AGENDA
BRADENTON ARCHITECTURAL REVIEW BOARD MEETING
12:00 p.m. Thursday, September 12, 2024
101 OLD MAIN STREET

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

a) Planning & Community Development: Architectural Review Board meeting minutes of June 24, 2024.
Meeting Minutes - 06/24/2024 (DRAFT).pdf

5. ELECTION OF OFFICERS

a) Planning & Community Development: Election of Officers

6. PUBLIC COMMENTS

7. SWEARING IN OF THOSE GIVING TESTIMONY

8. DISCUSSION ITEMS

9. AGENDA ITEMS

a) Planning & Community Development: **Architectural Review Application, Final Order 24.3080, Case ARB.24.3080**

Request for approval to allow for a vertical digital LED EMC sign measuring 48 square feet on a Historically designated building within the Historic District.
Application - Final Order 24.3080, Case ARB.24.3080.pdf
Staff Report - ARB.24.3080.pdf
Final Order 24.3080 (Approval).pdf
Final Order 24.3080 (Denial).pdf

10. ADJOURN

Please place cell phones on silent mode.

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the application or further information may be obtained from the Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9407.

Non-Discrimination Statement:

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9470
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 9329470 o enviar correo electronico a ADACoordinator@cityofbradenton.com.

AGENDA ITEM NO. 4.a

Item Cover Page

ARCHITECTURAL REVIEW BOARD MEETING AGENDA ITEM REPORT

DATE:	September 12, 2024
SUBMITTED BY:	Greg DeLong, Planning & Community Development
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MEETING MINUTES**
SUBJECT:	Architectural Review Board meeting minutes of June 24, 2024.
SUGGESTED ACTION:	Motion to approve the Architectural Review Board meeting from the June 24, 2024, as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review and approval of the meeting minutes from the June 24, 2024, City of Bradenton Architectural Review Board meeting.

ATTACHMENTS:
Meeting Minutes - 06/24/2024 (DRAFT).pdf

ABBREVIATED MINUTES

ARCHITECTURAL REVIEW BOARD

June 24, 2024

The City of Bradenton Architectural Review Board met in regular session on June 24, 2024 at 10:00 a.m. in the Council Chambers at 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Architectural Review Board Members
Present: Vice Chair-Darin Autrey, John Moody, Eugene Bay
Staff members present: Robin Singer-Director, Planning and Community Development, Greg DeLong-Assistant Director, Planning and Community Development, Monica Friedl-City Planner, Lori Brunner-PCD Administrative Assistant

REGULAR MEETING

- Meeting was called to order at 10:15 a.m.by Vice Chair Darin Autrey
- Pledge of Allegiance
- Motion to approve minutes from October 24, 2022 made by Eugene Bay and seconded by John Moody.
- Swearing in of all Public wishing to speak.
- Election of Officers – tabled to next meeting.

NEW BUSINESS

Case ARB.23.2826: Request to install a wall mural on the west facade of a new multi-family building located at 1003 14th Street West (Parcel ID 4362200000), in the T4-O (General Urban Open - Transect District). Application filed by Nathan Cassidy (agent) for H4ME Capital I, LLC/Ali Sadr.

Robin Singer spoke on behalf of the City and presented the case and explained the qualifications based on the Form Based Code.

Nathan Cassidy, agent for H4ME Capital I, presented his case and explained the design and the artist, as well as the colors. He has also met with the Public Art Advisory Board.

Ms. Singer went over the Form Based Code criteria (concerning public art) and discussed what was in the Staff Report.

Jean Farmer, Public Art Coordinator, stated that the CRA will allow the developer to apply for a public art grant.

The board discussed the building and the colors, as well as the architecture.

PUBLIC COMMENT

Vice Chair Autrey opened the Public Hearing.

DRAFT

No one came forward in favor or in opposition.

Public Hearing was closed.

Ms. Singer broke down the different options for the applicant; with other alternatives such as colors. He can also speak with the CRA concerning funding.

MOTION:
Mr. Bay motioned to approve as presented to include North and West façade. Mr. Autrey seconded. Motion passed unanimously.

Case ARB.24.2149: Request to install a vinyl mural on the eastern façade of a drive-through restaurant located at 5140 Cortez Road West (Parcel ID 5111100854) in the SCC (Suburban Commercial Corridor) zoning district. Application filed by Murthy Ravikanti (owner).

Monica Friedl spoke on behalf of the City. The City has received the application and Ms. Friedl went over the Staff Report. She discussed where the mural would be placed. The criteria appears to be met.

PUBLIC COMMENT
Vice Chair Autrey opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

MOTION:
Mr. Bay motioned to approve. Mr. Autrey seconded. Motion passed unanimously.

STAFF COMMENTS
Ms. Singer stated that there are more items ahead for this board. She encourages more applications for this board.
Greg DeLong said there will probably be more applications for redevelopment projects downtown which are in the historic district, therefore demolitions have to come before this board.

ADJOURNMENT
Vice Chair Autrey adjourned the meeting at 11:05.

_____

Darin Autrey, Vice Chair **Date**

Note: This is not a verbatim record. A recorded disc is available upon request.

AGENDA ITEM NO. 5.a

Item Cover Page

ARCHITECTURAL REVIEW BOARD MEETING AGENDA ITEM REPORT

DATE: September 12, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ELECTION OF OFFICERS**

SUBJECT: Election of Officers

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
1. Election of a Chairperson
2. Election of a Vice-Chairperson

ATTACHMENTS:

AGENDA ITEM NO. 9.a

Item Cover Page

ARCHITECTURAL REVIEW BOARD MEETING AGENDA ITEM REPORT

DATE:	September 12, 2024
SUBMITTED BY:	Greg DeLong, Planning & Community Development
ITEM TYPE:	Miscellaneous
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Architectural Review Application, Final Order 24.3080, Case ARB.24.3080** Request for approval to allow for a vertical digital LED EMC sign measuring 48 square feet on a Historically designated building within the Historic District.
SUGGESTED ACTION:	Motion to either approve or deny Final Order 24.3080

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The applicant is requesting approval to update an older sign that has been removed with a slightly smaller and vertical digital LED EMC wall sign that is 8' tall x 6' wide, totaling 48 square feet. Per the applicant, the intent of the sign is to offer flexible signage for tenants within the building and will not be used in a billboard advertising fashion for outside properties.

