



Gause and Associates, Inc.

**Landscape
Architecture**

Land Planning

**Project
Management**

Environmental

**Irrigation
Design**

**Consulting
Arborist**

**DUE DILIGENCE REVIEW OF
PARCELS UNDER CONSIDERATION
FOR NEW ADMINISTRATIVE OFFICE
FOR
WEST MANATEE FIRE DISTRICT**

**PREPARED BY
GAUSE AND ASSOCIATES, INC.**

Introduction

The purpose of this report is to provide information about several sites that Gause and Associates, Inc. has been retained to review for purposes of a new Fire District Administration Center. The criteria for each of the sites was to construct a 5,000 sq. ft. facility with associated parking. The sites identified for consideration included the following: Site A – King Tennis Court Annex, Site B – The vacant land on the east side of the Palma Sola Presbyterian Church property between 2nd Ave. W. and 3rd Ave. W., Site C – The existing Dental office on 3rd Ave. W., Site D – A parcel located on 63rd Street W. behind Bealls Dept. Store and east of Hidden Lakes Village. A conceptual sketch for each property has been created, including a review of the various land development criteria applicable to each.

Methodology:

Accurate boundary information was not available for the conceptual layouts to be created but was deemed suitable for concept sketch of layouts for each parcel. The sites were reviewed for public utilities, stormwater restraints, parking, zoning /land use restrictions. Additionally, conceptual sketches were created for each site using 5,000 sq. ft. as the anticipated size of the proposed administrative offices.

Site A: 808 75th St. NW (aka: King Tennis Court Annex)

This site was originally considered the top choice for the facility because its location is central to the calls that the District receives and it afforded the potential to store/stage emergency vehicle(s) to assist in covering calls from the area. After meetings with School District Staff and attendance at a School Board Workshop, it has been abandoned as too difficult/expensive to satisfy School District concerns.

Concerns included the future need to place relocatable classrooms if an when King is torn down and rebuilt, the loss of high dry athletic areas and the floodplain issues. Each of these issues could be addressed, but the potential cost was significant.

SITE B: 6510 3rd Ave. W.:

This site was considered due to the fact that it is leftover land that the Palma Sola Presbyterian Church is currently not using. The site has ready access to potable water, but not sewer. Sewer on both 2nd Avenue and 3rd Avenue West stop about 70' east of the eastern property line. As a result connection to sewer will require impacting the public street.

Originally the site was thought to be usable for the proposed administrative facility. The intent was to share the stormwater facility and also share parking. In doing so, there was room to install the 5,000 sq. ft. administrative office. After discussions with the church, it was learned that they do not wish to lose any parking and they have a shed which needed to be preserved in the post developed conditions. With those changes, the site grew much smaller which renders it unsuitable for the project. The primary issue on this site include building setback limitations. Because the zoning does not allow for professional offices, it is only allowable as a Public Use Facility (PUF). Pursuant to Ch. 531.40 LDC, a PUF is required to maintain 30' building setbacks from all property lines. A sketch has been provided which identifies the room required to install parking, dumpster and additional stormwater retention. The required 30' building setback has also been

provided. As can be seen, there is not room left to install the proposed building. A 3,100 sq.ft. building could be constructed but it's depth and size does not appear to be conducive to District Administrative operations. Please refer to Site B at the end of this report.

Site C: 6607 3rd Ave. W.

This 0.65 acre site is nearly across the street from Site B. It is currently a dental office with existing building and parking. The site has access to potable water and sewer. There is no Reuse water available to the site.

The District has determined that the existing building is not suitable for District administrative purpose. As such it would need to be torn down and rebuilt in the rear of the site. Because of the ponding that currently occurs in the south end of the site, the building would need to be raised and some stormwater would need to be provided due to the change in configuration proposed. At the current time, there is not enough information to determine quantitative amount's but a small Stormwater Facility has been provided for. Shroyer Drapala Engineering, LLC has reviewed the SWF and feels that they could make it work.

Parking for a professional office is 1 space/ 400 sf Gross Floor area = 12.5 spaces. The site proposes 13 spaces. There is not room for a loading zone, but we believe that County staff will work with us to allow the existing fire station next door to be satisfactory for loading zone needs.

Additional questions we were asked to review included demolition costs, fill material costs and potential to connect to the generator at the existing fire station next door.

Demolition costs: Forristall demolition was contacted to establish a budget number for demolition of the existing dental facility. Based on various factors, including the asphestos survey, permitting, demolition of a 3,500 sq.ft. building, etc., the budget for demolition of the building is established at approximately \$15,000. The cost for demolition of the parking lot is expected to run an additional \$5,000 - \$7,000 or approximately \$0.40/sf.

Fill Material: Because the site has no on-site source for fill material, it is assumed all material will be trucked into the site. Trucked in fill is currently costing \$12 - \$14 cyd. There is no topographic information available for the project site so it is difficult to accurately estimate the amount of fill that will be needed following demolition activities. Assuming a need for approximately 1,300 cyds of fill material, the cost for fill material will be in the range of \$15,600 - \$18,200. This estimate does not include spreading or other ancillary costs associated with site work. Additionally, the actual amount of material may differ from the estimate.

