

For Sale



7204 and 7216 S Tamiami Trail Sarasota, Florida

Presented By

John B. Harshman, Broker
Harshman & Company, Inc.

1800 2nd Street
Suite 957

Sarasota, FL 34236

Phone: (941) 951-2002

Fax: (941) 366-5818

Email: jbh@harshmanrealestate.com



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- **FDOT Encroachment Letter**
- **FDOT Roadway Plan**
- **Utility Plans**
- **Sarasota Zoning Commercial General (CG)**

Property Data

Owner: Loretta J Hopkins Ttee
Address: 7204 and 7216 S Tamiami Trail, Sarasota, FL 34231
Parcel IDs: 0109-08-0001
Building Size: 7204 – single story 3,679 under air sq ft (Sarasota County Tax Assessor)
7216 – single story 4,981 under air sq ft (Sarasota County Tax Assessor)
Total 8,660 sq ft per Tax Assessor
Land Size: 21,780 sq ft (Property Appraiser data)
Parking: 27 plus 2 handicapped on-site parking spaces (3 spaces encroach on FDOT ROW
and will be lost due to widening of US 41)
Utilities: Currently the subject is serviced by well and septic. The owner is working on
plans to
Zoning: CG (Commercial General) Sarasota County
Future Land Use: Commercial Corridor
Traffic Count: FDOT traffic count is 43,000-32,199 Average Annual Daily Traffic (AADT)
Assessed Value: \$873,900 total land and improvements
Taxes: \$12,795.42 Year 2022
Year Built: 1953 effective year 1985
Tenants: 7204-7206 - lease expires 11/30/23
7208 – lease expires 11/30/24
7210B - lease expires 12/31/23
7210 – month to month
7210A - lease expires 8/31/23
7216 -lease expires 2/28/24
Projected NOI: \$63,657.50

List Price: \$1,250,000 (cash at closing)

Property Summary

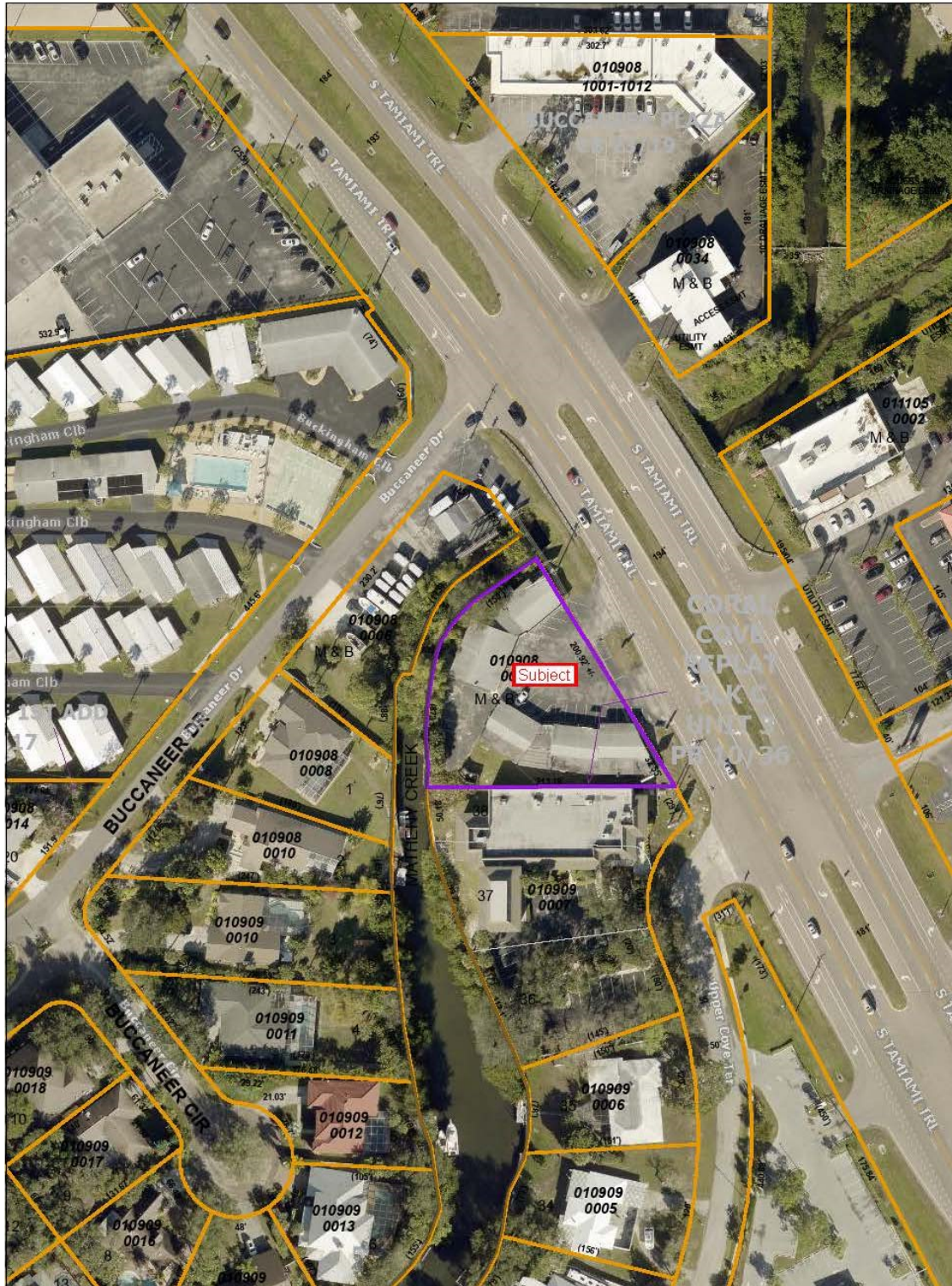
The subject property was constructed as hotel in the 1950's when the Tamiami Trail was the direct west coast route from Tampa to Sarasota, Ft Myers, Naples and Miami. The property was converted to retail/office use in the 1970's and is currently occupied by retail and fitness tenants. The rental rates have been kept at well below market simply to keep the center occupied. The property is on a high trafficked US 41 surrounded by high-valued single-family homes. The property could be further renovated, and lease rates increased to a below market but significantly higher rate than the current lease rates.

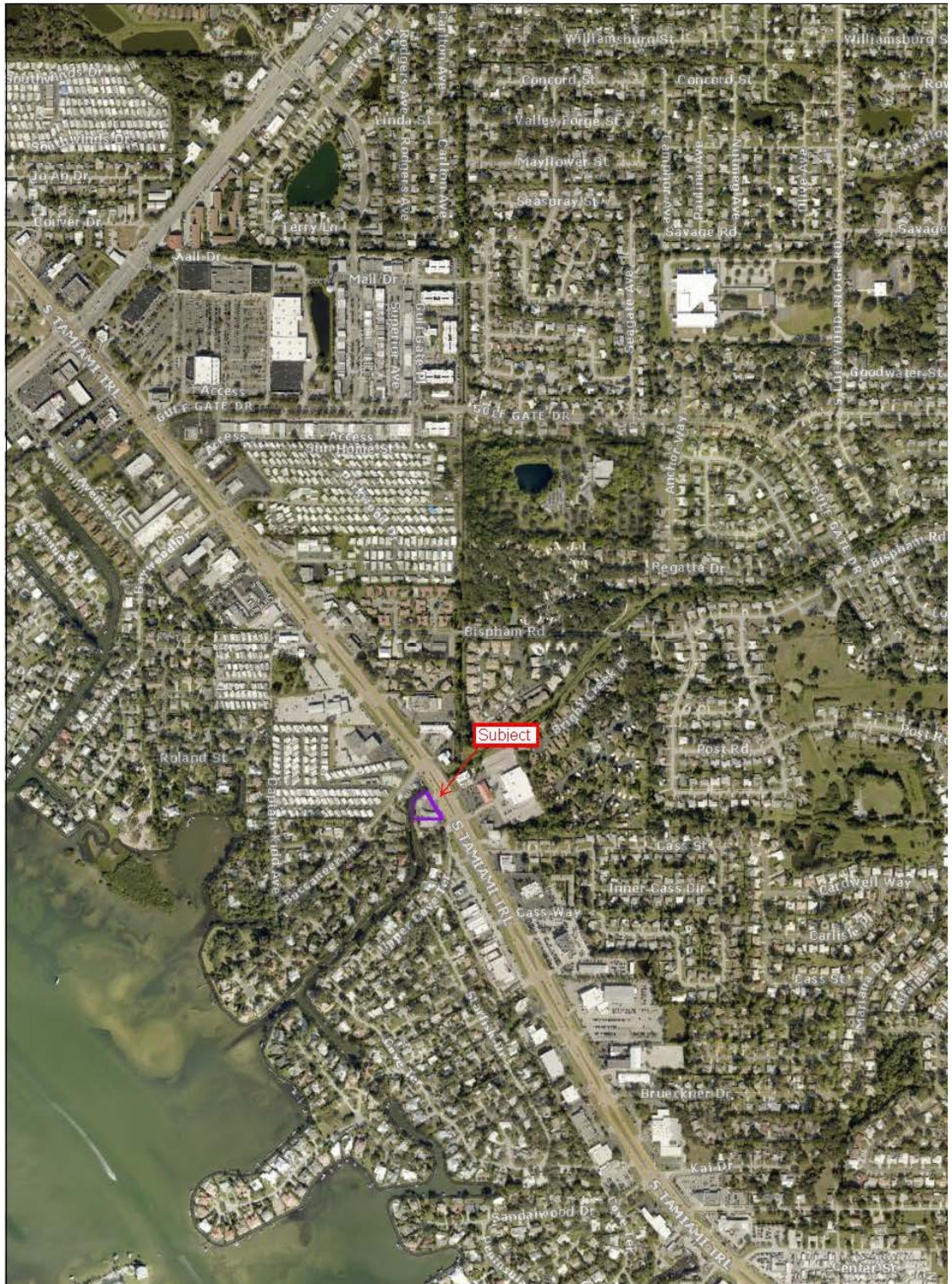
Alternatively, a new owner could demolish the structures, connect to Sarasota County water and sewer and build new compliant with Commercial General zoning classification.

FDOT is in the process of making improvements to US 41 and 3 parking spaces and section of the awning on the north building encroach into the US 41 ROW and will be lost.

The structures have been adequately maintained however the septic system is failing and needs to be replaced by central sewer (see sewer plans in appendix). As part of connecting to central sewer a lift station would be required as well as payment of water/sewer impact fees. One of the buildings has dry-wood termites and is being spot treated.

Please do not contact tenants.







Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0109080001

Ownership:

HOPKINS LORETTA J TTEE

1267 STARBOARD LN, SARASOTA, FL, 34242-2752

Situs Address:

7204 S TAMiami TRL SARASOTA, FL, 34231

Land Area: 21,780 Sq.Ft.

Municipality: Sarasota County

Subdivision: 0000 - NOT PART OF A SUBDIVISION

Property Use: 1110 - Strip store-1 story < 10,000 sf

Status: OPEN

Sec/Twp/Rge: 20-37S-18E

Census: 121150020121

Zoning: CG - COMMERCIAL, GENERAL

Total Living Units: 0

Parcel Description: BEG N LINE OF AMENDED PLAT OF BLK C, CORAL COVE UNIT 3, & WLY R/W TAMiami TRAIL TH N-27-58-67-W 32.55 FT TH NWLY ALG CURBE TO LEFT 200.92 FT TO SEAWALL ON MATHENY CREEK TH SWLY & SLY ALG SEAWALL 252.5 FT M/L TO BLK C TH S-89-57-35-E 213.18 FT TO POB

Buildings

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
7204 S TAMiami TRL SARASOTA, FL, 34231	1	0	0	0	1953	1985	4,295	3,679	1
7216 S TAMiami TRL SARASOTA, FL, 34231	2	0	4	0	1953	1985	5,402	4,981	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Parking Spaces	23	EA	1953
2	2	Asphalt paving	9900	SF	1953

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2022	\$493,800	\$370,700	\$9,400	\$873,900	\$873,900	\$0	\$873,900	\$0
2021	\$493,800	\$373,500	\$9,400	\$876,700	\$876,700	\$0	\$876,700	\$0
2020	\$493,800	\$376,400	\$9,400	\$879,600	\$879,600	\$0	\$879,600	\$0
2019	\$493,800	\$371,500	\$9,400	\$874,700	\$874,700	\$0	\$874,700	\$0
2018	\$493,800	\$374,200	\$8,300	\$876,300	\$815,903	\$0	\$815,903	\$60,397
2017	\$493,800	\$341,900	\$8,300	\$844,000	\$741,730	\$0	\$741,730	\$102,270
2016	\$490,100	\$328,300	\$8,300	\$826,700	\$674,300	\$0	\$674,300	\$152,400
2015	\$387,200	\$218,300	\$7,500	\$613,000	\$613,000	\$0	\$613,000	\$0
2014	\$387,200	\$180,300	\$7,500	\$575,000	\$575,000	\$0	\$575,000	\$0
2013	\$387,200	\$179,800	\$7,500	\$574,500	\$574,500	\$0	\$574,500	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/4/2004	\$100	2004168020	11	HOPKINS, LORETTA J	WD
8/4/2004	\$100	2004164257	11	HOPKINS, ROLF L	ID
8/4/2004	\$100	2004158406	11	HOPKINS ROLF L TTEE,	ID
4/30/1992	\$100	2393/2368	11	HOPKINS ROLF L & LORETTA J	WD
3/1/1977	\$120,000	1161/817	01		NA

Associated Tangible Accounts



There are no associated tangible accounts for this parcel

Property record information last updated on: 1/16/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/9/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0144F	OUT	IN	AE	125144		OUT
0144F	IN	IN	AE	125144		OUT
0144F	OUT	OUT	X	125144		OUT







* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 861-5000
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.

