AGENDA
BRADENTON CITY COUNCIL MEETING
8:30 a.m. Wednesday, February 12, 2025
CITY HALL COUNCIL CHAMBERS - 101 OLD MAIN STREET

1. INTRODUCTION OF MAYOR FOR A DAY

Jabari Hector with Jessie P. Miller Elementary

2. INVOCATION & PLEDGE

Pastor Don Sturiano with Kingdom Life Christian Church

(The City does not endorse the religious beliefs of any speaker.)

3. MEETING CALLED TO ORDER

4. PROCLAMATIONS

a) Legislative: Black History Month
Black History Month Proclamation

5. PRESENTATIONS

6. CITIZEN COMMENTS

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the City. Comments will be accepted on the public hearings at the appropriate time.

7. CONSENT AGENDA

a) City Administration: Lease Modification & Extension Agreement between City of Bradenton and Spark Growth f/k/a Station 2 Innovation
Lease Modification & Extension Agreement
b) Clerk: Minutes from the December 18, 2024 City Council Meeting
12-18-2024 City Council Meeting Minutes
c) Clerk: Minutes from the January 8, 2025 City Council Meeting
1-08-2025 City Council Meeting Minutes
d) Clerk: Minutes from the January 22, 2025 City Council Meeting
1-22-2025 City Council Meeting Minutes
e) Event Review Committee: BAM! Fest
BAM! Fest Revised Application with Updated Site Plan
f) Event Review Committee: Big Bill Foundation Father's Day 5K

Big Bill Father's Day 5K Application and Site Plan

g) Event Review Committee: Mattison's Bike Nights Parking Spot Closures
Mattison's Bike Night Application and Site Plan

h) Fire: Opioid Settlement Expenditure

i) Purchasing: Fifth Amendment to the Agreement between The City of Bradenton and Tyler Technologies, Inc. for SaaS and Related Services

j) Legislative: Keep Manatee Beautiful Adopt-A-Road Agreement
Keep Manatee Beautiful Adopt-A-Road Agreement

k) Police: Award Agreement C-R7225 for Residual/Elder Fraud Prevention Brochures
Federal Award Agreement

l) Police: Opioid Settlement Expenditure
Opioid Settlement Expenditure

m) Purchasing: Award for IFB 24-036NT Eastside Drainage Improvements
IFB 24-036NT Eastside Drainage Improvements

n) Purchasing: Contract Extension of ITB-22-002KC with AJ General Construction Services, Inc.
Extension of ITB 22-002KC with AJ General Contracting Services, Inc.

o) Purchasing: Contract Extension of ITB-22-002KC with C-Squared Certified General Contractor, Inc.
Extension of ITB 22-002KC with C-Squared Certified General Contractor Inc.

p) Purchasing: First Contract Extension of RFP 23-010EJ with Stantec Consulting Services
Contract Extension of RFP 23-010EJ with Stantec Consulting Services

q) Purchasing: Second Contract Extension of PB-21-10KC with GML Coatings, LLC
Second Contract Extension of PB-21-10KC with GML Coatings, LLC

8. BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

ADMINISTRATION OF THE OATH
Anyone wishing to address City Council during the following public hearings will please stand and raise your right hand: "Do you swear or affirm that the factual statements and representations which you are about to present to this board will be truthful and accurate?"

a) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 25-02 - PUBLIC HEARING
Resolution 25-02
Application
Staff Report
Presentation
Draft Planning Commission Meeting Minutes 01/15/2025

b) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 25-03 - PUBLIC HEARING

Resolution 25-03

Application
Staff Report
Presentation
Draft Planning Commission Meeting Minutes 01/15/2025

c) Planning & Community Development: **Quasi-Judicial:** ORDINANCE 4037 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; CHANGING ZONING FROM T4-O (GENERAL URBAN – OPEN) and T4-R (GENERAL URBAN – RESTRICTED) TO T-5 (URBAN CENTER) FOR PROPERTY TOTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST, AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID#s 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059), AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4037
Staff Report
Application
Draft Planning Commission Meeting Minutes 01/15/2025
Letters of Objection
Letters of Support

d) Planning & Community Development: Ordinance 4035 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, OBJECTIVE 1.5.2, HURRICANE EVACUATION ZONE; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, OBJECTIVE 5.3, COASTAL AREA DEVELOPMENT, POLICY 5.3.1, COASTAL HIGH HAZARD AREA AND POLICY 5.3.2, CONSERVATION ZONE; ADDING A NEW POLICY 5.3.1.1 AND POLICY 5.3.1.2 TO THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT RELATED TO COMPREHENSIVE PLAN AMENDMENTS WITHIN THE COASTAL HIGH HAZARD AREA; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, POLICY 6.2.1, COASTAL DENSITY AND INTENSITY, AND POLICY 6.2.5, PRIORITY HURRICANE EVACUATION ZONES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4035
Application
Strikethrough Underline Amendment from Applicant

Examples of Coastal High Hazard Area Regulations from Applicant
Staff Report
Draft Planning Commission Meeting Minutes 01/15/2025
Letters of Objection
Letters of Support

e) Planning & Community Development: ORDINANCE 4036 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP; CHANGING THE FUTURE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO URBAN CENTRAL BUSINESS DISTRICT FOR PROPERTIES TOTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID # 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000) AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; SUBJECT TO A BINDING DEVELOPMENT/MITIGATION PLAN; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4036
Staff Report
Application
Applicant Narrative
Development Table
Conceptual Plan
Draft Planning Commission Meeting Minutes 01/15/2025
Letters of Objection
Letters of Support

9. NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

a) Planning & Community Development: Discussion of an Amendment to the Promenade at Riverwalk PDP
Promenade at Riverwalk PDP Amendment Staff Memorandum
Revised Use Chart
Site Plan
Storefront Rendering 1
Storefront Rendering 2

b) City Administration: 2024 Storm Operations, Assessment, and Budget Status
Resolution 25-23 - Revised Emergency Operations and Pay Policy

c) City Administration: Emergency Procurement Report

d) City Administration: Removal of Soofa On-street Digital Media Signs

10. UNFINISHED BUSINESS

11. COUNCIL REPORTS

12. DEPARTMENT HEAD REPORTS

13. ADJOURN

RULES OF PROCEDURE FOR AGENDA AND PUBLIC APPEARANCES BEFORE CITY COUNCIL

Please place all cell phones on silent!

PRIOR TO COUNCIL MEETING: Appointments on the agenda, all items from Department Directors and other interested parties must be submitted before 12:00 p.m. on the Wednesday preceding the Council meeting. Anyone wishing to be placed on the agenda must contact Tamara Melton, City Clerk, at City Hall by phone 941-932-9463 or email: tamara.melton@bradentonfl.gov and give their name, business name (if applicable), whether they are resident taxpayers of the City and their business before Council. Appearances before Council will be authorized by the Mayor or Councilperson in charge of the meeting. NOTE: The Mayor may ask a city department to look into an issue prior to the meeting to see if the issue can be resolved. If the Mayor or Councilperson in charge of the meeting feels the request is justified, they will instruct the City Clerk as to its placement on the agenda.