Generator: The existing fire station has a Generac SG130 (130 Kw propane generator) with a 1000 ga. propane tank. The fire station has a 22 ton HVAC system. A detailed assessment measuring actual usage needs against the generator capacity would need to be conducted by a qualified MEP in order to verify if the generator has adequate capacity to carry the potential extra load against actual current usage and estimated demand at the new facility. Other factors that should be considered include whether or not

connecting the generator to entirely separate buildings complies with current codes. A local electrician was contacted to obtain a budget number but said there is not currently enough information to provide one. He indicated that in addition to the long run of wire in conduit, the District would need to be an additional automatic transfer switch and was not sure that the generator was set up to be able to serve two separate facilities. The new cable would need to be installed in 2" conduit and directionally bored to gain access across the apparatus drive-apron and a 20' public utility easement.

One additional issue on this site is also the potential determination of the site as a Public Use Facility (PUF). As an office, it is subject to smaller setbacks than if it is treated as a Public Use Facility. Because it is administrative offices, a case can be made that staff should treat it as a professional use instead of a PUF. Accordingly, the setbacks are 25' front, 10' Side and 15' Rear. If staff requires it to be permitted as a PUF, the site is not wide enough for the proposed use. The 30' setback dimension has been added to the layout for the site to demonstrate the restrictive nature of the setback. Please refer to the end of this report for the conceptual layout for this site.

Site D – 701 63rd Street West Site.

The subject site is a 1.88 acre vacant parcel located within the City of Bradenton on 63rd Street West south of Manatee Avenue. The subject site is adjacent to the Hidden Lake project and is currently zoned R-1 with a 20' front yard setback, an 8' Side Yard setback and a 20' rear yard setback. The City does not have the Public Use Facility setback criteria. The site has direct access to potable water and to the City of Bradenton Stormwater System. The site does not have direct access to sanitary sewer. The current owner of the property has provided a copy of an easement that was previously granted and which is attached.

The use of the site as a fire station will require special use consideration, but staff does not indicate any objection to the request. A copy of the pre-app notes is attached at the end of this report.

The site has more room than is needed to provide the administrative offices and staff has suggested that they may want to also have storage for various District trailers as well as a place to stage equipment during weather emergency events. The layout attached with this report provides for a 50' x 60' storage building.

Sanitary sewer is available in four different locations, each requiring some level of adjoining property owner permission.

- **Option A** will require directional boring north along 63rd ST. W. and then west to a Sanitary manhole within the Panera Bread site currently under construction. This option will require an easement from the developer of the Panera Bread site.
- **Option B** will require extending a forcemain south within an existing easement along the Hidden lakes property and then west and south again to a City of Bradenton Manhole on 63rd St. W. This option will require an additional easement from Hidden Villages Condominium Association.
- **Option C** will require extending a forcemain south to the southern end of Hidden Lakes Property within the existing easement and then will go east into Manatee

County Right of Way to connect to an existing Sanitary manhole on 8th Ave. W. The easement and the right of way share approximately 4' of common boundary. This option may require an easement from two property owners on either side of the connection between the easement and the Right of way because there is generally a 15' – 20' wide easement for sanitary sewer. A call has been made to the City of Bradenton to determine if they will require the easements. A call was also made to discuss the issue with Scott May of Manatee County Public Utilities. Mr. May confirmed that Manatee County prefers the extra easement width but if we document an attempt was made and that we were unable to obtain the easements, they would probably work with us. This is based on the fact that the sanitary sewer force main would be small and not very deep. A request has also been made to Tim Hoculi at the City of Bradenton public works dept. to determine if they will accept the connection to the County sanitary sewer. The City's current position is that they want the property to connect to the Hidden Lakes gravity sewer system if we can get permission. That process, if successful will require negotiations and Condominium Board approval. It will also require the preparation of an easement description as well. Estimated time to negotiate and if successful, secure an easement is unknown but we recommend that three months be allocated. A benefit of this option is the probable elimination of the lift station cost. We are now referring to this as **Option D**.

A copy of the layout is provided at the end of this report along with an exhibit showing the locations of the various sewer connections and the easement language provided by the owner as well as the sketch of the easement provided by a local surveyor.

Fill Material: The request was made to consider fill material associated with this parcel. The subject parcel is vacant and appears to have adequate room to construct a stormwater facility of some size. Accordingly, it appears that on-site fill may be used at a cost of approximately \$4.00 /cyd. Using the same volumes (1,300 cyd) as used on site C would represent a fill material cost of approximately \$5,200.

Summary:

Based on the factors affecting the potential development only two of the four original sites are still viable options. Site C and Site D. Of those two, only Site D appears to provide the necessary size to meet future needs of the Fire District such as storage of equipment as well as other potential uses. Although the connection to sanitary sewer will require some directional boring, it is feasible to make the connection as long as both the City of Bradenton and Manatee County are willing to work with the District or if the Hidden Lakes 2 Condominium Board is willing to allow access to their sanitary sewer gravity system. We have also requested copies of the sanitary sewer plans from the City to review. Additional information will hopefully be available by the June 21 Commission meeting.