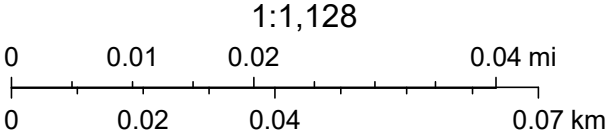


Sarasota County Property Appraiser



1/24/2023, 10:11:48 AM

-  Parcels
-  Parcels 2023
-  Lot Phase
-  Lot Numbers
-  Lot Blocks
-  County Line



MATHENY CREEK

MATHENY CREEK

SURVEYOR'S REPORT:

1. DATE OF MOST RECENT FIELD SURVEY: 2-23-2023.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, LANDSCAPING, UNDERGROUND UTILITIES AND FOUNDATIONS NOT LOCATED OR SHOWN.
3. ELEVATIONS BASED ON NGS DATAPoint A634 WITH A PUBLISHED ELEVATION OF 15.37 NAVD 1988. ELEVATIONS SHOWN IN NAVD 1988 DATUM.
4. THIS IS NOT A BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY WHICH HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY.
5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE X, PER FEMA MAP PANEL #12115C0144 F, DATED 11-4-2016.
6. BURIED UTILITY LINES SHOWN ARE BASED ON OBSERVED EVIDENCE INCLUDING FLAGGING AND PAINT MARKINGS AS PLACED BY OTHERS.

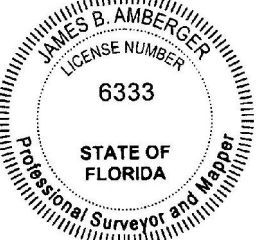
LEGEND AND ABBREVIATIONS:

E/P	EDGE OF PAVEMENT
B/C	BACK OF CURB
(P)	PLAT DIMENSION
(M)	MEASURED DIMENSION
(D)	DEED DIMENSION
(C)	CALCULATED DIMENSION
O.R./PG.	OFFICIAL RECORDS BOOK/PAGE
D.B./PG.	DEED BOOK/PAGE
P.B./PG.	PLAT BOOK/PAGE
C.B./PG.	CONDOMINIUM BOOK/PAGE
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
V.F.	VINYL FENCE
OUL	OVERHEAD UTILITY LINE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
D&U	DRAINAGE & UTILITY (EASEMENT)
14x5	INDICATES SPOT ELEVATION
ESMT.	EASEMENT
AMHWL	APPROXIMATE MEAN HIGH WATER LINE
PT.	PORTION OF (LOT/BLOCK)
FF	FLOOR ELEVATION
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
●	IRON ROD (I.R.) OR IRON PIPE (I.P.) FOUND
■	CONCRETE MONUMENT (C.M.) FOUND
▲	MAG NAIL FOUND
△	MAG NAIL SET W/DISK PSM#6333
○	5/8" I. ROD SET W/CAP PSM#6333
⊙	UTILITY POLE
☆	LIGHT POLE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO:
THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, IT IS A TRUE REPRESENTATION OF THE LANDS SHOWN HEREON AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES B. AMBERGER DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6333
(NOT VALID WITHOUT SURVEYOR'S SIGNATURE
AND EMBOSSED WITH SURVEYOR'S SEAL)



TOPOGRAPHIC SURVEY 7204 S. TAMiami TRAIL SARASOTA COUNTY, FLORIDA

JIM AMBERGER
LAND SURVEYING, LLC
1055 South Tamiami Trail, Suite 110-B
Sarasota, FL 34236
Phone (941) 955-6333 bergertime@verizon.net
Surveying & Mapping Business Authorization #L87649

SHEET 1 OF 1
REV.

DATE: 2-20-2023
JOB # 2023035
DWG# B-23035
DRAWN BY: JBA



Florida Department of Transportation

RON DESANTIS
GOVERNOR

801 N. Broadway Avenue
Bartow, FL 33830

KEVIN J. THIBAUT, P.E.
SECRETARY

October 18, 2019

CERTIFIED MAIL 91 7199 9991 7032 4512 2949

91 7199 9991 7032 4512 2949

Loretta J Hopkins (TTEE)
1267 Starboard Ln.
Sarasota, FL 34242-2752

RE: FP NO :4335505
SEC/JOB:17020-000
FAP NO.: N/A
PM LOG #: 19-120

COUNTY: Sarasota
SR NO. :45(US41)
PARCEL: N/A

To whom it may concern:

The Florida Department of Transportation (FDOT) has an upcoming road project for SR 45 (us41), project number referenced above. The FDOT has determined that, at your location on 7204 S. Tamiami Trail, Sarasota, FL, you have an **Awning and Parking Lot** encroaching into FDOT's existing right of way.

Due to the encroachment being within the limits of construction, you will have 30 days from the date this letter is received, within which to remove said encroachment(s). FDOT will remove the encroaching asphalt parking lot during the clearing and grubbing phase of construction. Should you fail to do so, the FDOT will have the encroachments removed, and you may be responsible for any expense incurred by the FDOT for removal. Please contact this office within five (5) working days of receipt of this letter to let us know your plans for removal.

Unauthorized use of the public right of way is prohibited by Florida law, Section 337.406, Florida Statutes. Enclosed, for your information, is a brochure with an explanation of the guidelines relative to the use of the Florida Transportation Rights of Way.

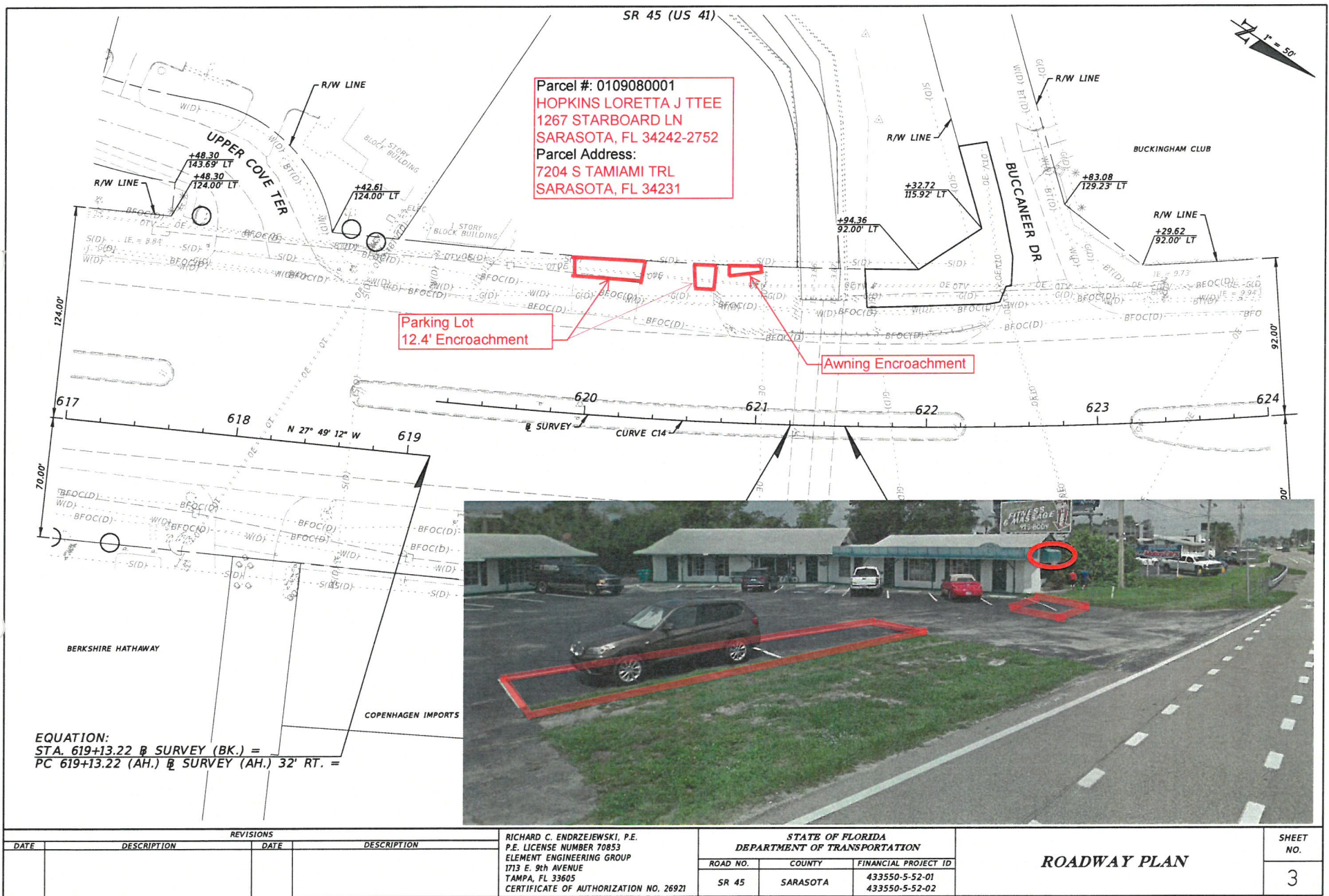
Thank you in advance for your cooperation. You may contact me at (863)519-2749. I look forward to hearing from you.

Sincerely,

Cheryl Quick
Right of Way Agent

Enclosure

cc: File, G.C. Bowne, G.J. Bohde, D.S. Long, M. Johnson



UTILITY CONSTRUCTION PLANS
FOR
7204 & 7216 S. TAMIAMI TRAIL UTILITY CONNECTIONS
SARASOTA, FLORIDA 34231
Property I.D. 0109-08-0001

PRIVATELY OWNED AND MAINTAINED GRINDER PUMP STATION

GENERAL NOTES:

1. THESE PLANS ARE BASED ON BOUNDARY & TOPOGRAPHICAL SURVEYING BY AMBERGER SURVEYING, SARASOTA AND AVAILABLE HEALTH DEPARTMENT SEPTIC SYSTEM RECORDS.
2. EXISTING UNDERGROUND SEPTIC FACILITIES OR UTILITIES HAVE NOT BEEN LOCATED BY THE ENGINEER. ANY EXISTING UTILITIES OR SEPTIC FACILITIES ARE SHOWN TO APPROXIMATE LOCATIONS ONLY FROM AVAILABLE RECORD DRAWINGS PREPARED BY OTHERS.
3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO MATERIAL PROCUREMENT OR STRUCTURE CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE TO REPAIR IMMEDIATELY ANY BURIED TELEPHONE, CABLE T.V., GAS, ELECTRICAL POWER OR OTHER UNDERGROUND UTILITIES DISTURBED BY CONSTRUCTION OPERATIONS.
5. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AND SAFETY IN ACCORDANCE WITH THE M.U.T.C.D. AND F.D.O.T. STANDARD INDEX DRAWINGS, LATEST EDITIONS, DURING ALL CONSTRUCTION OPERATIONS. ANY LANE CLOSURES OR WORK IN THE ROAD RIGHT-OF-WAY SHALL BE COORDINATED DIRECTLY WITH THE RIGHT-OF-WAY OWNER.
6. THE PERMITTED SET OF PLANS WILL REQUIRE A FIELD DEVIATION FROM THE ENGINEER OF RECORD AND APPROVAL FROM SARASOTA COUNTY UTILITIES.
7. ALL PROPERTY BOUNDARY INFORMATION, EXISTING ABOVE GROUND CONDITIONS, TOPOGRAPHY AND ANY FUTURE EASEMENT LOCATIONS AS PROVIDED BY OWNER'S SURVEYOR.
8. THE ENGINEER OR SURVEYOR WITH INFORMATION PROVIDED BY THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET THE REQUIREMENTS OF THE SARASOTA COUNTY UNIFORM WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS CODE, JUNE 29, 2021.

