

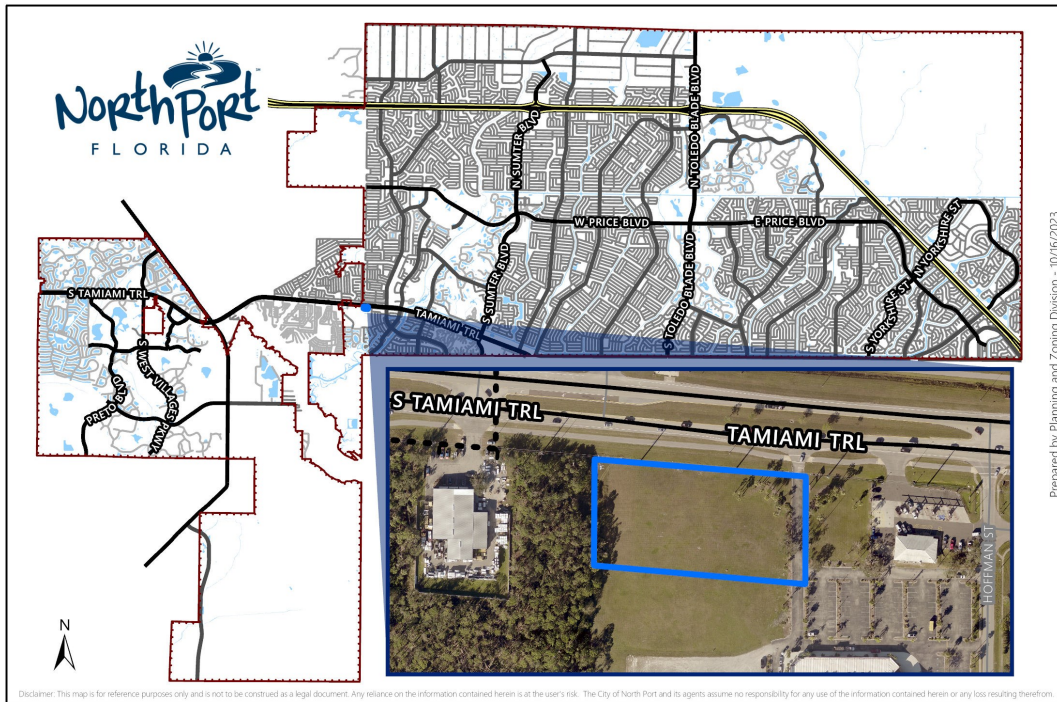


STAFF REPORT

Fellowship Replat (Tommy's Carwash US-41)

Development Master Plan

- From:** Carl Benge, AICP, Planner III
- Thru:** Hank Flores, AICP, CFM, Planning & Zoning Manager
- Thru:** Lori Barnes, AICP, CPM, Development Services Assistant Director
- Thru:** Alaina Ray, AICP, Development Services Director
- Thru:** Jason Yarborough, ICMA-CM, Assistant City Manager
- Thru:** A. Jerome Fletcher II, MPA, ICMA-CM, City Manager
- Date:** December 7, 2023



PROJECT: DMP-23-081, Fellowship Replat (Tommy's Carwash US-41)

REQUEST: To construct a 5,200 sf automatic carwash with vacuum stalls.

APPLICANT: Shumaker, Loop & Kendrick LLP (**Exhibit A—Warranty Deed and Affidavit**)

OWNERS: South Biscayne Church INC (**Exhibit A—Warranty Deed and Affidavit**)

LOCATION: S Tamiami Trail (Parcel ID 0997-05-0003)

PROPERTY SIZE: ± 2.097 acres

ZONING: Planned Community Development (PCD)

FUTURE LAND USE: Activity Center (Activity Center #1)

I. BACKGROUND & PROJECT SUMMARY

On March 28, 2023, the Planning & Zoning Division received a Development Master Plan petition from Shumaker, Loop & Kendrick LLP, on behalf of South Biscayne Church Inc, to construct a 5,200 square foot (sf) automatic car wash facility at 13000 S Tamiami Trail. Concurrent to the submittal of this petition, the applicant submitted a Subdivision Concept Plan, a Final Plat, and a Major Site and Development Plan petition.

The site is being subdivided. The original tract of land included the subject site (Parcel ID 0997-05-003), the church structure located at 13000 S Tamiami Trail (Parcel ID 0997-05-0001), and the future Arietto subdivision (Parcel ID 0997-05-0004/see DMP-22-060). The site has an "Activity Center" Future Land Use (FLU) designation, specifically located in Activity Center I and Planned Community Development (PCD) zoning designation.

The site will be accessed from two points on an existing drive aisle to the east and one point on a proposed access from US-41 on the western side of the property. The car wash is also proposed with eighteen (18) vacuum stalls and three (3) entrance lanes. Stormwater and other infrastructure will be provided on-site.

II. MODIFICATION OF REGULATIONS

Through the Development Master Plan process, applicant may request modifications of regulations in accordance with ULDC Sec. 53-118. The applicant is requesting six (6) modifications with their Development Master Plan.

Modification Request 1

ULDC Sec. 21-8.C

Use of curbs and wheel stops. All landscaped buffer areas and sidewalks adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of curbs and/or wheel stops.

Applicant Request

A modification request from ULDC Sec. 21-8.C, Use of curbs and wheel stops. The applicant wants to remove the wheel stops based on past developments and the potential tripping hazard on their sites. They do, however, provide bollards at each vacuum stall abutting any sidewalks.

Staff Response

The modification request is consistent with ULDC Sec. 53-112 and ULDC Sec. 53-118.B.(2). The applicant is seeking to remove the wheel stops from the site in order to remove the potential tripping hazard.

II. MODIFICATION OF REGULATIONS (Continued)

Per ULDC Sec. 53-112, all development within the Planned Community Development (PCD) district shall comply with all the parking and loading requirements of Chapter 53 and Chapter 25, unless otherwise modified in the Development Master Plan. Per ULDC Sec. 53-118.B.(2), the applicant is permitted to request any modifications to Chapter 25, Parking and Loading Regulations.

Staff understands the uniqueness of the applicant's use may require some modifications from the City's existing ULDC. Per ULDC Sec. 53-118.B.(2), the applicant can ask for a modification for anything found in Chapter 25.

Staff supports this modification request to remove the wheel stops.

Modification Request 2

ULDC Sec. 37-41.B

Bike paths shall be required in all non-residential subdivisions, in new residential subdivisions of more than ten (10) lots, and along all waterways to provide aesthetic quality and pedestrian amenities.

Applicant Request

A modification request from ULDC Sec. 37-41.B, Bike paths, bike lanes and bike rack. The applicant wants to remove the requirement to provide a bike path around the stormwater pond. The applicant believes the bike path is not applicable to a commercial carwash development.

Staff Response

The modification request is consistent with ULDC Sec. 53-115 and ULDC Sec. 53-118.B.(8). The applicant is seeking to remove the requirement of a bike path around the stormwater pond.

Per ULDC Sec. 53-115, all development that occurs within a PCD district shall be consistent with the local regulations, unless otherwise modified in the Development Master Plan. Per ULDC Sec. 53-118.B.(8), the applicant is permitted to request a modification from the Activity Center Design Regulations.

Staff understands that the unique use proposed does not attract a lot of bicycle uses. Due to the proposed uses dependency on cars, we an-

II. MODIFICATION OF REGULATIONS (Continued)

icipate the proposed use will not be visited by bicyclist. However, that does not mean those who work at the establishment do not arrive via bicycle. It is for this reason, staff would still like to see a bike rack on-site.

Staff supports this modification request to remove the requirement to provide a bike path around the stormwater pond. Staff does not support the request to remove the requirement to provide a bike rack on-site.

Modification Request 3

ULDC Sec. 55-6

Gross Floor Area of Structure(s) - Required Bicycle or Pedestrian Amenity
0-20,999—one (1) bike rack, one (1) bench

Applicant Request

A modification request from ULDC Sec. 55-6, the required bench requirement for the site is one (1). The applicant does not believe a bench is applicable to the commercial carwash due to the fact it is an automated carwash where customers will not be leaving their vehicles for their service.

Staff Response

The modification request is consistent with ULDC Sec. 53-115 and ULDC Sec. 53-118.B.(8). The applicant is seeking a modification from the requirement to provide a bench on-site.

Per ULDC Sec. 53-115, all development that occurs within a PCD District shall be consistent with the local regulations, unless otherwise modified in the Development Master Plan. Per ULDC Sec. 53-118.B.(8), the applicant is permitted to request a modification from the Activity Center Design Regulations.

Staff understands that the proposed carwash use does not have a real need for a bench on-site for customers. The customer using the carwash only leave the car to use the vacuum, not to wait for a service to be provided. Whereas staff understands the most customer will not use the bench, we would like to see one for employees on-site.

Staff does not support this modification request to remove the requirement to provide a bench on-site.

II. MODIFICATION OF REGULATIONS (Continued)

Modification Request 4

Urban Design Pattern Book (UDPP), Pg. 29

Planters shall be placed along sidewalks and entryways. Planters shall be made of concrete or of a material with similar appearance and shall be terra cotta in color. The planter shall have a maximum height of 2 ft. and have a rounded bowl shape.

Applicant Request

A modification request from UDPP Pg. 29, Planters. The applicant wants to remove the requirements to provide planters for the proposed carwash. The applicant does not believe they are applicable to a commercial carwash development.

Staff Response

The modification request is consistent with ULDC Sec. 53-115 and ULDC Sec. 53-118.B.(8). The applicant is seeking a modification from the requirement to provide planters on-site.

Per ULDC Sec. 53-115, all development that occurs within a PCD District shall be consistent with the local regulations, unless otherwise modified in the Development Master Plan. Per ULDC Sec. 53-118.B.(8), the applicant is permitted to request a modification from the Activity Center Design Regulations.

Staff understands that the applicant has the right to request this modification per the ULDC Sec. 53-118.B.(8). The planters called for in the UDPP were intended to promote a certain look to the site. Staff understands that these planters may not fit well with the proposed use.

Staff supports this modification request to remove the requirement to provide planters on-site.

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

A modification request from UDPP Pg. 31, Trash receptacles shall be placed at all door entries and next to each pedestrian bench. The applicant wants to request a modification to the location of the trash re-

II. MODIFICATION OF REGULATIONS (Continued)

ceptacles to allow them at each vacuum stall.

Staff Response

The modification request is consistent with ULDC Sec. 53-115 and ULDC Sec. 53-118.B.(8). The applicant is seeking a modification from the UDPP requirement for trash receptacle location.

Per ULDC Sec. 53-115, all development that occurs within a PCD District shall be consistent with the local regulations, unless otherwise modified in the Development Master Plan. Per ULDC Sec. 53-118.B.(8), the applicant is permitted to request a modification from the Activity Center Design Regulations.

Staff understands the unique nature of the proposed carwash use may influence the location of trash receptacles on-site. The applicant proposes to place trash receptacles by vacuum stalls where they will be utilized, rather than in the pedestrian area of the site. The applicant will provide more trash receptacles if allowed this modification than they are required to provided by our current code.

Staff supports this modification request to allow trash receptacles in vacuum stalls, rather than next to pedestrian bench.

Modification Request 6

Urban Design Pattern Plan, Pg. 31

Walking trails shall be incorporated around pond areas and within all developments to provide pedestrian amenities and transition to sidewalk areas. There shall be a continuous connection to allow pedestrian traffic to transition between all areas of the development. If all other requirements are met for pervious surface area, walking trails shall be impervious or of a surface to provide effective bicycling.

Applicant Request

A modification request from the UDPP, Pg. 31, walking trails shall be incorporated within all developments. The applicant does not believe a walking trail is applicable to a commercial carwash development.

Staff Response

The modification request is consistent with ULDC Sec. 53-115 and ULDC Sec. 53-118.B.(8). The applicant is seeking a modification from the UDPP requirements to provide a walking path around the stormwater pond.

II. MODIFICATION OF REGULATIONS (Continued)

Per ULDC Sec. 53-115, all development that occurs within a PCD District shall be consistent with the local regulations, unless otherwise modified in the Development Master Plan. Per ULDC Sec. 53-118.B.(8), the applicant is permitted to request a modification from the Activity Center Design Regulations.

Staff understands the proposed use for the site is not an attraction to pedestrians. The proposed use is based on servicing (wash/cleaning) automobiles with no other services offered for pedestrians. Increasing the pedestrian exposure on a site not focused on pedestrian use could create potential conflicts with customers on-site.

Staff supports this modification request to remove the requirement for a walking trail around the stormwater pond.

III. NEIGHBORHOOD MEETING

Pursuant to ULDC Section 53-5.E., the applicant held a [virtual] neighborhood meeting on August 17, 2023 via Zoom video conference. The meeting documents including the public notice, agenda, and minutes have been provided and attached as **Exhibit C**.

IV. STAFF REVIEW

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and City Commission:

- Sufficiency review to verify all materials have been provided prior to review by Staff.
- Pre-Application meeting with the Staff Development Review (“SDR”) team.
- Formal submittal (and any requisite Resubmittals) and approval by SDR.
- Fiscal Impact Analysis (See Section VI).

All reviews by Staff check for consistency with the Comprehensive Plan and the Unified Land Development Code (See Section VI), as well as any other applicable regulatory

IV. STAFF REVIEW (CONTINUED)

documents. For this proposed development, Staff reviewed for conformance with the Urban Design Standards Pattern Book and the Development Order for the Woodlands/Panacea Development of Regional Impact.

The following table details all relevant reviewers and if they have conditions for future submittals. Planning and Stormwater have required conditions.