Conceptual Layouts



PID 3837010002
 ZONING: RSF-4.5
 FUTURE LAND USE: RES-6
 (SAME ALL AROUND)
 FLOOD: AE
 URBAN SERVICE AREA
 SETBACKS=
 FRONT 20'
 SIDE 8'
 REAR 20'

SITE NOT USED

**WMFR
 ADMIN OFFICES**

LOCATED IN:
 SECTION 29, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

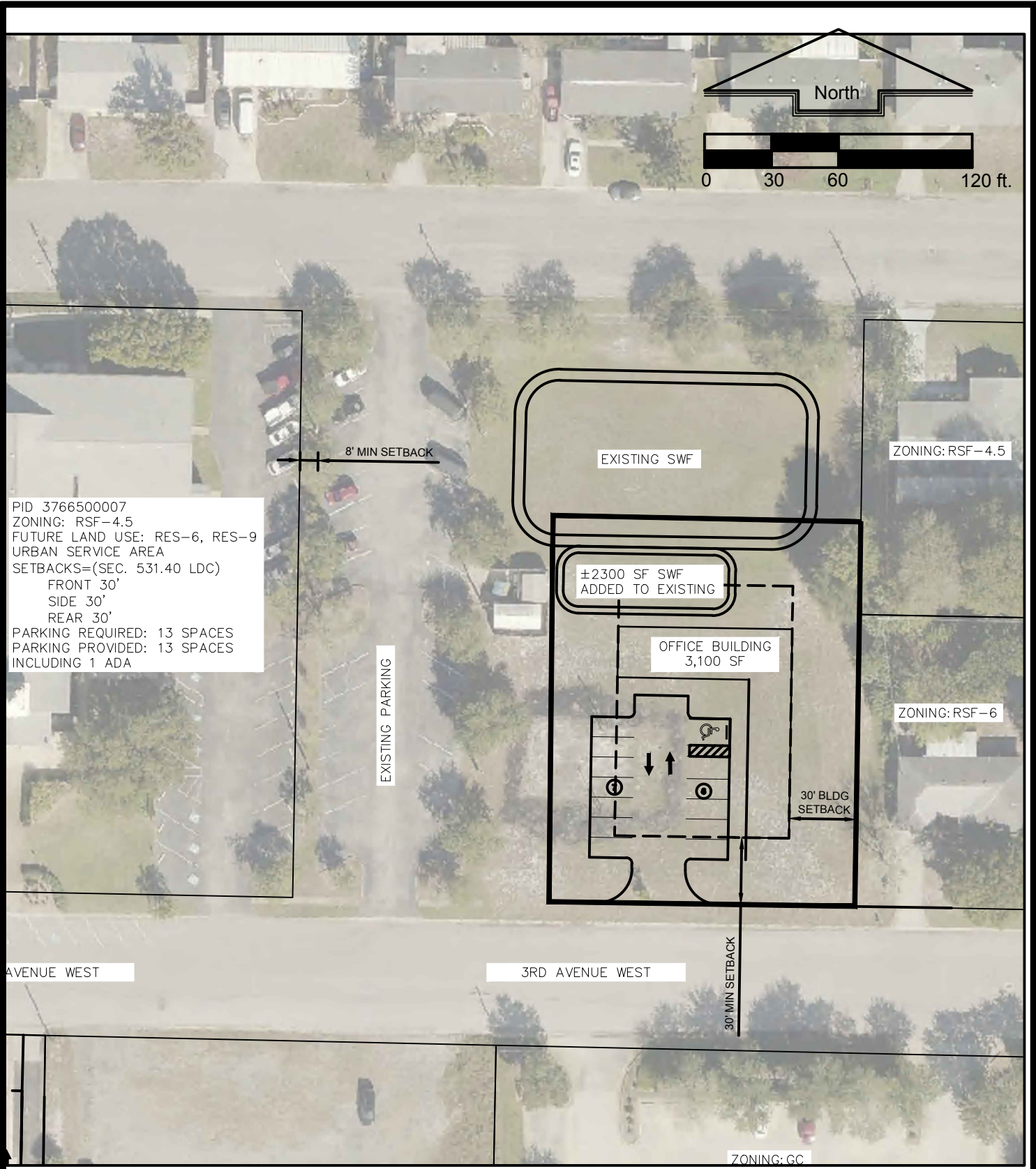
SITE A



**Gause
 Associates**

323 Tenth Ave. W., Suite 102 | Palmetto, FL 34221
 bob@gauseandassociates.com | ph. 941.713.0782
 LC26000572 | ISA# FL5334A | AICP 061988

SHEET _____



PID 3766500007
 ZONING: RSF-4.5
 FUTURE LAND USE: RES-6, RES-9
 URBAN SERVICE AREA
 SETBACKS=(SEC. 531.40 LDC)
 FRONT 30'
 SIDE 30'
 REAR 30'
 PARKING REQUIRED: 13 SPACES
 PARKING PROVIDED: 13 SPACES
 INCLUDING 1 ADA