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 as soon as possible, but at least 48 hours in advance:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
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) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AT COUNCIL MEETING:

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the City. Citizen comment related to any public hearing item shall be provided during the duly noticed public hearing in order to maintain an accurate record of the proceedings. All citizen comments related to quasi-judicial items are required to be under oath and such comments will be invited to be presented during the duly noticed public hearing for such items.

If an individual (or agent) wishes to address the City Council, they should complete a comment card available at the back of the Chamber and submit such card to the City Clerk.

At the appropriate time during the meeting, the Mayor will call speakers to come forward. After being recognized by the Mayor, the individual should come to the podium and, for the public record, state their name and address, and then provide any relevant comments or testimony related to the item they wish to address. In the case of an agent, they shall identify themselves and the party they represent. The speaker should then proceed to state their position or present their information.

An individual appearance for citizen comment will be limited to three (3) minutes unless additional time is permitted by the Mayor or consensus of the Council. Additional time will be allowed (up to 10 minutes at the discretion of the Mayor or consensus of the Council) for public hearing items if the speaker is officially representing a group of five or more people, provided that written authorization is provided that the person is authorized to speak on behalf of the group.

Note: If handouts are being distributed, please provide a minimum of ten (10) copies to the City Clerk. If you wish to display a drawing or rendering, contact Tamara Melton, as indicated above, prior to the meeting. Any submissions commented on, photographs, letters, renderings, etc. will be kept by the City Clerk for the official record.

PURSUANT TO FLORIDA STATUTE 286.0105: If an individual decides to appeal any decision made by the board, council, agency, or commission at this meeting, such individual will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record

includes the testimony and evidence upon which the appeal is to be based.

PLEDGE OF PUBLIC CONDUCT We, the Mayor, City Council and Employees of the City of Bradenton, agree to: *Establish a process to promote positive interaction among ourselves and the citizens of Bradenton in a positive and non-threatening environment. *Encourage visible, involved and active participation among all. *Promote improved communication through active listening, providing feedback and honest expression of ideas. *Utilize consensus for decision making. *We realize that though we may disagree, we will be respectful of each other. *We will direct all comments to the issues and will avoid personal attacks.

AGENDA ITEM NO. 4.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS

SUBJECT: Black History Month

SUGGESTED ACTION: Reading

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
A reading of the Black History Month proclamation.

ATTACHMENTS:
Black History Month Proclamation

City of Bradenton
Office of the Mayor

Proclamation

By virtue of the authority vested in me as Mayor of the City of Bradenton, I do hereby issue this proclamation honoring

Black History Month
February 2025

Whereas, Black History Month is observed annually in February to encourage all citizens to have a deeper understanding of history and acknowledge the struggle for equality and freedom for all citizens; and

Whereas, in 1915, Dr. Carter G. Woodson founded the organization known as Association for the Study of African American Life and History (ASALH) and was instrumental in the origin of Black History Month; and

Whereas, Black and African Americans have continued to help enrich and shape the lives of all communities through their contributions in arts, law, sciences and politics; and

Whereas, the 2025 Black History Month theme of "African Americans and Labor" focuses on the profound ways that work intersects with many experiences throughout Black history; and

Whereas, the City of Bradenton wishes to acknowledge the lifelong sacrifices and successes for all Black and African Americans and stands firmly in remembrance of the past and looks optimistically for all to thrive and be respected in their communities.

Now, Therefore Be It Resolved that, I, Gene Brown, as Mayor of the City of Bradenton, Florida, do hereby proclaim February 2025 as Black History Month in Bradenton, and urge all citizens to recognize the significant contributions and challenges faced by Black and African-Americans throughout our nation's history.

Gene Brown
Mayor
February 12, 2025

AGENDA ITEM NO. 7.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Corey Fortin, City Administration

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Lease Modification & Extension Agreement between City of Bradenton and Spark Growth f/k/a Station 2 Innovation

SUGGESTED ACTION: Approve Lease Modification & Extension Agreement

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City of Bradenton and Spark Growth f/k/a Station 2 Innovation entered into a Lease Agreement for property located at 912 7th Avenue East for an initial 10-year term ending on January 31, 2025. The parties wish to enter into a Lease Modification & Extension Agreement for an additional five-year term ending on January 31, 2031, under substantially the same terms and provisions of the initial lease, with minor exceptions to the language regarding insurance requirements.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Approved

SUGGESTED MOTION:
Motion to approve Lease Modification & Extension Agreement and authorize execution by Mayor.

ATTACHMENTS:

LEASE MODIFICATION & EXTENSION AGREEMENT

This Lease Modification & Extension Agreement is made and entered into on this 12th day of February 2025, by and between the CITY OF BRADENTON, a municipal corporation, whose address is 101 Old Main Street, Bradenton, Florida 34205, hereinafter referred to as "Lessor" and SPARK GROWTH F/K/A STATION 2 INNOVATION**,** hereinafter referred to as "Lessee".

WHEREAS, Lessor and Lessee entered into that certain Lease dated September 24, 2015, for property situated in Manatee County, Florida, located at 912 7th Ave E, Bradenton, Florida (the "Lease"); and

WHEREAS, the effective date of said Lease was January 16, 2015, and said Lease expires on January 31, 2025; and

WHEREAS, the parties desire to modify the Lease Agreement by extending the term of said Lease for an additional five (5) year term to expire on January 31, 2030; and

WHEREAS, the parties desire to further modify the Lease to amend the language of the insurance requirements to require Lessee to maintain liability insurance on said premises in the minimum amount of $1,000,000.00 per occurrence and $2,000,000.00 in aggregate coverage.

NOW THEREFORE, the parties hereby agree as follows:

1. The Lease on property located at 912 7th Avenue East, Bradenton, Florida is hereby extended for an additional five (5) year period and is set to expire on January 31, 2030.
2. Lessor and Lessee hereby agree that Paragraph 7.1 of the Lease is hereby amended and reinstated in its entirety as follows:

7.1 Liability Insurance – Lease.

a) Lessee shall, at Lessee's expense, secure and maintain in force and effect during the term of this Lease comprehensive general liability insurance for the premises, written on an "occurrence basis", with coverage in an amount not less than $1,000,000.00 per occurrence and $2,000,000.00 aggregate for personal injury and property damage. This Policy shall insure performance by Lessee of the hold harmless provisions of this Lease. Lessor shall be named as additional insured.

b) The Lessee shall be responsible for any deductible sums due and payable under any insurance required to be maintained under this Lease.

c) Lessee shall pay as they become due all premiums for the insurance required by this Section, shall renew or replace each policy, and shall deliver to Lessor a certificate evidencing the existing policy and such renewal or replacement policy at least thirty (30) days prior to the expiration date of such policy, by providing a copy to the attention of the Risk Safety Specialist and a copy to the Policy, Planning, Procedures & Real Estate Administrator.

d) If Lessee fails to obtain the coverages as outlined herein Lessor, at its option, may procure any or all of the insurance required to be maintained by Lessee under this Section and bill the Lessee for payment.