SARASOTA COUNTY UTILITY CONSTRUCTION NOTES:

- i. ALL PIPING AND ASSOCIATED APPURTENANCES, INCLUDING JOINT RESTRAINTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SARASOTA COUNTY UNIFORM WATER/WASTEWATER/RECLAIMED WATER SYSTEM CODE AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- ii. MINIMUM HORIZONTAL AND VERTICAL SEPARATION SHALL CONFORM TO THE LATEST FDEP RULES.
- iii. FOR TREES, A MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED TO PROTECT THE UTILITIES AND THE TREES. NO UTILITIES ARE TO BE INSTALLED WITHIN THE "DIP LINE" OF A PROTECTED TREE, UNLESS THE PIPELINE IS INSTALLED BY DIRECTIONAL BORE OR JACK AND BORE CONSTRUCTION METHODS.
- iv. A MINIMUM DISTANCE OF TEN FEET (10') OR TWO TIMES THE DEPTH OVER THE MAIN, WHICHEVER IS GREATER, MUST BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS, AND THE TOP OF BANK OF ALL PONDS.
- v. POTABLE WATER, RECLAIMED WATER, AND WASTEWATER PIPES SHALL BE CONSTRUCTED WITH A MINIMUM THIRTY-SIX INCHES (36") OF COVER UNLESS OTHERWISE APPROVED BY SARASOTA COUNTY.
- vi. PRESSURE AND LEAKAGE TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE SARASOTA COUNTY UNIFORM WATER/WASTEWATER/RECLAIMED WATER SYSTEM CODE. SEE THE APPLICABLE SECTIONS WITHIN THE LATEST SARASOTA COUNTY UNIFORM WATER/WASTEWATER/RECLAIMED WATER SYSTEM CODE.
- vii. DISINFECTION OF THE WATER MAIN SHALL BE PERFORMED IN ACCORDANCE WITH THE SARASOTA COUNTY UNIFORM WATER/WASTEWATER/RECLAIMED WATER SYSTEM CODE. SEE THE APPLICABLE SECTIONS WITHIN THIS CODE.
- viii. IN THE CASE WHERE CONTAMINATED SOILS ARE FOUND WITHIN THE UTILITY WORK ZONE, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF SARASOTA COUNTY AND/OR THE FDEP, ALL WATER MAINS AND SERVICE LINES (FROM MAIN TO THE CROSS CONNECTION DEVICE) WITHIN THE CONTAMINATED AREA SHALL BE DUCTILE IRON PIPE AND FITTINGS WITH APPROVED SOLVENT RESISTANT GASKET MATERIAL. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST ONE HUNDRED FEET (100') BEYOND THE CONTAMINATED AREA.
- ix. WATER METERS WILL NOT BE INSTALLED PRIOR TO ISSUANCE OF THE AUTHORIZATION TO PLACE INTO SERVICE, FOR THE WATER AND WASTEWATER SYSTEM. IRRIGATION METERS MAY BE ISSUED AT THE TIME OF WATER SYSTEM CLEARANCE.
- x. ALL TAPS, TO BE MADE BY THE CONTRACTOR, SHALL BE NOTED ON THE PLANS AND COORDINATED WITH THE INSPECTOR A MINIMUM OF FORTY- EIGHT (48) HOURS PRIOR TO CONSTRUCTION.



LOCATION MAP

Section 20, Township 37S, Range 18E
Sarasota County, Florida

WATER & SEWER UTILITY PROVIDER:

SARASOTA COUNTY UTILITIES DEPARTMENT
1001 SARASOTA CENTER BOULEVARD
SARASOTA, FLORIDA 34240
(941) 861-6625

INDEX OF SHEETS:

- U-1 COVER SHEET
U-2 UTILITY PLAN & PROFILE
U-3 UTILITY DETAILS
U-4 PUMP STATION DETAILS

PROJECT SCOPE:

CONNECTION TO THE PUBLIC WATER SYSTEM AND THE REPLACEMENT OF EXISTING SEPTIC SYSTEMS WITH A PRIVATE GRINDER PUMP STATION AND ON-SITE 2" PRIVATE FORCE MAIN TO CONNECT TO AN EXISTING SARASOTA COUNTY 2" FORCE MAIN. THE SEPTIC SYSTEM SHALL REMAIN OPERATIONAL UNTIL THE NEW SYSTEM IS AUTHORIZED FOR SERVICE BY SARASOTA COUNTY.

UPON PLACING THE NEW SYSTEM INTO OPERATION THE EXISTING SEPTIC TANK SHALL BE ABANDONED AS FOLLOWS:

1. OBTAIN A PERMIT FROM THE HEALTH DEPT. TO ABANDON THE EXISTING SYSTEM (BY OWNER).
2. TANK PUMPED OUT BY PERMITTED SEPTAGE DISPOSAL COMPANY WITH RECEIPT.
3. RUPTURE THE TANK BOTTOM FOR DRAINAGE OR COLLAPSE ENTIRE TANK.
4. TANK TO BE FILLED WITH CLEAN SAND, COVERED WITH SOIL AND GRADE RESTORED.
5. OBTAIN FINAL INSPECTION PER ABANDONMENT PERMIT.

REQUIRED PERMITS:

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING PERMITS OBTAINED BY THE OWNER:

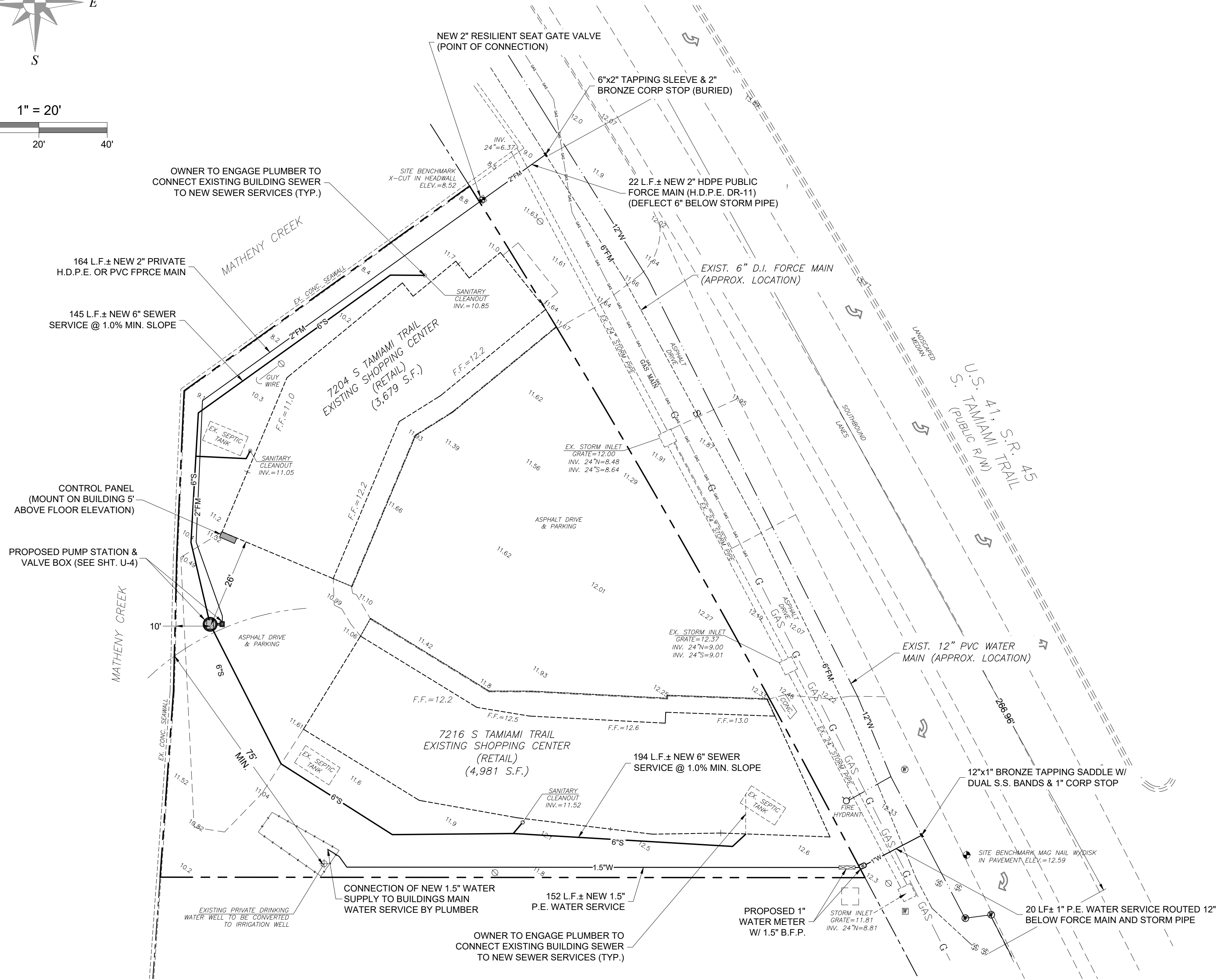
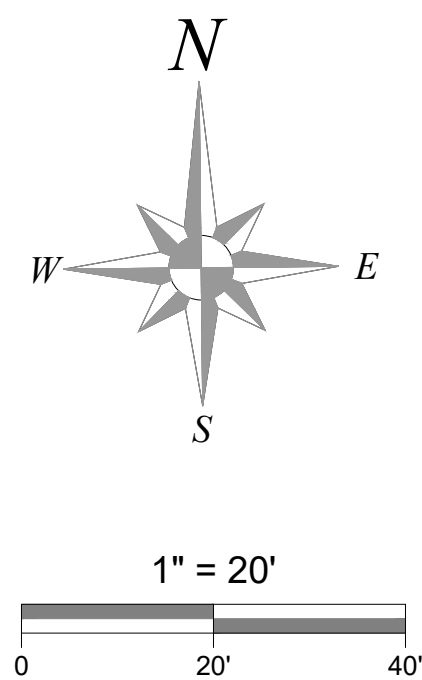
1. SARASOTA COUNTY UTILITY PLAN APPROVAL
2. F.D.E.P. WASTEWATER CONSTRUCTION PERMIT

CONTRACTOR SHALL APPLY FOR AND OBTAIN THE FOLLOWING PERMITS PRIOR TO CONSTRUCTION:

1. SARASOTA COUNTY UTILITY CONSTRUCTION PERMIT
2. SARASOTA COUNTY RIGHT-OF-WAY USE PERMIT
3. HEALTH DEPARTMENT SEPTIC SYSTEM ABANDONMENT PERMIT

BID READY PLANS 4-26-2023

R E V I S I O N S		PREPARED FOR: Loretta J. Hopkins TTEE 1267 Starboard Lane Sarasota, Florida 34242 (941) 685-3423	PREPARED BY: CREST ENGINEERING of Sarasota, LLC 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Email: info@crestllc.com <small>Florida Engineering Firm No. 28100</small>	Date 4-19-2023	UTILITY CONSTRUCTION PLANS 7204 & 7216 S. TAMIAMI TRAIL UTILITY CONNECTIONS 7204 & 7216 S. Tamiami Trail, Sarasota, Florida 34231	Sheet U-1 of 4
DATE	DESCRIPTION			Project No. S0944		
4-26-2023	ADD ADDITIONAL EXIST. SEPTIC TANK			<small>Michael L. Shannon, P.E. License No. 67896</small>		



UTILITY SITE PLAN
(1" = 20')

LEGEND:

- 12"W EXISTING POTABLE WATER LINE & SIZE
- 1.5"W PROPOSED POTABLE WATER SERVICE & SIZE
- 6"FM EXISTING FORCE MAIN & SIZE
- 2"FM PROPOSED FORCE MAIN & SIZE

MATERIAL SPECIFICATIONS:

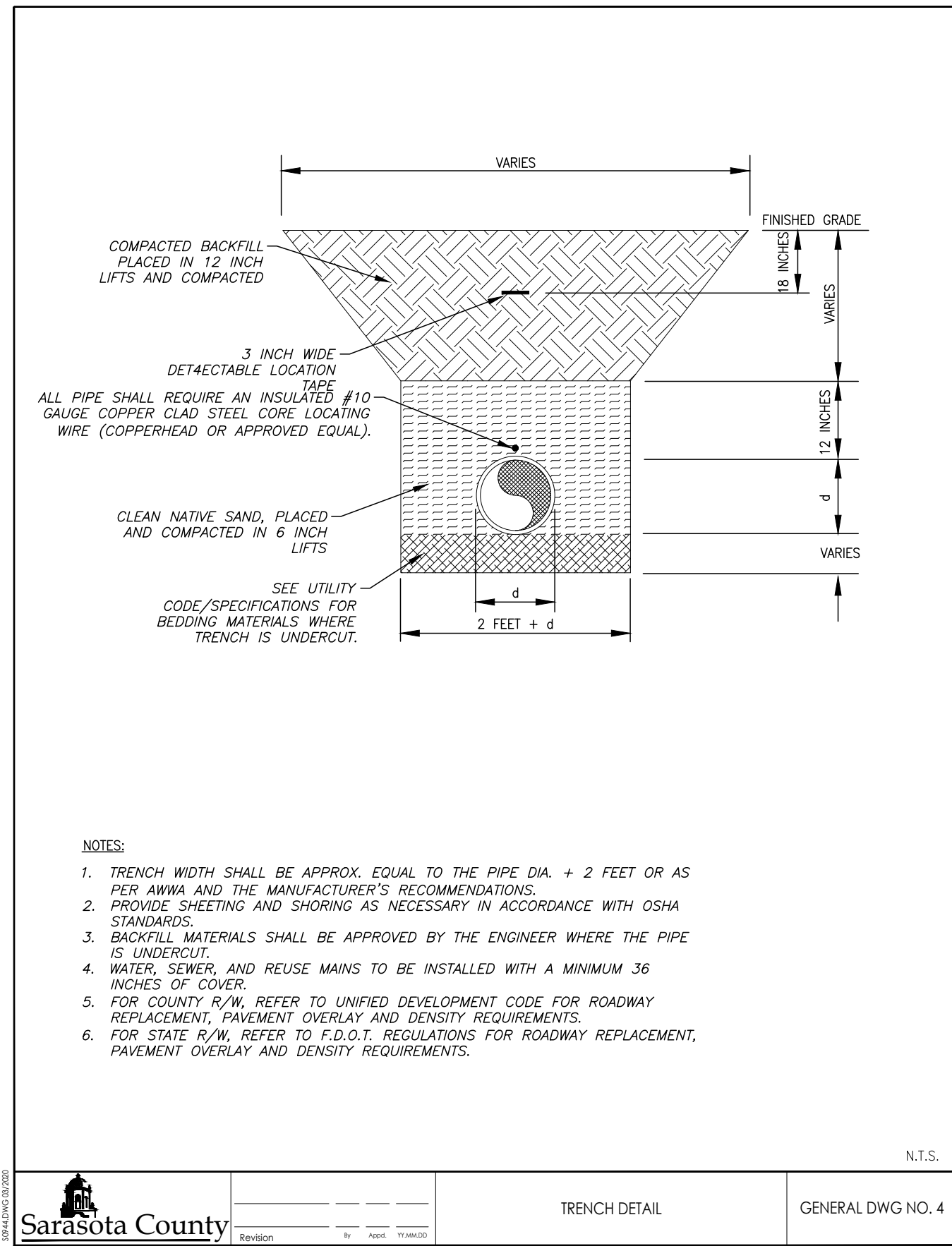
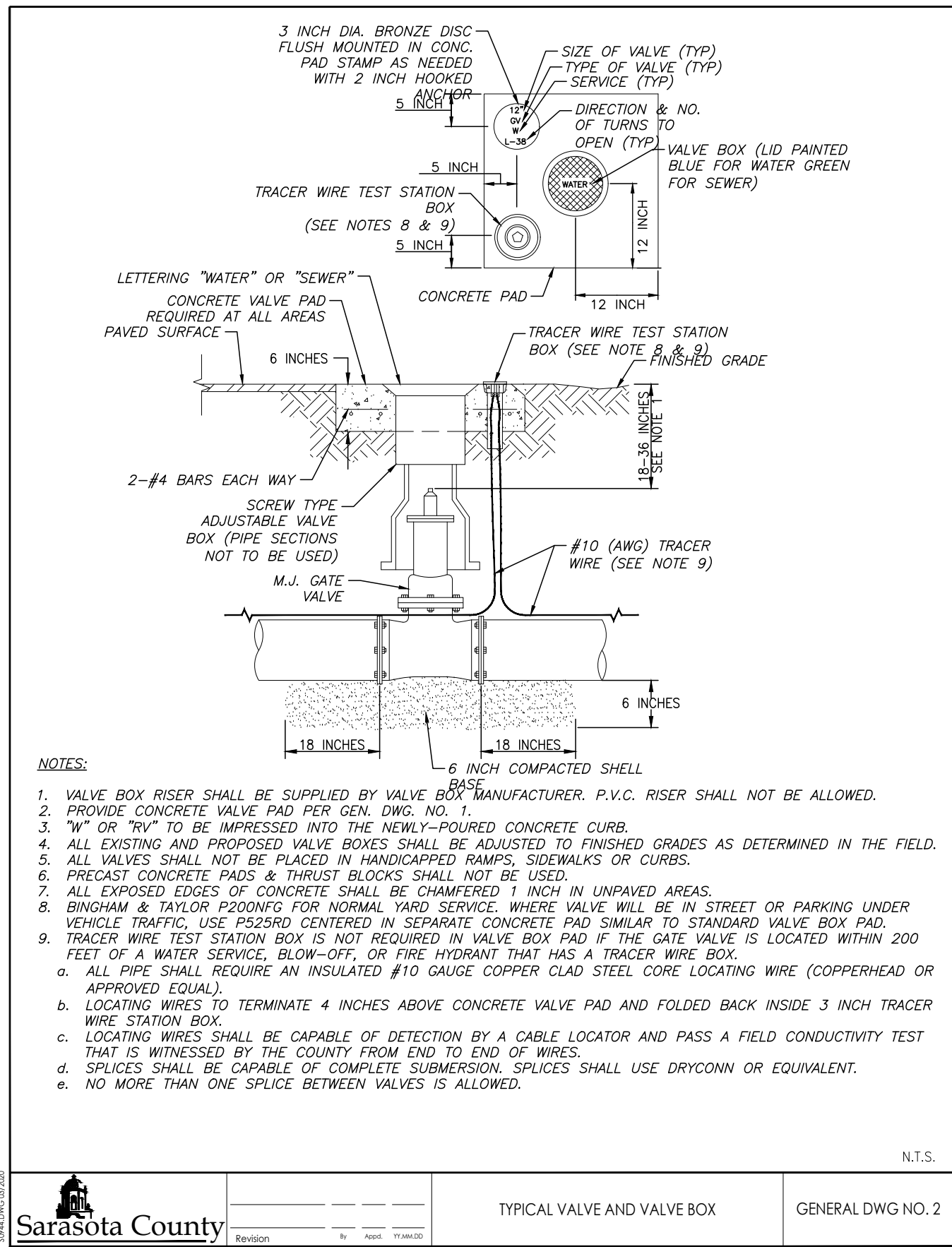
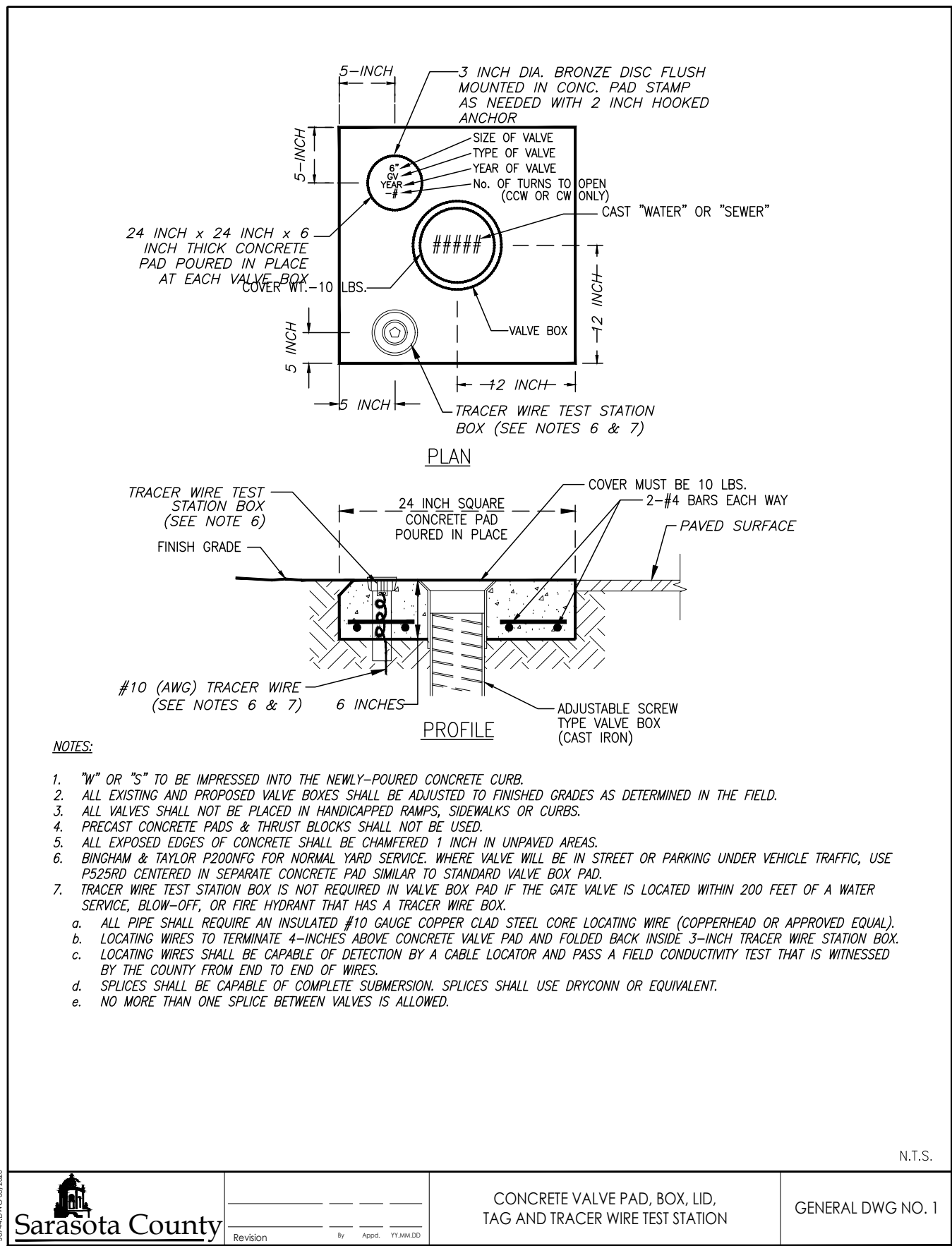
- 2" FORCE MAIN:**
PVC PIPE PER ASTM D2241, CLASS 1120 OR 1220 (SDR21) 200 PSI WORKING PRESSURE, BELL & GASKETED JOINTS, COLOR-CODED GREEN OR GREEN ID TAPE LABELED "SEWER".
- PRIVATE 6" GRAVITY SEWER CONNECTION:**
SDR 26 PVC PER ASTM D3034
- P.E. WATER SERVICE:**
POLYETHYLENE (P.E.) TUBING PER AWWA C901, PE 3408,C.T.S. SDR-9 WITH 200 PSI WORKING PRESSURE RATING.

INSPECTION AND TESTING REQUIREMENTS:

- CONTRACTOR SHALL CONTACT VERONICA FORD, UTILITY PERMIT COORDINATOR (AT (941) 861-0625 OR EMAIL: vford@scgov.net)TO SCHEDULE THE PROJECT INSPECTOR FOR THE PRE-CONSTRUCTION MEETING, TAPS, CONNECTIONS AND TESTING.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO EXISTING UTILITIES WITH SARASOTA COUNTY UTILITIES DEPARTMENT.
- ALL NEW FORCE MAINS SHALL BE PRESSURE TESTED AT 75 PSI MINIMUM FOR A 2 HOUR DURATION IN ACCORDANCE WITH SARASOTA COUNTY UTILITY MANUAL DATED JUNE 29, 2021. A REPRESENTATIVE INSPECTOR FROM THE ENGINEER OF RECORD AND THE UTILITY MUST BE PRESENT FOR THE TEST. A COPY OF THE ACTUAL PRESSURE TEST REPORT SHALL BE PROVIDED BY THE ENGINEER'S REPRESENTATIVE/ INSPECTOR TO SARASOTA COUNTY UTILITIES REGULATORY, ATTENTION: VERONICA FORD (FAX (941) 861-6431, E-MAIL: vford@scgov.net).