**WMFR
 ADMIN OFFICES**

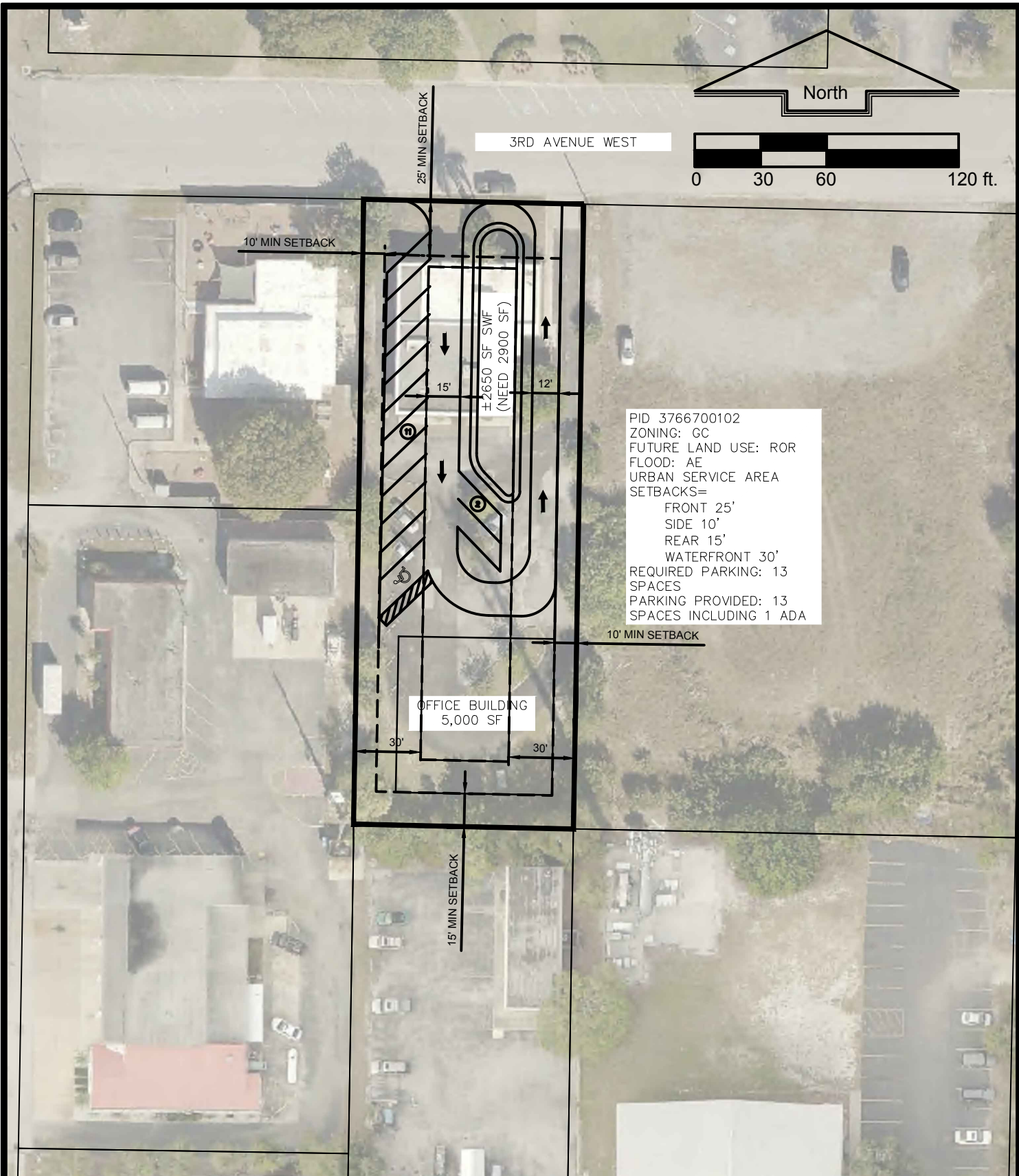
LOCATED IN:
 SECTION 29, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

SITE B

**Gause
 Associates**

323 Tenth Ave. W., Suite 102 | Palmetto, FL 34221
 bob@gauseandassociates.com | ph. 941.713.0782
 LC28000572 | ISA# FL5334A | AICP 061988

SHEET _____



PID 3766700102
 ZONING: GC
 FUTURE LAND USE: ROR
 FLOOD: AE
 URBAN SERVICE AREA
 SETBACKS=
 FRONT 25'
 SIDE 10'
 REAR 15'
 WATERFRONT 30'
 REQUIRED PARKING: 13
 SPACES
 PARKING PROVIDED: 13
 SPACES INCLUDING 1 ADA