3. Lessor and Lessee hereby agree that paragraph 22 of the Lease is hereby amended and restated in its entirety as follows:

22. NOTICES:

Notice to the *Lessee* shall be as follows:
Spark Growth/Station 2
Attn: Sara Hand
912 7th Avenue East
Bradenton, FL 34208
(941) 228-4033

Notice to the *Lessor* shall be as follows:
City Administrator
City of Bradenton
101 12th Street West
Bradenton, FL 34205-7865
(941) 932-9442

4. Except as amended by the terms of this Modification and Extension, all other terms and conditions of said Lease shall remain in full force and effect and are hereby ratified and confirmed.

LESSOR: The City of Bradenton, a Municipal corporation

Dated: _____ By:_____

Gene Brown, Mayor

LESSEE: Spark Grown f/k/a Station 2 Innovation:

Dated: _____ By:_____

Sara Hand, President & CEO

AGENDA ITEM NO. 7.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the December 18, 2024 City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Motion to approve the minutes from the December 18, 2024 City Council meeting.

ATTACHMENTS:
12-18-2024 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES

December 18, 2024
8:30 A.M.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, December 18, 2024.

Present: Mayor Gene Brown; Councilwoman Ward I Jayne Kocher; Vice Mayor Ward II Marianne Barnebey; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman.

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Tim Geer, Fire Chief; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Administrative Services Director; Karen Lanke, IT Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Pastor Don Sturiano with Kingdom Life Christian Church, Bradenton.

(The City does not endorse the religious beliefs of any speaker.)

Mayor Gene Brown called the meeting to order at 8:30 a.m.

Melanie Beven, Police Chief, was pleased to announce that the Honoring the Badge event was a success and thanked Pastor Sturiano for all his work making the event a success for many years.

PROCLAMATIONS: None.

PRESENTATIONS: None.

CITIZEN COMMENTS:

Mike Meehan, 1507 80th Court NW, voiced his concerns about the water quality at the Palma Sola Causeway.

Wiley Green, 2015 25th Avenue West, spoke about eastside drainage projects and thanked City staff for collecting storm debris so quickly.

CONSENT AGENDA:

a) Administrative Services: Resolution 24-70 - Affordable Housing Advisory Committee (AHAC) Report on SHIP Affordable Housing Incentives Strategies
b) Administrative Services: Resolution 24-71 - Hurricane Loss Mitigation Program Funds Agreement
c) City Administration: Interlocal Agreement (ILA) between Manatee County and the City of Bradenton for the LECOM/City Park/PAL Project
d) City Administration: Resolution Number 24-105 - Affordable Housing Surplus Property Revised Inventory List
e) City Administration: Surplus Property Bid for 2104 12th Avenue West

f) Clerk: Minutes from the July 24, 2024 City Council Budget Workshop
g) Clerk: Minutes from the August 28, 2024 City Council Budget Workshop
h) Clerk: Minutes from the September 25, 2024 City Council Meeting
i) Community Redevelopment Agency: Designation of LECOM Park as a Historically Relevant Site
j) Event Review Committee: De Soto River Regatta Fundraiser
k) Event Review Committee: Dream Spring Fling
l) Event Review Committee: Founders Cup Block Party
m) Event Review Committee: Pittsburgh Pirates Block Party
n) Event Review Committee: Woodland Community Church Movie Night
o) Legal: Resolution 24-110 - 509 9th Avenue West
p) Legislative: Resolution 24-94 - Police Pension Board Appointment
q) Legislative: Resolution 24-104 - Affordable Housing Advisory Committee Appointment
r) Legislative: Resolution 24-106 - Bradenton Housing Authority Appointment
s) Legislative: Resolution 24-107 - Fire Pension Board Reappointment
t) Legislative: Resolution 24-108 - Fire Pension Board Reappointment
u) Legislative: Resolution 24-109 - Fire Pension Board Reappointment
v) Legislative: Resolution 24-111 - Affordable Housing Advisory Committee Appointment
w) Police: Drone Replacement Program Financial Assistance Agreement
x) Police: Forfeiture Funds Expense Request
y) Police: Online Sting Operations Grant Program
z) Police: Second Amendment to Agreement Between the City of Bradenton and Axon Enterprise, Inc.
aa) Public Works & Utilities: Amendment 1 to Agreement 23FRP47 for LS03 Expansion and LS13 Demolition
ab) Public Works & Utilities: Amendment 1 to Agreement 23PLN118 for the Vulnerability Assessment and Adaptation Plan
ac) Public Works & Utilities: Amendment 2 to Agreement 22FRP04 for Eastside Drainage Improvements
ad) Public Works & Utilities: Change Order No. 002 - LECOM Visitor's Clubhouse Renovation
ae) Public Works & Utilities: Lift Station 14 Improvements
af) Public Works & Utilities: Manatee Heights Sidewalk Replacement
ag) Public Works & Utilities: Milling and Resurfacing Projects
ah) Public Works & Utilities: Proposal with Jacobs Engineering Group to assist the City with renewing the Domestic Wastewater Treatment Facility (WTF) Permit
ai) Public Works & Utilities: Resolution 24-112 - Local Agency Program Agreement for Manatee Elementary Sidewalk Project
aj) Public Works & Utilities: Resolution 24-113 - Local Agency Program Agreement for Southern Parkway
ak) Public Works & Utilities: Village Green Storm Pipe Lining
al) Public Works & Utilities: Water Reclamation Facility (WRF) Master Plan Work Assignment
am) Purchasing: Agreement between City of Bradenton and Forerunner Industries. Inc.
an) Purchasing: Contract for RFP-24-028MK with Alternative Claims Management, LLC
ao) Purchasing: First Contract Extension of PB-22-044NT with Galls, LLC
ap) Purchasing: Recommendation for Award for RFQ-24-026EJ Public Works Master Planning Services
aq) Purchasing: Recommendation for Award for RFQ-24-027EJ Architectural and Engineering Services for LECOM Park
ar) Purchasing: Second Contract Extension of PB-23-008MK with Air Mechanical & Service Corp

MOTION TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF ITEMS E, AA, AC, AJ, AL was made by Vice Mayor Barnebey and seconded by Councilman Cramer. The motion passed 5-0.

As it related to Item (e) and to avoid any confusion, Vice Mayor Barnebey clarified that the recommended motion was to reject the offer made on the property.

MOTION TO REJECT THE OFFER TO PURCHASE THE PROPERTY LOCATED AT 2104 12TH AVENUE WEST, AS REFLECTED IN CONSENT AGENDA ITEM E was made by Vice Mayor Barnebey and seconded by Councilwoman Kocher. The motion passed 5-0.

As it related to Item (aj), Councilwoman Kocher was concerned that public meetings were not held to explain the project to the public. Mayor Brown and Vice Mayor Barnebey agreed that it was their understanding that the Metropolitan Planning Organization (MPO) would schedule public meetings in the near future.