BID READY PLANS 4-26-2023

R E V I S I O N S		PREPARED FOR:	PREPARED BY:	Date		UTILITY PLAN	Sheet		
DATE	DESCRIPTION			Project No.					
4-26-2023	ADD ADDITIONAL EXIST. SEPTIC TANK			S0944					
		Loretta J. Hopkins TTEE 1267 Starboard Lane Sarasota, Florida 34242 (941) 685-3423	CREST ENGINEERING of Sarasota, LLC 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Email: info@crestfl.com Florida Engineering Firm No. 28100	Michael L. Shannon, P.E. License No. 67896		7204 & 7216 S. TAMiami TRAIL UTILITY CONNECTIONS 7204 & 7216 S. Tamiami Trail, Sarasota, Florida 34231	U-2		
							of 4		



1.21 GIS STANDARDS AND REQUIREMENTS

1. County Utilities has adopted Geographic Information System (GIS) Technologies to store, manage, and maintain geographic/spatially related data. The purpose of this section is to set a basic CAD/GIS standard to ensure consistent electronic and paper deliverables. The standard and procedures are for integration of digital engineering CAD drawings and attribute information into the database environments, while maintaining the integrity and positional accuracy of the data. GIS data schemas are available upon request or via download from Sarasota County's Open Data Portal.
2. Water distribution, reclaimed water and sanitary sewer collection utility systems shall be located by State Plane Northing and Easting. A file with the locations of "as-built" utility systems shall be included with the final submittal of record drawings. The file shall be ESRI File Geodatabase table or feature class version 10.x or comma separated value (CSV) format. The file shall include a minimum of the following, when applicable:

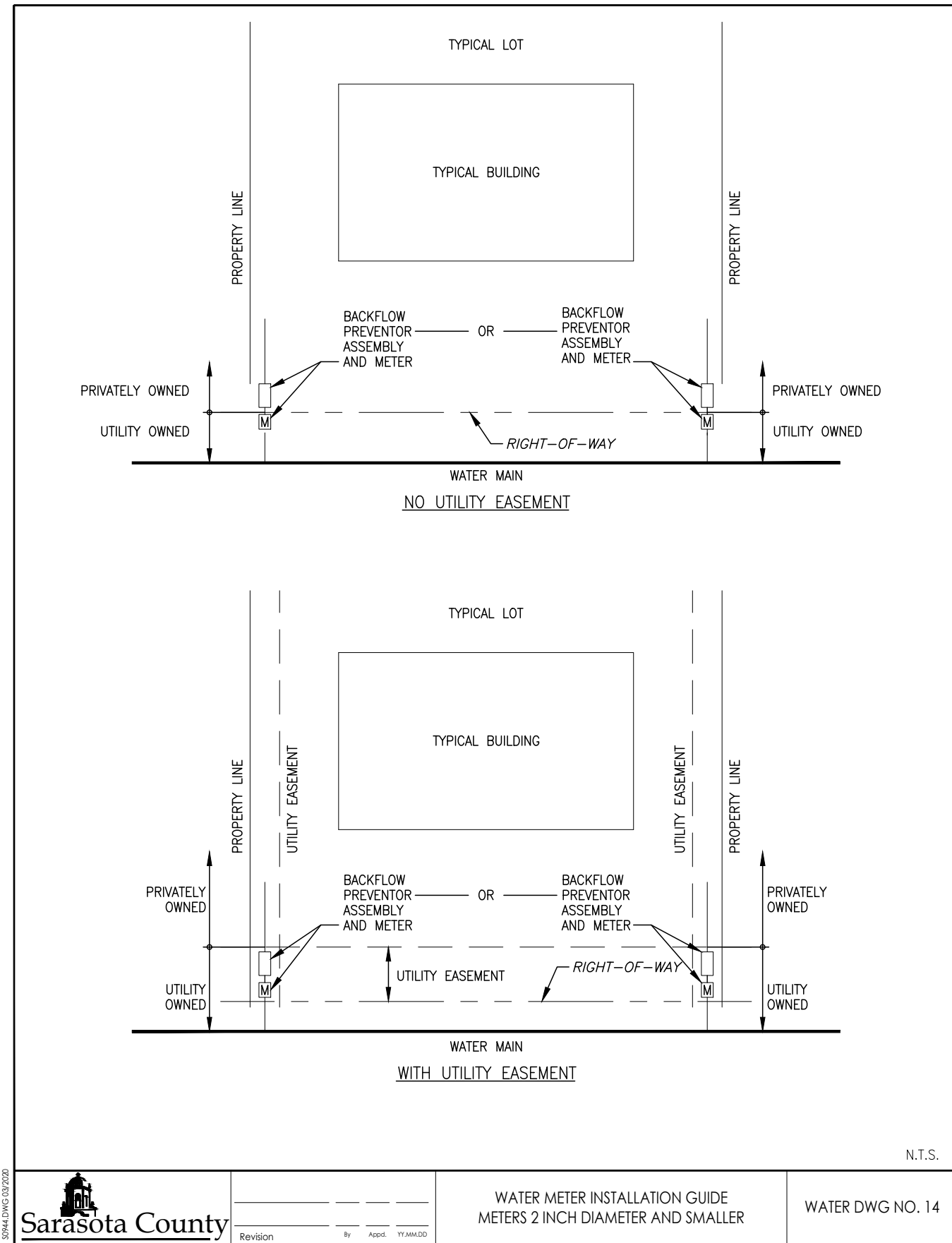
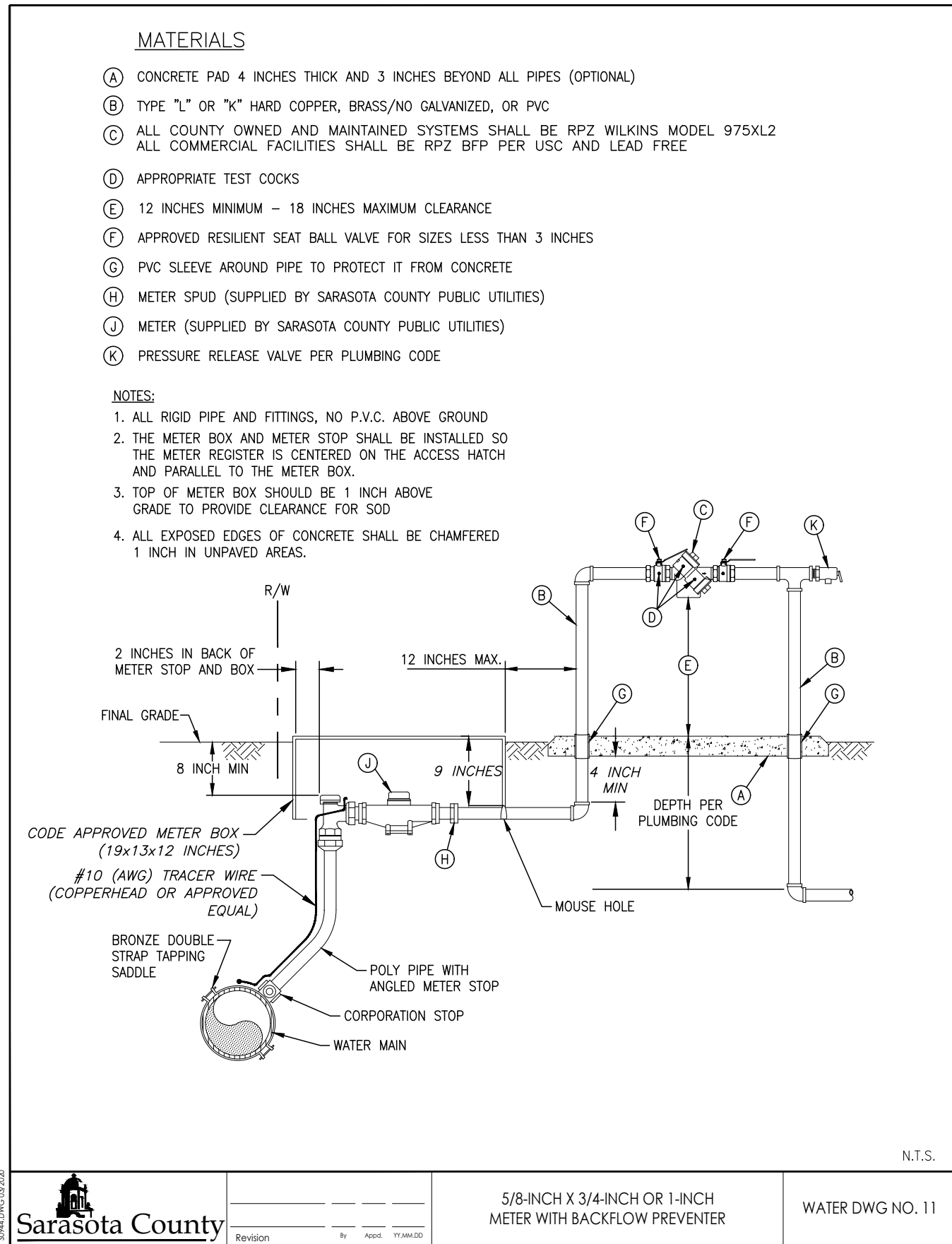
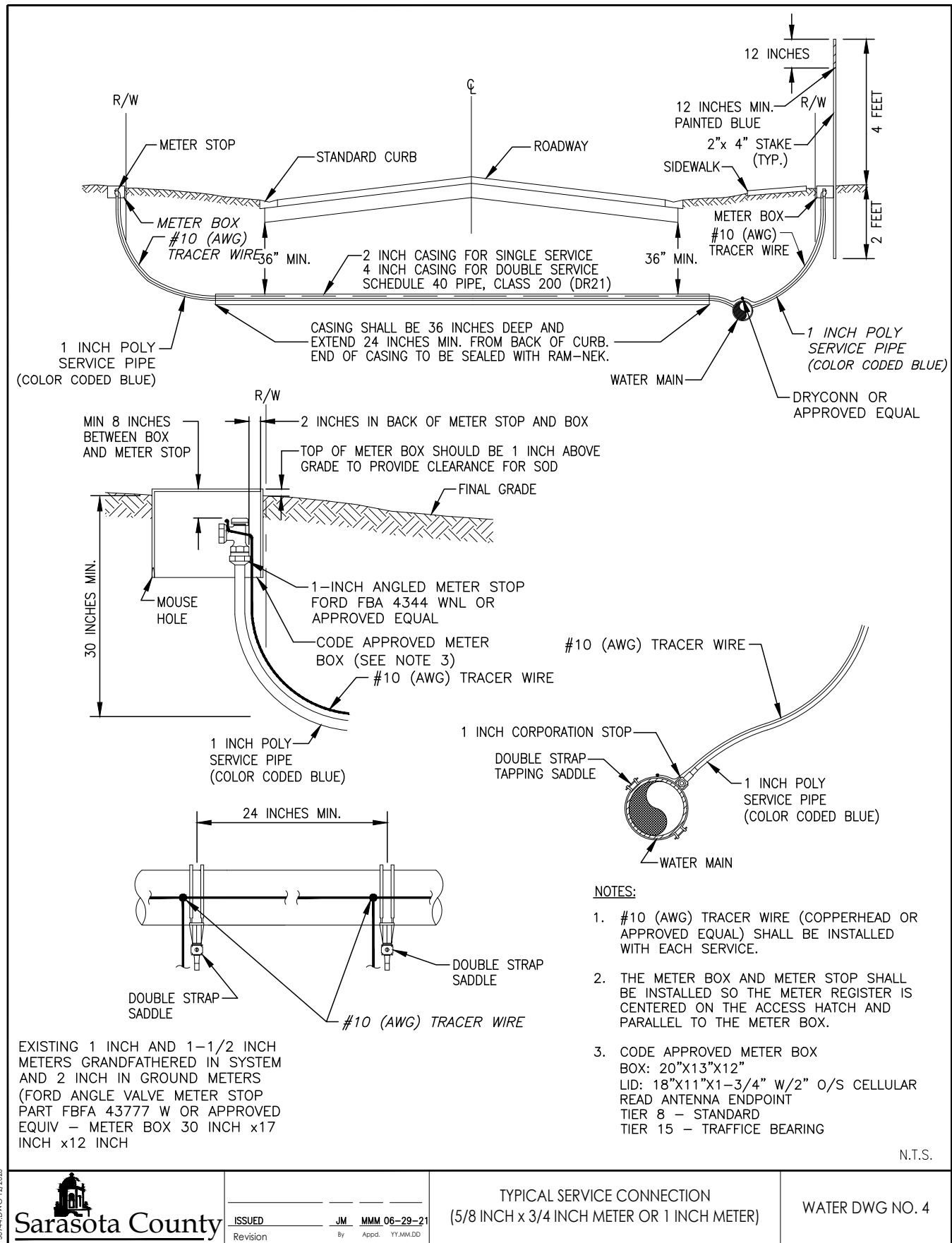
- .1 water type (potable, reclaimed or sanitary, etc.),
- .2 feature type (gate valve, ball valve, blowoff, ARV, cleanout, meter, fitting etc.),
- .3 diameter/size,
- .4 material,

a. Elements of the utility systems that shall be located by State Plane Northing and Easting:

