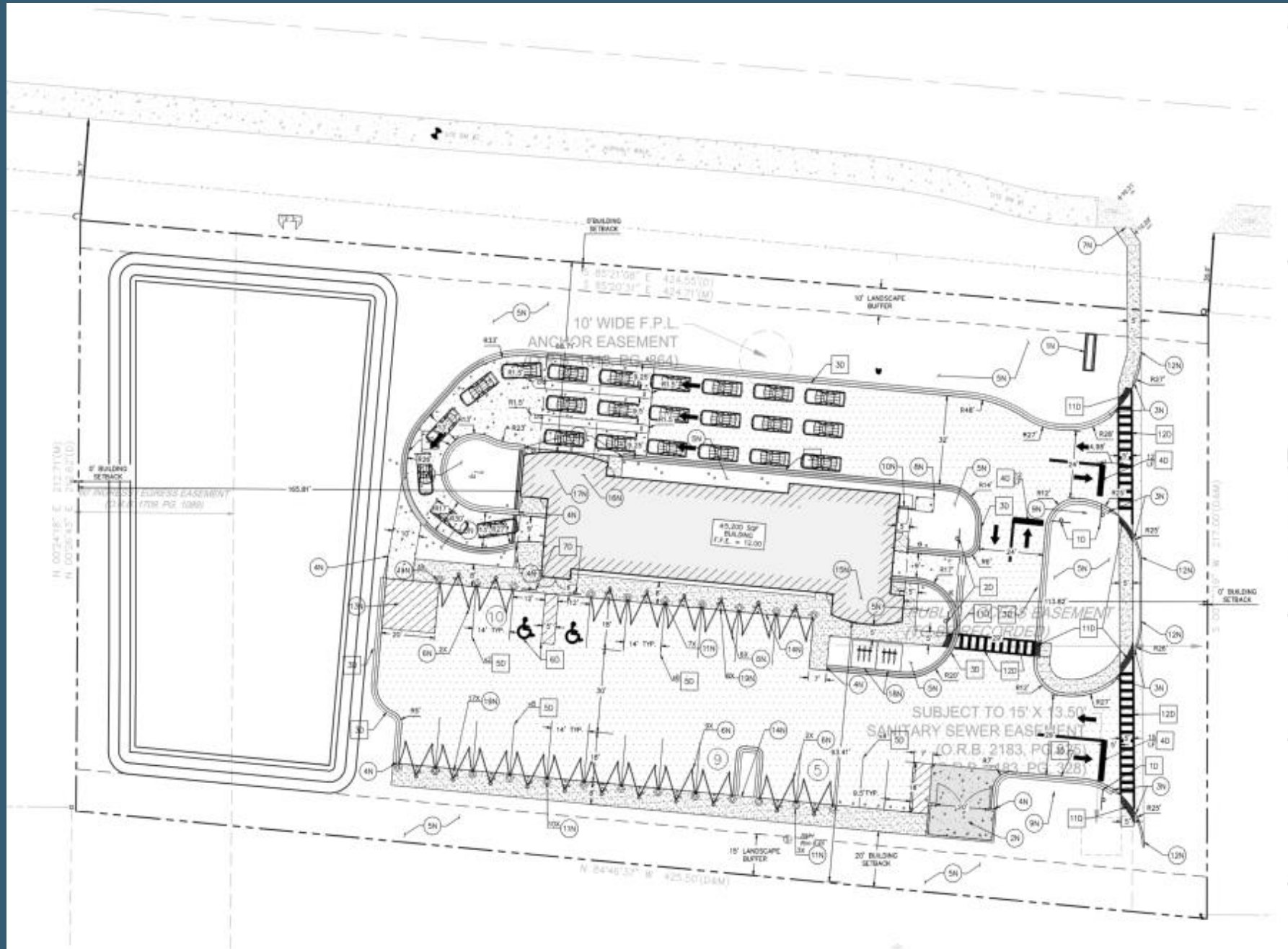
NOT TO SCALE

3/21/2023

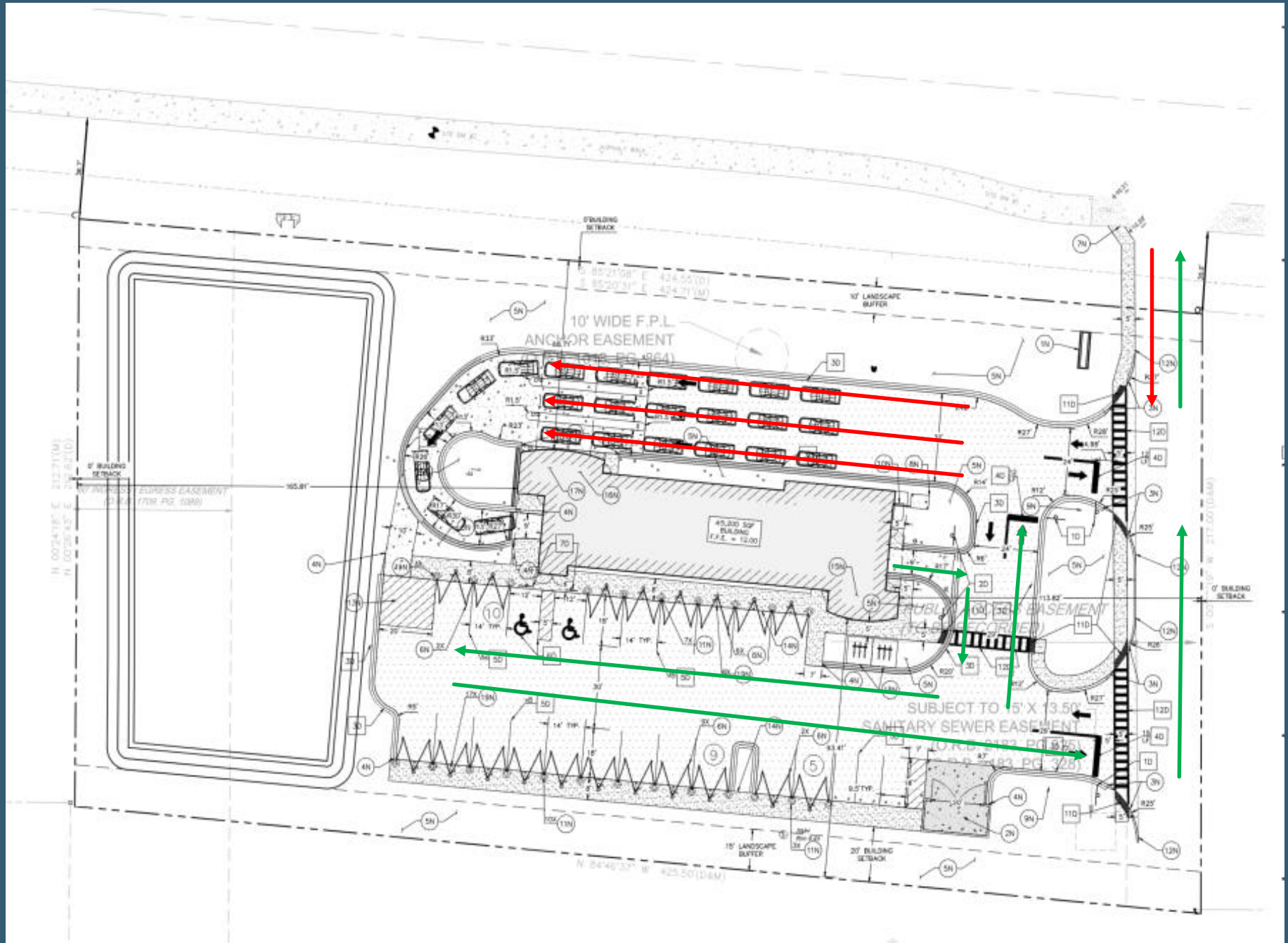


Street View – Facing South From S. Tamiami Trail

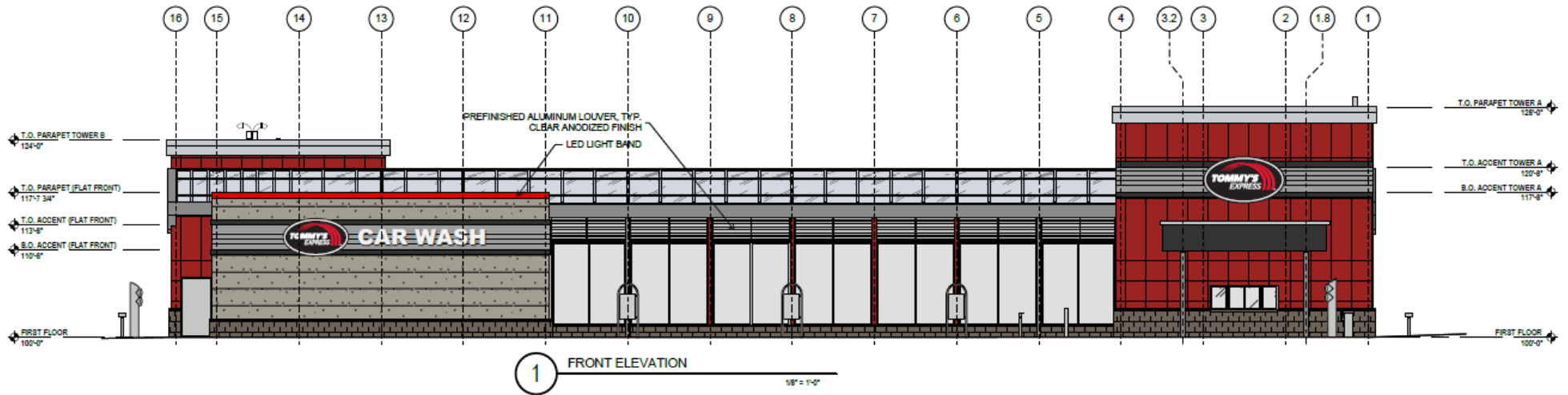
Development Master Plan



Circulation Plan

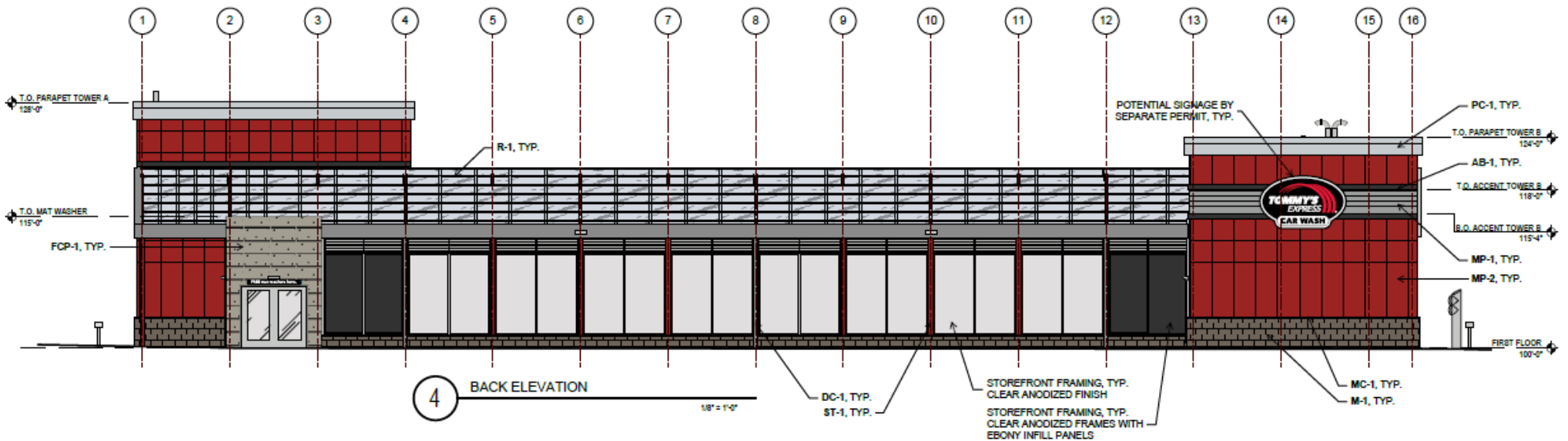


Elevations



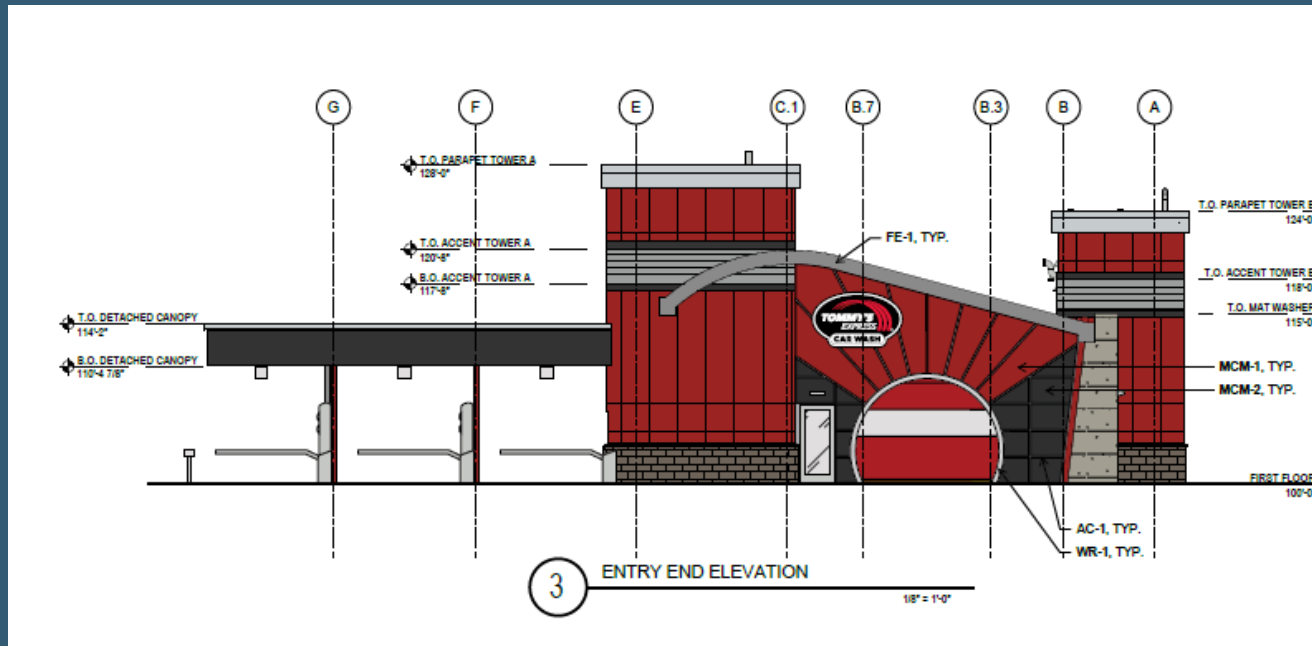
View from Tamiami Trl

Elevations



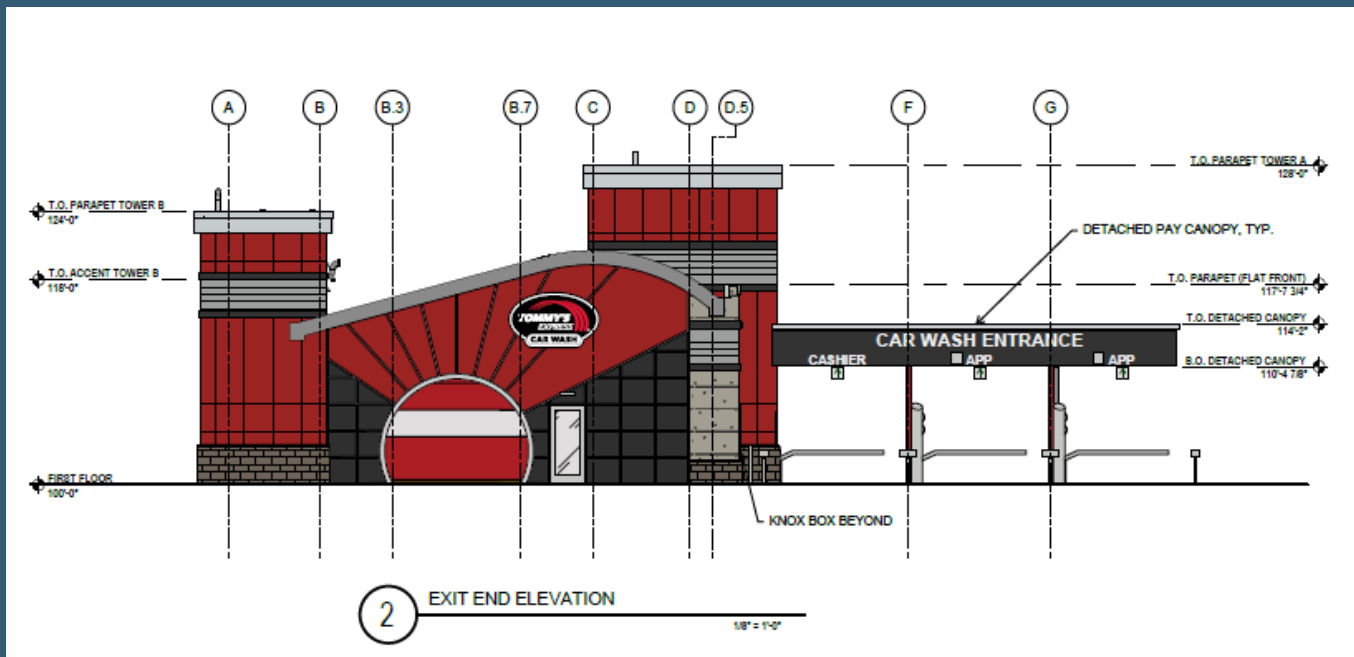
View from back (internal)

Elevations



View from East side

Elevations



View from internal exit

Modification Requests (6)

- ULDC Sec. 21-8.C
- ULDC Sec. 37-41.B