MOTION TO APPROVE CONSENT AGENDA ITEM AJ was made by Councilwoman Kocher and seconded by Vice Mayor Barnebey. The motion passed 5-0.

As it related to Items (aa), (ac), and (al), Councilwoman Moore felt the removal of Lift Station 13 located at Riverside Drive East and Chauncey Avenue East was very important and was pleased to see these projects moving forward. She then questioned if system projects were included in the Scope of Work (SOW) with Jacobs in Item (al). She preferred that the SOW include master planning for other parts of the collection system.

Mayor Brown said he met with Rob Perry, City Administrator, several times to discuss revitalization of wastewater system plans. He explained this item was the first step in upgrading overwhelmed systems.

MOTION TO APPROVE CONSENT AGENDA ITEMS AA, AC, AND AL was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Coachman. The motion passed 5-0.

a) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 24-101 - PUBLIC HEARING

Tamara Melton, City Clerk, administered the oath to anyone that wished to speak during the public hearing for Resolution 24-101.

Jaime Schindewolf, Senior Planner, explained Resolution 24-101 was a special use application from Manatee County requesting approval of a public facility located at 401 17th Avenue West.

Maged Elsheikh, Architect with Ohlson Lavoie Corporation, said the applicant was interested in transforming the abandoned building into an Animal Welfare Resource Center with a clinic, training area, and a small area for adoption. He presented depictions of the proposed project, including a walk-through of the facility, and said the adoption center would not house the animals ready for adoption.

Sarah Brown, Deputy Director of Community and Veteran Services with Manatee County, explained the vision of the facility was to offer services to the community to help keep pets with their owners. She said after surveying the community, the need for veterinary care and training was a top priority.

She added that the majority of adoptions and housing of animals would be handled by Bishop Animal Shelter.

There was a brief discussion regarding lighting and hours of operations.

Ms. Schindewolf presented on the matter, including a site plan, planned renovations of the parking area, and general standards. She concluded that the Planning Commission unanimously approved the project.

The public hearing was opened for anyone that wished to speak, and no one came forward. The public hearing was closed.

MOTION TO APPROVE RESOLUTION 24-101 was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Coachman. The motion passed 5-0.

b) City Administration: Affordable Housing Surplus Property Proposal Review - PUBLIC HEARING

Corey Fortin, Policy, Planning, Procedures, and Real Estate Administrator, explained that Community Redevelopment Agency (CRA) Executive Director, Jeff Burton, requested that the City reconvey parcels 519 18th Street East and 520 19th Street East to the CRA to be used for single-family, owner-occupied residential use.

At the CRA Board Meeting held on November 21, 2024, she continued, the recommendation for the City was to reconvey the two properties to the CRA in an amount not to exceed $10.00 per parcel was approved by the Board.

The public hearing was opened for anyone that wished to speak, and no one came forward. The public hearing was closed.

MOTION TO APPROVE THE REQUEST OF THE CRA TO HAVE 519 18TH STREET EAST AND 520 19TH STREET EAST PARCELS CONVEYED BACK TO THE CRA TO BE USED FOR WORKFORCE, SINGLE FAMILY OWNER OCCUPIED RESIDENTIAL USE was made by Councilman Cramer and seconded by Councilwoman Kocher. The motion passed 5-0.

c) Planning & Community Development: ORDINANCE 4050 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 2.0 ADMINISTRATION AND PROCEDURES, AMENDING SECTION 2.1.3.1 "COMPOSITION AND TERMS OF TLPB MEMBERS" TO MODIFY QUORUM REQUIREMENTS AND SECTION 2.1.3.3 "FUNCTIONS, POWERS, AND DUTIES." TO AMEND THE FUNCTIONS AND DUTIES OF THE TREE AND LAND PRESERVATION BOARD; AMENDING CHAPTER 4.0 GENERAL REGULATIONS SECTION 4.1.3.5 "SIDEWALKS" TO MODIFY RIGHT-OF-WAY LANDSCAPING REQUIREMENTS AND ADD A TREE SPECIES MATRIX; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Schindewolf explained that Ordinance 4050 was a request from the Tree and Land Preservation Board to revise the City's Land Development Code. The request, she continued, was to amend the quorum, removing the professional requirements for members, allowing for less restrictive membership, and adding additional tree types to the approved list.

Scott Rudacille, City Attorney, explained that revisions to the language in Subsection B were not underlined or strikethrough, so the ordinance would be updated to reflect the changes.

The public hearing was opened for anyone that wished to speak, and no one came forward. The public hearing was closed.

MOTION TO APPROVE ORDINANCE 4050 AS PRESENTED was made by Vice Mayor Barnebey and seconded by Councilman Cramer. The motion passed 5-0.

d) Planning & Community Development: ORDINANCE 4051 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING A PLATTED 10-FOOT ALLEY AS SHOWN ON THE PLAT OF THE HIGH SCHOOL ADDITION TO MANATEE, RECORDED IN BOOK 2, PAGE 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, BEING GENERALLY LOCATED NORTH OF 5TH AVENUE DRIVE EAST, SOUTH OF MANATEE AVENUE EAST, WEST OF 2ND STREET EAST, AND EAST OF 1ST STREET EAST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Robin Singer, Planning and Community Development Director, explained that Ordinance 4051 would vacate an alleyway between the properties located at 102 Manatee Avenue East, 120 Manatee Avenue East, and 113 5th Avenue Drive East.

Bill Galvano, Esq., with Grimes Galvano and agent for the applicant, explained this matter was to vacate an alleyway that no longer served the public. He said the public utilities that may have used the alleyway have agreed that they no longer use the property.

Ms. Singer explained that staff reviewed the request, and the Planning Commission voted unanimously to approve the vacation.

The public hearing was opened for anyone that wished to speak, and no one came forward. The public hearing was closed.

MOTION TO APPROVE ORDINANCE 4051 was made by Vice Mayor Barnebey and seconded by Councilwoman Coachman. The motion passed 5-0.

e) ORDINANCE 4055 - FIRST READING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, REPEALING CHAPTER 30, SECTION 30-12 OF THE CODE OF ORDINANCES, RELATING TO INSPECTION OF CERTIFICATIONS AND RETURNS BY THE CITY COUNCIL AND DECLARATION OF ELECTION RESULTS; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The second reading and public hearing for Ordinance 4055 were scheduled for January 8, 2025.

f) ORDINANCE 4056 - FIRST READING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 54, ARTICLE I, SECTION 54-12 OF THE CITY'S CODE OF ORDINANCES RELATING TO UNLAWFUL LODGING OUT-OF-

DOORS; REVISING DEFINITIONS; AMENDING PROCEDURES FOR RELOCATION AND ENFORCEMENT; PROVIDING FOR ENFORCEMENT MECHANISMS; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The second reading and public hearing for Ordinance 4056 were scheduled for January 8, 2025.

The meeting was recessed at 10:01 a.m. and reconvened at 10:10 a.m.

8. NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

a) Event Review Committee: De Soto Heritage Festival Grand Parade

Kelly Thomas, Legislative Aide and Event Review Coordinator, explained this application and the next application required Florida Department of Transportation (FDOT) approval because of road closures. She said the De Soto Grand Parade was scheduled for April 26, 2025; the parade mirrored last year with the new parade route; and that the Event Review Committee recommended approval.

MOTION TO APPROVE THE DE SOTO HERITAGE FESTIVAL GRAND PARADE EVENT was made by Vice Mayor Barnebey and seconded by Councilwoman Kocher. The motion passed 5-0.

b) Event Review Committee: De Soto Heritage Festival Grand Parade Block Party

Ms. Thomas described the event and said the Event Review Committee recommended approval.

MOTION TO APPROVE THE DE SOTO HERITAGE FESTIVAL GRAND PARADE BLOCK PARTY EVENT was made by Councilwoman Coachman and seconded by Councilwoman Kocher. The motion passed 5-0.

c) City Administration: Vacation Payout Options

Lance Williams, Chief Operating Officer, explained that over the last four years, any vacation overages were paid to employees over the default amount determined by position. He said the Employee Handbook stated that for employees with a default limit of 240 hours, any vacation time over that would be forfeited at the end of the year. He presented a history of the program and four options for vacation payout, which included:

- Option 1 – Follow the Employee Handbook that would allow employees to carry over only the default limit without a payout.
- Option 2 – Pay up to 40 vacation hours, and any overages would be forfeited.
- Option 3 – Payout all vacation hours over the default limit at a rate of 2:1.
- Option 4 – Payout up to 40 vacation hours, plus any remaining hours over the default at a rate of 2:1.

Mr. Perry recommended that Department Heads run quarterly reports to ensure their employees use vacation time instead of allowing them to accumulate time over the default limit.

Councilwoman Barnebey said she was comfortable with Option 4, with the understanding that Department Heads and Managers would ensure employees use their vacation time.

There was a discussion regarding employees using their vacation time and the oversight to ensure the overages do not keep happening.

Councilman Cramer and Councilwoman Coachman requested an Option 5, which would be to pay employees for vacation time that could not be carried over in 2025 at a 1:1 ratio.

MOTION TO APPROVE OPTION 5 TO PAYOUT CITY EMPLOYEE VACATION HOURS THAT CANNOT BE CARRIED OVER IN 2025 ACCORDING TO THE EMPLOYEE HANDBOOK AT A 1:1 RATIO was made by Councilman Cramer and seconded with amendment noticed by Vice Mayor Barnebey to make sure all employees are properly notified. The motion passed 5-0.

d) City Administration: Emergency Procurement Report

Mr. Perry announced there were emergency purchases for a series of garage doors, repairs to the ForeverLawn, and construction fencing. He concluded that staff was working with the Federal Emergency Management Agency (FEMA) for reimbursement of costs.

e) City Administration: Conveyance of "Avenue of the Arts Property" located at 3rd Avenue West - Art Centre Manatee/Mixed Use/Multi-Family Project to Manatee Land Investors, LLC.

Mr. Perry explained that the Purchase and Sale Agreement would effectuate a conversion of the current long-term ground lease of 75 remaining years between the City of Bradenton and the successors to Bradenton Riverfront Partners II, LLC for the "Sandpile" property. He said the lease would expire on June 30, 2101, and the City Attorney was in the process of reviewing the documents.

Scott Rudacille, City Attorney, explained that the documents were not finalized, and payment structures were in the process of negotiation. He said the request was for Council to authorize the Mayor to execute the documents once they were finalized.

Ron Allen and Bob Hatfield, developers, explained that the project had two phases. The first phase had preliminary approval for 100 units, and the second phase before them was to avoid issues with new property. Mr. Hatfield announced the appraised value for the first phase was $30,000 per unit.

Councilwoman Kocher was concerned about the time of development and that the project would be mixed-use, as was originally approved. She also requested that the City of Bradenton's name be on the project.

Robin Singer, Planning & Community Development Director, explained that the proposed building would include retail and residential space with parking underneath behind Arts Center Manatee. She said there were conversations about the possibility of an amendment to the Planned Development Project (PDP), but she would not know the extent until meeting with the developer to discuss the project.

Mr. Allen explained the difficulties for developers associated with securing financing for mixed-use projects. In this situation, he said he was willing to compromise as Arts Center Manatee and the Manatee Performing Arts Center both have projects in the planning stages where retail space could be utilized. He requested that they not be pigeonholed by guaranteeing the project would be mixed-use.

Councilwoman Gonzalez Moore agreed with Councilwoman Kocher about following the original approval for the development.

Jeanine Amick, CEO, Florida Cultural Group, explained she would like to transform the Manatee Performing Arts Center to include retail space. She was in agreement to add the City of Bradenton's name somewhere on the campus.

Councilwoman Coachman also wanted to see mixed-use project but felt the need to be strategic in the approach.

There was a discussion regarding the current developments along the Manatee River and the desire to see more mixed-use projects.

MOTION TO AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS NECESSARY TO PROVIDE FOR THE TERMINATION OF LEASE AND CONVEYANCE OF THE PROPOSED PROPERTY AS DESCRIBED IN THE AGENDA MATERIALS, SUBJECT TO LEGAL REVIEW was made by Councilman Cramer and seconded by Vice Mayor Barnebey. The motion passed 5-0.

f) City Administration: Collective Bargaining Agreement with the Florida Police Benevolent Association (Lieutenants)

Paul Driscoll, Police Department Legal Advisor, explained the agreements associated with Items (f) and8(g) would allow for the Florida Retirement System (FRS) DROP Program to be extended from five years to eight years.

Vice Mayor Barnebey voiced concerns with approving the agreements prior to the ordinance being in place. Attorney Rudacille said if Council preferred to approve the Collective Bargaining Agreements, he suggested the motion include a contingency based on the approval of Ordinance 4057.

MOTION TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT WITH THE FLORIDA PBA (LIEUTENANTS), EFFECTIVE OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2026, AS RATIFIED ON NOVEMBER 22, 2024, WITH THE CONTINGENCY THAT CITY COUNCIL WOULD APPROVE THE REQUIRED CHANGES TO ORDINANCE 4057 was made by Councilman Cramer and seconded by Councilwoman Coachman. The motion passed 5-0.

g) City Administration: Collective Bargaining Agreement with the Florida Police Benevolent Association (Officers, Detectives, and Sergeants)

MOTION TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT WITH THE FLORIDA PBA (OFFICERS, DETECTIVES, AND SERGEANTS), EFFECTIVE OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2026, AS RATIFIED ON NOVEMBER 22, 2024, WITH THE CONTINGENCY THAT CITY COUNCIL WOULD APPROVE THE REQUIRED CHANGES TO ORDINANCE 4057 was made by Councilman Cramer and seconded by Councilwoman Coachman. The motion passed 5-0.

Mr. Driscoll explained that the first reading of Ordinance 4057 should be read following the approval of the Collective Bargaining Agreements.