- .1 water services or stub-outs (center of meter or meter box),
- .2 reclaimed water (or irrigation) services (center of meter or meter box),
- .3 backflow prevention assembly (directly beneath the assembly),
- .4 other miscellaneous utility structures with features at or above the surface of the ground.

b. Elements of the utility systems that shall be located by State Plane Northing and Easting and Elevation:

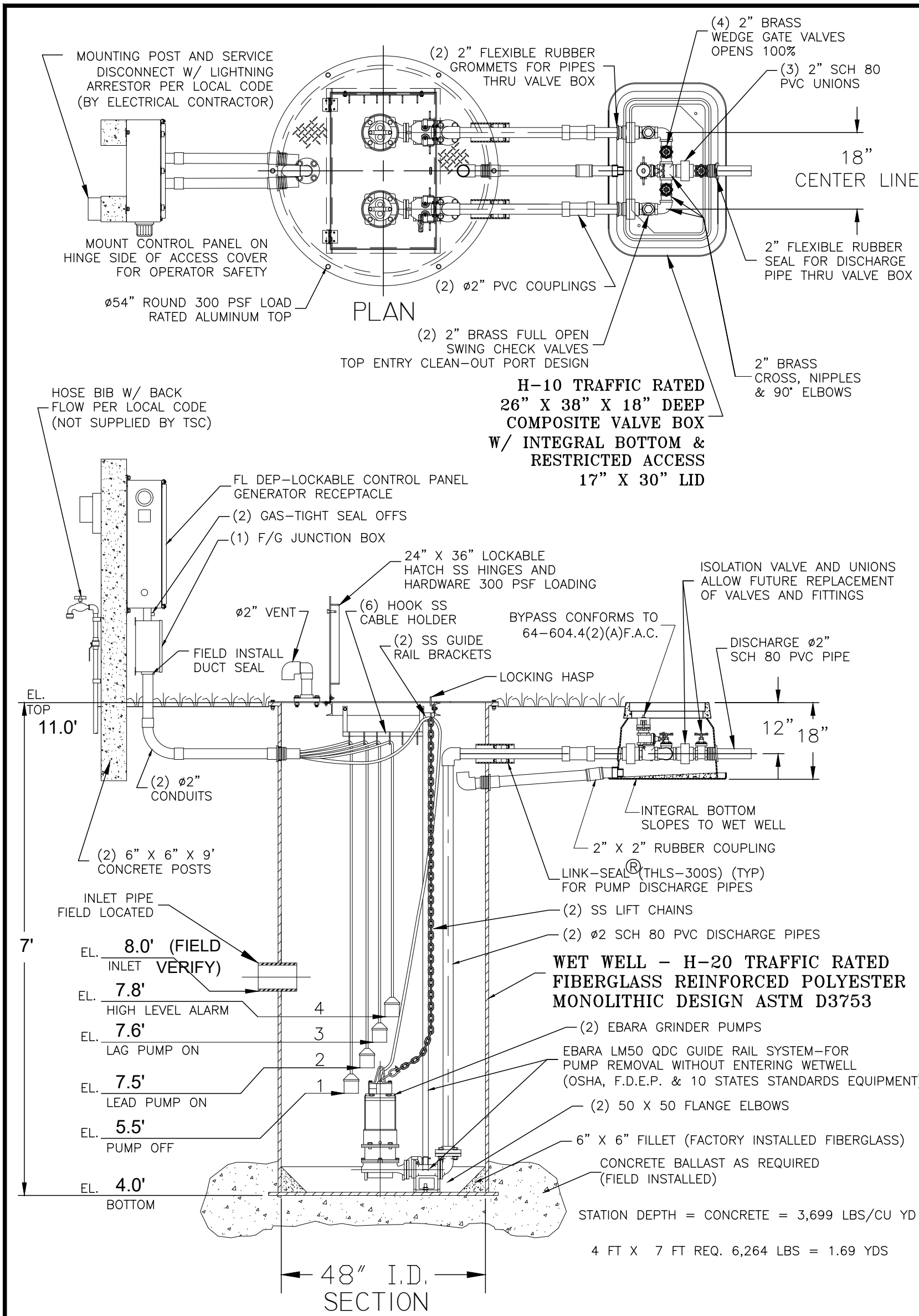
- .1 center of valve cover lids,
- .2 top of nut elevation,
- .3 center of sanitary sewer manhole covers (top of rim for elevations),
- .4 center of lift stations along with quadrant points of round tops/corners of rectangular tops (top of slab for elevations),
- .5 center of above-ground valve assembly slab, along with corners of slab (top of slab for elevation),
- .6 bottom center elevation of the lowest control panel cabinet,
- .7 all fittings, including water and reclaimed water service saddles (other than sanitary sewer service wyes),
- .8 center of sanitary sewer service clean-out cover (invert of 45° wye that is located directly below the clean-out cover for elevation) or stub-outs,
- .9 center of fire hydrants, (center of 5-inch Storz connection nozzle for elevation).



G.I.S. RECORD DRAWINGS REQUIREMENTS
N.T.S.

BID READY PLANS 4-26-2023

R E V I S I O N S		PREPARED FOR:	PREPARED BY:	Date 4-19-2023 Project No. S0944	DETAILS 7204 & 7216 S. TAMAMI TRAIL UTILITY CONNECTIONS 7204 & 7216 S. Tamiami Trail, Sarasota, Florida 34231	Sheet U-3 of 4
DATE	DESCRIPTION					
		Loretta J. Hopkins TTEE 1267 Starboard Lane Sarasota, Florida 34242 (941) 685-3423	CREST ENGINEERING of Sarasota, LLC 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Email: info@crestfl.com Florida Engineering Firm No. 28100	Michael L. Shannon, P.E. License No. 67896		



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS®

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM) JOB: _____
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER _____
FIELD INSTALL BY CONTRACTOR _____
QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	(2) 32 DGFU	2 HP	HP
GPM	39	40'	FT/10'
VOLTAGE	208 / 230 / 460	SINGLE / THREE	PHASE
DISCHARGE	2"	5-5/8"	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

- AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
- DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
- HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
- PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
- SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

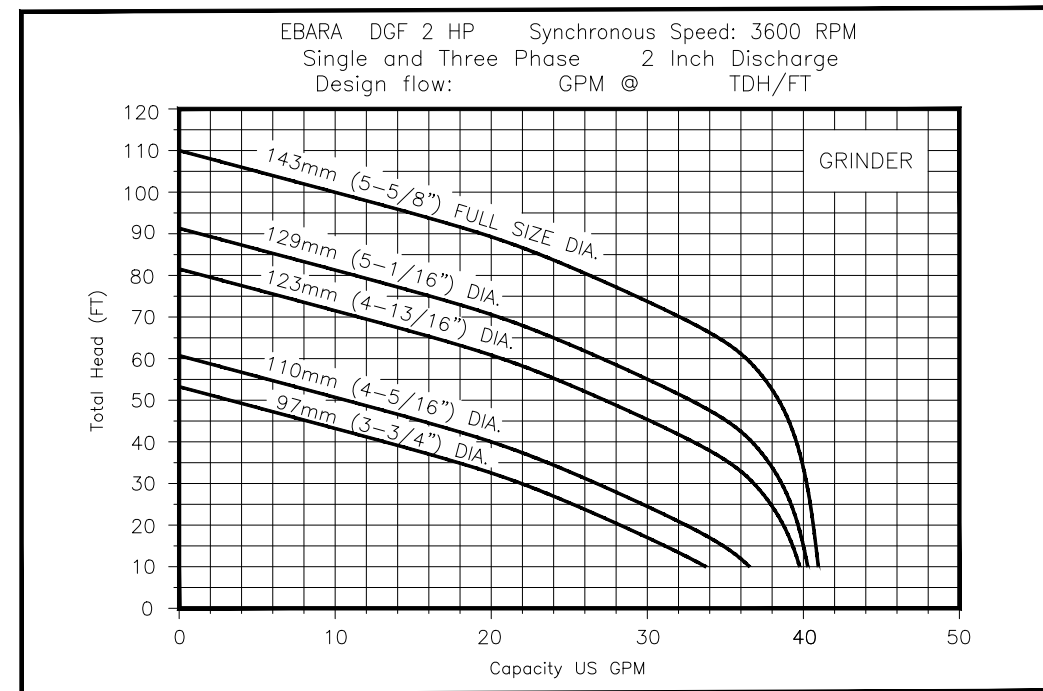
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS®.

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

Ebara Submersible Pumps



PUMP PERFORMANCE CURVE

CONTROL PANEL -SHALL CONFORM TO FL DEP 64-604.42(A)

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

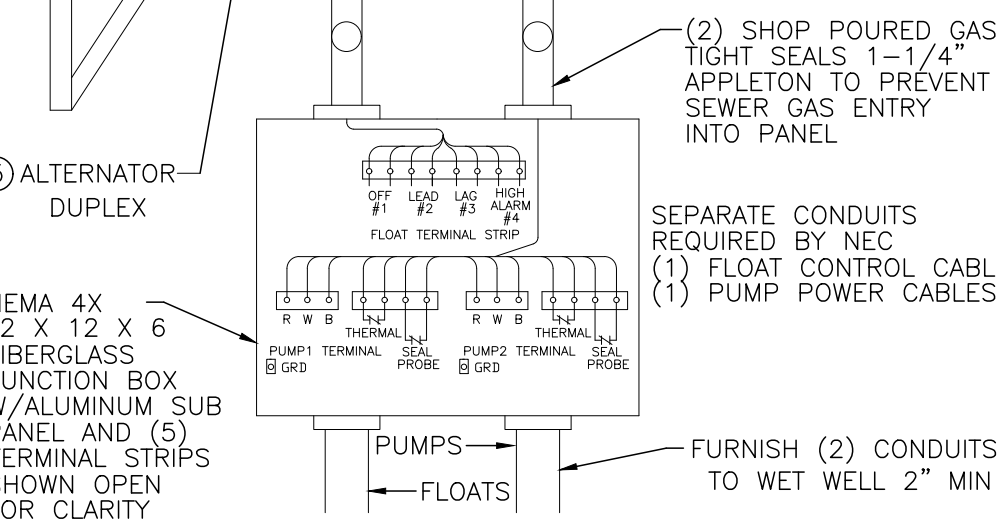
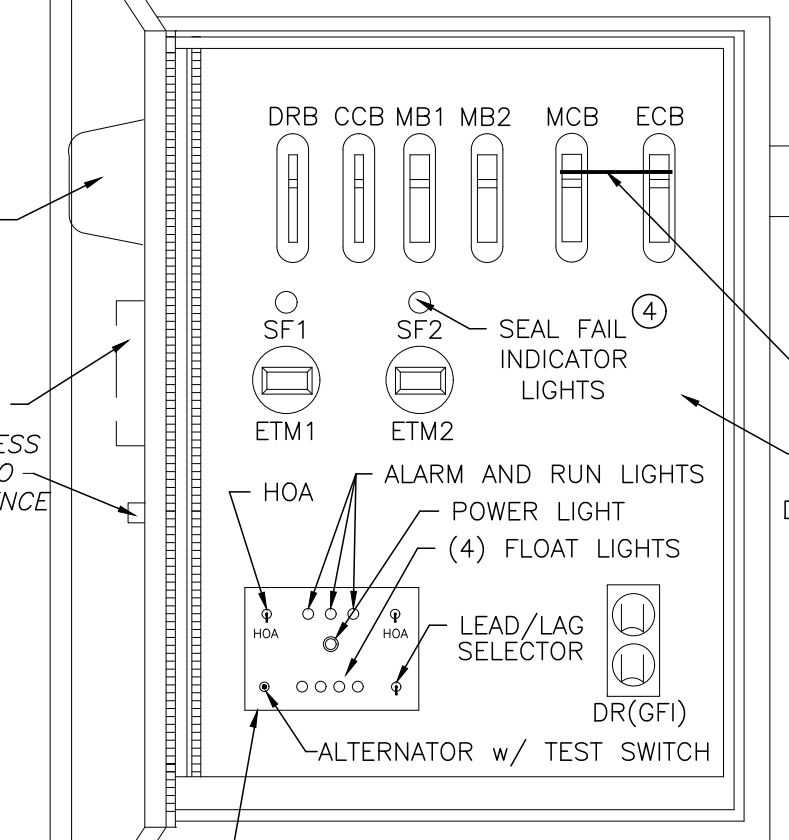
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

