

**NOTES:**

1. SITE PLAN IS A PRELIMINARY PLAN.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

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# PRELIMINARY SITE PLAN FOR 423 SUWANEE AVENUE EXPANSION

LOCATED AT  
423 SUWANEE AVENUE, SARASOTA, FL 34243  
SECTIONS 35 & 36, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
MANATEE COUNTY, FLORIDA

SITE DATA			
	EXISTING	PHASE I	PHASE II
<b>SITE AREA:</b>	±0.51 ACRES		
<b>ZONING:</b>	PLANNED DEVELOPMENT AND USE (PDMA) / AIRPORT IMPACT OVERLAY (AIO) / ENTRANCE WAY / SOUTHWEST TAX INCREMENT FINANCING (SITF) / URBAN SERVICE AREA		
<b>FUTURE LAND USE DESIGNATION:</b>	RESIDENTIAL-OFFICE-RETAIL (ROR)		
<b>ENTRANCE WAY LOCATION:</b>	US 41 (NORTH/SOUTH)		
<b>BUILDING FOOTPRINT AREA (SF)</b>	±4,132	EXISTING BLDG.: 3,894 PHASE I BLDG.: 2,351 TOTAL: 6,245	EXISTING BLDG.: 0 PHASE II BLDG.: 2,384 PHASE II BLDG.: 2,128 TOTAL: 4,512
<b>BUILDING FLOOR AREA (FTA)</b>	±3,856	EXISTING BLDG.: 3,400 PHASE I BLDG. (2-STORY): 3,364 TOTAL: 6,764	EXISTING BLDG.: 0 PHASE I (2-STORY) BLDG.: 3,364 PHASE II (3-STORY) BLDG.: 3,368 TOTAL: 6,732
<b>FLOOR AREA RATIO (F.A.R.):</b>	0.19	0.31	0.25
<b>MIN. LANDSCAPE / PERVIOUS OPEN SPACE:</b>	N/A	25% (20% PER PDC CRITERIA; +5% ENFRANCIA Y)	
<b>MINIMUM BUILDING SETBACKS:</b>	N/A	FRONT SETBACK: 25' LOCAL STREETS *SPECIFIC APPROVAL SIDE SETBACK: 10' *SPECIFIC APPROVAL REAR SETBACK: N/A	

FLOOR AREA & PARKING CALCULATIONS	
PHASE I BUILDING	
<b>FLOOR AREA (SF)</b>	<b>PARKING</b>
1st FLOOR: 2,894 SF WAREHOUSE: 1,010 SF RETAIL: 1,884 SF OFFICE: 204 SF	EXISTING BUILDING USE = 6.8 SPACES 1 SPACE/1,500 CFA PHASE-I (WAREHOUSE) = 1.1 SPACES 1 SPACE/250 CFA PHASE-I (RETAIL) = 4.7 SPACES 1 SPACE/250 CFA PHASE-I (OFFICE) = 1.8 SPACES PHASE I REQUIRED PARKING = 13 SPACES (INCLUDING 1 N/E SPACE)
<b>WESTWING FLOOR (2nd FLOOR):</b> 999 SF WAREHOUSE: 642 SF OFFICE: 348 SF TOTAL: 1,394 SF	
WAREHOUSE: 1,882 SF RETAIL: 1,182 SF OFFICE: 552 SF	PHASE I PROVIDED PARKING = 17 SPACES (INCLUDING 1 N/E SPACE)
<b>PHASE I CFA: 3,884 SF</b>	

FLOOR AREA & PARKING CALCULATIONS	
PHASE II BUILDING	
<b>FLOOR AREA (SF)</b>	<b>PARKING</b>
1st FLOOR: 2,021 SF WAREHOUSE: 914 SF RETAIL: 1,107 SF	PHASE-II BUILDING (SEE ABOVE) = 7.2 SPACES 1 SPACE/1,500 CFA PHASE-II (WAREHOUSE) = 0.9 SPACES 1 SPACE/250 CFA PHASE-II (RETAIL) = 4.8 SPACES 1 SPACE/250 CFA PHASE-II (OFFICE) = 1.8 SPACES PHASE II & B REQUIRED PARKING = 18 SPACES (INCLUDING 1 N/E SPACE)
<b>WESTWING FLOOR (2nd FLOOR):</b> 795 SF WAREHOUSE: 795 SF OFFICE: 348 SF TOTAL: 1,394 SF	
WAREHOUSE: 1,384 SF RETAIL: 1,043 SF OFFICE: 1,950 SF	PHASE II & B PROVIDED PARKING = 21 SPACES (INCLUDING 1 N/E SPACE)
<b>PHASE II CFA: 4,368 SF</b>	