7. g) ORDINANCE 4057 - FIRST READING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING PART 1, CHARTER AND RELATED LAWS, SUBPART B, RELATED LAWS, ARTICLE IV, POLICE OFFICERS' RETIREMENT SYSTEM, OF THE CODE OF ORDINANCES OF THE CITY OF BRADENTON,
FLORIDA; AMENDING SECTION 26, DEFERRED RETIREMENT OPTION PLAN; PROVIDING FOR

SEVERABILITY OF PROVISIONS; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

The second reading and public hearing for Ordinance 4057 were scheduled for January 8, 2025.

UNFINISHED BUSINESS: None.

COUNCIL REPORTS:

Councilwoman Ward V Pam Coachman: Councilwoman Coachman wished everyone a Merry Christmas, appy New Year, and Happy Holidays.

Councilwoman Ward I Jayne Kocher: Councilwoman Kocher gave kudos to Realize Bradenton and the Barnebey family for the success of Winter Wonderland. She then wished everyone a Merry Christmas and Happy New Year.

Vice Mayor and Councilwoman Ward II Marianne Barnebey: Vice Mayor Barnebey was pleased to announce she had productive meetings at Cortez Villas and that most of the resurfacing was completed along Manatee Avenue.

Vice Mayor Barnebey thanked Realize Bradenton for the honor of dedicating the play area at Winter Wonderland to the Barnebey family. She also thanked Bill Ackles and his family for decorating City Hall for the holidays.

Vice Mayor Barnebey extended her condolences to the families of William "Corky" Parker, Hazel Burnett, and David Wilcox due to their recent passing. She concluded by wishing everyone Happy Holidays.

Councilman Ward III Josh Cramer: Councilman Cramer announced Charlotte County Sergeant Elio Diaz died in the line of duty. He urged everyone to keep his family and all law enforcement families in their thoughts that time of year.

Councilwoman Ward IV Lisa Gonzalez Moore: Councilwoman Gonzalez Moore thanked Councilwoman Kocher and Ms. Singer for serving on the Affordable Housing Advisory Committee. She concluded by wishing everyone a Merry Christmas and Happy Holidays.

Mayor Gene Brown: Mayor Brown echoed condolences for all those who recently passed and then wished everyone a Merry Christmas, Happy Hanukkah, and Happy New Year.

DEPARTMENT HEAD REPORTS:

Robin Singer, Director, Planning and Development: Ms. Singer announced the discussion of building permit fees would come before Council at an upcoming meeting.

Ms. Singer was pleased to announce that Code Enforcement was fully staffed and said Kimberli Murphy, Code Enforcement Coordinator, was retiring after serving the City for 14 years.

The meeting was adjourned by Mayor Gene Brown at 12:55 p.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 7.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the January 8, 2025 City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Motion to approve the minutes from the January 8, 2025 City Council meeting.

ATTACHMENTS:
1-08-2025 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES

January 8, 2025
8:30 A.M.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, January 8, 2025.

Present: Mayor Gene Brown; Councilwoman Ward I Jayne Kocher; Councilwoman Ward II Marianne Barnebey; Vice Mayor Ward III Josh Cramer; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman.

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Melanie Bevan, Police Chief; Brian Canaday, Assistant Fire Chief; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Administrative Services Director; Karen Lanke, IT Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Reverand Glen Graczyk, Rector, St. Mary's Episcopal Church.

(The City does not endorse the religious beliefs of any speaker.)

PROCLAMATIONS: None.

PRESENTATIONS: None.

CITIZEN COMMENTS:

Patrick Pnacek, 109 23rd Street West, voiced concerns about his neighbor keeping chickens. He said that Code Enforcement was responsive, but he was worried about how long a resolution would take.

Karen Corbin, Realize Bradenton Executive Director, was pleased to announce that Winter Wonderland was a success. She presented a certificate to the Barnebey family and thanked them for the years of service to the event. Councilwoman Barnebey said she was honored and proud to work with Realize Bradenton.

Councilwoman Kocher asked for a workshop to discuss whether to allow City residents to keep chickens.

CONSENT AGENDA:

a) Administrative Services: Resolution Number 25-17 - Bid Approval for State Housing Initiatives Partnership (SHIP) Housing Rehab Project
b) City Administration: Resolution 25-14 - Affordable Housing Surplus Revised Inventory List
c) Clerk: Minutes from the November 21, 2024 City Council Special Meeting
d) Clerk: Resolution 25-19 - Council of Governments Meeting
e) Finance: Resolution 25-16 - 2025 IRS Standard Mileage Rate
f) Finance: Budget Adjustment BA25-01
g) Legislative: Resolution 25-04 - Planning Commission Reappointment
h) Legislative: Resolution 25-05 - Tree and Land Preservation Board Reappointment

i) Legislative: Resolution 25-06 - Grievance Board Reappointment
j) Legislative: Resolution 25-07 - Grievance Board Reappointment
k) Legislative: Resolution 25-08 - Grievance Board Reappointment
l) Legislative: Resolution 25-09 - Grievance Board Reappointment
m) Legislative: Resolution 25-10 - Grievance Board Reappointment
n) Legislative: Resolution 25-11 - Grievance Board Reappointment
o) Legislative: Resolution 25-12 - Grievance Board Reappointment
p) Legislative: Resolution 25-13 - Affordable Housing Advisory Committee Appointment
q) Legislative: Resolution 25-15 - Affordable Housing Advisory Committee Reappointment
r) Police: Drug Recognition Expert (DRE) Call-out Reimbursement Agreement
s) Police: School Security Assessment (SSA) Program Agreement
t) Purchasing: Amendment No. 3 to Agreement with Jacobs Engineering Group Inc. for Operations Management and Facilities Contract
u) Purchasing: First Extension of the Contract between The City of Bradenton and Bradenton Area Economic Development Corporation

MOTION TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTIONS OF ITEMS A, F, T, AND U was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Kocher. The motion passed 5-0.

Councilwoman Gonzalez Moore requested more information as it related to Items (f) and (t). Lance Williams, Chief Operating Officer, explained that Budget Adjustment BA25-01 was for vehicles that were ordered in Fiscal Year 2023-2024 and not received.

As it related to Item (t), Mr. Williams explained that the original contract with Jacobs Engineering Group was for operational management and facilities services at the Wastewater Treatment Plant. He said the amendment would allow the operators to continue those services and felt extending the contract was worth the investment.

MOTION TO APPROVE BUDGET ADJUSTMENT 25-01 AND AMENDMENT NUMBER THREE TO AGREEMENT WITH JACOBS ENGINEERING GROUP INC. FOR OPERATIONS MANAGEMENT AND FACILITIES CONTRACT, AS REFLECTED CONSENT AGENDA ITEMS F AND T was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Kocher. The motion passed 5-0.

As it related to Item (a), Councilwoman Kocher requested more information regarding the bidding process and what type of work was being completed on the homes.

Pam Skelding, Housing and Community Development Manager, explained the process for residents to request funding, the scope of work for the properties, and the bidding process.

Councilwoman Coachman was pleased to announce she witnessed a case from start to finish and noted the amount of work involved from staff.