CONTROL PANEL LAYOUT

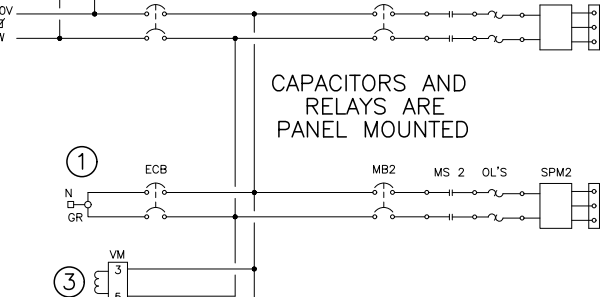


LEGEND

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ATS ALTERNATOR W/ TEST SWITCH
- CCB CONTROL CIRCUIT BREAKER
- DR DUPLEX RECEPTACLE
- DRB DUPLEX RECEPTACLE BREAKER
- ECB EMERGENCY CIRCUIT BREAKER
- ETM ELAPSED TIME METER
- F FUSE
- FL FLASHER
- FS FLOAT SWITCH (REGULATOR)
- GR GENERATOR RECEPTACLE
- PTS PUMP TERMINAL STRIP
- R RELAY
- RC RUN CAPACITOR
- RD DISCHARGE RESISTOR
- RL PUMP RUN INDICATORS
- RTS REGULATOR TERMINAL STRIP
- SC START CAPACITOR
- SF SEAL FAIL (SHAFT)
- SR START RELAY
- SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

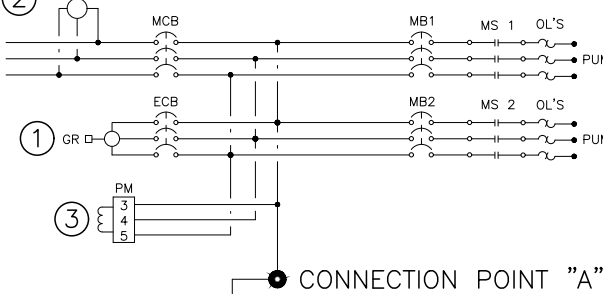
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK

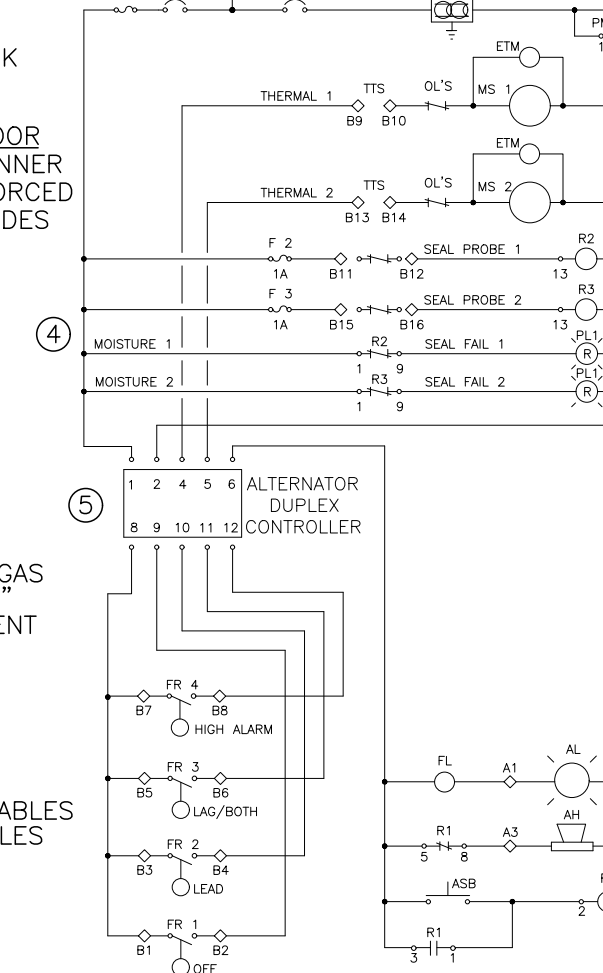


THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



CONNECTION POINT "A"



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

- GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
- SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
- PHASE PROTECTION SHALL BE PROVIDED
- SHAFT SEAL FAIL DETECTION
- ALTERNATOR W/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS®
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.0®
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCtampa.com
REV-9 SCALE: N.T.S.

BID READY PLANS 4-26-2023

REVISIONS

DATE	DESCRIPTION

PREPARED FOR:

Loretta J. Hopkins TTEE
1267 Starboard Lane
Sarasota, Florida 34242
(941) 685-3423

PREPARED BY:

CREST ENGINEERING
of Sarasota, LLC
3402 Magic Oak Lane, Sarasota, Florida 34232
Ph: (941) 377-8811
Email: info@crestllc.com
Florida Engineering Firm No. 28100

Date 4-19-2023

Project No. S0944

Michael L. Shannon, P.E.
License No. 67896

PUMP STATION DETAILS

**7204 & 7216 S. TAMiami TRAIL
UTILITY CONNECTIONS**

7204 & 7216 S. Tamiami Trail, Sarasota, Florida 34231

Sheet

U-4

of 4

(3)"CG" COMMERCIAL, GENERAL.

a.Districts, Intent.

1.The CG District provides for general commercial facilities of varying scales and may include either an individual business located on its own parcel, or multiple businesses located together on a parcel (such as a shopping center). Businesses in this district should be sited convenient to automotive traffic. Pedestrian traffic will also be found in this district, and therefore pedestrian connections to existing neighborhoods are important. In large-scale projects, access, internal vehicular and pedestrian circulation and transit access are also important. This district should be designed to serve a community-wide market area and offer a wide range of goods and services. It is further intended that sufficient buffering and design techniques be used to reduce or prevent impacts on adjacent or nearby residential uses. This district allows residential use, including upper story residential dwelling units, in order to promote live-work and mixed use opportunities. When rezoning to the CG District, it shall be in accord with an approved Binding Development Concept Plan.

2.The CG District is generally used to implement the Comprehensive Plan within those areas of the County shown as Regional, Community, Village I and Village II Commercial Center, or Commercial Corridor on the Future Land Use Map.

b.*Permitted Principal and Limited Uses and Structures:* Uses allowed by right in the district. Such uses are subject to all other applicable requirements of this UDC. Additional dimensional standards may allow a more intense use through the Special Exception process where expressly provided for in this [Article 6](#):

1.Multifamily (multiplex, apartment), except those requiring Special Exception approval as specified in subsection e. below and subject to the following standards:

i.Multi-family shall be allowed in the CG district as part of mixed use development in those areas where an adopted Critical Area Plan expressly permits mixed use development. Multi-family development shall comply with the development standards of the applicable zoning district and any conditions of development approval of the Critical Area Plan.

2.Live-work unit, subject to the requirements of [Section 124-139](#).

3.Upper story residential, subject to the following additional development standards:

i.All ground level square footage shall contain only nonresidential uses. For each level of upper story residential use, the total square footage of each residential level shall not exceed the ground level square footage of nonresidential development nor shall it exceed allowable density and height. For the purposes of this section, the calculation of the ground level square footage shall not include any ground level in-structure parking areas.

4.All group living (Defined in [Section 124-305](#)), including boarding house; rooming house; fraternity; sorority; orphanage (NAICS 623990); community residential homes (subject to the standards of [Section 124-146](#)); group home for the physically disabled, mentally disabled, or emotionally disturbed with 14 or more residents; hospice, nursing, or convalescent home (NAICS 623111); monastery; convent; residential assisted living facility without individual self-contained dwelling units. These uses shall be subject to the standards of [Section 124-144](#).

5.All community service, including community recreational facility (nonprofit), library, museum (NAICS 7121), neighborhood arts center or similar community facility (public), philanthropic institution, senior center, union hall youth-oriented community service; not including Rural Retreat Center.

6.Family day care home (Defined in [Section 124-305](#)).

7.Large family child care home (Defined in [Section 124-305](#)).

8.Day care facility (Defined in [Section 124-305](#)), including intermediate childcare, afterschool, and latch-key programs. A day care facility with 11 or more children shall be subject to the standards of [Section 124-146](#).

9.Adult day care home (up to 6) (Defined in [Section 124-305](#)).

10.Adult day care facility (7 or more) (Defined in [Section 124-305](#)).

11.College, seminary, or university (NAICS 6112 and 6113).

12.Day facility (Defined in [Section 124-305](#)).

13.Vocational, trade, or business school (NAICS 6112—6115).

14.All medical, dental, and chiropractic offices, laboratories and facilities, blood plasma donation center, hospital, out-patient clinic (NAICS 6211, 6213, 6214, 6215, 6216, 6219, 6221), not including pain management clinics (Defined in [Section 124-305](#)), requiring Special Exception approval as specified in subsection e.

15.Patient family accommodations (Defined in [Section 124-305](#)), subject to [Section 124-154](#).

16.All parks.

17.All passenger terminals, bus passenger terminal, taxi dispatch center, train passenger terminal (NAICS 485), scenic and sight-seeing tour.

18.Airports and heliports (NAICS 481), subject to the following standards:

Adequate land area is available for take-off and landing to ensure public safety in accordance with Federal Aviation Administration standards. In addition, the helicopter landing facility and the aircraft runway shall be a minimum of 500 feet from all property lines. Exceptions to the 500-foot setback shall be allowed only where abutting properties allow the use and the use is not prohibited on abutting properties by private covenant or restriction.

19.All places of worship (NAICS 813110).

20.Neighborhood resource center (Defined in [Section 124-305](#)).

21.Major utilities that are permitted with limitations including aeration facility, artesian well, wastewater treatment plant, subject to the standards of [Section 124-137](#), except those requiring Special Exception approval as specified in subsection e. below.

- 22.Minor utilities (Defined in [Section 124-305](#)), including on-site retention or detention facility, neighborhood-serving telephone exchange, gas, or electrical installation; water and wastewater pump station or lift station.
- 23.Stormwater facility in a different zoning district than principal use.
- 24.Adult bookstores and video stores (Defined in [Section 124-305](#)), subject to the standards of [124-149](#), Sexually Oriented Business Uses.
- 25.Semi-nude model studios, subject to the standards of [124-149](#), Sexually Oriented Business Uses.
- 26.Other adult retail stores, subject to the standards of [124-149](#), Sexually Oriented Business Uses.
- 27.Indoor recreation including convention center, movie theater, and other theater (NAICS 512131, 7111); but excluding those requiring Special Exception approval as specified in subsection e. below.
- 28.Bar, subject to criteria outlined under "Restaurants". See additional criteria regarding "Indoor/Outdoor Entertainment" in this Section.
- 29.Clubs and lodges (Defined in [Section 124-305](#)).
- 30.Entertainment, indoor (Defined in [Section 124-305](#)), within a completely enclosed building shall be permitted between 8:00 a.m. and 10:00 p.m. After 10.p.m., such indoor entertainment shall require a Special Exception approval as specified in subsection e. below. All entertainment shall be governed by Air and Sound Pollution and Noise, [Chapter 54](#), Article V and VI of the County Code.
- 31.Indoor facility for extreme sports such as paintball, BMX, or skateboarding.
- 32.Firing range or archery range, indoor (Defined in [Section 124-305](#)).
- 33.Gymnastics facility, martial arts facility, fitness gym, dance and fine arts studio, indoor sports academy (NAICS 611620 and 611610).
- 34.All offices, including government and non-government offices, urgent care facilities, emergency medical offices, counseling in an office setting, and TV and radio studios, advertising office, bank (with or without drive-through), business management consulting, data processing, financial business such as lender, investment or brokerage house, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency (NAICS 518, 52, 5312, 54 [except 54194], 55, 561).
- 35.Community recreation center (Defined in [Section 124-305](#)).
- 36.Entertainment, outdoor (Defined in [Section 124-305](#)). Outdoor entertainment is permitted between 8:00 a.m. and 10:00 p.m. After 10:00 p.m., such outdoor entertainment shall require a Special Exception approval as specified in subsection e. below. All entertainment shall be governed by Air and Sound Pollution and Noise, [Chapter 54](#), Article V and VI of the County Code.
- 37.All commercial parking (NAICS 812930), including park-and-ride facility.