**LEGAL DESCRIPTION:**

LOT 18, BLOCK 13, BULLWATER MANATEE PARK RESORT, A/N, ACCORDING TO THE MAP OF LOT 18, BLOCK 13, BULLWATER MANATEE PARK 2A, PUBLIC RECORDS, MANATEE COUNTY, FLORIDA.

PREPARED FOR:  
**MR. RUSSEL TILTON**  
423 PARTNERS, LLC  
P.O. BOX 1868, BRADENTON, FL 34206  
RTILTON@GOTOOPTIONS.COM



**VICINITY MAP**

**PRELIMINARY**  
Approval Type: PRE PLAN Project Name: 423 SUWANEE AVENUE EXPANSION  
Approval: \_\_\_\_\_ PDM-17-2024-015 (2/28/2024)  
Project Planner (P): \_\_\_\_\_  
Project Engineer (PE): \_\_\_\_\_  
Contractor (C): \_\_\_\_\_  
Environmental Planning Director: \_\_\_\_\_  
City Council: \_\_\_\_\_  
Board/Agent: \_\_\_\_\_

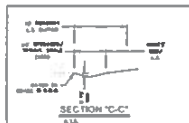
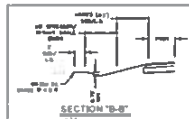
\*The preparation of this plan and the underlying information contained herein constitutes the entire agreement between the parties. No other agreement, oral or written, shall be binding on the parties unless it is incorporated into this plan.

PREPARED BY:  
**ALLISON**  
ENGINEERING  
705 10TH AVE. W., SUITE 101  
PALMETTO, FL 34221  
TEL: (941) 708-5410

MR. ANDREW S. ALLISON  
PE # 53960

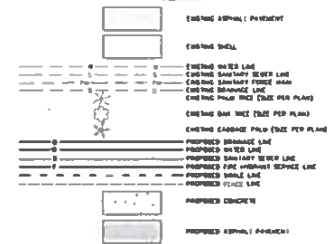


FLOOR AREA & FINISH CALCULATIONS PHASE II BUILDING	
FLOOR AREA (SF)	FINISHING
MULTI-FLOOR: 2,021 SF	PHASE-I BUILDING (SEE ABOVE) = 72 SPACES 1 SPACE/7,000 CFA PHASE-II (WAREHOUSE) = 0.9 SPACES 1 SPACE/750 CFA PHASE-II (RETAIL) = 5.8 SPACES 1 SPACE/400 CFA PHASE-II (OFFICE) = 3.8 SPACES PHASE I & II REQUIRED PARKING = 18 SPACES (INCLUDING 1 H/C SPACE)
WAREHOUSE: 576 SF	
RETAIL: 1,447 SF	
MEZZANINE FLOOR (2nd FLOOR): 779 SF	
WAREHOUSE: 795 SF	
2nd FLOOR: 1,530 SF	
TOTAL: 4,366 SF	
WAREHOUSE: 1,589 SF	
MEZZANINE: 1,447 SF	
OFFICE: 1,330 SF	
PHASE II CFA: 4,366 SF	PHASE I & II PROVIDED PARKING = 21 SPACES (INCLUDING 1 H/C SPACE)



NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	CONCRETE	10,000	CU YD	10,000
2	STEEL	500	TONS	500
3	BRICK	100,000	SQ YD	100,000
4	PAINT	10,000	SQ YD	10,000
5	GLASS	10,000	SQ FT	10,000
6	MECHANICAL	10,000	CU YD	10,000
7	ELECTRICAL	10,000	CU YD	10,000
8	PLUMBING	10,000	CU YD	10,000
9	LANDSCAPE	10,000	SQ YD	10,000
10	UTILITIES	10,000	CU YD	10,000
11	FOUNDATION	10,000	CU YD	10,000
12	ROOFING	10,000	SQ YD	10,000
13	INSULATION	10,000	SQ YD	10,000
14	INTERIORS	10,000	SQ YD	10,000
15	EXTERIORS	10,000	SQ YD	10,000
16	ASPHALT	10,000	SQ YD	10,000
17	CONCRETE	10,000	CU YD	10,000
18	STEEL	500	TONS	500
19	BRICK	100,000	SQ YD	100,000
20	PAINT	10,000	SQ YD	10,000
21	GLASS	10,000	SQ FT	10,000
22	MECHANICAL	10,000	CU YD	10,000
23	ELECTRICAL	10,000	CU YD	10,000
24	PLUMBING	10,000	CU YD	10,000
25	LANDSCAPE	10,000	SQ YD	10,000
26	UTILITIES	10,000	CU YD	10,000
27	FOUNDATION	10,000	CU YD	10,000
28	ROOFING	10,000	SQ YD	10,000
29	INSULATION	10,000	SQ YD	10,000
30	INTERIORS	10,000	SQ YD	10,000
31	EXTERIORS	10,000	SQ YD	10,000
32	ASPHALT	10,000	SQ YD	10,000
33	CONCRETE	10,000	CU YD	10,000
34	STEEL	500	TONS	500
35	BRICK	100,000	SQ YD	100,000
36	PAINT	10,000	SQ YD	10,000
37	GLASS	10,000	SQ FT	10,000
38	MECHANICAL	10,000	CU YD	10,000
39	ELECTRICAL	10,000	CU YD	10,000
40	PLUMBING	10,000	CU YD	10,000
41	LANDSCAPE	10,000	SQ YD	10,000
42	UTILITIES	10,000	CU YD	10,000
43	FOUNDATION	10,000	CU YD	10,000
44	ROOFING	10,000	SQ YD	10,000
45	INSULATION	10,000	SQ YD	10,000
46	INTERIORS	10,000	SQ YD	10,000
47	EXTERIORS	10,000	SQ YD	10,000
48	ASPHALT	10,000	SQ YD	10,000
49	CONCRETE	10,000	CU YD	10,000
50	STEEL	500	TONS	500
51	BRICK	100,000	SQ YD	100,000
52	PAINT	10,000	SQ YD	10,000
53	GLASS	10,000	SQ FT	10,000
54	MECHANICAL	10,000	CU YD	10,000
55	ELECTRICAL	10,000	CU YD	10,000
56	PLUMBING	10,000	CU YD	10,000
57	LANDSCAPE	10,000	SQ YD	10,000
58	UTILITIES	10,000	CU YD	10,000
59	FOUNDATION	10,000	CU YD	10,000
60	ROOFING	10,000	SQ YD	10,000
61	INSULATION	10,000	SQ YD	10,000
62	INTERIORS	10,000	SQ YD	10,000
63	EXTERIORS	10,000	SQ YD	10,000
64	ASPHALT	10,000	SQ YD	10,000
65	CONCRETE	10,000	CU YD	10,000
66	STEEL	500	TONS	500
67	BRICK	100,000	SQ YD	100,000
68	PAINT	10,000	SQ YD	10,000
69	GLASS	10,000	SQ FT	10,000
70	MECHANICAL	10,000	CU YD	10,000
71	ELECTRICAL	10,000	CU YD	10,000
72	PLUMBING	10,000	CU YD	10,000
73	LANDSCAPE	10,000	SQ YD	10,000
74	UTILITIES	10,000	CU YD	10,000
75	FOUNDATION	10,000	CU YD	10,000
76	ROOFING	10,000	SQ YD	10,000
77	INSULATION	10,000	SQ YD	10,000
78	INTERIORS	10,000	SQ YD	10,000
79	EXTERIORS	10,000	SQ YD	10,000
80	ASPHALT	10,000	SQ YD	10,000
81	CONCRETE	10,000	CU YD	10,000
82	STEEL	500	TONS	500
83	BRICK	100,000	SQ YD	100,000
84	PAINT	10,000	SQ YD	10,000
85	GLASS	10,000	SQ FT	10,000
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92	ROOFING	10,000	SQ YD	10,000
93	INSULATION	10,000	SQ YD	10,000
94	INTERIORS	10,000	SQ YD	10,000
95	EXTERIORS	10,000	SQ YD	10,000
96	ASPHALT	10,000	SQ YD	10,000
97	CONCRETE	10,000	CU YD	10,000
98	STEEL	500	TONS	500
99	BRICK	100,000	SQ YD	100,000
100	PAINT	10,000	SQ YD	10,000