MOTION TO APPROVE RESOLUTION 25-17, AS REFLECTED IN CONSENT AGENDA ITEM A was made by Councilwoman Kocher and seconded by Councilwoman Coachman. The motion passed 5-0.

As it related to Item (u), Councilwoman Gonzalez Moore requested that reimbursable expenses incurred by the Bradenton Area Economic Development Corporation (EDC), deliverables, and obligations be clearly defined in the contract.

There was a brief discussion regarding marketing and economic development for the City.

Marissa Powers, City Attorney, advised that the current contract would expire the next day.

MOTION TO TABLE CONSENT AGENDA ITEM U UNTIL THE JANUARY 22, 2025, CITY COUNCIL MEETING was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Barnebey. The motion passed 5-0.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS:

a) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 25-01 - PUBLIC HEARING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. SUP.24.0001 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 424 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO 3319000000), IN THE T5 URBAN CENTER TRANSECT ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Greg DeLong, Planning and Community Development Assistant Director, announced Resolution 25-01 was a special use request for a sidewalk café with alcoholic beverages at 424 12th Street West.

Jim Miller, Cork's Cigar Bar, announced there would not be any changes to the business and that they would like to continue operating for many years.

Mr. DeLong explained that while a sidewalk cafe was already in place at the subject property, but the Special Use process would ensure compliance with the City of Bradenton's Form Based Code and Land Use Regulations. He explained the Planning Commission unanimously recommended approval with stipulations on December 11, 2024.

The public hearing was opened and those who wished to speak were invited to the podium, and no one came. The public hearing was closed.

MOTION TO APPROVE RESOLUTION 25-01 WITH THE STIPULATIONS RECOMMENDED BY STAFF was made by Vice Mayor Cramer and seconded by Councilwoman Barnebey. The motion passed 5-0.

b) Clerk: ORDINANCE 4055 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, REPEALING CHAPTER 30, SECTION 30-12 OF THE CODE OF ORDINANCES, RELATING TO INSPECTION OF CERTIFICATIONS AND RETURNS BY THE CITY COUNCIL AND DECLARATION OF ELECTION RESULTS; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Tamara Melton, City Clerk, explained that Ordinance 4055 would remove the requirement that City Council must meet at noon the day after elections were certified by the Manatee County Canvassing Board to announce official results.

Attorney Powers explained that in the distant past the City held its own elections, and this provision was held over from that time. She announced that since the Supervisor of Elections holds the elections in Manatee County, the provision was outdated.

The public hearing was opened and those that wished to speak were invited to the podium, and no one came. The public hearing was closed.

MOTION TO APPROVE ORDINANCE 4055 was made by Councilwoman Kocher and seconded by Councilwoman Barnebey. The motion passed 5-0.

c) Legal: ORDINANCE 4056 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 54, ARTICLE I, SECTION 54-12 OF THE CITY'S CODE OF ORDINANCES RELATING TO UNLAWFUL LODGING OUT-OF-DOORS; REVISING DEFINITIONS; AMENDING PROCEDURES FOR RELOCATION AND ENFORCEMENT; PROVIDING FOR ENFORCEMENT MECHANISMS; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Scott Rudacille, City Attorney, explained Ordinance 4056 was in response to recent legislation regarding public camping and essentially aligns the City's Code of Ordinances with the language from the new statute.

Mayor Brown wished to work with Manatee County to find lodging at nearby shelters.

Councilwoman Coachman inquired as to how the change would apply to personal belongings. Mr. Perry explained there was a provision that stated the Bradenton Police Department would inventory and store personal property for 60 days.

The public hearing was opened and those who wished to speak were invited to the podium, and no one came. The public hearing was closed.

MOTION TO APPROVE ORDINANCE 4056 was made by Vice Mayor Cramer and seconded by Councilwoman Barnebey. The motion passed 5-0.

d) Legal: ORDINANCE 4057 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING PART 1, CHARTER AND RELATED LAWS, SUBPART B, RELATED LAWS, ARTICLE IV, POLICE OFFICERS' RETIREMENT SYSTEM, OF THE CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA; AMENDING SECTION 26, DEFERRED RETIREMENT OPTION PLAN; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Paul Driscoll, Police Department Legal Advisor, explained Ordinance 4057 would update the City's Code of Ordinances to be in line with the Collective Bargaining Agreement.

The public hearing was opened and those who wished to speak were invited to the podium, and no one came. The public hearing was closed.

MOTION TO APPROVE ORDINANCE 4057 was made by Vice Mayor Cramer and seconded by Councilwoman Coachman. The motion passed 5-0.

Sasha Dyson, Labor Attorney, announced the City and Police Union were in litigation requested a closed session with Council for advice related to this litigation.

Mayor Brown read the following for the record: "Notice of hearing for a closed attorney client session to discuss settlement negotiation and strategy related to litigation expenditures regarding pending litigation between the City of Bradenton and Florida Police Benevolent Association, case number 240111-02627. Persons attending will be Mayor Gene Brown, Councilwoman Ward 1 Jayne Kocher, Councilwoman Ward 2 Marianne Barnebey, Councilman Ward 3 Josh Cramer, Councilwoman Ward 4 Lisa Gonsales Moore, Councilwoman Ward 5 Pam Coachman, Attorney Sasha Dyson, Court Reporter Dave Thorbus. The meeting is expected to last approximately 60 minutes."

A recess was called at 9:56 a.m. for Council to attend a private attorney-client session.

The meeting was reconvened at 11:14 a.m.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY, AND COUNCIL:

a) City Administration: Emergency Procurement Report

Rob Perry, City Administrator, explained there were not any emergency purchases following the last Council meeting. He then provided an update with the Federal Emergency Management Agency (FEMA) reimbursement process.

UNFINISHED BUSINESS: None.

COUNCIL REPORTS:

Councilwoman Ward I Jayne Kocher: Councilwoman Kocher expressed her condolences to the family of Faye Boyd due to her recent passing.

Councilwoman Ward II Marianne Barnebey: Councilwoman Barnebey expressed her condolences to the families of Kenny Townsend and Samuel "Andy" Reasoner due to their recent passing.

Councilwoman Barnebey announced the Manatee County Fair would begin on January 16, 2025, and urged everyone to attend.

Councilwoman Barnebey announced the Bradenton Women's Club scheduled a murder mystery dinner called *Best Laid Plans* on January 18, 2025, at 6:00 p.m.

Vice Mayor and Councilman Ward III Josh Cramer: Vice Mayor Cramer wished everyone a happy New Year and spoke fondly of visiting his family over the holidays. Because he also had family in California, he hoped everyone would keep those affected by the wildfires in their minds.

Councilwoman Ward IV Lisa Gonzalez Moore: Councilwoman Gonzalez Moore requested a revision to the Emergency Pay Policy and requested a meeting with Council in the future to discuss.

Councilwoman Ward V Pam Coachman: Councilwoman Coachman wished everyone a happy New Year.

Because of the hurricanes, Councilwoman Coachman announced the Back to Angola event was postponed until March 15, 2025.