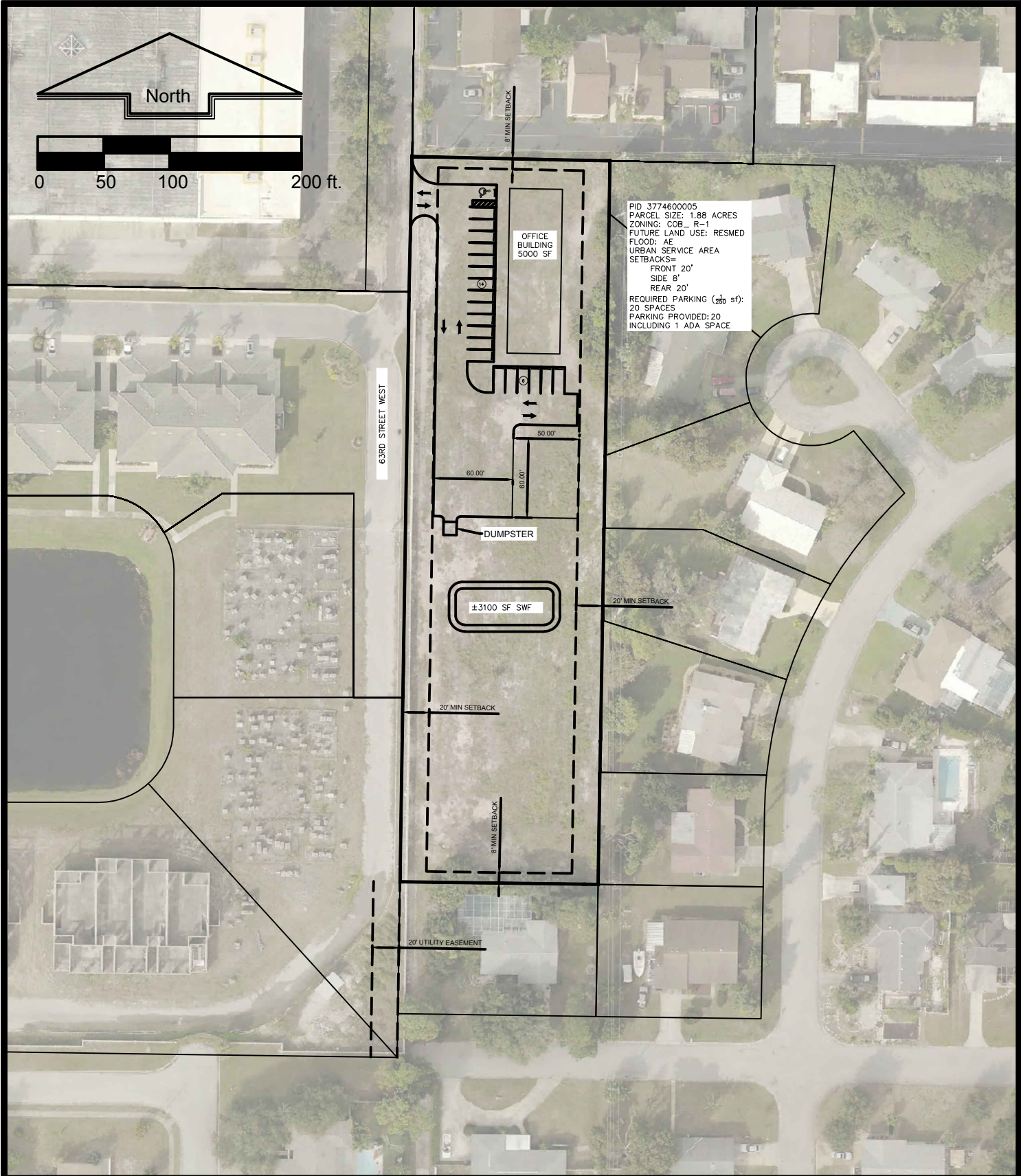
**WMFR
 ADMIN OFFICES**
 LOCATED IN:
 SECTION 29, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

SITE C



**Gause
 Associates**
 323 Tenth Ave. W., Suite 102 | Palmetto, FL 34221
 bob@gauseandassociates.com | ph. 941.713.0782
 LC26000572 | ISA# FL5334A | AICP 061988