ATTACHMENTS:
Application - Final Order 24.3080, Case ARB.24.3080.pdf
Staff Report - ARB.24.3080.pdf
Final Order 24.3080 (Approval).pdf
Final Order 24.3080 (Denial).pdf

RECEIVED
By Monica Friedl at 7:38 am, Jul 29, 2024

Architectural Review Board Application

bradenton
The Friendly City

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Christopher McKenna
Owner Address: 515 9th St E. Bradenton, FL Telephone: 914-915-1010
Name of Agent: Chris Chilton
Agent Address: 7102 Summit Dr. Winter Haven, FL Telephone: 863-738-0789
Owner/Agent Email: chris@chiltonLED.com

PROPERTY INFORMATION (REQUIRED)

Property Address: 902 Manatee Ave East, Bradenton, FL 34208
Parcel ID: 3226700159 Acreage: .652
Zoning District: T5 *click to view Zoning map
Future Land Use: City *click to view FLU map
Ward #: *click to view Ward map
Neighborhood #: 7003 *click to view Neighborhoods map

DESCRIPTION (REQUIRED)

Provide a brief description of the work proposed: Install Digital LED Emc Sign in place of a previous lit sign cabinet in a vertical position.

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

- ► Architectural Review Board Application
- ► Application Fee: $200 (Admin Approval). $460 (ARB or Planning Commission Approval, if necessary). $160 (Public Notice/Hearing Signs, if necessary). After the Fact Application and Review Fee: $350
- ► Agent Authorization Form, if applicable
- ► Letter of Request
- ► Digital copy of Site Plan, Plot Plan, Building Elevations, (If applicable) Murals imposed on facade/Public Art
- ► Property Survey (signed & sealed within the last three years)
- ► One (1) electronic copy of Architectural Review Application and all materials for review in PDF format
- ► Additional information may be required for review, as needed

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

CK 7/23/2024
Signature of Owner/Applicant Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$200** (Administrative Approval)
$460 (ARB or PC Approval, if necessary)
$160 (Public Notice/Hearing Signs, if necessary)
$350 (If After the Fact)
FEE COLLECTED: $_____
RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐ _____

APPLICATION #: _____

CITY STAFF ONLY

PC REVIEW*: _____
ARB REVIEW*: _____
DRC: _____
REVIEW DATES – TO BE COMPLETED BY CITY STAFF

Architectural Review Board Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

ARCHITECTURAL REVIEW PROCEDURE

ARCHITECTURAL REVIEW PROCEDURE:

If a request for an Adjustment exceeds the authority of the PCD Director (defined in 1.10.2.a), then the request shall be referred to the ARB or Planning Commission for initial consideration. In either event, the ARB or Planning Commission shall conduct a de novo public hearing which shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton LURs. The Architectural review Board allows the AR members to make limited modifications to the application of Form-Based Code regulations and Land Use regulations. The ARB provides moderate flexibility of development standards for unique situations, while still providing certainty and rapid processing for land use applications.

The ARB is established for the purpose of protecting and furthering the public interest and welfare of the city relating to historic and architectural preservation and enhancement, design compatibility and place making, and the aesthetic and physical improvement of the public realm for greater community benefit.

Architectural Review Board Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 902 Manatee Ave. East, Bradenton, FL 34208

I, Christopher McKenna, the registered property owner(s) of the above noted property, do hereby authorize

Chris Chilton — Print Name of Agent
Chilton LED LLC. — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

Owner(s) Address (if different than property above)

Signature of Agent

7102 Summit Drive, Winter Haven, FL
Agent Address and Phone 863-738-0789

STATE OF FLORIDA, MANATEE COUNTY

NOTARY — REQUIRED

The Foregoing instrument was acknowledged before me this 23 day of July,

produced Drivers license respectively, as

as identification and who did (did not) take an oath:

Signature

Julia A. Linnenbrink, Notary Public
Print Name

State of Florida
My Commission Expires: 1/4/2025

Julia Ann Linnenbrink
Notary Public
State of Florida
Comm# HH076957
Expires 1/4/2025

6/25/2024

Christopher K Chilton
Chilton LED, LLC.
28597 HWY 27
Dundee, FL 33838

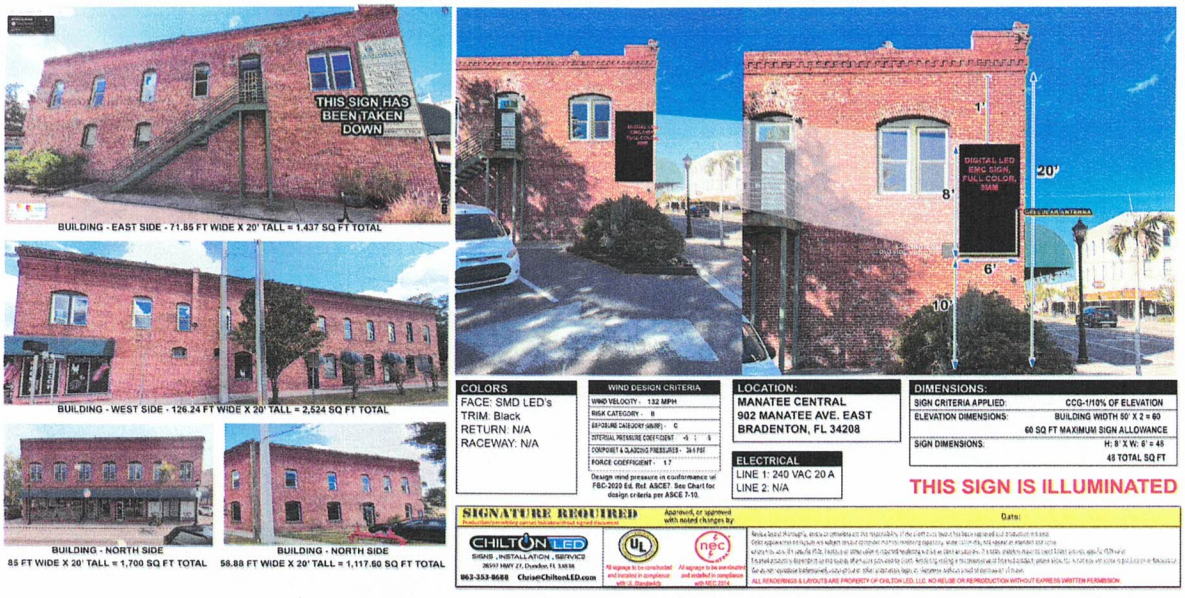
Dear PCD Director,

I am writing to request an adjustment for my client Christopher McKenna of Manatee Central located at 902 Manatee Ave., East Bradenton, FL 34208. We are currently trying to permit a Digital LED EMC sign where once a lit sign cabinet was located on the side of his building. We want the new sign to be vertically oriented but permitting says it can only be horizontal.

Finding of Fact

The previous sign was vertically oriented. We thought switching this sign with a newer, smaller Digital LED EMC Sign would be a simple switch out.

EXHIBIT 1 - BUILDING WALL SIGN ELEVATION 2



The past sign (*left*) was larger at 10' tall x 6' wide.

The New Digital LED EMC Sign (*right*) will be smaller at 8' tall x 6' wide.