LEGEND



ALLISON ENGINEERING, Inc.  
Civil Engineering/Lead Planning  
200 S.W. 10th Street, Suite 200, Ft. Lauderdale, FL 33304  
Tel: 954-525-1111  
Fax: 954-525-1112  
www.allisoneng.com

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	CONCRETE	10,000	CU YD	10,000
2	STEEL	500	TONS	500
3	BRICK	100,000	SQ YD	100,000
4	PAINT	10,000	SQ YD	10,000
5	GLASS	10,000	SQ FT	10,000
6	MECHANICAL	10,000	CU YD	10,000
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8	PLUMBING	10,000	CU YD	10,000
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47	EXTERIORS	10,000	SQ YD	10,000
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95	EXTERIORS	10,000	SQ YD	10,000
96	ASPHALT	10,000	SQ YD	10,000
97	CONCRETE	10,000	CU YD	10,000
98	STEEL	500	TONS	500
99	BRICK	100,000	SQ YD	100,000
100	PAINT	10,000	SQ YD	10,000

PHASE II  
1. ALLIANCE CONSULTING, INC. 1/27/21  
2. ALLIANCE CONSULTING, INC. 1/28/

**LANDSCAPE CALCULATIONS - PHASE I**

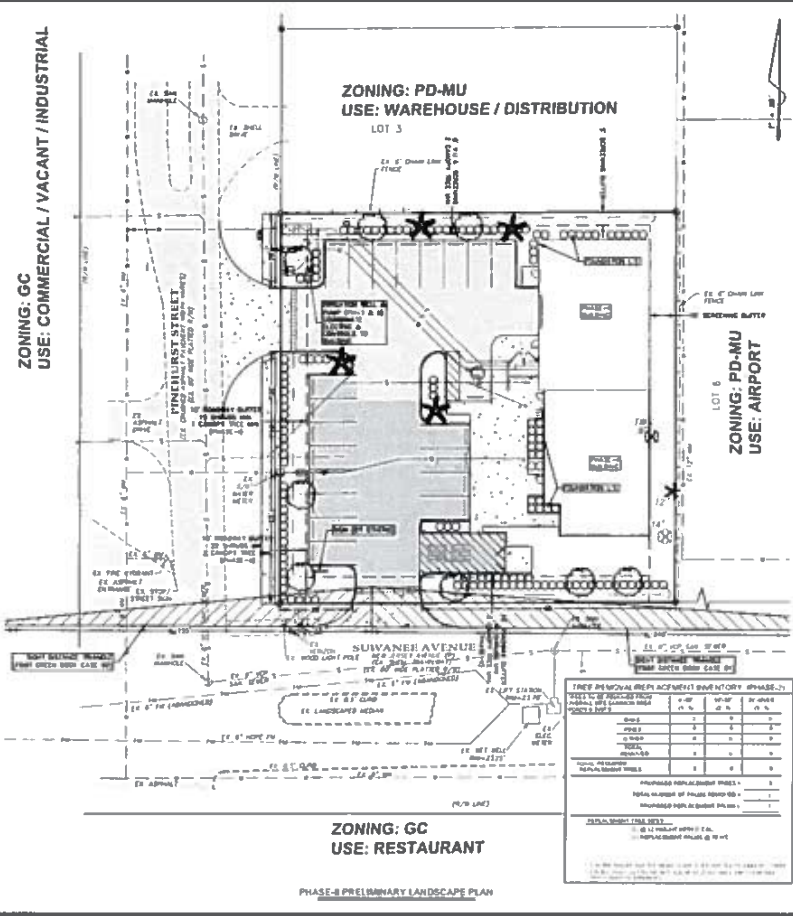
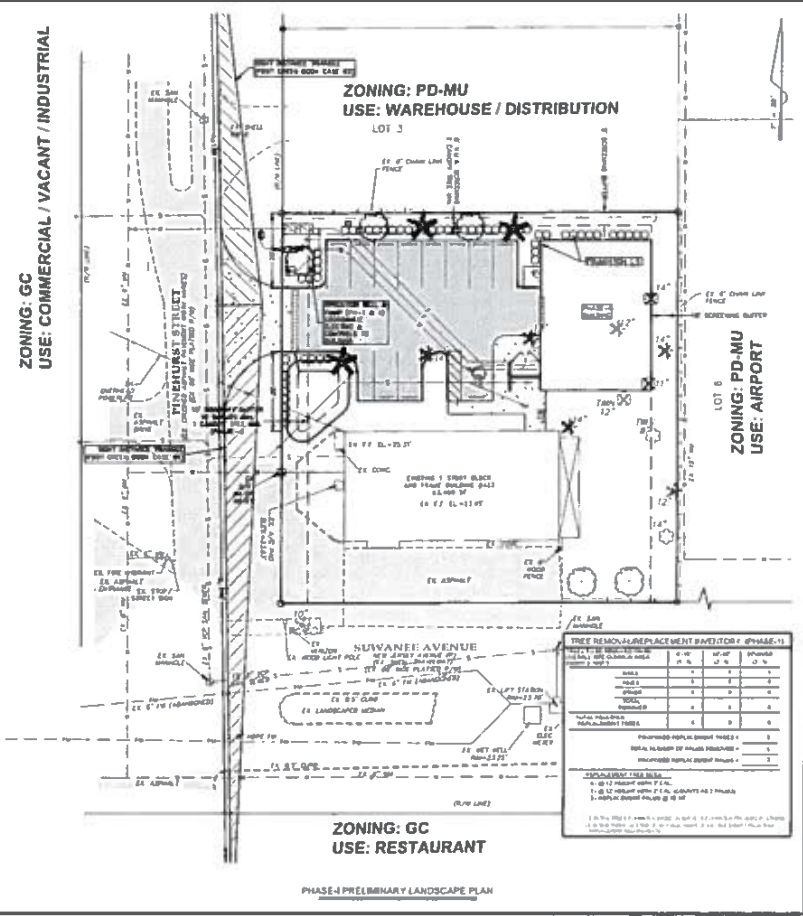
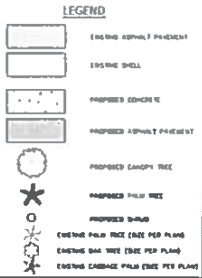
LOCATION	BUFFER/BORDER TYPE	BUFFER/BORDER REQUIREMENTS	BUFFER/SCREEN LENGTH	SCREENS REQUIRED	PROPOSED BUFFER/BORDER
WEST PROPERTY LINE (B & S LINE)	CONCRETE/PAVEMENT	10' MIN. 2 CANOPY TREES AS BUFFER	10'	10'	10' MIN. 2 CANOPY TREES AS BUFFER
NORTH PROPERTY LINE	CONCRETE/PAVEMENT	5' (F.P.A.) SCREENING	10'	-	5' MIN. (F.P.A.) 2 CANOPY TREES AS BUFFER
EAST PROPERTY LINE	CONCRETE/PAVEMENT	10'	SCREENING	10'	-
SOUTH PROPERTY LINE	CONCRETE/PAVEMENT	-	-	-	ENDING DEVELOPMENT
BUILDING FOOTPRINT PERIMETER	CONCRETE/PAVEMENT	10' OF LANDSCAPE	1,300' OF PERIMETER	130' OF REQUIRED	130' OF PROVIDED (PH-1)
PARKING AREA	VEHICULAR USE	4 CANOPY TREES PER 20 PARKING SPACES	75 PARKING SPACES	15 CANOPY TREES	7 CANOPY TREES & 15 SCREENS INCLUDING OCCUPANT BUFFER