Staff Development Review	
Finance	No Objection
Fire/Rescue	No Objection
NDS/Planning & Zoning	Approved with Conditions
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	No Objection
PW/Engineering-Stormwater	Approved with Conditions
PW/Solid Waste	No Objection
PW-PZ/Environmental	No Objection
Utilities	No Objection

V. CONDITIONS & SAFEGUARDS

After review, Staff has deemed the Development Master Plan has met requirements with the following conditions to be met with future submittals:

Planning and Zoning—

1. The Major Site and Development Plan (MAS) shall incorporate the following elements:
 - a. (b) Provision of bicycle racks or storage facilities.
 - b. (c) Coordinate with SCAT in locating bus stops, shelters, etc.
 - c. (i) Installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas.
 - d. (k) Selection of native plants.
 - e. (l) Planting of native shade trees in all recreation areas, streets, and parking. (p)

V. CONDITIONS & SAFEGUARDS (CONTINUED)

Wherever, trees are not practical, structural shading shall be provided (i.e., awnings, wind-sails, overhangs, etc.).

2. A bond will be required prior to approval of the Major Site and Development Plan. Provide an Engineer's Opinion of Probable Cost (EOPC) to Public Works and Utilities for approval.
3. An Urban Design Standards Review (UDSR) must be completed prior to approval of the Major Site and Development Plan. The architectural design shall meet the requirements in the Urban Design Standards Pattern Book for Activity Center 1.
4. Public art shall be provided per ULDC Sec. 55-9 and Sec. 59-2. that complies with Chapter 59.
5. During building permit review the following Energy Conditions must be incorporated –
 - a. (d) Use of energy-efficient features in window design.
 - b. (e) Use of operable windows and ceiling fans.
6. See Water Supply/Wastewater Treatment Condition 5. All non-potable water demand (i.e., irrigation) shall be met using alternate sources such as retention/detention facilities, wells, and treated wastewater effluent.
7. Any tree from the median of Panacea Blvd impacted during the construction of the full access points shall be relocated and replanted in the median of Panacea Blvd adjacent to its previous location. If harmed, the tree shall be replaced with a like tree.

Stormwater—

8. The future detailed design of the stormwater management system must meet all requirements in the City of North Port Unified Land Development Code (ULDC) Stormwater Regulations. Detailed stormwater quality treatment calculations and water quantity attenuation analysis must be provided in the later INF or MAS applications. If the later SDR applications for INF or MAS include hydraulic modeling that shows additional pond footprint will be needed, changes will need to be made to the DMP plans and go through the entire DMP approval process again.

VI. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan for consistency with the City's Comprehensive Plan, the Unified Land Development Code ("ULDC"), and the Urban Design Standards Pattern Book. All regulations within the above regulatory documents apply; however, an analysis of the most relevant regulations to the project are provided below.

VI. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Future Land Use Element Goal 1

“Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.”

Staff Response: The proposed Tommy’s Carwash would be aptly located along US-41, the main corridor through the City (only Interstate 75 has higher daily traffic counts). As a carwash is intuitively a heavily car dependent business, the carwash will be well situated to attract customers. Moreover, the site is well buffered from any residential or other unlike uses by the church site to the rear, commercial businesses to the east and west, and US-41 to the north. All stormwater will be managed on-site and will not impact any surrounding sites.

Staff concludes that the Development Master Plan is consistent with Future Land Use Element Goal 1.

COMPREHENSIVE PLAN

Future Land Use Element Figure 1: Standards for Activity Centers

“AC#1 US-41/Mediterranea...

Commercial 0.95 / 58”

Staff Response: Future Land Use Element Figure 1 permits up to fifty-eight percent (58%) of Activity Center 1 to be developed for commercial uses. The Activity Center is approximately 733.77 acres and allows approximately 425,59 acres to be commercial. Including the proposed Tommy’s Carwash, 206.33 acres would remain to be used for commercial uses. The proposed car wash use is permitted in the future land use.

Staff concludes that the Development Master Plan is consistent with

VI. DATA & ANALYSIS (CONTINUED)

Future Land Use Element Figure 1.

COMPREHENSIVE PLAN

Future Land Use Element Policy 2.1.1

“AC#1 (US-41/Mediterranea) - This Activity Center shall be established to provide for retail, office, commercial and limited industrial uses. This long established commercial area provides services to the surrounding neighborhoods and to people using US 41.”

Staff Response: The proposed carwash is directly accessible to traffic from US-41. As a car-centric development, the high vehicular traffic will service the business and provide convenience to all customers. The site is also nearby to Hoffman Street, a primary local road connecting the neighborhoods south of the development to US-41, allowing the carwash to serve the surrounding neighborhoods.

Staff concludes that the Development Master Plan is consistent with Future Land Use Element Policy 2.1.1.

COMPREHENSIVE PLAN

Future Land Use Element Policy 2.1.2

“AC#1 - Access roads and cross access easements shall be established to promote ease of internal traffic movement and to limit re-entry points to US 41.”

Staff Response: The Tommy's Carwash will be primarily served by a shared access drive aisle from US-41. The access drive services the adjacent gas station and the church site. There will be a single, direct access point from US-41, which has been approved by the Florida Department of Transportation.

Staff concludes that the Development Master Plan is consistent with Future Land Use Element Policy 2.1.2.

VI. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Future Land Use Element Policy 9.4

"The developer/owner of any site, except single-family residential, shall be responsible to meet stormwater regulations and other appropriate regulations, as applicable."

Staff Response: The City Stormwater Engineer has reviewed the conceptual stormwater system and deemed it sufficient. Future submittals will be required technical stormwater calculations which will inform the design of the detention and retention facilities that will adequately account for all on-site run-off.

Staff concludes that the Development Master Plan is consistent with Future Land Use Element Policy 9.4.

COMPREHENSIVE PLAN

Economic Development Element Policy 1.1.2

"The City will support and encourage the establishment of new commercial and manufacturing enterprises at appropriate locations, with a focus on businesses that will be owned by and/or that will employ City residents, through technical assistance, the provision of incentives, and/or other appropriate strategies."

Staff Response: The proposed Tommy's Carwash would add additional employment opportunities to the area and the City. The proposed site is locating along US-41, the main corridor of the City, and is suitable for a carwash based on high traffic counts and the automobile dependency of the area. The site is also primarily served by a shared access point, limiting the need for driveways from US-41.

Staff concludes that the Development Master Plan is consistent with Economic Development Element Policy 1.1.2

VI. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Economic Development Element Policy 4.1.2

“The City encourages the location of business and industry in Activity Center(s) and other areas designated for future infrastructure improvements in the City’s Capital Improvements Program.”

Staff Response: The proposed development is located within Activity Center 1 and has access to existing infrastructure such as potable water service, sanitary sewer, and solid waste collection.

Staff concludes that the Development Master Plan is consistent with Economic Development Element Policy 4.1.2.

COMPREHENSIVE PLAN

Economic Development Element Policy 5.2.3

“The City will continue to require all new development in all Activity Centers to provide public art, or contribute financially for the acquisition of public art within the City.”

Staff Response: The proposed development is required to provide public art. The precise location, dimensions, and piece will be determined at a later stage and will be required to be installed prior to the issuance of a Certificate of Occupancy.

Staff concludes that the Development Master Plan is consistent with Economic Development Element Policy 5.2.3.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 21-9.—Landscaping the perimeter of abutting land uses.

...

“Table 1 Perimeter buffer required adjacent to abutting existing uses”

Staff Response: The applicant is proposing to provide a perimeter

VI. DATA & ANALYSIS (CONTINUED)

buffer to the south, where the property abuts a non-commercial use. All other perimeter lot lines abut a commercial use, right-of-way, or vacant property.

Staff concludes that the Development Master Plan is consistent with ULDC Sec. 21-9.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 25-17.—Minimum off-street parking requirements.

...

“B. The following minimum off-street parking requirements are applicable to all zoning districts: ...

Car wash—2 per washing stall.”

Staff Response: The proposed car wash has only one washing stall; therefore, only two (2) parking spaces are required. The development is proposing twenty-six (26) parking spaces.

Staff concludes that the Development Master Plan is consistent with ULDC Sec. 25-17.B.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-7.—Development Master Plan submission.

Staff Response: Staff has performed a sufficiency review based on the required elements for a successful Development Master Plan submission in accordance with this section. The development did provide all the required submittal materials.

Staff concludes that the proposed Development Master Plan is consistent with ULDC Sec. 53-7.

VI. DATA & ANALYSIS (CONTINUED)

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-103.—Permitted principal uses and structures.

“A. Any development located within an Activity Center which is located within a Planned Community Development (PCD) shall be regulated by this section, Chapter 55, Activity Center Design Regulations, and the Urban Design Standards Pattern Book.”

Chapter 55—Activity Center Design Regulations, Article I.—Mediterranea (Activity Center #1), ULDC Sec. 55-15.—Permitted principal uses.

“B. Permitted uses are as follows:

(5) Automotive car wash.”

Staff Response: The proposed use of car wash is identified in the permitted use list for Activity Center 1.

Staff concludes that the Development Master Plan is consistent with ULDC Sec. 53-103 and ULDC Sec. 55-31.

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-106.—Minimum lot requirements.

“A. Each lot or parcel of land proposed for use as nonresidential within the PCD District shall have a minimum land area of at least one-half (1/2) acre as proposed in the Development Master Plan.

...

(2) Each lot or parcel of land within a Planned Community Development (PCD) District proposed for use as nonresidential shall have a minimum frontage of one hundred (100) feet of an approved public or private street.”

Staff Response: The site of the proposed development is approximately 91,358 sf, or 2.10 acres. Additionally, the site has about 424.55 feet of frontage on US-41, a public street.

VI. DATA & ANALYSIS (CONTINUED)

Staff concludes that the Development Master Plan is consistent with ULDC Sec. 53-106.

UNIFIED LAND DEVELOPMENT CODE

Site Development requirements—

ULDC Sec. 53-107.—Maximum lot coverage.

“A...(3) Group 3, Commercial General (Activity Centers, CG, NC): Fifty percent (50%).”

ULDC Sec. 53-109.—Minimum setback requirements.

“A. Minimum setback requirements shall be as follows, unless otherwise modified in the Development Master Plan: ... Group 3—Commercial (CG)...Front Yards (feet): 0...Side Yards (feet): 0...Rear Yards (feet): 20.”

ULDC Sec. 53-110.—Maximum building height.

“No buildings or structures in an land use group within a PCD District shall exceed a maximum height of seventy (70) feet, unless otherwise modified in the Development Master Plan.”

Staff Response: The proposed development has the following site data—

- Total impervious area coverage is 50,745 sf, or 55.1%.
- The building is setback from the front and side property lines; however, no front or side setback was required. The minimum rear setback of twenty (20) feet was met and a 93.88 foot setback was provided.
- The structure is proposed to be twenty-five (25) feet in height.

Staff concludes that the Development Master Plan is consistent with ULDC Sec. 53-107., Sec. 53-109., and Sec. 53-110.

VI. DATA & ANALYSIS (CONTINUED)

UNIFIED LAND DEVELOPMENT CODE

ULDC Sec. 53-113.—General development regulations.

“A. Perimeter buffer area...Areas to be classified as Planned Community Development shall maintain a minimum buffer area of forty (40) feet measured from the property line...This buffer shall only apply to the perimeter which abuts existing single-family recorded lots or drainage area.

...

B. Open space...A minimum of thirty percent (30%) open space shall be required for the entire area unless modified by the DMP.”

Staff Response: The proposed development does not abut single-family recorded lots or a drainage area; thus, no perimeter buffer was required. The development does provide 40,312 sf, or 0.94 acres of open space, which is 44.9% of the total area.

Staff concludes that the Development Master Plan is consistent with ULDC Sec. 53-113.

URBAN DESIGN STANDARDS PATTERN BOOK

Urban Design Standards Pattern Book Pages 9 to 14 —Site design

Staff Response: The site provides all relevant site design features including pedestrian connections, buffered parking, and brick pavers/stamped concrete at all pedestrian crossings.

Staff concludes that the Development Master Plan is consistent with the Urban Design Standards Pattern Book Site Design requirements.

URBAN DESIGN STANDARDS PATTERN BOOK

Urban Design Standards Pattern Book Pages 25 to 31—Mediterranea Activity Center #1

“Architectural Style: Mediterranean

VI. DATA & ANALYSIS (CONTINUED)

URBAN DESIGN STANDARDS PATTERN BOOK

...

Walking trails shall be incorporated around pond areas and within all developments to provide pedestrian amenities and transition to sidewalk areas.”

Staff Response: Florida House Bill 1021 Section 553.79(20)(a), a municipality is not allow to enforce design criteria that conflicts with or impairs corporate trademarks, service marks, logos, color patterns, or image standards. Based on this statute, staff cannot enforce the UDSR standards on this project.

Staff concludes that the Development Master Plan is exempt from the Mediterranean architectural style due to Florida Statute preemption.

FISCAL IMPACT ANALYSIS

Staff has performed a Fiscal Impact Analysis of the proposed Development Master Plan. The results of the analysis are an estimate based on the data and assumptions from the applicant and staff.

Staff Findings: Using the aforementioned assumptions, the model estimates that the project will operate at a surplus of \$5,993,554.00 over the first five year period, primarily over the first three years. The net fiscal impact continues to increase over time. The full table can be found in the exhibits (**Exhibit E**)

VII. RECOMMENDED MOTIONS

PLANNING AND ZONING ADVISORY BOARD—

The Planning and Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of DMP-23-081 and motion as follows:

I move to recommend approval of Petition No. DMP-23-081 as presented and find that based on competent substantial evidence, the development master plan complies with the Unified Land Development Code.

CITY COMMISSION—

The City Commission approve DMP-23-081 and motion as follows:

I move to approve Petition No. DMP-23-081 as presented and find that based on the competent substantial evidence, the development master plan complies with the Unified Land Development Code.

VIII. ALTERNATIVE MOTIONS

PLANNING AND ZONING ADVISORY BOARD—

1. **RECOMMEND APPROVAL WITH CERTAIN CONDITION(S) OR MODIFICATION(S)** of Petition No. DMP-23-081.