As you can see, we are going smaller than the previously allowed signage. This will have less impact on the traffic, neighbors, or visitors because it is using less permittable space than the previous signage. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards.

Operation of this Digital LED EMC Sign will conform to all requirements set forth by the city/county's rules regarding permittable hours of operation, static imagery, brightness will not exceed normal limits, and all content will be appropriate for all viewers. The intent of this sign is to offer flexible signage for tenants within the building and will not be used in a billboard advertising fashion for outside parties.

Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setback and other land use considerations.

We appreciate the opportunity of your time and consideration in this matter. If you have any questions, please call 863-738-0789 or email: chris@chiltonled.com.

Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Sincerely,

Christopher K Chilton



CEO

Chilton LED

City of Bradenton
Planning and Community Development Department
Architectural Review Board Public Hearing
August 19, 2024

Staff Report

Case Number: ARB.24.3080
Applicant: Chris Chilton
Address: 902 Manatee Avenue West, Bradenton
Parcel ID: 3226700159
Zoning: T5 (Urban Center)
Future Land Use: UV (Urban Village)
Flood Zone: X

Surrounding Zoning:
North: T5 (Urban Center)
West: T5 (Urban Center)
South: T4-O (General Urban Open)
East: T4-O (General Urban Open)

Surrounding Future Land Use:
North: UV (Urban Village)
West: UCBD (Urban Central Business District)
South: UCC (Urban Commercial Corridor)
East: UV (Urban Village)

SUMMARY OF REQUEST:

The applicant is proposing a digital LED EMC sign that is 8’ tall x 6’ wide, totaling 48 sf to replace the previous lit sign cabinet that was slightly larger measuring 10’ tall x 6’ wide, totaling 60 sf. The proposed sign is proposed in a vertical fashion, shown as Exhibit 4. It is also noted per the applicant, the intent of the sign is to offer flexible signage for tenants within the building and will not be used in a billboard advertising fashion for outside properties.

This building is designated as historic with it being listed on the Florida Master Site File; identified as the Central Hotel Building. In addition, the building/property is located within the Old Manatee Historic Overlay District.

The subject property is approximately .65 acres in size, equivalent to about 28,401 square feet and the existing building occupies about 17,700 sf.

LAND USE REGULATIONS:

2.1.4 Architectural Review Board

There is hereby established an architectural review board (ARB) for the purpose of protecting and furthering the public interest and welfare of the city relating to historic and architectural preservation and enhancement, design compatibility and placemaking, and the aesthetic and physical improvement of the public realm for greater community benefit.

2.2.15 Certificate of Appropriateness

A certificate of appropriateness (herein referred to as certificate) is required for all new construction, exterior alteration, demolition, and relocation of buildings and structures located inside a locally designated historic district as described in the historic element in the City of Bradenton Comprehensive Plan, as may be amended from time to time.

A certificate is generally not required for:

a. Identical replacement of parts or materials
b. Signs and other accessories if they comply with the "Historic District Guidelines for Signs and General Design."
c. Painting that matches the approved historic district color palette.

2.3 Approvals Required for Land Use Requests

Certificate of Appropriateness

SCHEDULE 2.3 APPROVALS REQUIRED FOR LAND USE REQUESTS							
TYPE OF REQUEST SECTION REFERENCE		APPROVALS REQUIRED PH - PUBLIC HEARING O - ORDINANCE					
		ADMINISTRATIVE	PLANNING COMMISSION	CITY COUNCIL	TREE & LAND PRESERVATION BOARD	ARCHITECTURAL REVIEW BOARD	CIRCUIT COURT
2.2.13	Certificate of Appropriateness (2)	X				X	

(1)	An administrative dimensional variance may be allowed for development of a single-family house on certain lots of record, unless the PCD director defers such action to the planning commission.
(2)	Any property in the historic districts requires review by the architectural review board.

2.4 Appeals

An appeal of a decision or interpretation by the PCD director pursuant to these LURs shall follow the procedure outlined below. Appeal of a decision by the tree and land preservation board or architectural review board shall be heard by the city council. Appeal of a decision of the planning commission regarding a variance decision, or a decision by the city council shall be filed with the circuit court within 30 days of the decision.

3.4.2 Historic District

There are two historic districts and scattered historic buildings located outside of these historic districts listed on the Florida Master Site File that are subject to additional review and standards. Proposed construction, uses, and other activities are reviewed by the PCD director and may require a certificate of appropriateness related to their compatibility with, and impact upon these historic districts, buildings, and resources. Applications for a certificate of appropriateness shall require approval by the PCD director, as follows:

3.4.2.1 Review and Approval

The PCD director shall determine, through a written report, if the application is consistent with the "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", issued by the U.S. Department of the Interior. If an application does not appear to be consistent with the guidelines, the PCD director shall not approve the application, and no work may begin. The applicant may then appeal the decision to the architectural review board.

Historic District- Bylaws and Guidelines for Signs and General Design By the City of Bradenton’s Architectural Review Board

The following are design guidelines for Bradenton’s Historic Districts. Included within this document and noted below are specific regulations for signs. Applicants meeting these guidelines and regulations may be approved administratively. Applicants not meeting these guidelines for a sign must have approval on their structure or property from the Architectural Review Board in accordance with the City of Bradenton's Land Use and Regulations.

The Architectural Review Board has adopted the Secretary of the Interior's Standards for Rehabilitation. These standards shall be used in conjunction with these design guidelines, and are available in the Planning Department.

Lighting

1. Use low intensity lights to highlight architectural elements
2. Signs shall not be internally illuminated
3. Neon lights, electronics message signs, flashing lights and animated signs are prohibited
4. External

Prohibited Signs

1. Portable signs
2. Ground or freestanding signs
3. Roof signs
4. Temporary signs in place longer than 28 days
5. Menu boards outside of restaurant
6. Internally illuminated
7. Animated signs
8. Electronic message signs
9. Changeable copy (except for theatres)

FORM BASED CODE

4.12 Signage Standards

4.12.1 General to zones T3, T4-R,l T4-O, T5, T6

- There shall be no signage permitted additional to that specified in this section.
- The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

4.12.3 Specific to zones T4-R, T4-O, T5, T6:

- Externally illuminated signage must be shielded to prevent glare or nuisance beyond the property line. Backlighting (or haloing) with light-emitting diodes (LED) for signs that use singular opaque characters is allowed.
- Where allowed, internally illuminated signage must be lit using light-emitting diodes (LED) or fluorescent light sources exclusively.