SHEET _____



**WMFR
ADMIN OFFICES**

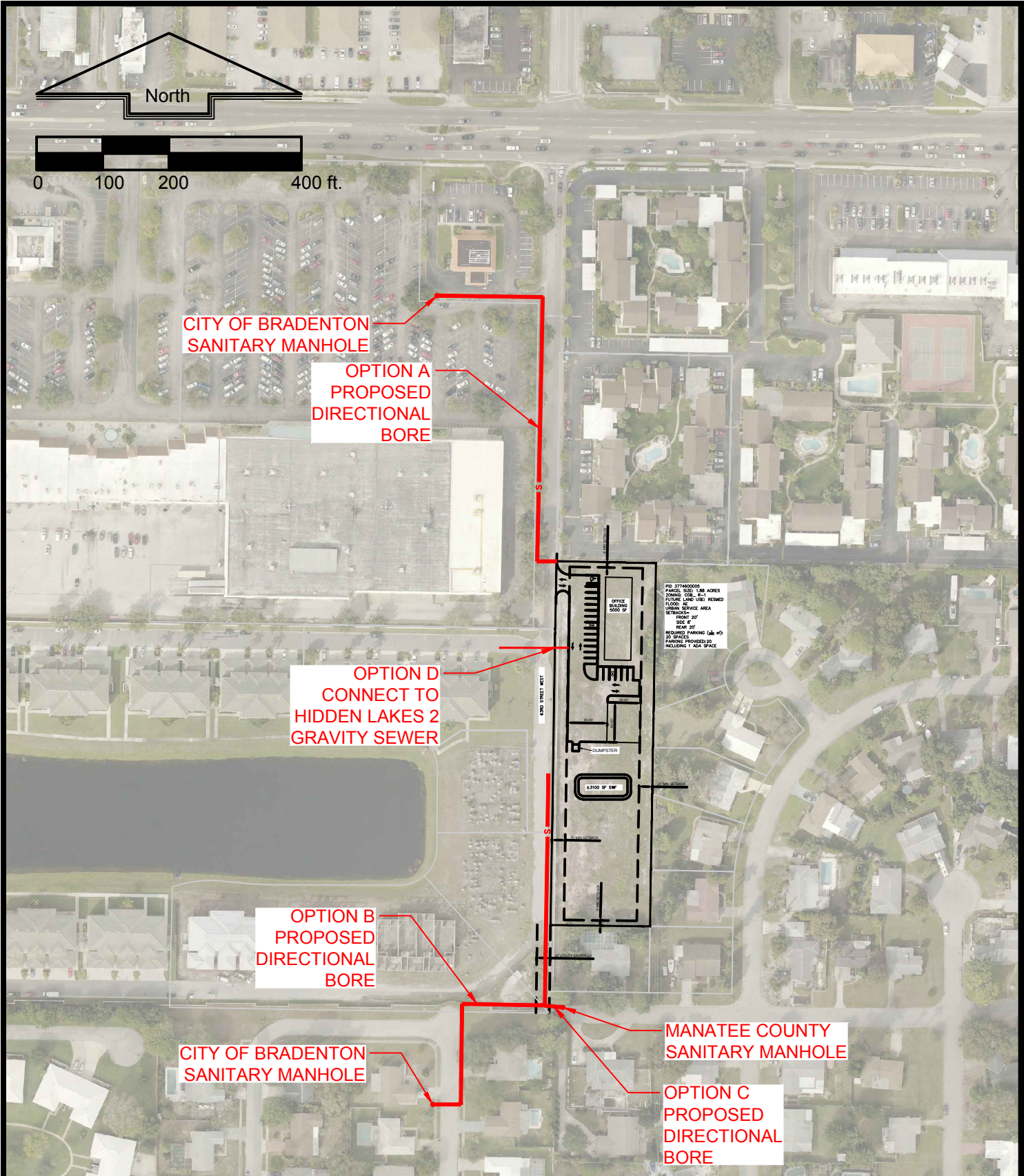
LOCATED IN:
SECTION 29, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

SITE D



323 Tenth Ave. W., Suite 102 | Palmetto, FL 34221
 bob@gauseandassociates.com | ph. 941.713.0782
 LC26000572 | ISA# FL5334A | AICP 061988

SHEET _____



CITY OF BRADENTON
SANITARY MANHOLE

OPTION A
PROPOSED
DIRECTIONAL
BORE

OPTION D
CONNECT TO
HIDDEN LAKES 2
GRAVITY SEWER

OPTION B
PROPOSED
DIRECTIONAL
BORE

CITY OF BRADENTON
SANITARY MANHOLE

MANATEE COUNTY
SANITARY MANHOLE

OPTION C
PROPOSED
DIRECTIONAL
BORE

WMFR
ADMIN OFFICES

LOCATED IN:
SECTION 29, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

SITE D- EASEMENT OPTIONS



323 Tenth Ave. W., Suite 102 | Palmetto, FL 34221
bob@gauseandassociates.com | ph. 941.713.0782
LC26000572 | ISA# FL5334A | AICP 061988

SHEET

PRE-APP NOTES
CITY OF BRADENTON



Pre-Application Meeting Staff Notes PM.19.1670

Applicant:	Yulara 2 LLC / Bob Gause & Assoc. 981-3089						
Property Address:	701 63 rd St West						
Meeting Date:	5/7/19	Time:		Staff:	MM, MRS		
Project:	West Manatee Fire Rescue						
Ward:	1			Acreage:	1.88		
Parcel ID:	3774600005			Flood Zone:	X		
Request:	5000 SF building			Permitted Use?	Special Use		
Zoning:	R-1		FLUM:	Res Med			
Minimum Lot Size:				Minimum Lot Width:			
Setbacks:	Front:	20	Side:	8	Rear:	20	
Maximum Dwelling Units:	10 du/acre						
Maximum F.A.R.:	0.5						
Maximum Height:							
Max Building Coverage (%):	50%						
Max Impervious Surface (%):	50%						
Parking:	1/250 sf excluding restrooms, halls, stairs, storage						
Overlay? (Y/N)	No						
Notes:							
Looking for site for new administrative headquarters – approx. 5,000 sf							
?? public right-of-way terminates at property – where are Water and Sewer??							
Public Works:							
<ul style="list-style-type: none"> - No direct access to sewer – manhole on 63rd St W to the south. Another manhole to north at Panera outparcel. Will likely need grinder pump to deliver to either location - Water is readily available at 63rd (8 inch line) - Stormwater is readily available at property - Dumpster standards 							
Planning:							
<ul style="list-style-type: none"> - Use is permissible as a Public Facility – requires Special Use consideration - Max impervious of 50% - Parking based on 1/250 sf office excluding square footage for restrooms, hallways and storage areas– other uses in facility? 							
Building:							
<ul style="list-style-type: none"> - standard info required at permitting 							