38.All restaurants (NAICS 722511, 722513, 722514) and small scale catering establishments (NAICS 722310 and 722320). Restaurants shall be subject to the standards of [Section 124-140](#).

39.Retail sales, including Store selling, leasing or renting consumer, home, and business goods including, but not limited to, alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden center, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, musical instruments, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, postal substation, printed materials, produce, souvenirs, sporting goods, stationery, tobacco and related products, vehicle parts and accessories, videos, full- or self-serve gas (NAICS 44131, 442, 443, 444, 445, 446, 447, 448, 451, 452, 453, except 45393).

40.Professional/Personal Retail Services, including Animal grooming (NAICS 81291), athletic, tennis, swim or health club, art, music or photographic studio or classroom, dry-cleaning or laundry drop-off facility, laundromat (NAICS 81231, 81232), hair, nail, tanning, massage therapy and personal care service (NAICS 8121), photocopy, blueprint, package shipping and quick-sign service (NAICS 561439), psychic or medium, taxidermist.

41.Repair Oriented Retail Services, including Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, Tailor, milliner, upholsterer (NAICS 8112, 8114), Locksmith (NAICS 561622).

42.Animal hospital, veterinary clinic, with or without animal boarding

43.Convenience store (Defined in [Section 124-305](#)), with gas pumps, gas station minimart, subject to the standards in [Section 124-148](#).

44.Convenience store (Defined in [Section 124-305](#)), without gas pumps.

45.Drive-thru retail sales or service.

46.Garden center (Defined in [Section 124-305](#)), completely enclosed.

47.Package store (Defined in [Section 124-305](#)).

48.Vehicle parts and accessories (NAICS 441310).

49.Retail of lumber and building supplies (NAICS 444110 and 444190) up to 60,000 square feet gross floor area.

50.Pawn shops (NAICS 522298).

51.All self-service storage (NAICS 531130).

52.Bed and breakfast (Defined in [Section 124-305](#)), subject to the standards of [Section 124-141](#).

53. Car wash, full or self-service (Defined in [Section 124-305](#)). Automatic car wash buildings shall be subject to the standards of [Section 124-152](#).

54. Vehicle service, general (NAICS 8111) A general vehicle service establishment is permitted provided that, if the establishment has more than two service bays, the service bay doors shall not be oriented toward the public right-of-way or residentially-zoned property, or shall be screened from view from the public right-of-way or residentially zoned property.

55. Boat livery/marina (Defined in [Section 124-305](#)).

56. Boat sales (NAICS 441222), accessory to boat livery or marina.

57. Wholesale trade (NAICS 423, 4241—4246, 4248, 4249, 425); mail-order house (NAICS 454110); sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools; welding supplies, janitorial supplies, restaurant equipment, and store fixtures; commercial water softening.

58. Elementary, middle or high school (NAICS 611110).

59. Brewpub subject to the standards of [Section 124-155](#).

c. Existing Uses:

1. Dock or pier (commercial) (NAICS 48831).

d. Permitted Accessory Uses and Structures: Uses and structures which are customarily accessory and clearly incidental to permitted or permissible uses and structures. These uses are subject to the standards of [Section 124-73](#), Accessory Uses and Structures:

1. The rental of light or medium moving trucks may be permitted as an accessory use to a self-service storage facility on properties zoned CG subject to:

i. Such vehicles may be contained within a gated facility and not within 35 feet of any property boundary; and

ii. No more than one (1) truck per 5,000 s.f. of Self-service Storage building shall be permitted.

e. Special Exceptions: Uses allowed only where approved as a Special Exception by the Board in accordance with the procedures of [Section 124-43](#). Special Exception uses are subject to all other applicable requirements of this UDC, including any additional standards listed below, except where expressly modified by the Board as part of the Special Exception approval:

1. Multifamily (multiplex, apartment), only if a part of a mixed-use development. The following residential uses may be allowed in the CG district by Special Exception provided the cumulative amount of residential structures shall not exceed 30 percent of building coverage:

i. Multi-family units in one or more free standing buildings not attached to a structure with commercial use; and

ii. One or more residential units attached to a structure with commercial use. A residential unit or units may be attached to any surface of the commercial structure by common walls, a connecting corridor, or any other structural member whether or not an entranceway is provided between the commercial and residential uses.

2. Upper story residential, with nonresidential use on the ground floor, that does not meet the standards in [Section 124-76\(c\)\(3\)b.3.i](#), above.

3. Pain management clinics (Defined in [Section 124-305](#)), subject to the standards in [Section 124-151](#).

4. All social service institutions (NAICS 622210, 623210, 623220, 623990, 6242), except neighborhood resource center (Defined in [Section 124-305](#)), subject to the following standards:

i. The facility shall be located on a parcel not less than two acres in size.

ii. No structure shall be closer than 50 feet to any residentially-zoned property.

5. Major utilities (Defined in [Section 124-305](#)), including electric substation, electric or gas generation plant, filter bed, railroad right-of-way (new), water pumping facility, water tower, or water tank; but excluding aeration facility, artesian well, wastewater treatment plant, subject to the standards in [Section 124-137](#).

6. Adult entertainment establishments (Defined in [Section 124-305](#)), subject to the standards of [Section 124-149](#), Sexually Oriented Business Uses.

7. Adult movie theaters and motels, subject to the standards of [124-149](#), Sexually Oriented Business Uses.

8. Bar (Defined in [Section 124-305](#)), with outdoor entertainment after 10:00 p.m. or outdoor dining after 10:00 p.m. Sunday through Thursday, or after 11:00 p.m. Friday and Saturday.

9. Entertainment, indoor (Defined in [Section 124-305](#)), with entertainment after 10:00 p.m. All entertainment shall be governed by Air and Sound Pollution and Noise, [Chapter 54](#), Article V and VI of the County Code.

10. All outdoor recreation, including circus ground (NAICS 711190), drive-in theater (NAICS 512312), batting cage, golf driving range, mini-amusement park, miniature golf facility, swimming pool, tennis court, water park, stadium or arena, motor vehicle racing track or facility, commercial amphitheater, ballfield, commercial tourist attraction, and winter quarters or training quarters.

The following outdoor recreation uses are excluded: community recreation facility (Defined in [Section 124-305](#)); outdoor Facility for extreme sports such as paintball, BMX, or skateboarding; firing range or archery range, outdoor (Defined in [Section 124-305](#)); golf course, executive and par-three golf courses, clubhouse, yacht club, tennis club, country club; hunting/fishing camp or dude ranch (Defined in [Section 124-305](#)); recreational vehicle park/campground (Defined in [Section 124-305](#)); riding academy or public stable (Defined in [Section 124-305](#)); sports academy (Outdoors) (NAICS 611620); wilderness camping (Defined in [Section 124-305](#)); and commercial hunting and trapping (Defined in [Section 124-305](#)).

11. Dog or horse track, jai-alai fronton.

12. Entertainment, outdoor (Defined in [Section 124-305](#)), entertainment after 10:00 p.m. All entertainment shall be governed by Air and Sound Pollution and Noise, [Chapter 54](#), Article V and VI of the County Code.

13.Flea market, outdoor.

14.Polo club.

15.Special events in conjunction with an approved outdoor recreation use, subject to the standards of [Section 124-142](#).

16.Pet resort (NACIS 812910), subject to the standards of [Section 124-156](#).

17.Garden center (Defined in [Section 124-305](#)), outside merchandise.

18.Medical marijuana dispensary (Defined in [Section 124-305](#)), subject to the standards of [Section 124-150](#).

19.All transient accommodations, including hotels, motels, inns, and extended stay facilities (NAICS 721110), not including bed and breakfast (Defined in [Section 124-305](#)), subject to the following standards:

i.Establishments having more than 100 rooms may have a restaurant, and bar and, in addition, shops for the retail sale of flowers, sundries, books, jewelry, gifts, art and similar items, and barber or beauty shops. Such uses must be located inside the main building.

20.Truck stop (Defined in [Section 124-305](#)).

21.Vehicle sales, leasing or rental (NAICS 4411, 4412, 532111, 532120), subject to the following standards:

i.The property shall be located within one mile of an interstate interchange;

ii.The property shall be a minimum of 9 acres;

iii.The property shall be located along a major arterial roadway;

iv.Service bay doors shall not be oriented toward the public right-of-way or residentially-zoned property, or shall be screened from view from the public right-of-way or residentially zoned property.

22.Vehicle service, intensive (NAICS 8111), subject to the following standards:

i.The property shall be located within one mile of an interstate interchange;

ii.The property shall be a minimum of 9 acres;

iii.The property shall be located along a major arterial roadway;

iv.Service bay doors shall not be oriented toward the public right-of-way or residentially-zoned property, or shall be screened from view from the public right-of-way or residentially zoned property.

23.Light industrial/flex office space, with associated outdoor storage, if not more than 15% of building area, with a 90% opacity on improved surface. Light industrial/flex office space may be restricted based on the particular use, design of the facility, adjacent land uses, screening, architectural design, and other relevant factors.

f.*Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CG Districts:

EXPAND

Commercial, General	Standards CG
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	13.0
Free standing multi-family and attached residential by Special Exception	13.0
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations in Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre)	26.0
Open Space (minimum)	See below ⁶
<i>Lot Dimensions</i> (minimum) ¹	
Lot Area, Nonresidential Uses (sq. ft.)	n/a

Commercial, General	Standards CG
Lot Area, Outparcels (sq. ft.)	20,000
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards</i> (minimum feet) ²	
Street Yard	20
Side Yard ³	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
<i>Bulk</i> (maximum) ²	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection g., below)	85
Building Coverage	See below ⁵
Floor Area Ratio (FAR)	1.2 ⁴
<i>Table Notes:</i>	

Commercial, General	Standards CG
<p>¹ There is no setback requirement from an active railroad right-of-way.</p> <p>² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.</p> <p>³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.</p> <p>⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.</p> <p>⁵ Multifamily use in the CG District existing as of October 27, 2003, shall be limited to 30 percent of building coverage.</p> <p>⁶ See subsection g., below.</p>	

g.*Additional Height by Special Exception.* When maximum height of a structure is increased through the special exception process, the following restrictions shall be met:

- 1.Maximum building coverage shall be reviewed as part of the Special Exception application.
- 2.Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height.
- 3.Street yards shall be 25 feet or one-half of the building height, whichever is greater.
- 4.Height from 85 feet to a maximum of 110 feet may be requested by special exception in the CG District (excluding CG/SKOD) only for projects containing a substantial mix of residential and commercial uses, to be developed in an integrated manner using design techniques such as pedestrian walkability, provision of a community use facility, internal trip capture, site sensitive design, and integration with surrounding uses and such height is determined through the special exception process to be necessary to achieve this development form. Approval of Special Exceptions will require a super majority vote by the Board of County Commissioners.

h.*Additional Standards for Parcels Previously Zoned CSC.* The following standards shall apply to all parcels converted to the CG District from the CSC District as of October 27, 2003, except when a redevelopment plan pursuant to [Section 124-129](#) is approved.

- 1.Maximum building coverage for all sites developed or redeveloped after October 27, 2003, shall be 25 percent.
- 2.All yards adjacent to residentially-zoned property, or to alleys adjacent to residentially-zoned property, shall be at least 20 feet in depth.
- 3.Yards adjacent to property zoned other than residential shall be at least eight feet in depth.

4. For properties developed or redeveloped after October 27, 2003, a minimum of 30 percent of the site shall be in open space. Where off-site stormwater facilities are provided, no open space credit shall be allowed for such facilities. All development in a revitalization or redevelopment area adopted by the County shall be exempt from this 30 percent requirement.