4.12.5 Specific to zones T4-O, T5:

- Projecting signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 9 feet above the Sidewalk.
- A single external permanent sign band, or two parallel, horizontal expression lines that run the length of the Facade and that define an upper and lower frame for signs may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height
- Wall Signs, maximum of 1 per Façade visible from common travel ways with maximum area of 2 square feet per linear foot of the side of the building on which the sign is to be placed, not to exceed 60 square feet and 3 feet in height.
- Electronic Message Signs may be allowed in conjunction with permitted signs only in office, commercial, or institutional areas upon administrative approval by the PCD Director in regard to location, size, and compatibility. The following standards shall apply to all Electronic Message Signs

    i. Maximum one (1) electronic message sign
    ii. Messages or information shall not be changed more than one time in a fifteen (15) second period
    iii. Signs shall have an automatic dimmer and a photo cell sensor to adjust the illumination intensity of the sign as to not cause glare or impair the vision of the motorist.
    iv. Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn measured from the signs face at maximum brightness.

COMPREHENSIVE PLAN

The City's Comprehensive Plan emphasizes measures to accomplish the ensuring preservation and appropriateness for the protection of natural and historic features. Per the plans Historic Preservation Element, the city is looking to preserve the historic resources, including historically, architecturally, and archaeologically significant sites. Since the implementation of the Historic Element in 1986, the City has accomplished much to increase awareness of the city's historical resources through identification, evaluation and protection.

PLANNING AND COMMUNITY DEVELOPMENT ANALYSIS:

Compatibility is critical to maintaining the character and integrity of an established neighborhood and the surrounding districts. As the Architectural Review Board considers the subject request, the Board should take into consideration the intent of the Comprehensive Plan, Land Use Regulations, and the Bylaws and Guidelines for Signs and General Design; and determine whether the proposed request alters the character of the neighborhood.

The Architectural Review Board is also encouraged to evaluate the request based on the provided criteria, as well as input from Staff, the applicant and the public. However, Staff finds this request does not meet the intent of the criteria necessary for the granting of a Certificate of Appropriateness and for the proposed request.

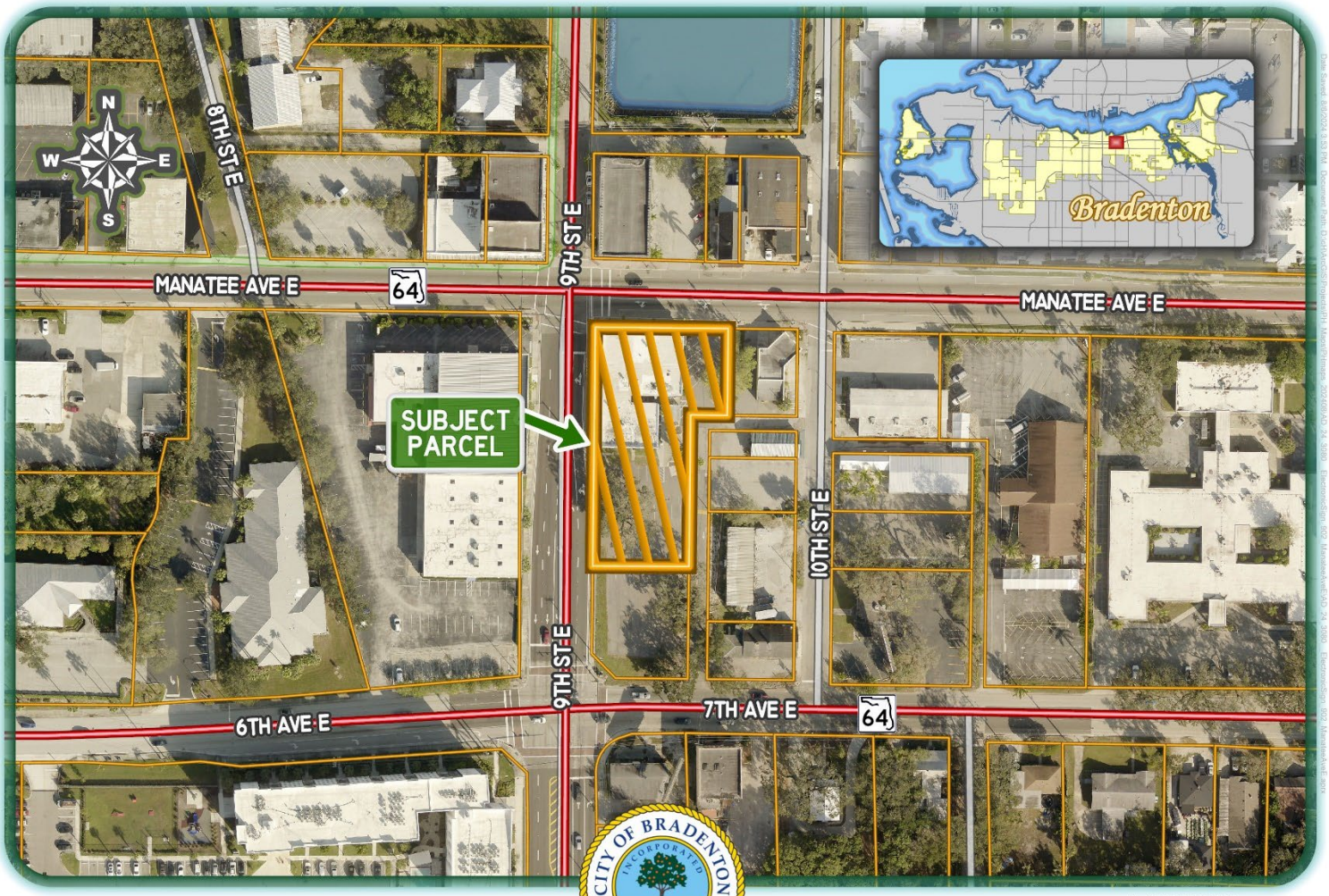
Respectfully submitted,

Monica Friedl

City Planner
City of Bradenton

ATTACHMENTS:
Exhibit 1: Location Map
Exhibit 2: Future Land use map
Exhibit 3: Zoning Map
Exhibit 4: Signage Rendering