I move to recommend approval of Petition No. DMP-23-081 as presented and find that based on competent substantial evidence, the development master plan complies with the Unified Land Development Code with conditions [*pick conditions*].

2. **RECOMMEND DENIAL** of Petition No. DMP-23-081.

I move to recommend denial of Petition No. DMP-23-081 and find that, based on the competent substantial evidence shows that:

[*Select one or more WITH SUPPORTING REASONS:*]

1. The proposed Development Master Plan **IS NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.
2. The proposed Development Master Plan **DOES NOT COMPLY** with the City of North Port Comprehensive Plan, the zoning regulations, and other sections of the Unified Land Development Code and other laws, ordinances, and regulations. [*Include the section references, as applicable*]

VIII. ALTERNATIVE MOTIONS (Continued)

CITY COMMISSION—

1. **APPROVAL WITH CERTAIN CONDITION(S) OR MODIFICATION(S)** of Petition No. DMP-23-081.

I move to approve Petition No. DMP-23-081 with the following conditions [*list conditions*] and find that, based on competent substantial evidence, the development master plan complies with the Unified Land Development Code.

2. **DENIAL** of Petition No. DMP-23-081.

I move to deny Petition No. DMP-23-081 and find that, based on the competent substantial evidence shows that:

[*Select one or more WITH SUPPORTING REASONS:*]

- The proposed Development Master Plan **IS NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.
- The proposed Development Master Plan **DOES NOT COMPLY** with the City of North Port Comprehensive Plan, the Unified Land Development Code, and other laws, ordinances, and regulations. [insert section #]

IX. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	December 7, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	January 9, 2024 6:00 PM or as soon thereafter

X. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Proposed Development Master Plan
C.	Neighborhood Meeting Documents
D.	Survey
E.	Fiscal Impact Analysis

1659 Adm. - None
One App. - None

This instrument was prepared by: JOHN S. DZURAK, ESQ.

Name: SAFRON, ROONEY & DZURAK
Address: 306 E. Olympia Avenue (33950)
Post Office Box 400
PUNTA GORDA, FL. 33951-0400

94145633

OFFICIAL RECORDS
BOOK 2694 PAGE 1303

Return to:
Name: JOHN S. DZURAK, ESQ.
Address: P.O. Box 400
PUNTA GORDA, FLORIDA 33951-0400
Grantee #1 ~~SEE EXHIBIT~~ FEIN # 59-2039246
Grantee #2 S.S. No. _____
Property Appraiser's
Parcel Identification No.
997006001

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this _____ day of December 1994, Between JOHN DHILLON, a married person

whose post office address is 4040 C North Beach Road, Englewood, Florida, 34223 of the County of Sarasota, State of Florida, grantor, and SOUTH BISCAYNE BAPTIST CHURCH, INC., a Florida not for profit corporation whose post office address is 6851 Biscayne Drive, North Port, Florida 34287 of the County of Sarasota, State of Florida, grantee;

Witnesseth that said grantor, for and in consideration of the sum of TEN & NO/100THS (\$10.00) Dollars,

and other good and valuable considerations said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in SARASOTA County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

GRANTOR covenants that the above described real property is not homestead property and is not adjacent nor contiguous to any homestead property owned by Grantor.

This conveyance and sale is being made free and clear of all liens pursuant to the entry of an Order Confirming Plan of Reorganization entered on 12-2-94, 1994 by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in Case No. 94-1754-9P1, styled In Re John Dhillon and Susan Dhillon, Debtors, whereby said Order confirms an "Amended Plan of Reorganization" which provides for a sale of the above-described real property, free and clear of all liens, to the Grantee.

This Warranty Deed is an instrument of transfer made under a Plan of Reorganization which has been confirmed by the above-described United States Bankruptcy Court under Title 11, United States Code, Section 1129. As such, this Deed is not subject to State Documentary Taxation, pursuant to Title 11, United States Code, Section 1146(c).

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

(First Witness) John S. Dzurak
Printed or typed name: JOHN S. DZURAK

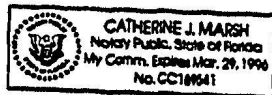
(Second Witness) Gail Manley
Printed or typed name: GAIL MANLEY

John Dhillon (Seal)
Grantor
Printed or typed name: JOHN DHILLON

Grantor
Printed or typed name: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE
THE FOREGOING INSTRUMENT was acknowledged before me this 14 day of December 19 94, by JOHN DHILLON, who is (or are) personally known to me or who has produced Florida Driver's License as identification and who did (did not) take an oath.

My commission expires:



Catherine J. Marsh
Notary Public
Printed, typed, or stamped name: JOHN S. DZURAK

(Serial Number, if any)

** OFFICIAL RECORDS **
BOOK 2694 PAGE 1304

EXHIBIT "A"

A parcel of land lying in Section 31, Township 39 South, Range 21 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Hoffman Street and the Southerly right of way line of U.S. Highway No. 41, shown as Point "G" on the Plat of "PORT CHARLOTTE SUBDIVISION" as recorded in Plat Book 10 at pages 95 thru 95D, of the Public Records of Sarasota County, Florida; thence along the Westerly right of way line of Hoffman Street, South 00°25'46" West (on an assumed bearing) 154.00 feet to the Point of Beginning; thence continue along the Westerly right of way line of Hoffman Street, South 00°25'46" West, 537.82 feet; thence perpendicular to the said Westerly right of way line of Hoffman Street, North 89°34'14" West, 765.00 feet; thence parallel with the Westerly right of way line of Hoffman Street, North 00°25'46" East, 748.24 feet to a point on the Southerly right of way line of U.S. Highway No. 41; thence along the Southerly right of way line of U.S. Highway 41, South 85°21'08" East, 60.16 feet; thence South 00°25'46" West, 205.00 feet; thence South 89°34'14" East, 203.00 feet; thence North 00°25'46" East 190.03 feet to a point on the Southerly right of way line of U.S. Highway No. 41; thence along the Southerly right of way line of U.S. Highway No. 41, South 85°21'08" East, 292.79 feet; thence South 00°25'46" West, 169.49 feet; thence South 89°34'14" East, 210.00 feet to the Point of Beginning.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
91 DEC 16 PM 4:48
H. A. ...
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL

AFFIDAVIT

I (the undersigned), Saralyn Abel Dorrill being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 27th day of March, 2023.

[Signature]
Signature of Applicant or Authorized Agent

Saralyn Abel Dorrill
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 27th day of March, 2023, by Saralyn Abel Dorrill who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



JESSICA DUNCAN
Commission # HH 203695
Expires December 1, 2025

AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I, Dennis Brewer, as Corporate Secretary of Fellowship Church, Inc., property owner, hereby authorize Saralyn Abel Dorrill to act as Agent on our behalf to apply

for this application on the property described as (legal description) Parcel ID: 0997050003
Portion of Lot 1, South Biscayne Commons, PB 48 PG 23

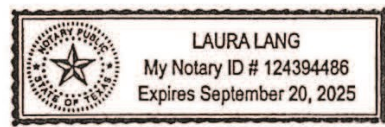
[Signature] 3/27/2023
Owner Date

STATE OF Texas COUNTY OF Tarrant

The foregoing instrument was acknowledged by me this 27th day of March, 2023, by Dennis Brewer, as Corporate Secretary of Fellowship Church, Inc. who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public

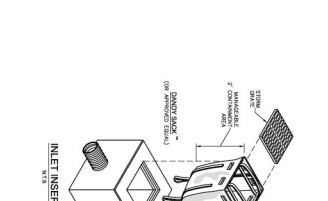
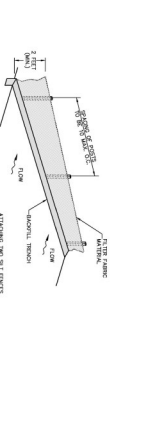
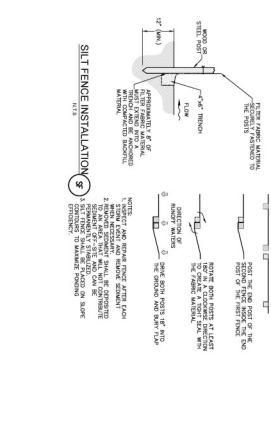
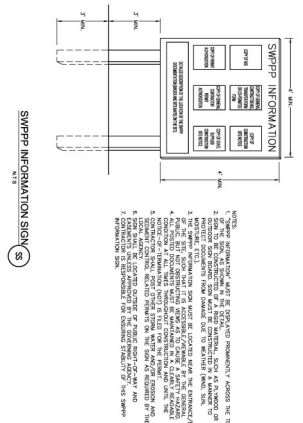
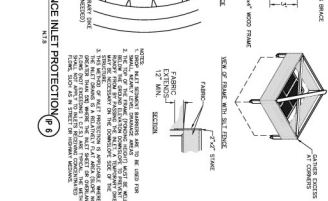
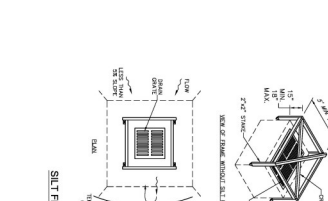
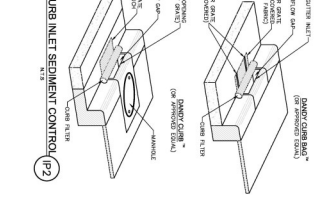
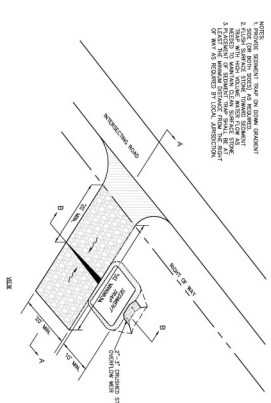
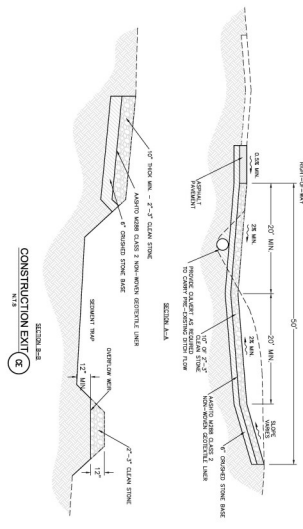
(Place Notary Seal Below)



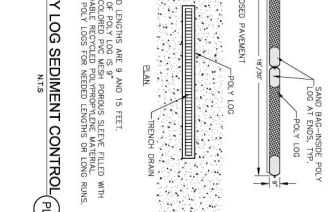
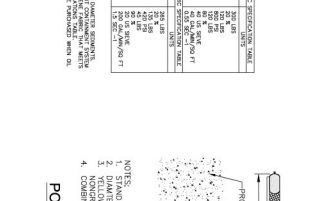
LAURA LANG
My Notary ID # 124394486
Expires September 20, 2025

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROVED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

DATE: 08/27/2023
 DRAWN BY: J. V. VENTURA
 CHECKED BY: J. V. VENTURA
 PROJECT: TOMMY'S EXPRESS CAR WASH
 SHEET: ES2.0



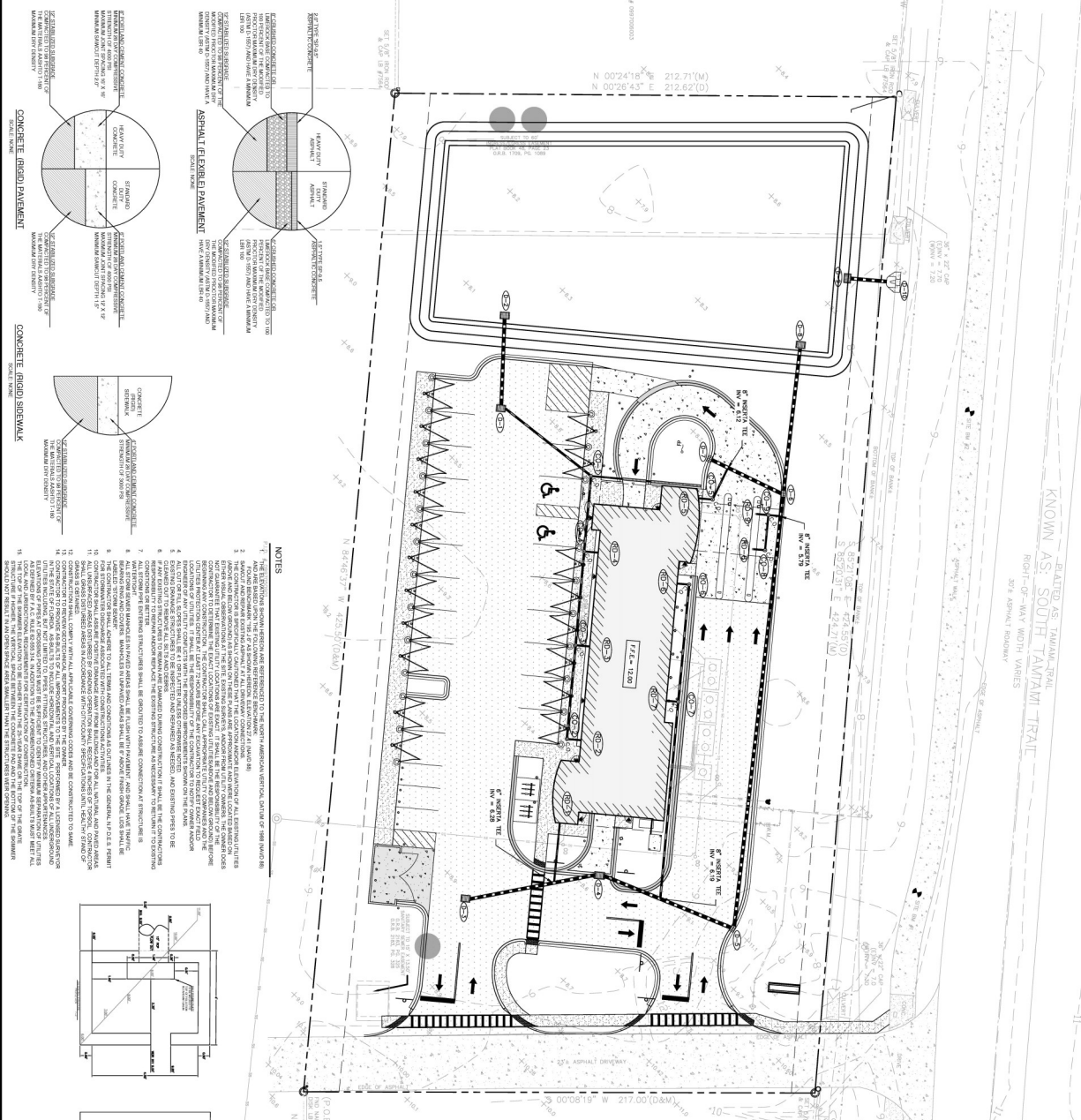
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1	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
2	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
3	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
4	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
5	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
6	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
7	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
8	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
9	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
10	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
11	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
12	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
13	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
14	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
15	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
16	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
17	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
18	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
19	18" HIGH FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00
20	12" WIDE FABRIC SILT FENCE	100	LINEAL FEET	1.50	150.00