- ULDC Sec. 55-6 - Removed
- Urban Design Pattern Book (UDPP), Pg. 29
- Urban Design Pattern Plan, Pg. 31
- Urban Design Pattern Plan, Pg. 31 (2)

Modification Request 1

- ULDC Sec. 21-8.C
 - Use of curbs and wheel stops

- Applicant Request – Staff Supports
 - Removal of curbs and wheel stops as it has been a tripping hazard
 - The site provides bollards at each stall, vacuum and standard

Modification Request 2

- ULDC Sec. 37-41.B
 - Bike paths be required in all non-residential subdivisions and along all waterways to provide aesthetic quality and pedestrian amenities.
- Applicant Request – Staff Supports
 - Removal of bike path around pond, does not fit the Carwash use and is not intended to be an attraction for pedestrians
 - Site provides internal sidewalk circulation and connection to existing sidewalk along Tamiami and 2 bike racks

Modification Request 3

- ULDC Sec. 55-6
 - Required Bicycle or Pedestrian Amenity 0-20,999—one (1) bike rack, one (1) bench
- Applicant Request – Removal of Modification Request
 - Will provide bench on site next to bike racks

Modification Request 4

- Urban Design Pattern Book (UDPP), Pg. 29
 - Planters shall be placed along sidewalks and entryways

- Applicant Request – Staff Supports
 - Removal of planters, does not fit the Carwash use
 - Site is providing entire landscape plan per code

Modification Request 5

- Urban Design Pattern Plan, Pg. 31
 - Trash Receptacles shall be placed at all door entries and next to each pedestrian bench.
- Applicant Request – Staff Supports
 - Removal of receptacles at specified locations
 - Site is providing 19 vacuum stalls, each providing a trash can and employee staff is on site to assist

Modification Request 6

- Urban Design Pattern Plan, Pg. 31 (2)
 - Walking trails shall be incorporated around pond areas and within all developments to provide pedestrian amenities and transition to sidewalk areas
- Applicant Request – Staff Supports
 - Removal of walking trail around pond, does not fit the Carwash use and is not intended to be an attraction for pedestrians
 - Site provides internal sidewalk circulation and connection to existing sidewalk along Tamiami and 2 bike racks

Final Thoughts

- Substantially consistent with the Land Development Regulations
- Modifications do not jeopardize health, safety or welfare of the public
- Staff recommends approval