EXHIBIT 1: LOCATION MAP



AD.24.3080 Electronic Sign

owner: Christopher McKenna
902 Manatee Avenue East
PID: 3226700159

Bradenton Department of Planning and Community Development

Location

0 30 60 90
Yards

LEGEND

- Subject Parcel
- Other Parcels
- Bradenton

EXHIBIT 2: FUTURE LAND USE MAP

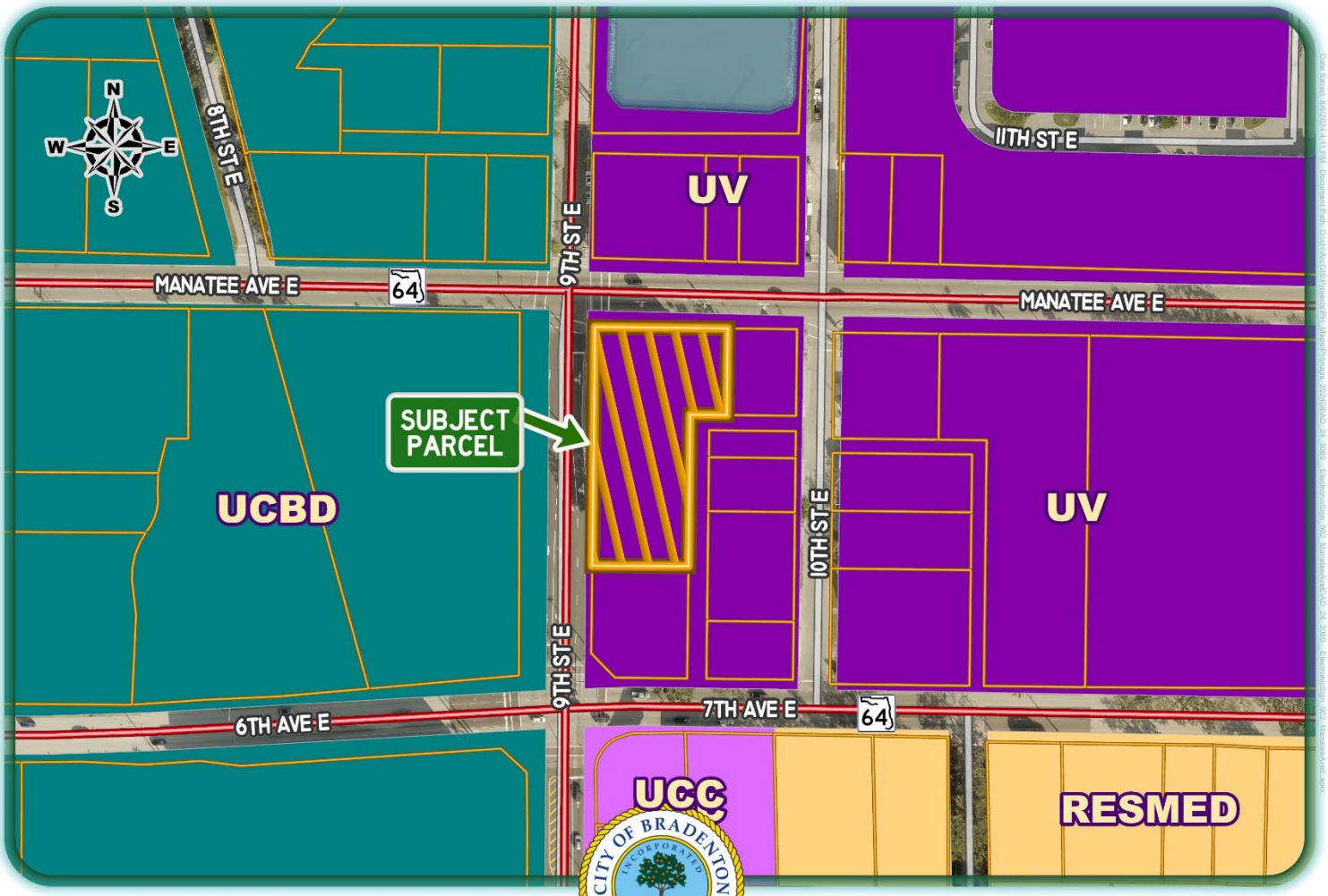


EXHIBIT 3: ZONING MAP

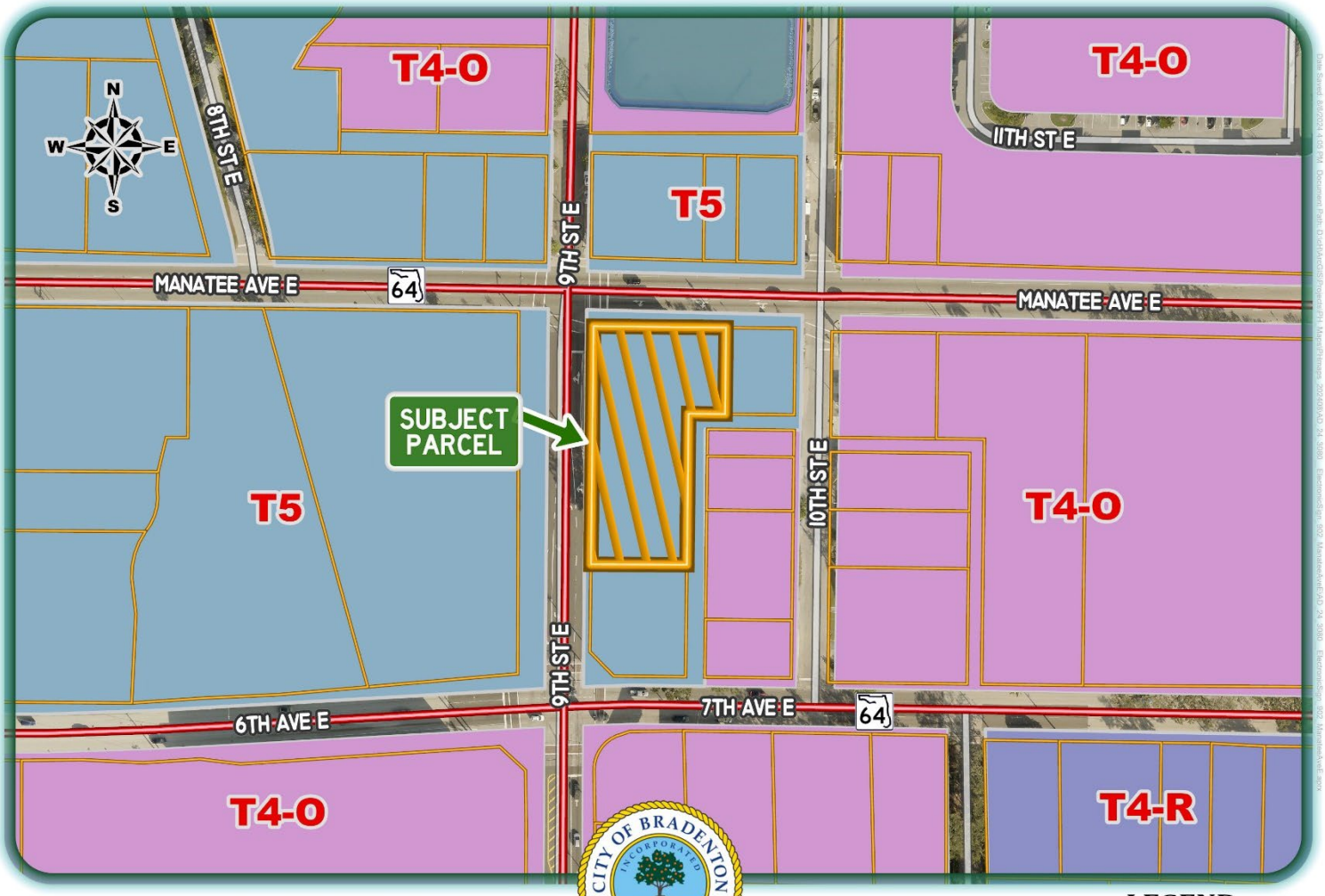
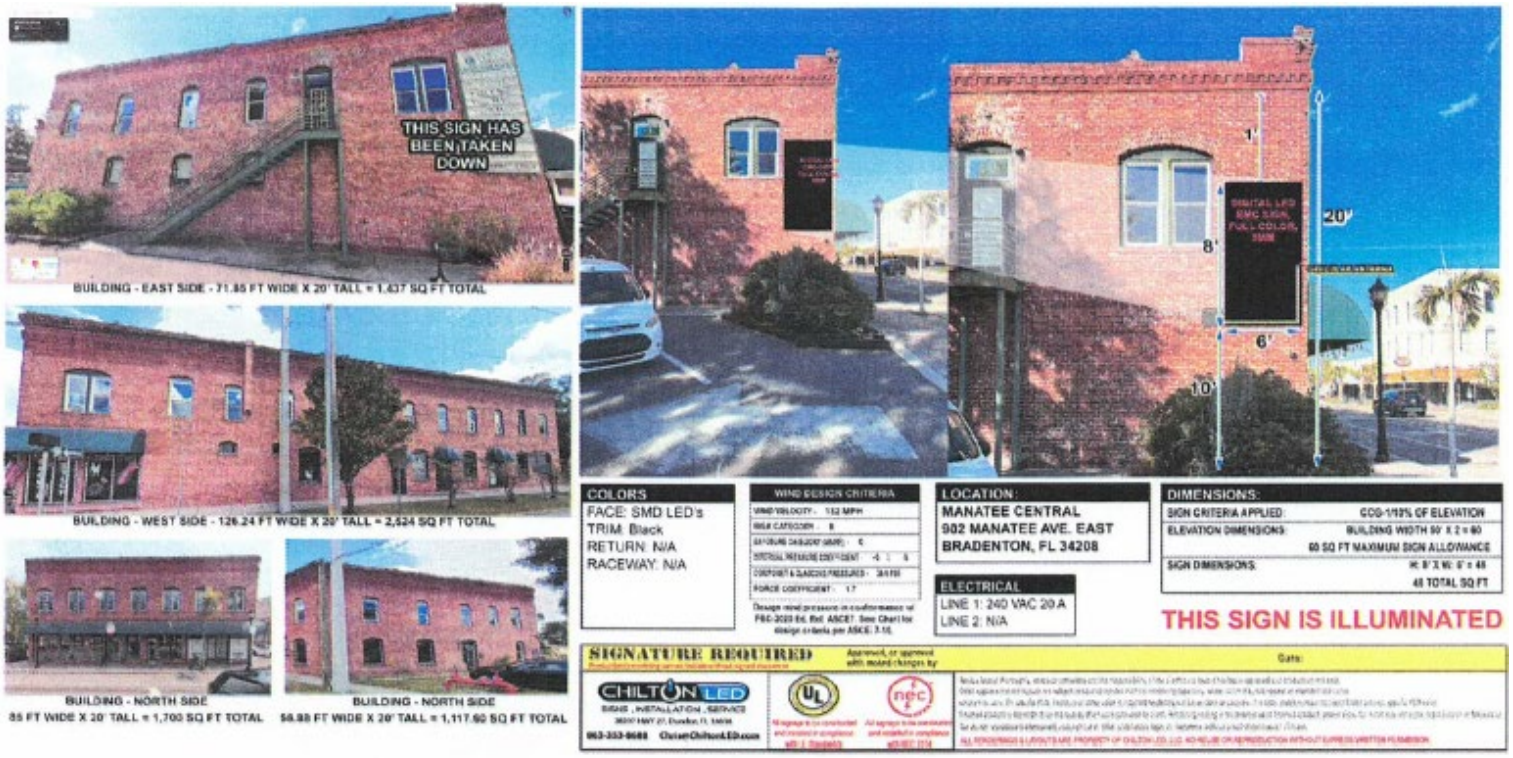


EXHIBIT 4: SIGNAGE RENDERING



The past sign (*left*) was larger at 10' tall x 6' wide.

The New Digital LED EMC Sign (*right*) will be smaller at 8' tall x 6' wide.

FINAL ORDER
ARB.24.3080

A FINAL ORDER OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF BRADENTON APPROVING THE REQUEST FOR A VERTICAL DIGITAL LED EMC SIGN MEASURING 48 SQUARE FEET TO BE PLACED ON THE EAST FAÇADE OF A HISTORICALLY DESIGNATED BUILDING WITHIN THE OLD MANATEE HISTORIC OVERLAY DISTRICT; LOCATED AT 901 MANATEE AVENUE EAST, BRADENTON, FLORIDA

WHEREAS, Christopher McKenna, (the "Property Owner"), owns property located at 902 Manatee Ave E, Bradenton, Florida (the "Property); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Village; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the T5 (Urban Center) designation within the Form Based Code Area; and

WHEREAS, the City of Bradenton Form Based Code, Section 4.12 identifies regulations associated with signage within the Form Based Code area subject to the review criteria; and

WHEREAS, the City of Bradenton Historic District Bylaws and Guidelines for Signs and General Design By the City of Bradenton's Architectural Review Board identifies permitted and prohibited signage specifically within the Historic District for a Historically designated building; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 2.2.15 identifies the requirements associated with a Certificate of Appropriateness; and

WHEREAS, the Architectural Review Board held a noticed public hearing on August 19, 2024, at which the Board received testimony and evidence from the applicant and City Planning staff; and

NOW, THEREFORE, the Architectural Review Board makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the Architectural Review Board hereby makes the following Findings of Fact:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The applicant is requesting approval of a vertical digital LED EMC sign for a historically designated building within the Historic District, as described and shown attached hereto as Exhibit "A" and "B."

c. The proposed signage meets the review standards within the Historic District- Bylaws and Guidelines for Signs and General Design By the City of Bradenton's Architectural Review Board.

d. The proposed signage meets the review standards within the Form Based Code.

e. The City's professional staff provided information to the Architectural Review Board detailing the proposed projects relationship with the City's Comprehensive Plan and Land Use Regulations.

f. The Architectural Review Board, which is designated as one of the local reviewing agencies for projects relating to historic and architectural preservation and enhancement, design compatibility and placemaking, and the aesthetic and physical improvement of the public realm for greater community benefit, determined that the project as proposed is consistent with the Comprehensive Plan, Form Based Code and City of Bradenton Historic District Bylaws and Guidelines for Signs and General Design By the City of Bradenton's Architectural Review Board and does meet the criteria for approval.