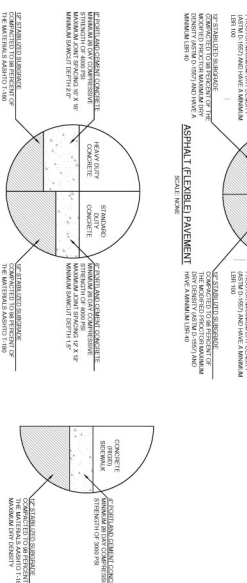
EROSION CONTROL DETAILS
TOMMY'S EXPRESS CAR WASH
 13000 S. TAMIAI TRAIL
 NORTH PORT, FLORIDA, 34287
 CITY OF NORTH PORT SARASOTA COUNTY

Bowman Consulting Group, Ltd.
 4450 W. Eau Gallie Blvd
 Suite 144
 Melbourne, FL 32934
 Phone: (321) 255-5434
 Fax: (321) 255-7751
 www.bowmanconsulting.com
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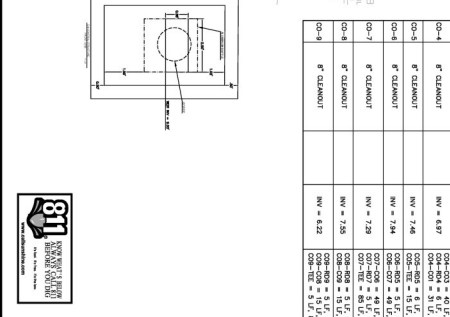
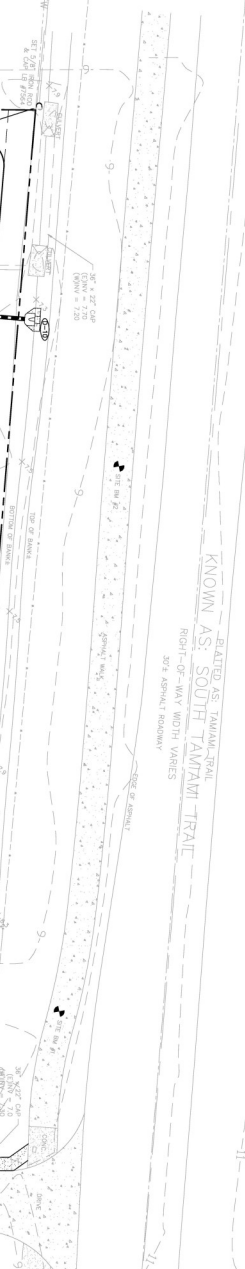
DATE: 08/27/2023
 JOB NO. 0123-01-001
 SCALE: 1" = 20'
 SHEET: C2.0



NOTES

1. ALL EXISTING STRUCTURES SHALL BE REFERENCED TO THE APPROPRIATE SURVEY CONTROL OF RECORD AND SHALL BE SHOWN AS SUCH ON THE PLANS.
2. ALL NEW CONSTRUCTION SHALL BE REFERENCED TO THE APPROPRIATE SURVEY CONTROL OF RECORD AND SHALL BE SHOWN AS SUCH ON THE PLANS.
3. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES TO THE NEAREST 1/8\"/>

#	STRUCTURE TYPE	TOP ELEV.	PIPE	PIPE INFORMATION
D-1	TYPE 'C' MANIT	NM = 10.8	INVERTS	01-01 = 4.0' 1/2\"/>
D-2	TYPE 'C' MANIT	NM = 8.20	INVERTS	01-02 = 4.0' 1/2\"/>
D-3	TYPE 'C' MANIT	NM = 10.50	INVERTS	01-03 = 4.0' 1/2\"/>
D-4	TYPE 'C' MANIT	NM = 11.30	INVERTS	01-04 = 4.0' 1/2\"/>
D-5	TYPE 'C' MANIT	NM = 10.30	INVERTS	01-05 = 4.0' 1/2\"/>
D-6	TYPE 'C' MANIT	NM = 11.80	INVERTS	01-06 = 4.0' 1/2\"/>
D-7	TYPE 'C' MANIT	NM = 11.80	INVERTS	01-07 = 4.0' 1/2\"/>
D-8	TYPE 'C' MANIT	NM = 8.20	INVERTS	01-08 = 4.0' 1/2\"/>
D-9	CONCRETE STRUCTURE	NM = 11.50		01-09 = 15' 1/2\"/>
D-10	M.E.S.	NM = 7.70		01-10 = 24' 1/2\"/>
H-1	HOOP SHAFT CONNECTION	NM = 8.00		01-11 = 8' 1/2\"/>
H-2	HOOP SHAFT CONNECTION	NM = 8.00		01-12 = 8' 1/2\"/>
H-3	HOOP SHAFT CONNECTION	NM = 8.00		01-13 = 8' 1/2\"/>
H-4	HOOP SHAFT CONNECTION	NM = 8.00		01-14 = 8' 1/2\"/>
H-5	HOOP SHAFT CONNECTION	NM = 8.00		01-15 = 8' 1/2\"/>
H-6	HOOP SHAFT CONNECTION	NM = 8.00		01-16 = 8' 1/2\"/>
H-7	HOOP SHAFT CONNECTION	NM = 8.00		01-17 = 8' 1/2\"/>
H-8	HOOP SHAFT CONNECTION	NM = 8.00		01-18 = 8' 1/2\"/>
H-9	HOOP SHAFT CONNECTION	NM = 8.00		01-19 = 8' 1/2\"/>
C-1	CONCRETE	NM = 8.20		01-20 = 8' 1/2\"/>
C-2	CONCRETE	NM = 8.20		01-21 = 8' 1/2\"/>
C-3	CONCRETE	NM = 8.20		01-22 = 8' 1/2\"/>
C-4	CONCRETE	NM = 8.20		01-23 = 8' 1/2\"/>
C-5	CONCRETE	NM = 8.20		01-24 = 8' 1/2\"/>
C-6	CONCRETE	NM = 8.20		01-25 = 8' 1/2\"/>
C-7	CONCRETE	NM = 8.20		01-26 = 8' 1/2\"/>
C-8	CONCRETE	NM = 8.20		01-27 = 8' 1/2\"/>
C-9	CONCRETE	NM = 8.20		01-28 = 8' 1/2\"/>



GRAPHIC SCALE
 0 10' 20' 40'
 (IN FEET)
 SCALE: 1" = 20'

811
 NON-EMERGENCY
 311

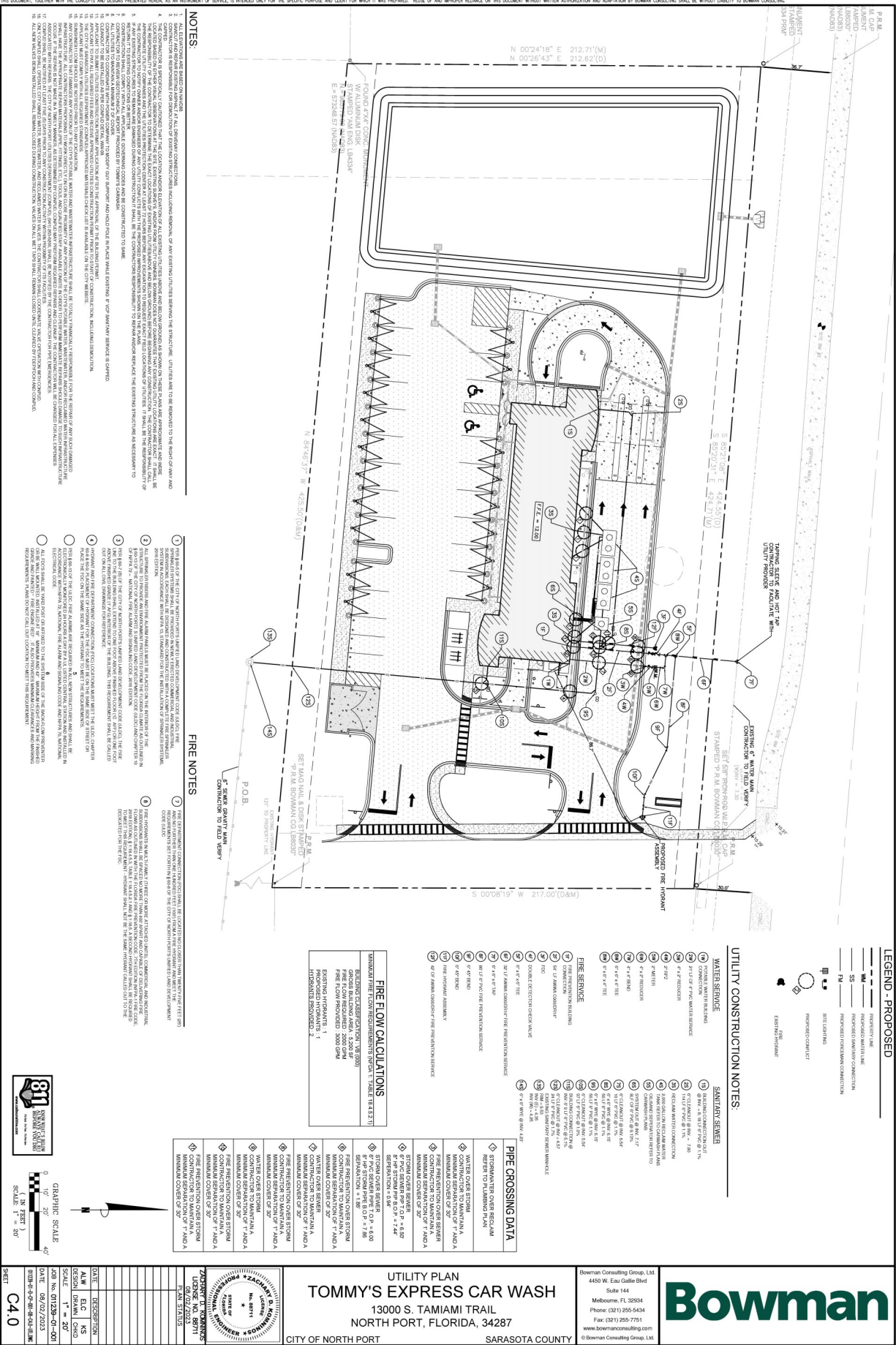
PAVING AND DRAINAGE
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 www.bowman-consulting.com

Bowman

PROFESSIONAL SEAL
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 92711
 DATE: 08/27/2023

DATE: 08/27/2023
JOB NO.: 0123-01-001
SCALE: 1" = 20'
SHEET: C2.0



LEGEND - PROPOSED
 - PROPOSED MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY CONNECTION
 - PROPOSED FIREWATER CONNECTION
 - PROPOSED FIREWATER CONNECTION
 - PROPOSED CONDUIT
 - EXISTING FIREWATER

UTILITY CONSTRUCTION NOTES:
 (1) WATER SERVICE: 10" DIA. W/ 1" THICK WALL. 10' MIN. COVER. 10' MIN. UNDER SLAB. 10' MIN. UNDER GRADE. 10' MIN. UNDER DRIVEWAY. 10' MIN. UNDER SIDEWALK. 10' MIN. UNDER PARKING AREA.
 (2) FIRE SERVICE: 10" DIA. W/ 1" THICK WALL. 10' MIN. COVER. 10' MIN. UNDER SLAB. 10' MIN. UNDER GRADE. 10' MIN. UNDER DRIVEWAY. 10' MIN. UNDER SIDEWALK. 10' MIN. UNDER PARKING AREA.
 (3) SANITARY SEWER: 10" DIA. W/ 1" THICK WALL. 10' MIN. COVER. 10' MIN. UNDER SLAB. 10' MIN. UNDER GRADE. 10' MIN. UNDER DRIVEWAY. 10' MIN. UNDER SIDEWALK. 10' MIN. UNDER PARKING AREA.

FIRE FLOW CALCULATIONS:
 MINIMUM FLOW REQUIREMENT: 1800 GPM
 MINIMUM PRESSURE: 1.0 PSIG
 MINIMUM FLOW: 1800 GPM
 EXISTING HYDRANTS: 1
 PROPOSED HYDRANTS: 1

PIPE CROSSING DATA:
 WATER OVER STORM
 WATER OVER SANITARY
 FIRE PREVENTION OVER STORM
 FIRE PREVENTION OVER SANITARY
 SANITARY OVER FIRE PREVENTION
 SANITARY OVER WATER
 WATER OVER FIRE PREVENTION
 WATER OVER SANITARY

GRAPHIC SCALE:
 0 10' 20' 40'
 1" = 20'

DATE: 06/27/2023
SCALE: 1" = 20'
DATE: 06/27/2023

UTILITY PLAN
TOMMY'S EXPRESS CAR WASH
 13000 S. TAMIAHI TRAIL
 NORTH PORT, FLORIDA, 34287

Bowman

Bozman Consulting Group, Ltd.
 4450 W. Eau Gallie Blvd
 Suite 144
 Melbourne, FL 32934
 Phone: (321) 255-5434
 Fax: (321) 255-7751
 www.bozmanconsulting.com
 © Bozman Consulting Group, Ltd.