City of Bradenton, Florida
Department of Planning and Community Development



Fire:

- standard info required at permitting

Next Steps:

Make application for Special Use permit

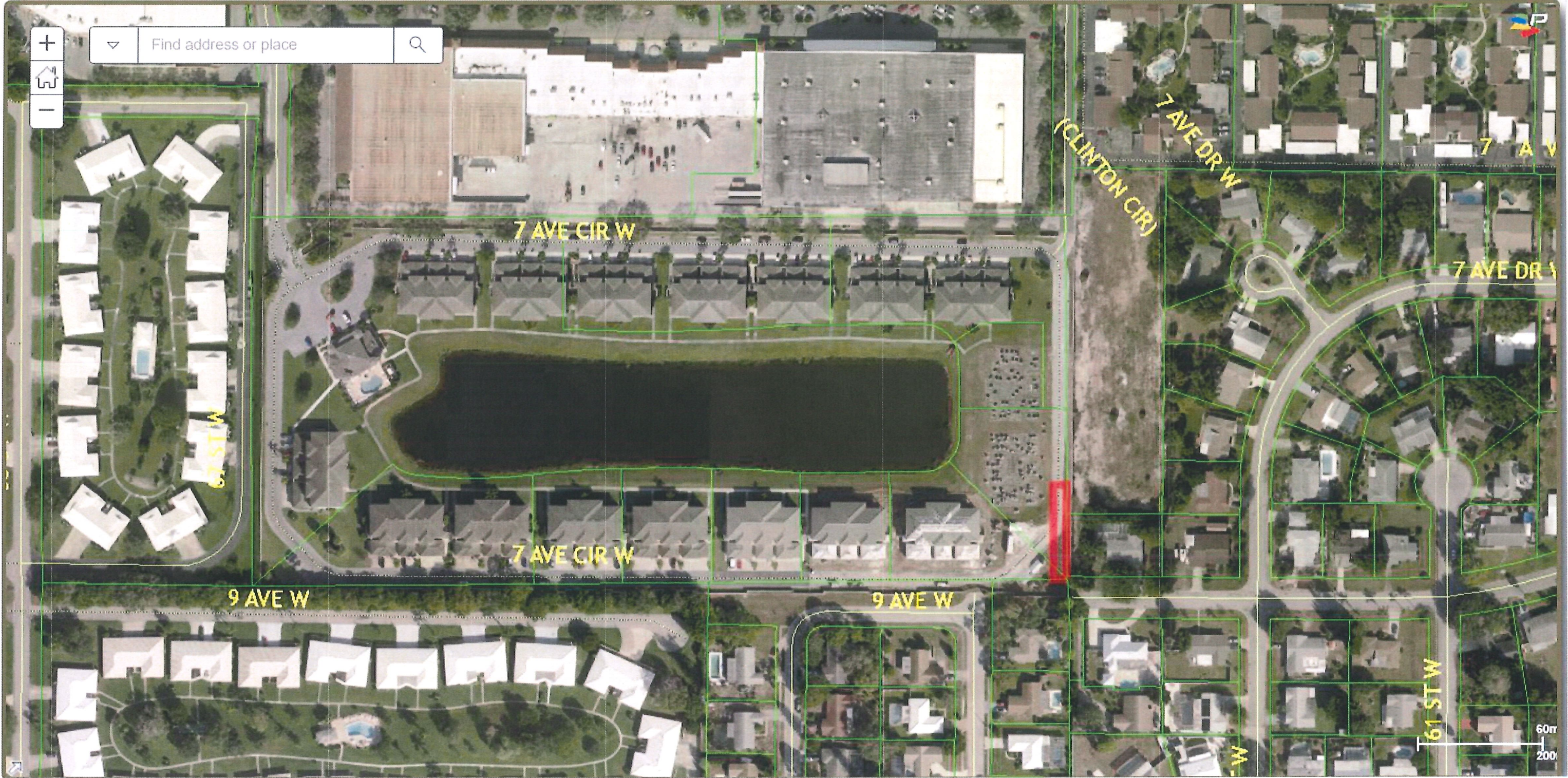
EASEMENT INFORMATION

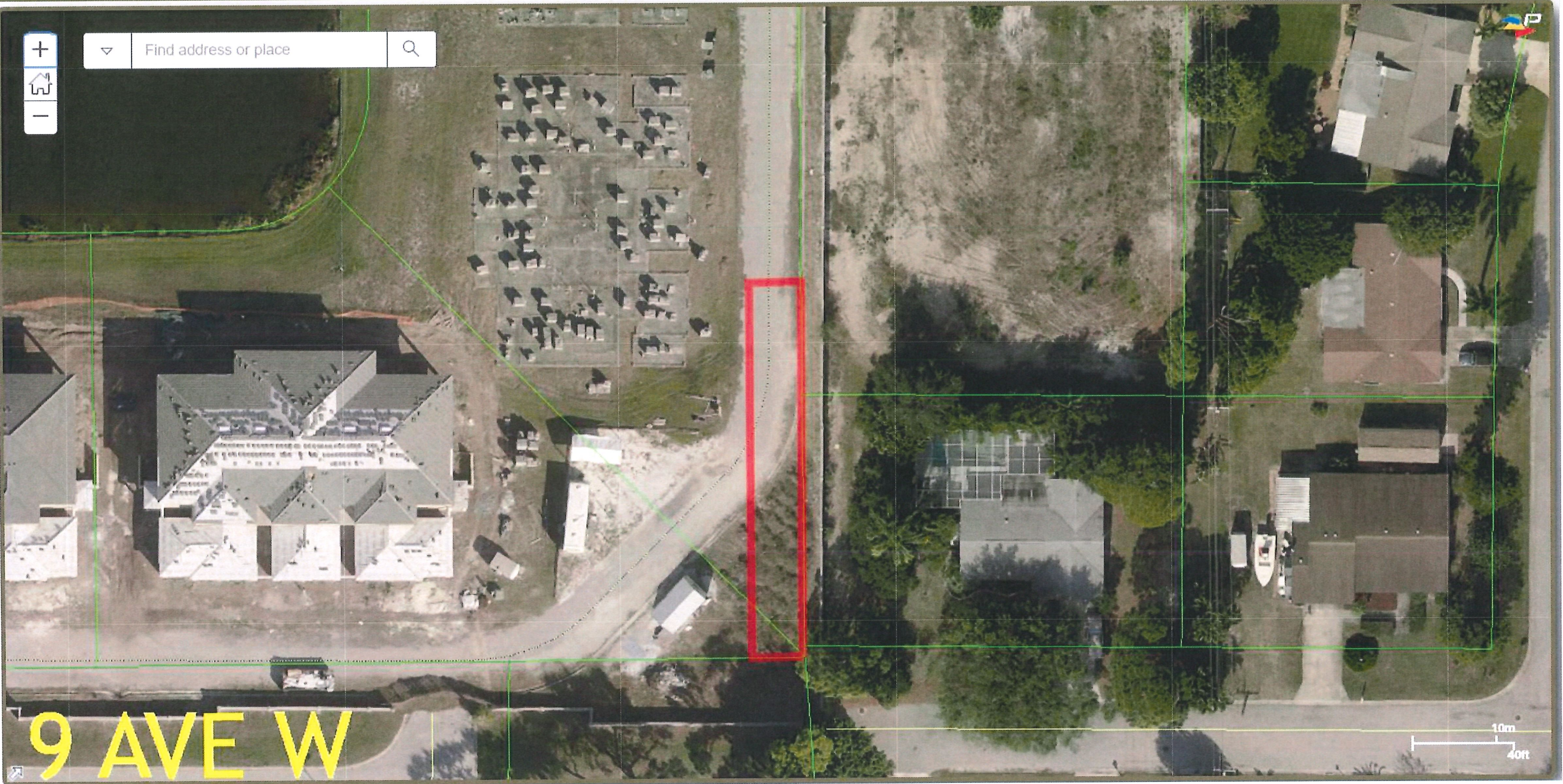
EXHIBIT "C"

The South 150 feet of the East 20 feet of the following parcel:

A Parcel of Land lying in Section 29, Township 34 South, Range 17 East, Manatee County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 29, Township 34 South, Range 17 East, Manatee County, Florida; thence $N00^{\circ}03'38''W$ along the West line of said Section 29 and the East line of VILLAGE GREEN CONDOMINIUM SECTION 11, as recorded in Condominium Book 11, Page 86, Public Records of Manatee County, Florida, a distance of 586.10 feet to a point on the South line of FOUNTAIN COURT A COMMERCIAL SUBDIVISION, as recorded in Plat Book 23, Page 9, Public Records of Manatee County, Florida; thence $S89^{\circ}53'49''E$, leaving said West line of Section 29 and East line of said VILLAGE GREEN CONDOMINIUM, along said South line of FOUNTAIN COURT, a distance of 1309.84 feet to a point on the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 29; thence $S00^{\circ}03'01''E$, leaving said South line of FOUNTAIN COURT, along said East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, a distance of 579.72 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 29, same being a point on the North line of VILLAGE GREEN OF BRADENTON UNIT B as recorded in Plat Book 17, Page 5, Public Records of Manatee County, Florida; thence $S89^{\circ}49'26''W$ leaving said East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and along said North line of VILLAGE GREEN OF BRADENTON, a distance of 1309.73 feet to the POINT OF BEGINNING.





9 AVE W