Section 2. Order. Based upon the foregoing, the proposed request is hereby approved for the Property, to allow for a vertical digital LED EMC sign measuring 48 sf as described and shown hereto as Exhibit "A" and "B."

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Variance which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Order shall be upon adoption and recordation of the Order in the Official Records of Manatee County. The Property Owner shall be responsible for recording the Order with the Clerk of the Court and delivering a copy of the recorded Order to the City Planning Department.

ORDERED ON BEHALF OF THE CITY OF BRADENTON this 19th day of AUGUST, 2024.

THE CITY OF BRADENTON, BY AND THROUGH THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF BRADENTON

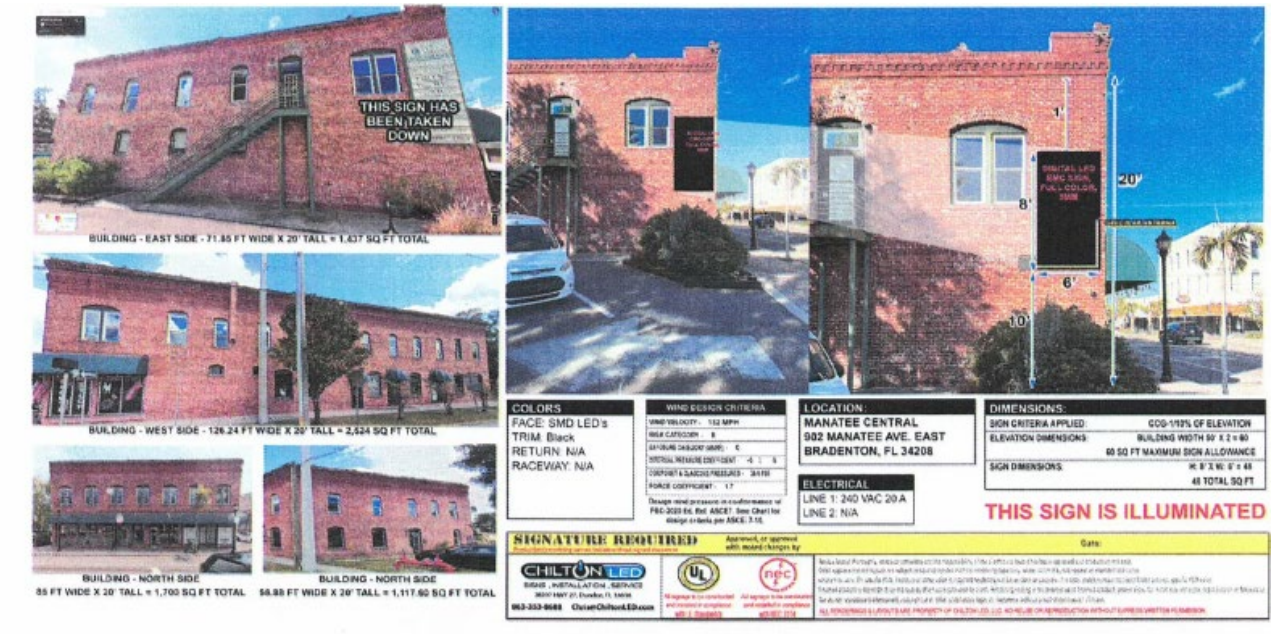
ATTEST:

Lori Brunner PCD ADMINISTRATIVE ASSISTANT	Andrew Kelly ARB CHAIR

EXHIBIT A: LEGAL DESCRIPTION

ALL OF LOTS 3,4,5,6,7,8 AND HOTEL LOT OF STEBBINS BLOCK, PB 1 PG 189, BEING IN W1/2 OF SE 1/4 OF SEC 25-34-17; SD HOTEL LOT BEING FURTHER DESC AS; COM AT NW COR OF SE INTERSECTION OF MANATEE AND CENTRAL AVENUES IN WHAT WAS FORMERLY KNOWN AS THE TOWN OF MANATEE, AND AS SHOWN ON SD PLAT, TH RUN E 88 FT, TH S TO SW COR OF AFORESAID LOT 4, TH E ALG THE S LN OF LOT 4 TO A PT AT INTERSECTION OF E BDRY OF HOTEL LOT AND LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, EXTENDED NLY TO INTERSEC WITH S BDRY OF SD LOT 4, TH S TO NE COR OF SD LOT 5, TH W ALG N BDRY LN OF SD LOT 5 TO NW COR OF SD LOT 5 (SAME PT BEING SW COR OF HOTEL LOT), TH N ALG W BDRY AND LOT LN OF HOTEL LOT, SAME BEING E SIDE OF CENTRAL AVE, 145 FT M/L TO THE POB (OR 2670/1051) PI#32267.0015/9

EXHIBIT B: SIGNAGE RENDERING



The past sign (*left*) was larger at 10' tall x 6' wide.

The New Digital LED EMC Sign (*right*) will be smaller at 8' tall x 6' wide.

FINAL ORDER
ARB.24.3080

A FINAL ORDER OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF BRADENTON DENYING THE REQUEST FOR A VERTICAL DIGITAL LED EMC SIGN MEASURING 48 SQUARE FEET TO BE PLACED ON THE EAST FAÇADE OF A HISTORICALLY DESIGNATED BUILDING WITHIN THE OLD MANATEE HISTORIC OVERLAY DISTRICT; LOCATED AT 901 MANATEE AVENUE EAST, BRADENTON, FLORIDA

WHEREAS, Christopher McKenna, (the "Property Owner"), owns property located at 902 Manatee Ave E, Bradenton, Florida (the "Property); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Village; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the T5 (Urban Center) designation within the Form Based Code Area; and

WHEREAS, the City of Bradenton Form Based Code, Section 4.12 identifies regulations associated with signage within the Form Based Code area subject to the review criteria; and

WHEREAS, the City of Bradenton Historic District Bylaws and Guidelines for Signs and General Design By the City of Bradenton's Architectural Review Board identifies permitted and prohibited signage specifically within the Historic District for a Historically designated building; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 2.2.15 identifies the requirements associated with a Certificate of Appropriateness; and

WHEREAS, the Architectural Review Board held a noticed public hearing on August 19, 2024, at which the Board received testimony and evidence from the applicant and City Planning staff; and

NOW, THEREFORE, the Architectural Review Board makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the Architectural Review Board hereby makes the following Findings of Fact:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The applicant is requesting approval of a vertical digital LED EMC sign for a historically designated building within the Historic District, as described and shown attached hereto as Exhibit "A" and "B."

c. The proposed signage does not meet the review standards within the Historic District- Bylaws and Guidelines for Signs and General Design By the City of Bradenton's Architectural Review Board.