NOTES:
 1. THE DESIGNER HAS REVIEWED THE SITE AND FOUND THE INFORMATION TO BE SUFFICIENT TO PREPARE THE PLAN.
 2. THE DESIGNER HAS REVIEWED THE CONCEPTS AND DESIGN PRESENTED HEREIN AND IS NOT PROVIDING ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION.
 3. THE DESIGNER HAS REVIEWED THE CONCEPTS AND DESIGN PRESENTED HEREIN AND IS NOT PROVIDING ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION.

NOTES:
 1. THE DESIGNER HAS REVIEWED THE CONCEPTS AND DESIGN PRESENTED HEREIN AND IS NOT PROVIDING ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION.
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GENERAL NOTES:

1. GENERAL NOTES FOR THE STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL BE APPLIED TO THIS DRAWING UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
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10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

GENERAL NOTES

G-01

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
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GENERAL NOTES

G-01

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10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

GENERAL NOTES

G-01

GENERAL NOTES:

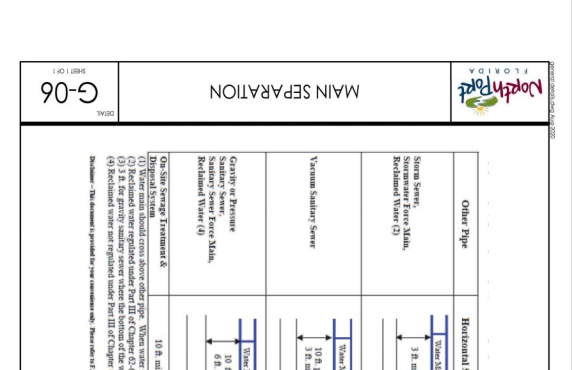
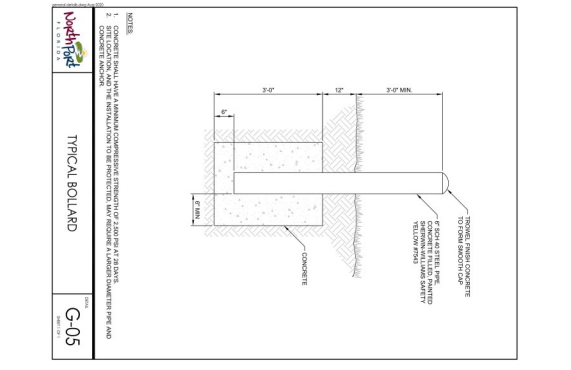
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8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

GENERAL NOTES

G-01

GENERAL NOTES:

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10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.



Other Pipe	Horizontal Separation	Covering (1)	Joint Spacing @ Coverings (Full Joint Centered)
Shim Steel, Structural Steel, Reinforced Concrete	3 ft minimum	12 inches to the minimum, 6 inches to the maximum and 12 inches to the preferred	Maximum 3 ft minimum
Vacuum Sanitary Sewer	10 ft minimum	12 inches to the minimum, 6 inches to the maximum and 12 inches to the preferred	Maximum 3 ft minimum
Quantity or Pressure Sanitary Sewer Main, Reinforced Concrete	10 ft minimum	12 inches to the minimum, 6 inches to the maximum and 12 inches to the preferred	Maximum 3 ft minimum

On-Site Storage Treatment & Disposal System

(1) 12 inches to the minimum, 6 inches to the maximum and 12 inches to the preferred.

(2) Reinforced concrete under that that of Chapter 65-010, F.A.C.

(3) 12 inches to the minimum, 6 inches to the maximum and 12 inches to the preferred.

(4) Reinforced concrete under that that of Chapter 65-010, F.A.C.

(5) Reinforced concrete under that that of Chapter 65-010, F.A.C.

GENERAL NOTES

G-01

DETAILS

TOMMY'S EXPRESS CAR WASH

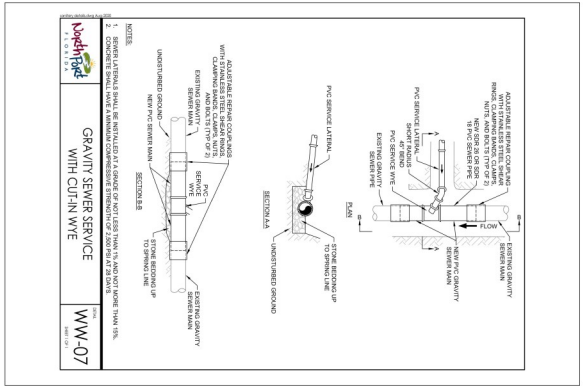
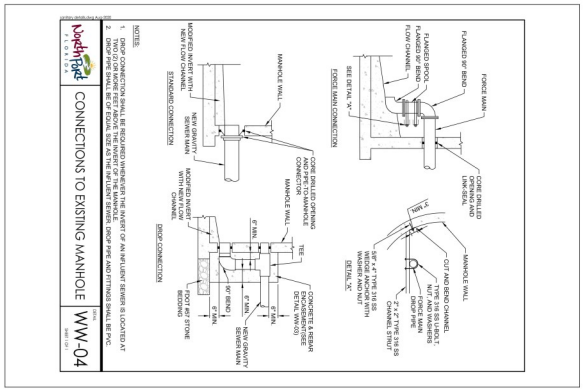
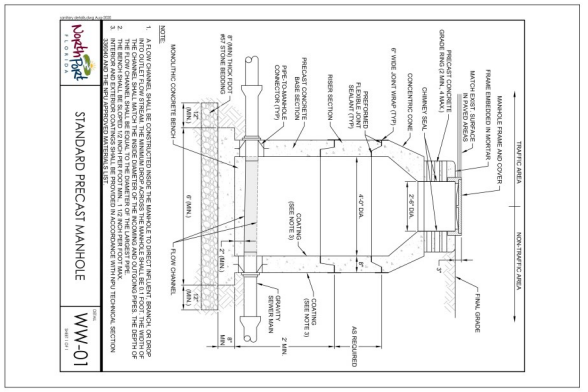
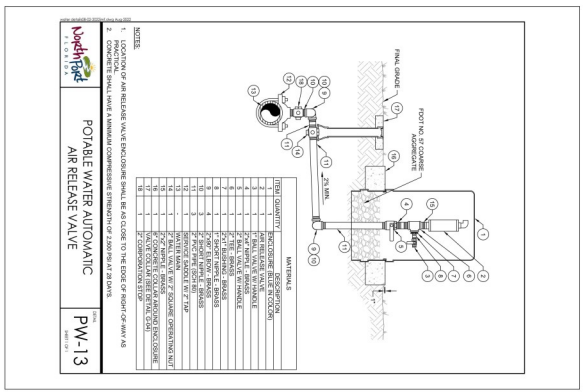
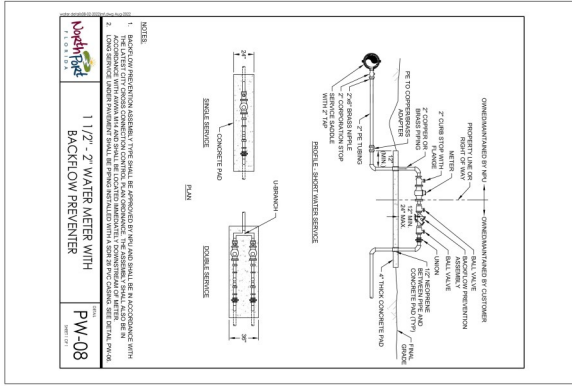
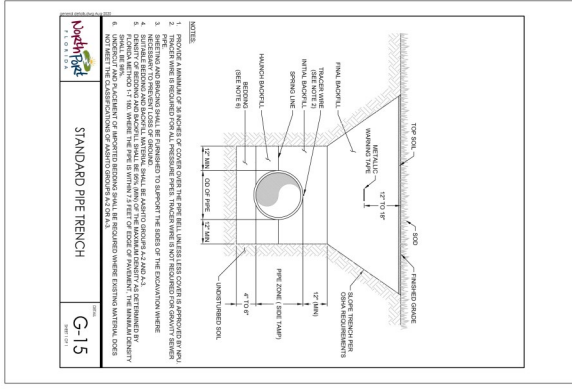
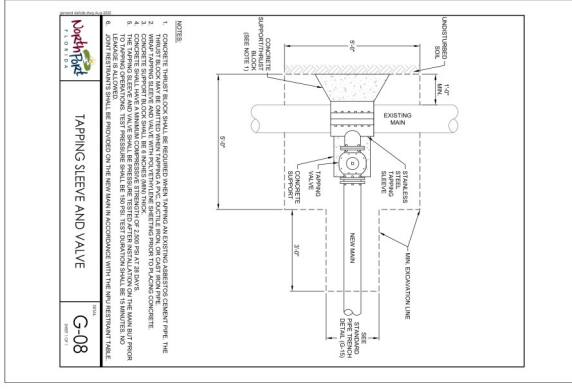
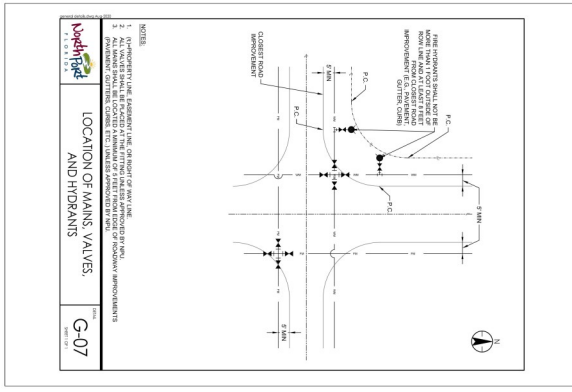
13000 S. TAMAMI TRAIL
NORTH PORT, FLORIDA, 34287

CITY OF NORTH PORT SARASOTA COUNTY

Bowman

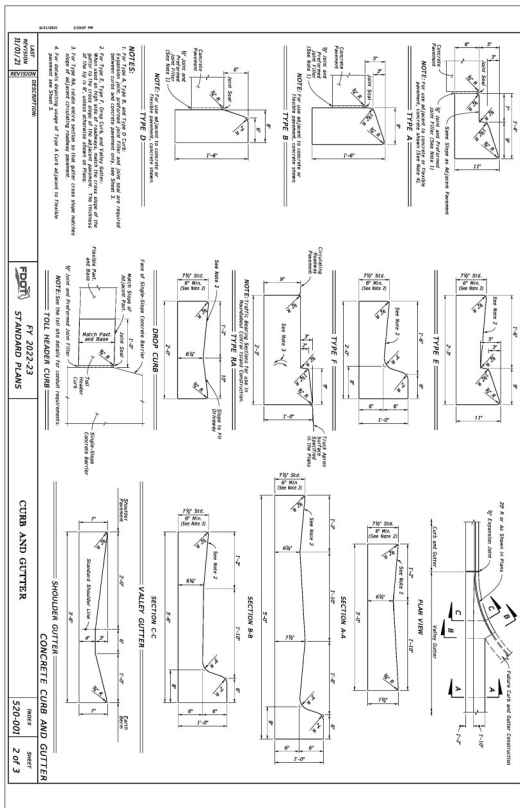
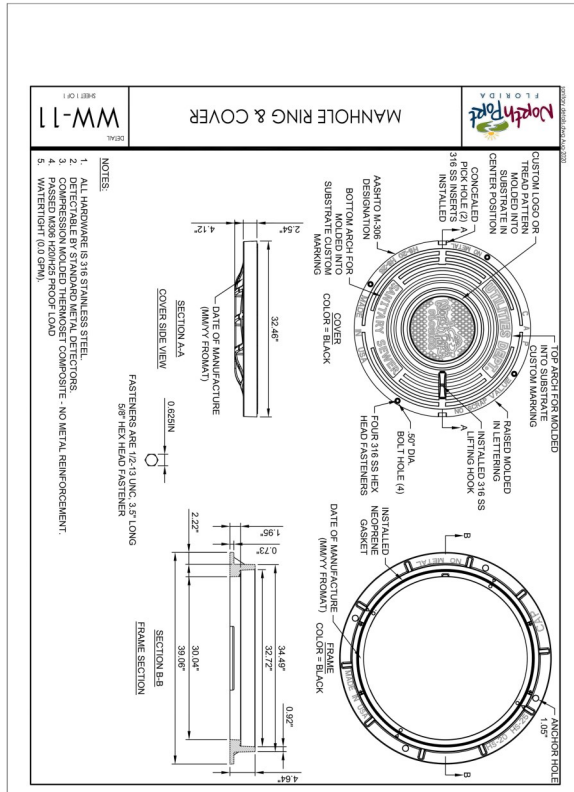
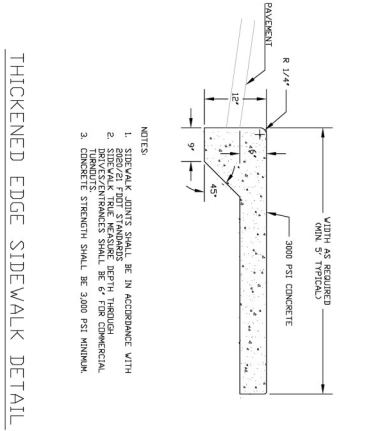
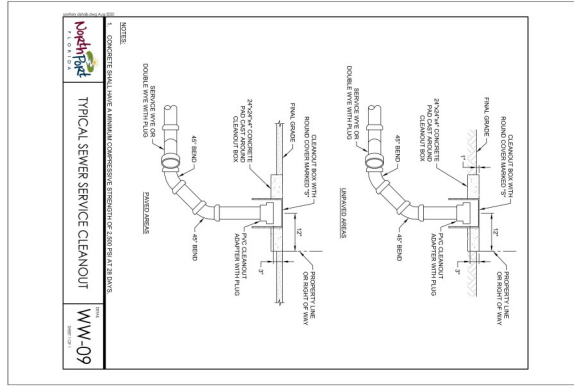
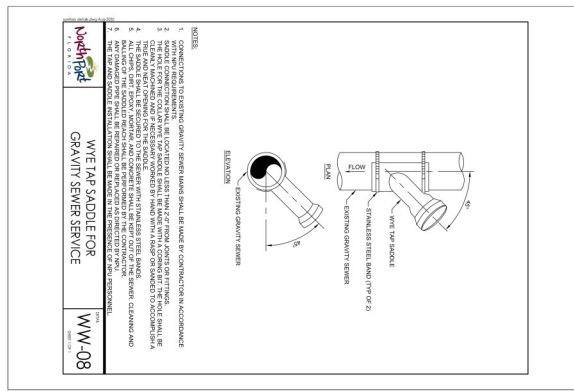
Bowman Consulting Group, Ltd.
4450 W. Eau Gallie Blvd
Suite 144
Melbourne, FL 32934
Tel: (321) 555-7751
Fax: (321) 256-7751
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	DATE: 06/27/2023	PROJECT: TOMMY'S EXPRESS CAR WASH	
	SCALE: AS SHOWN	CLIENT: TOMMY'S EXPRESS CAR WASH	
	DESIGNER: [Name]	PROJECT NO: 011234-01-01	
	DATE: 06/27/2023	ISSUE NO: 01-06-01-01-01	
<p>DETAILS TOMMY'S EXPRESS CAR WASH 13000 S. TAMIAHI TRAIL NORTH PORT, FLORIDA, 34287</p>		<p>Bowman Consulting Group, Ltd. 4450 W. Eau Gallie Blvd Suite 144 Melbourne, FL 32904 Phone: (321) 255-5434 Fax: (321) 255-7751 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.</p>	