**LANDSCAPE NOTES:**

- ALL TREES TO BE PLANTED SHALL BE OF THE SAME SPECIES, SIZE AND CALIBER AS LISTED IN THE APPROVED PLANT SCHEDULE AND SHALL BE A SPECIES ALLOWED BY THE COUNTY'S LANDSCAPE SCHEDULE.
- NO MORE THAN ONE (1) CANOPY TREE SHALL BE PLANTED PER 10' OF THE PERIMETER OF THE SITE SHALL BE PLANTED FROM THE PERIMETER TO THE CENTER OF THE PROPERTY TO BE PLANTED WITHIN THE PERIMETER.
- PLANTINGS SHALL BE SPACED TO PROVIDE A FEEL OF OPEN SPACE AND NOT BE OVERLY DENSE. TREES SHALL BE LOCATED A MIN. OF 10' FROM PROPERTY BOUNDARIES AS REQUIRED BY COUNTY ORDINANCE.
- ALL PLANTINGS SHALL BE OF THE SAME SPECIES, SIZE AND CALIBER AS LISTED IN THE APPROVED PLANT SCHEDULE AND SHALL BE A SPECIES ALLOWED BY THE COUNTY'S LANDSCAPE SCHEDULE.
- ALL PLANTINGS SHALL BE OF THE SAME SPECIES, SIZE AND CALIBER AS LISTED IN THE APPROVED PLANT SCHEDULE AND SHALL BE A SPECIES ALLOWED BY THE COUNTY'S LANDSCAPE SCHEDULE.
- THE PROPOSED PLANTINGS SHALL BE PLANTED WITHIN THE PERIMETER OF THE SITE AND SHALL BE PLANTED WITHIN THE PERIMETER OF THE SITE AND SHALL BE PLANTED WITHIN THE PERIMETER OF THE SITE.
- THE PROPOSED PLANTINGS SHALL BE PLANTED WITHIN THE PERIMETER OF THE SITE AND SHALL BE PLANTED WITHIN THE PERIMETER OF THE SITE.

**LANDSCAPE CALCULATIONS - PHASE II**

LOCATION	BUFFER/BORDER TYPE	BUFFER/BORDER REQUIREMENTS	BUFFER/SCREEN LENGTH	SCREENS REQUIRED	PROPOSED BUFFER/BORDER
WEST PROPERTY LINE (B & S LINE)	CONCRETE/PAVEMENT	10' MIN. 2 CANOPY TREES AS BUFFER	10'	10'	10' MIN. 2 CANOPY TREES AS BUFFER
NORTH PROPERTY LINE	CONCRETE/PAVEMENT	5' (F.P.A.) SCREENING	10'	-	5' MIN. (F.P.A.) 2 CANOPY TREES AS BUFFER
EAST PROPERTY LINE	CONCRETE/PAVEMENT	10'	SCREENING	10'	-
SOUTH PROPERTY LINE	CONCRETE/PAVEMENT	-	-	-	ENDING DEVELOPMENT
BUILDING FOOTPRINT PERIMETER	CONCRETE/PAVEMENT	10' OF LANDSCAPE	1,300' OF PERIMETER	130' OF REQUIRED	130' OF PROVIDED (PH-2)
PARKING AREA	VEHICULAR USE	4 CANOPY TREES PER 20 PARKING SPACES	75 PARKING SPACES	15 CANOPY TREES	7 CANOPY TREES & 15 SCREENS INCLUDING OCCUPANT BUFFER



**NOTES:**

- SEE THE COUNTY CODES - 120-20
- SEE THE COUNTY CODES - 120-20
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- SEE THE COUNTY CODES - 120-20

**423 SUWANEE AVENUE EXPANSION**

LOCATED AT:  
423 SUWANEE AVENUE  
SARASOTA, FL  
SECTION 36 & 38  
TOWNSHIP 36 SOUTH  
RANGE 17 EAST  
MANATEE COUNTY, FLORIDA

**PRELIMINARY LANDSCAPE PLAN PHASE-I & II**

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J. Allison Engineers, Inc.  
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