    1. Signs shall not be internally illuminated

    2. Neon lights, electronics message signs, flashing lights and animated signs are prohibited

    3. Prohibited Signs;
        i. Internally illuminated
        ii. Electronic message signs
        iii. Changeable copy

d. The proposed signage does not meet the review standards within the Form Based Code

    1. A single external permanent sign band, or two parallel, horizontal expression lines that run the length of the Facade and that define an upper and lower frame for signs may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height

    2. Wall Signs, maximum of 1 per Façade visible from common travel ways with maximum area of 2 square feet per linear foot of the side of the building on which the sign is to be placed, not to exceed 60 square feet and 3 feet in height

    3. Electronic Message Signs may be allowed in conjunction with permitted signs only in office, commercial, or institutional areas upon administrative approval by the PCD Director in regard to location, size, and compatibility. The following standards shall apply to all Electronic Message Signs
        i. Maximum one (1) electronic message sign
        ii. Messages or information shall not be changed more than one time in a fifteen (15) second period
        iii. Signs shall have an automatic dimmer and a photo cell sensor to adjust the illumination intensity of the sign as to not cause glare or impair the vision of the motorist.

iv. Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn measured from the signs face at maximum brightness

e. The City's professional staff provided information to the Architectural Review Board detailing the proposed projects relationship with the City's Comprehensive Plan and Land Use Regulations.

f. The Architectural Review Board, which is designated as one of the local reviewing agencies for projects relating to historic and architectural preservation and enhancement, design compatibility and placemaking, and the aesthetic and physical improvement of the public realm for greater community benefit., determined that the project as proposed is not consistent with the Comprehensive Plan and Land Use Regulations and does not meet the criteria for approval under the Form Based Code and the Historic District- Bylaws and Guidelines for Signs and General Design By the City of Bradenton's Architectural Review Board.

Section 2. Order. Based upon the foregoing, the proposed request is hereby denied for the Property, to allow for a vertical digital LED EMC sign measuring 48 sf as described and shown hereto as Exhibit "A" and "B."

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Variance which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Order shall be upon adoption and recordation of the Order in the Official Records of Manatee County. The Property Owner shall be responsible for recording the Order with the Clerk of the Court and delivering a copy of the recorded Order to the City Planning Department.

ORDERED ON BEHALF OF THE CITY OF BRADENTON this 19th day of AUGUST, 2024.

THE CITY OF BRADENTON, BY AND THROUGH THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF BRADENTON

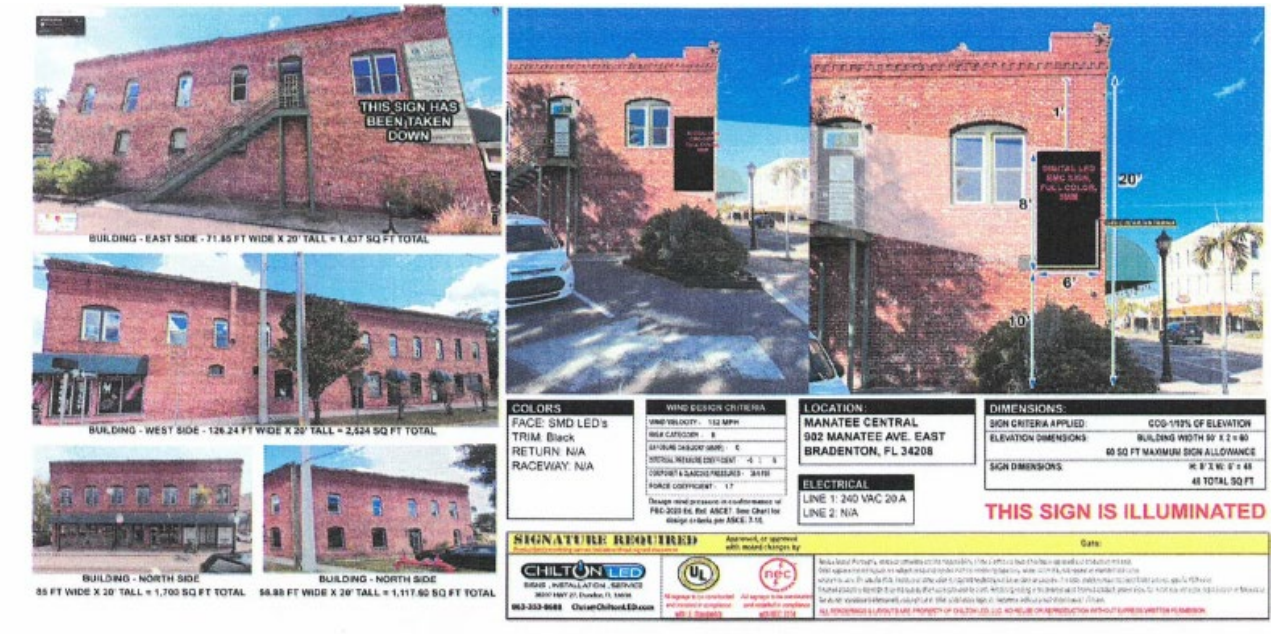
ATTEST:

Lori Brunner PCD ADMINISTRATIVE ASSISTANT	Andrew Kelly ARB CHAIR

EXHIBIT A: LEGAL DESCRIPTION

ALL OF LOTS 3,4,5,6,7,8 AND HOTEL LOT OF STEBBINS BLOCK, PB 1 PG 189, BEING IN W1/2 OF SE 1/4 OF SEC 25-34-17; SD HOTEL LOT BEING FURTHER DESC AS; COM AT NW COR OF SE INTERSECTION OF MANATEE AND CENTRAL AVENUES IN WHAT WAS FORMERLY KNOWN AS THE TOWN OF MANATEE, AND AS SHOWN ON SD PLAT, TH RUN E 88 FT, TH S TO SW COR OF AFORESAID LOT 4, TH E ALG THE S LN OF LOT 4 TO A PT AT INTERSECTION OF E BDRY OF HOTEL LOT AND LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, EXTENDED NLY TO INTERSEC WITH S BDRY OF SD LOT 4, TH S TO NE COR OF SD LOT 5, TH W ALG N BDRY LN OF SD LOT 5 TO NW COR OF SD LOT 5 (SAME PT BEING SW COR OF HOTEL LOT), TH N ALG W BDRY AND LOT LN OF HOTEL LOT, SAME BEING E SIDE OF CENTRAL AVE, 145 FT M/L TO THE POB (OR 2670/1051) PI#32267.0015/9

EXHIBIT B: SIGNAGE RENDERING



The past sign (*left*) was larger at 10' tall x 6' wide.

The New Digital LED EMC Sign (*right*) will be smaller at 8' tall x 6' wide.