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DATE: 08/02/2023
 SCALE: AS SHOWN
 DRAWN BY: J. BOWMAN
 CHECKED BY: J. BOWMAN
 PROJECT NO: 2023-081
 SHEET NO: 08-02-2023
 TOTAL SHEETS: 10

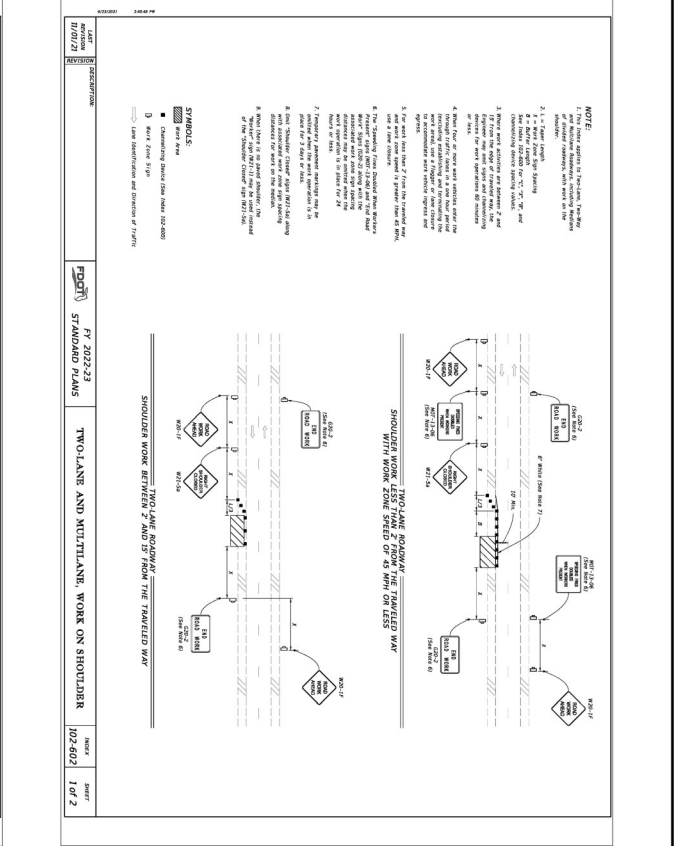
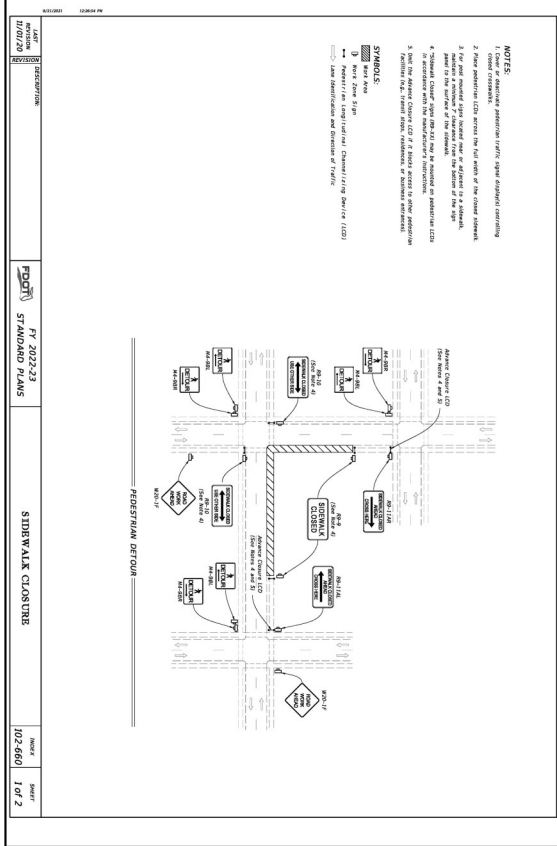
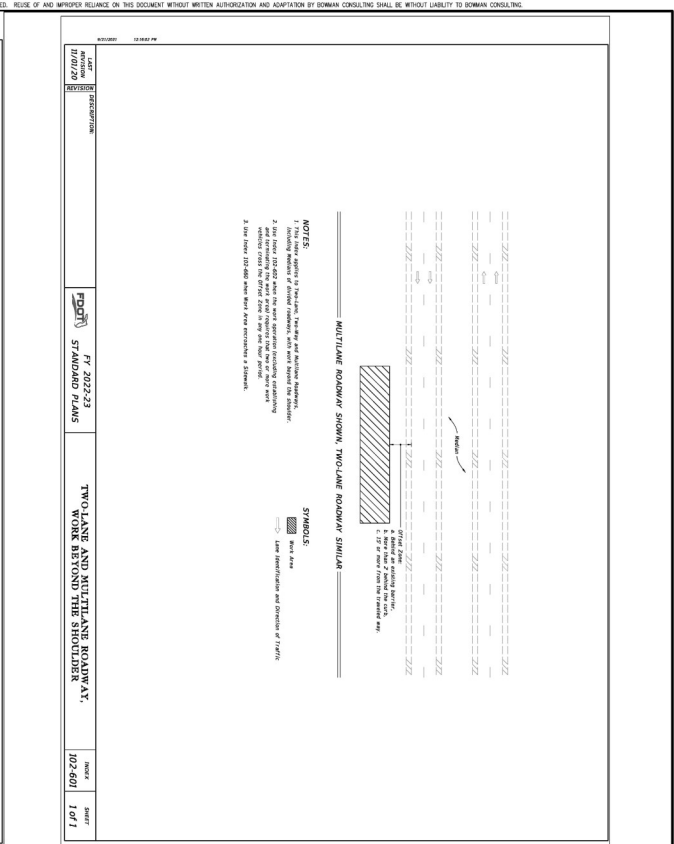
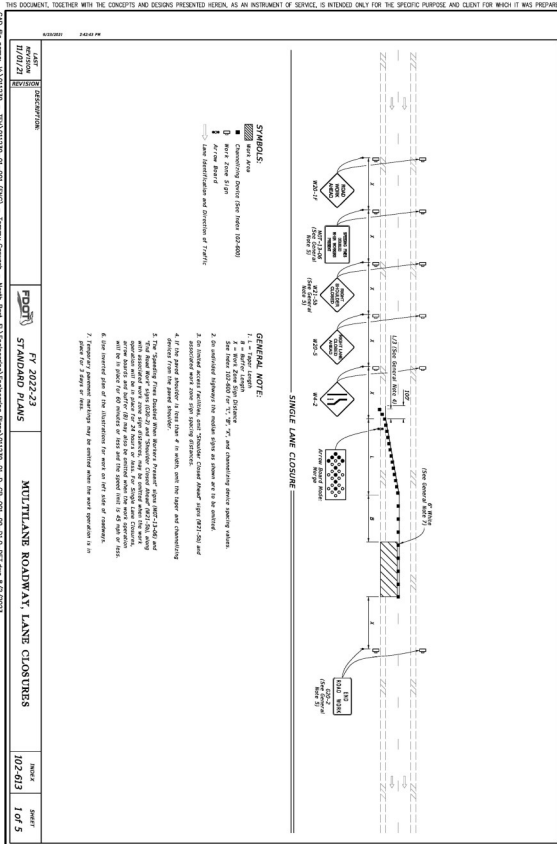
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TOMMY'S EXPRESS CAR WASH
 13000 S. TAMiami TRAIL
 NORTH PORT, FLORIDA, 34287

CITY OF NORTH PORT SARASOTA COUNTY

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 Fax: (321) 259-7175
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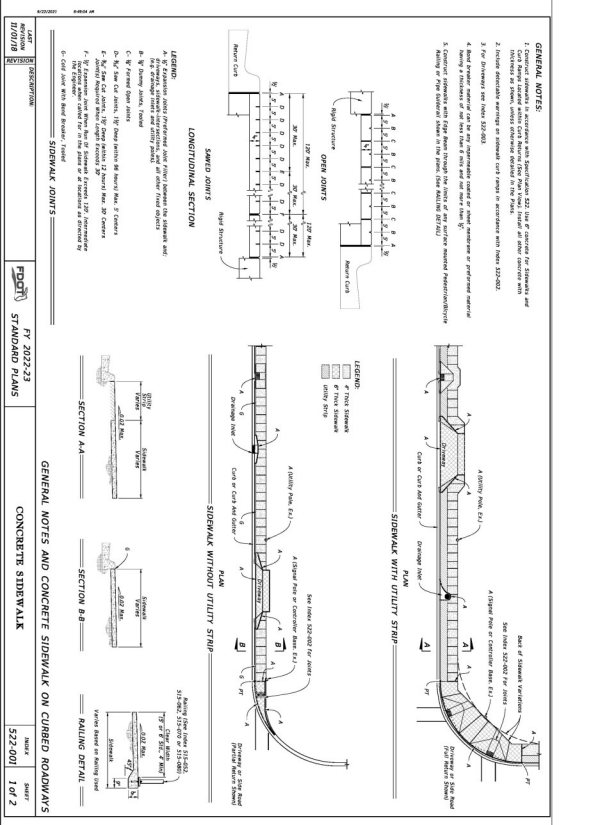
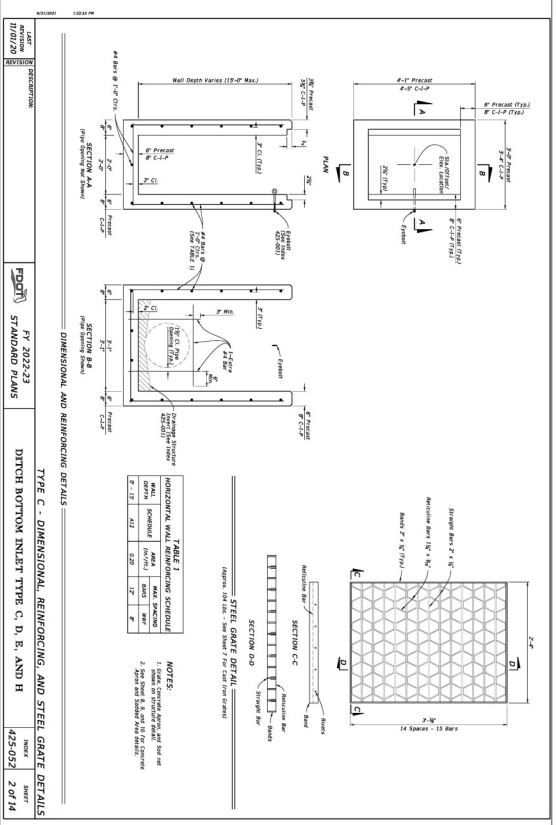
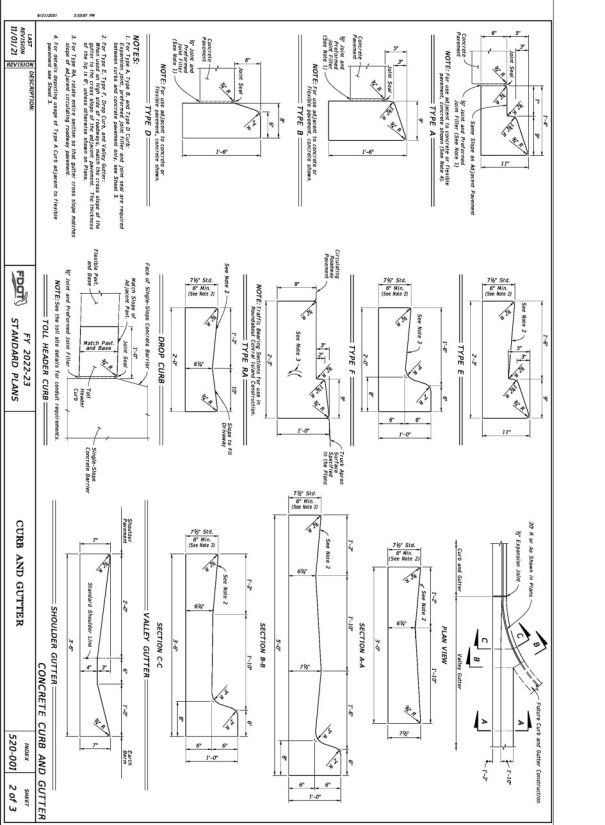
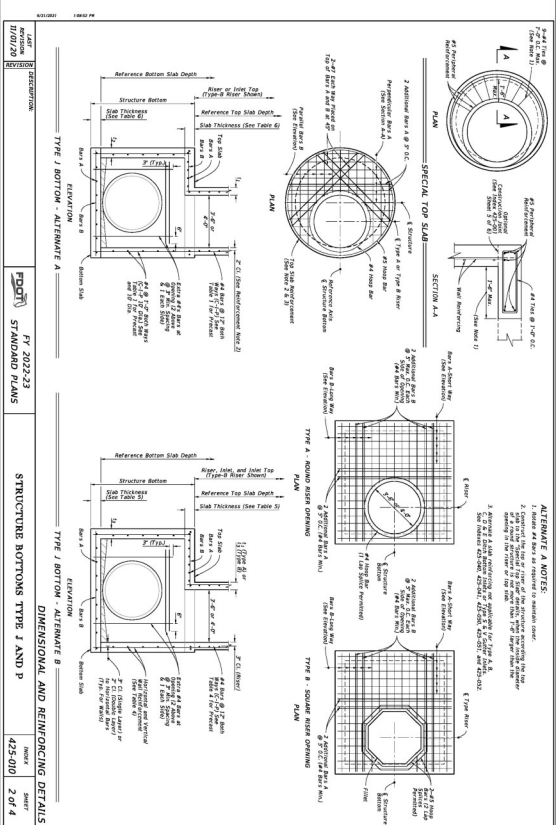
DATE	DESCRIPTION
08/07/2023	ALW ELC KS
08/07/2023	SCALE NONE
08/07/2023	DATE

DETAILS
TOMMY'S EXPRESS CAR WASH
 13000 S. TAMIAI TRAIL
 NORTH PORT, FLORIDA, 34287

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DATE:	08/27/2023
SCALE:	AS SHOWN
PROJECT:	CONCRETE SIDEWALK
DATE:	08/27/2023
SCALE:	AS SHOWN
PROJECT:	CONCRETE SIDEWALK

DETAILS
TOMMY'S EXPRESS CAR WASH
 13000 S. TAMiami TRAIL
 NORTH PORT, FLORIDA, 34287

CITY OF NORTH PORT SARASOTA COUNTY

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DATE: 11/01/23	DESCRIPTION: PAVEMENT MARKINGS	PROJECT: STAMPAID PLANS	NO. OF SHEETS: 11 OF 13
----------------	--------------------------------	-------------------------	-------------------------

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:
 1. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.
 2. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.
 3. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.
 4. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.

DATE: 11/01/23	DESCRIPTION: SIDEWALK CURB RAMPS CRD, CR-E, CR-F & CR-G	PROJECT: STAMPAID PLANS	NO. OF SHEETS: 4 OF 7
----------------	---	-------------------------	-----------------------

CRD PLAN VIEW

CR-E PLAN VIEW

CR-F PLAN VIEW

CR-G PLAN VIEW

DATE: 11/01/23	DESCRIPTION: STANDARD CROSSWALK DETAILS	PROJECT: STAMPAID PLANS	NO. OF SHEETS: 9 OF 13
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STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:
 1. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.
 2. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.
 3. ALL MARKINGS SHALL BE PAINTED OR THERMOPLASTIC.

DATE: 11/01/23	DESCRIPTION: SPECIAL SIGN DETAILS	PROJECT: STAMPAID PLANS	NO. OF SHEETS: 7 OF 12
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24 HOUR PARKING

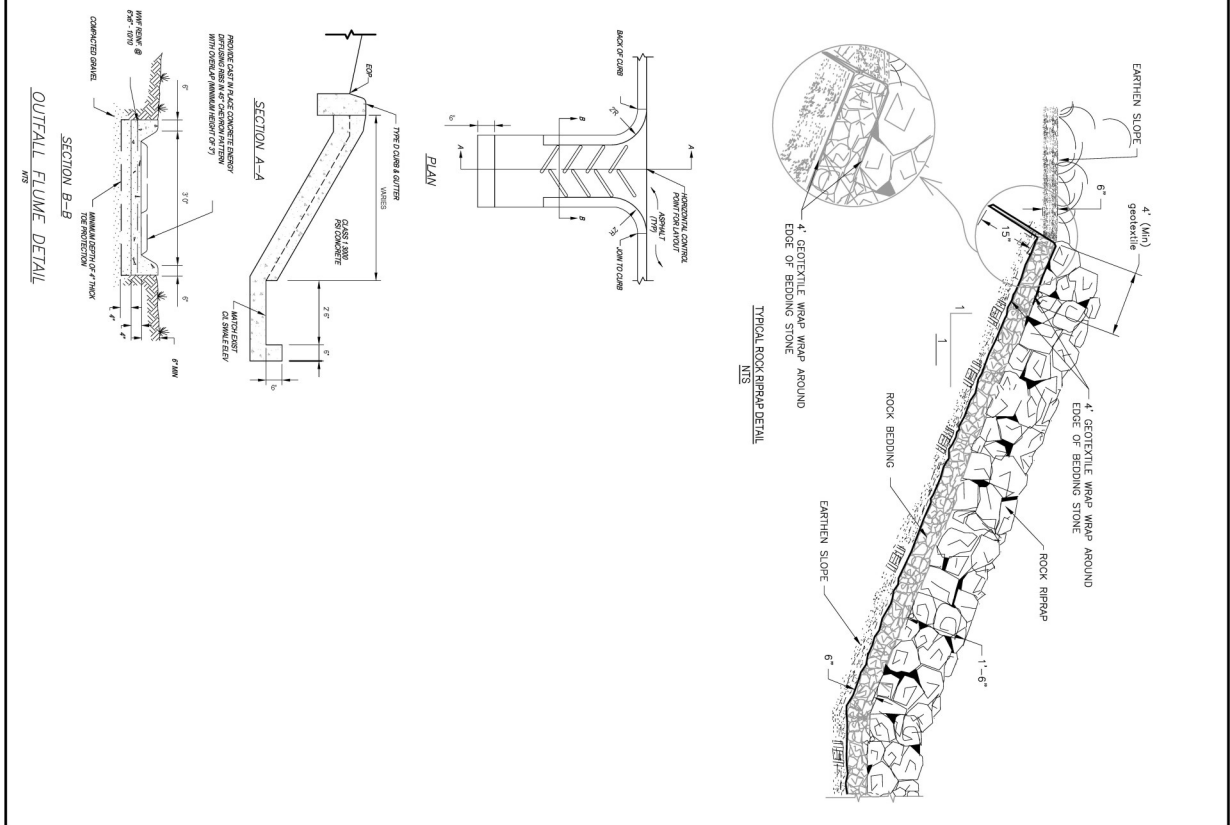
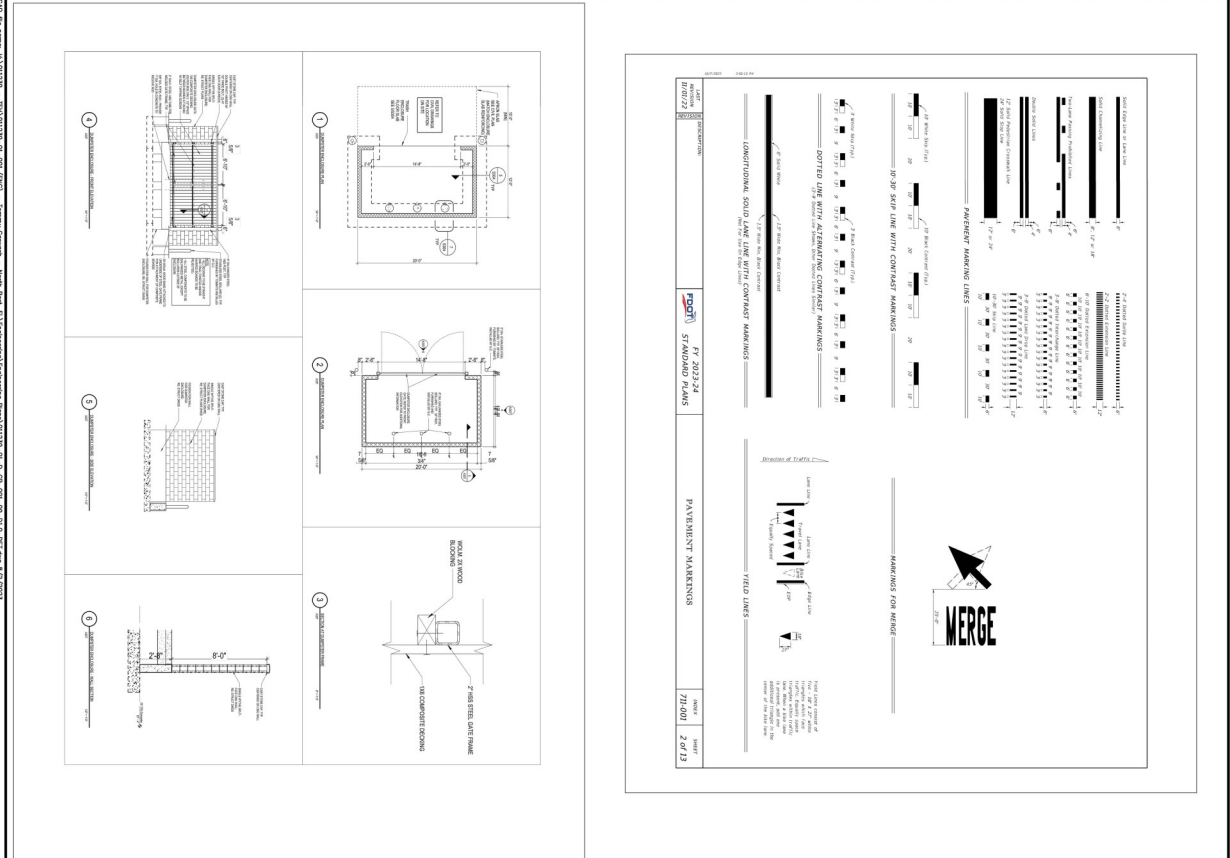
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

INTERNATIONAL TDD SYMBOL

FINE \$200 MAX

	<p>DETAILS TOMMY'S EXPRESS CAR WASH 13000 S. TAMAMI TRAIL NORTH PORT, FLORIDA, 34287</p>	<p>Bowman Consulting Group, Ltd. 4450 W. Eau Gallie Blvd Suite 144 Melbourne, FL 32934 Phone: (321) 555-9434 Fax: (321) 262-7751 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.</p>	
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DETAILS
TOMMY'S EXPRESS CAR WASH
13000 S. TAMIAHI TRAIL
NORTH PORT, FLORIDA, 34287

CITY OF NORTH PORT SARASOTA COUNTY

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Bowman

DATE	DESCRIPTION
ALW	E.C.
ALW	E.C.
ALW	E.C.
ALW	E.C.
ALW	E.C.

D7.0



Melbourne Office

4450 W. Eau Gallie Boulevard, Suite 144
Melbourne, Florida 32934
(321) 255-5434 Fax (321) 255-7751
www.bowmanconsulting.com

Neighborhood Meeting Notice

For: Tommy's Carwash Development Master Plan

Located at: 13000 S Tamiami Trail North Port, FL 34287

Date: 08/17/2023

Time: 6:00 PM

LOCATION: VIA ZOOM VIDEO CONFERENCE

Contact: Bowman Consulting, - (321) 255-5434

A neighborhood meeting will be held to discuss a proposed Carwash to be developed on +/- 2.09 acres of current commercial vacant land located at 13000 S. Tamiami Trail North Port, FL 34287. The proposed development includes the construction of a new +/- 5315 SF automated carwash. The East driveway will remain a right-in/right-out and will provide two internal accesses to be connected to our site. This is not a public hearing. The purpose of this workshop is to inform the neighboring residents of the nature of the project, to solicit suggestions and concerns, and discuss the proposed development.

Join Zoom Meeting

<https://bowman.zoom.us/j/97347449569?pwd=SVNpbmRVNmZXVEVSUIU1ZkoWVTRZZz09>

Meeting ID: 973 4744 9569

Password: 940323



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4450 W. Eau Gallie Boulevard, Suite 144
Melbourne, Florida 32934
(321) 255-5434 Fax (321) 255-7751
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One tap mobile

+13052241968,,97347449569# US

+13092053325,,97347449569# US

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Meeting ID: 973 4744 9569

Find your local number: <https://bowman.zoom.us/j/97347449569>

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	In Waiting Room
Will Duncan	wduncan@bowman.com	5:50:54 PM	6:30:06 PM	40	No	No
Barbara Earley		5:51:05 PM	6:06:03 PM	15	Yes	No
Zachary Komninos	zkomninos@bowman.com	5:51:15 PM	6:30:06 PM	39	No	No
Chuck		5:52:53 PM	6:02:35 PM	10	Yes	No
Howard Crook		5:59:06 PM	6:05:33 PM	7	Yes	Yes
Chuck		6:02:35 PM	6:05:33 PM	3	Yes	Yes
Chuck		6:05:33 PM	6:20:11 PM	15	Yes	No
Howard Crook		6:05:34 PM	6:19:05 PM	14	Yes	No
Barbara Earley		6:06:03 PM	6:21:45 PM	16	Yes	No



Melbourne Office
4450 W. Eau Gallie Blvd, Suite 144
Melbourne, Florida 32934
321-255-5434
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August 18th, 2023
Project # 011239-01-001
Application # DMP-23-081, SCP-23-082, PLF-23-080, & MAS-23-079

**Tommy's Express Car Wash – Neighborhood Meeting Summary
Thursday August 18th, 2023**

A virtual neighborhood meeting was conducted through Zoom videoconferencing on August 17th, 2023, at 6:00PM in regard to the proposed Development Master Plan for a 2.09 acre property located at 13000 S. Tamiami Trail. Three neighbors attended the meeting.

The meeting started at 6:07PM to allow additional time for neighbors to join. The meeting began with an introduction from Bowman representative, Zachary Komninos, as the host and the engineer of record. He presented a PowerPoint presentation which included contact information for neighbors to submit any additional questions or concerns they may think of outside of the meeting if they were to have any. He introduced the City Staff that have been reviewing the site plan reviews.

Bowman then presented the overview of the proposed development and explained the site is a 2.09 commercial outparcel currently zoned Commercial General (CG) with future land use classification Activity Center (TDR Receiving Zone-Except AC-3). The development consists of a 5,315 SF automated carwash with associated vacuum stalls. Next, he presented an aerial of the project location along with street views from Tamiami Trail and the Fellowship Church driveway access. The site plan review process and timelines were discussed. Lastly, the site plan was presented and the overview of the site was explained such as access, circulation, parking, and physical features.

The presentation concluded at 6:18 and Bowman opened the meeting for questions/comments from the neighbors. Below is a summary of the questions or comments received from the neighbors:

Howard Crook asked, "Are we planning to soundproof the building" and expressed concerns about noise with his home being located across Tamiami Trail from the proposed development.

Bowman responded by stating "Tommy's has data showing that measurements have been taken at the vacuum stations around 90 decibels but decreases significantly as you get closer to the property line. Therefore, the noise levels would not affect his home and that the traffic noise from Tamiami Trail would be louder."

Chuck asked, "Have you purchased the property?"

Bowman responded by explaining "currently there is a purchaser's agreement between the owner and the developer and typically the developer waits for a few

rounds of site plan review before closing on a property to ensure there is no issues causing development to not be feasible.

Following Chucks question, Bowman left the meeting open for anyone else to ask any questions or express any concerns. The meeting was concluded at 6:30PM.

If you should have any questions, please do not hesitate to contact me at (321) 270-8982. Thank you.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.

Zachary Komninos, P.E.
Team Lead
zkomninos@bowmanconsulting.com

**Neighborhood Information Meeting:
TOMMY'S CAR WASH**

13000 S. Tamiami Trail North Port, FL 34287
Case Number: SCP-23-082, DMP-23-081, PLF-23-080, & MAS-23-079



1

1

Questions & Comments

Submitting Comments and Questions

- **Email:** Email your comments & questions now to wduncan@bowman.com
- **Live Chat:** Participants can share comments live during the meeting by entering them in the chat section

2

2

City Staff

- Carl Benge
Development Service Department
Planning & Zoning Division
(941) 429-7005
- Elizabeth Wong
Public Works Engineering-
Stormwater Review
(941) 240-8321
- Robert Needy
Fire & Rescue
(941) 240-8180
- Anthony Friedman
Public Works-Infrastructure Review
(941) 240-8098
- Darrel Smith
Utilities Review
(941) 240-8021
- Matt Corcoran
Public Works/Solid Waste Review
(941) 240-8096



3

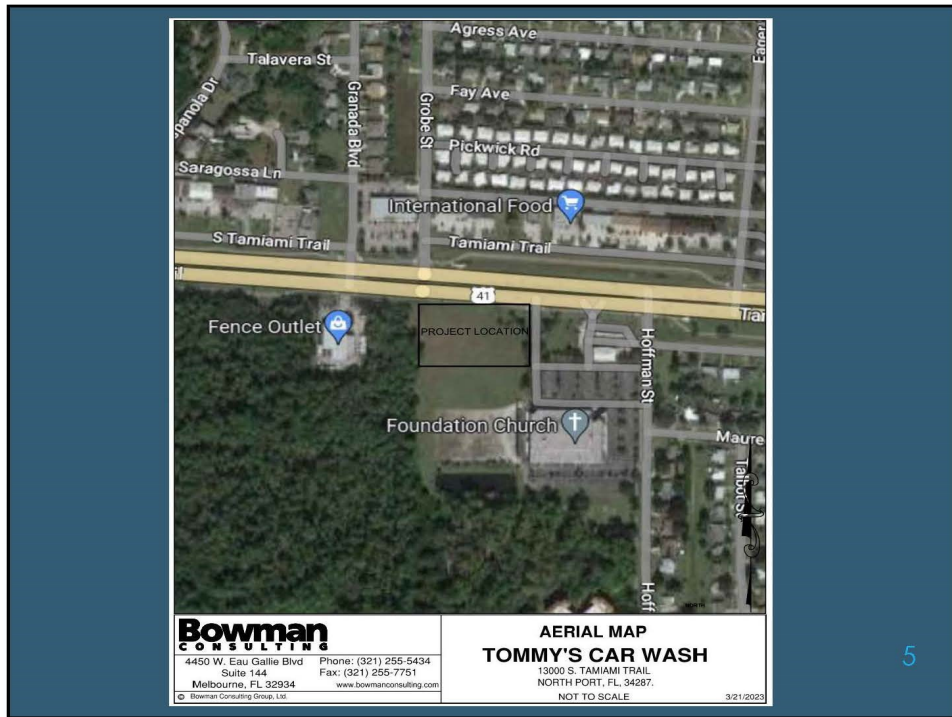
3

Overview

- One parcel of land located on South Tamimai Trail
- 2.09-acre site
- Currently zoned Commercial General (CG) with future land use classification Activity Center (TDR Receiving Zone-Except AC-3
- 5,315 square foot automated car wash with associated vacuum stalls

4

4



5



6



7

Site Plan Review Timeline

- Development Master Plan, Final Plat/ Re-Platting, Subdivision Construction Plans, & Major Site and Development Plan Submittals and Approvals
- Neighborhood Information Meeting
- Final Site Plan Submittal - TBD
- Permitting

8

A dark blue rectangular box containing the title 'Site Plan Review Timeline' and a list of four items, each preceded by a white circle. The number '8' is in the bottom right corner.

8

Applicant Information

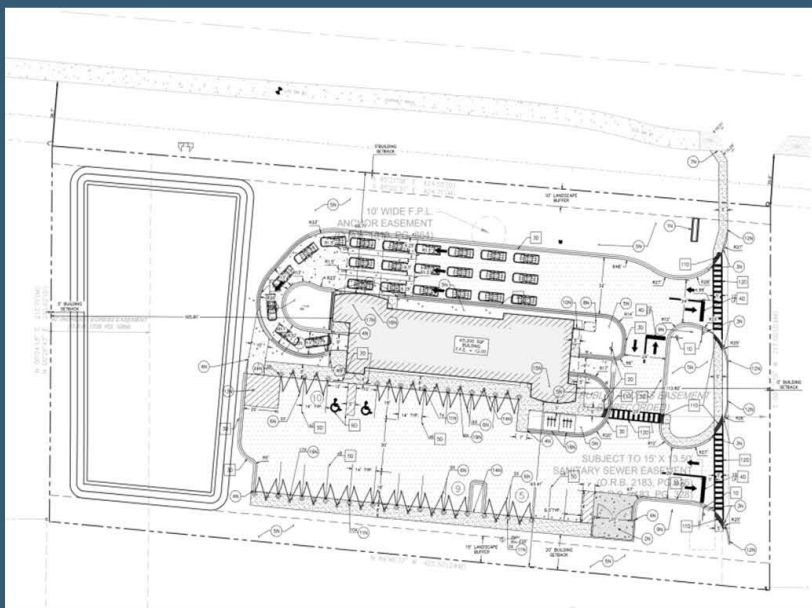
Will Duncan
Bowman Consulting
321-255-5434
wduncan@bowman.com



9

9

Tommy's Carwash Overall Site Plan



10

10

Questions & Comments

Submitting Comments and Questions

- **Email:** Email your comments & questions now to wduncan@bowman.com
- **Live Chat:** Participants can share comments live during the meeting by entering them in the chat section

11

11

Thank you for participating!
The Neighborhood
Information Meeting has
Concluded

If you have any questions relating to the project, please contact Will Duncan at wduncan@bowman.com

12

12

BOUNDARY SURVEY

SEE SHEET 2 FOR DRAWING

LEGAL DESCRIPTION

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF US 41 & THE WEST RIGHT OF WAY LINE OF HOFFMAN STREET DESIGNATED AS POINT "G" ON THE PLAT OF PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 48 PAGE 23A, SARASOTA COUNTY RECORDS AND THENCE RUN SOUTH 00°34'38" WEST ALONG THE WEST RIGHT OF WAY LINE OF SOUTH HOFFMAN STREET 189.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 89°50'25" WEST 340.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°46'12" WEST 425.50 FEET TO THE WEST LINE OF LOT 1, SOUTH BISCAYNE BAY COMMONS; THENCE NORTH 00°26'43" EAST ALONG SAID LINE 212.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF S. TAMIAMI TRAIL (STATE ROAD NO. 45 - HIGHWAY 1); THENCE SOUTH 85°21'08" EAST ALONG SAID LINE 424.55 FEET TO THE NORTHWEST CORNER OF THE PARCEL NUMBER 00997006004 AS DESCRIBED IN THE RECORDED INSTRUMENT NUMBER 2022163989, SARASOTA COUNTY RECORDS; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00°17'06" WEST ALONG THE WEST LINE OF SAID PARCEL 217.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 2.09 ACRES OF LAND, MORE OR LESS.



SURVEYOR'S CERTIFICATION:

TO: FELLOWSHIP CHURCH

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTES:

1. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
2. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE WORK. ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL.

3/21/23

MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7343
MGEORGE@BOWMAN.COM

DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)



Bowman Consulting Group, Ltd., Inc. Phone: (813) 474-7424
1410 N Westshore BLVD., Suite 111
Tampa, FL 33607 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

BOUNDARY SURVEY

ADDRESS:

13000 TAMIAMI TRAIL S., NORTH PORT, FL 34287

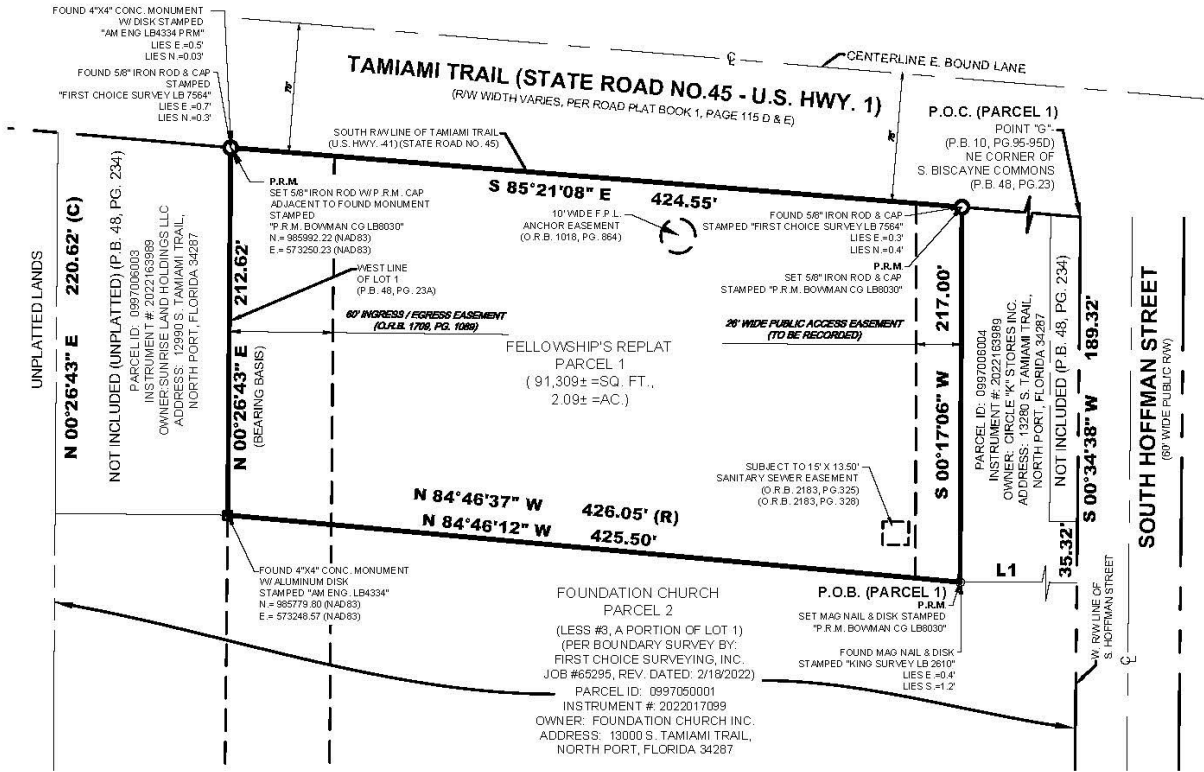
SARASOTA COUNTY

FLORIDA

PROJECT NO. 031264-01-001 REVISED DATE: DATE: Mar. 28, 2023
FILE: 031264-01-001 FELLOWSHIP_BNDRY SCALE: 1"=100' SHEET 1 OF 2

BOUNDARY SURVEY

SEE SHEET 1 FOR DESCRIPTION



LINE TABLE		
	BEARING	DISTANCE
L1	N 89°50'25" E	340.50'

- LEGEND**
- = SET 5/8" IRON ROD & CAP
STAMPED "BOWMAN CG LB8030"
 - = FOUND IRON ROD
 - ⊙ = FOUND NAIL & DISK
 - = FOUND CONC. MONUMENT
 - = SET CONC. 4"X4" MONUMENT
STAMPED "BOWMAN CG LB8030"
- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



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SARASOTA COUNTY FLORIDA

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