Mayor Gene Brown: Mayor Brown also wished everyone a happy New Year. He announced that because of the storms, some Florida Department of Transportation (FDOT) projects around the City had been delayed.

Mayor Brown said he was approached by several people regarding installing a four-way stop in River Isles. Councilwoman Gonzalez Moore said she was also approached and was in favor of installing the safety measures.

MOTION TO APPROVE THE PLACEMENT OF A FOUR-WAY STOP INTERSECTION IN THE RIVER ISLES NEIGHBORHOOD was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Coachman.

Irvin Lee, Public Works and Utilities Director, explained the Traffic Safety Committee examined the intersection in question and found the traffic count criteria did not justify the need for additional stop signs at that intersection. However, he continued, if Council desired for the signs to be installed, staff would take care of the installation.

There was a discussion regarding reviewing the criteria for the Traffic Safety Committee and other problem intersections in the City.

The motion passed 5-0.

DEPARTMENT HEAD REPORTS: None.

Mayor Brown adjourned the meeting at 12:55 p.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 7.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the January 22, 2025 City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Motion to approve the minutes from the January 22, 2025 City Council meeting.

ATTACHMENTS:
1-22-2025 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES

January 22, 2025
8:30 A.M.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, January 22, 2025.

Present: Mayor Gene Brown; Councilwoman Ward I Jayne Kocher; Councilwoman Ward II Marianne Barnebey; Vice Mayor Ward III Josh Cramer; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman.

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Joseph Weisman, Assistant Police Chief; Tim Geer, Fire Chief; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Administrative Services Director; Karen Lanke, IT Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Councilwoman Barnebey.

(The City does not endorse the religious beliefs of any speaker.)

PROCLAMATIONS:

a) Legislative: Village of the Arts 25th Anniversary Celebration Year

Representatives from the Village of the Arts accepted the proclamation and provided a history of the neighborhood.

PRESENTATIONS:

a) Administrative Services: Quarterly Employee Recognition

Mayor Brown explained the history of the Quarterly Employee Recognition Program and was pleased to announce that the whole Public Works and Utilities Department would receive the recognition that quarter. He spoke fondly about all their hard work throughout the year, and specifically, during the last unprecedented hurricane season.

In turn, Councilmembers and Rob Perry, City Administrator, thanked them for their incredible work, compassion, and for being the unsung heroes for the City of Bradenton.

Nilsa Taylor, Administrative Services Director, announced the Quarterly Employee Recognition Program was designed to recognize employees for their outstanding service to the City of Bradenton and its citizens.

Irvin Lee, Public Works and Utilities Director, invited staff to the podium and spoke highly of the department's staff.

Lance Williams, Chief Operating Officer, echoed the sentiments from leadership and stated how proud he was of everyone being recognized. He then introduced Phillip Campbell, Assistant Superintendent,

and showed a picture of Mr. Campbell working in traitorous conditions October 8, 2024, during Hurricane Milton.

CITIZEN COMMENTS:

Christi Haley, Pace Center for Girls, thanked Council for working with them to change locations for the Lucky Ducky Race for Pace and encouraged everyone to purchase a duck to benefit Pace Center for Girls.

Wiley Green, 2015 25th Avenue West, requested more information regarding the Water Reclamation Plant.

CONSENT AGENDA:

a) City Administration: Freebee Charging Stations in the City Centre Parking Garage
b) City Administration: Resolution 25-20 - Revised Code of Conduct Policy
c) City Administration: Resolution 25-22 - Audio Recording Policy
d) Clerk: Minutes from the November 6, 2024 City Council Meeting
e) Event Review Committee: Back to Angola Festival
f) Event Review Committee: Bradenton Alive 4th of July Celebration
g) Event Review Committee: Bradenton Alive St. Patrick's Day Celebration
h) Event Review Committee: Lucky Ducky Race for Pace
i) Legislative: Resolution 25-21 - Merit Board Reappointment
j) Police: Pedestrian and Bicycle Safety High Visibility Enforcement (HVE) Program
k) Police: Safer Streets Driving Under the Influence (DUI) Enforcement
l) Purchasing: Agreement PB-25-001NT with Target Specialty Products

MOTION TO APPROVE THE CONSENT AGENDA was made by Councilwoman Kocher and seconded by Councilwoman Barnebey.

As it related to Item (a), Councilwoman Kocher clarified that Freebee would be funding the new charging stations in the City Centre Parking Garage.

The motion passed 5-0.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS: None.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY, AND COUNCIL:

a) City Administration: Emergency Procurement Report

Mr. Perry explained that the emergency purchase was for Wares Creek hurricane remediation.

b) Police: School Zone Speed Camera Annual Report

Jeremy Giddens, Grants/School Speed Zone Program Specialist, provided a report that in 2024, 192 violations were issued, 101 of which were paid, there were not any violations contested, no violations were dismissed, none that were contested and upheld, one notice of violation that reverted to a Uniform Traffic Citation (UTC), and none were pending for 2024.

Councilwoman Kocher voiced concerns with the differential speeds in school zones and would like for motorists to be educated on the rules. Mr. Giddens announced signage was placed in school zones, the cameras were calibrated for each area, and Police Department staff posted educational information on social media.

UNFINISHED BUSINESS: None.

COUNCIL REPORTS:

Councilwoman Ward II Marianne Barnebey: Councilwoman Barnebey announced she would be meeting with Cortez Villas Homeowner's Association in February.

Vice Mayor and Councilman Ward III Josh Cramer: Vice Mayor Cramer encouraged everyone to attend the Manatee County Fair.

Councilwoman Ward IV Lisa Gonzalez Moore: Councilwoman Gonzalez Moore looked forward to the workshop on January 29, 2025.

Councilwoman Gonzalez Moore recommended staff research the Elevate Florida program to possibly procure grant funding. She concluded by announcing she took part in a Police Department ride along.

Councilwoman Ward V Pam Coachman: Councilwoman Coachman hoped everyone enjoyed celebrating Dr. Martin Luther King, Jr. Day, and presidential inauguration on January 20, 2025.

Councilwoman Coachman said she enjoyed the Mayor Brown's State of the City update on January 15, 2025, at the Manatee Chambers Headliners Luncheon.

Councilwoman Ward I Jayne Kocher: Councilwoman Kocher had the opportunity to meet with homeowner's associations in Ward 1 and the responses from citizens about the City's hurricane relief was very positive.

Councilwoman Kocher announced the LPGA Founders Cup Block Party was scheduled for February 2, 2025, on Old Main Street and the Bradenton River Regatta was scheduled for February 22, 2025.

Mayor Gene Brown: Mayor Brown invited Officer Small to the podium to share his experience working the presidential inauguration. Officer Small said he had the honor to work the perimeter of the Capital One Arena in Washington D.C.

Mayor Brown spoke highly of volunteering at the Manatee County Fair and Councilwoman Barnebey requested that staff research setting up a booth at future fairs to promote the City.

Mayor Brown announced the roadwork along Manatee Avenue was nearly completed and was pleased that the LPGA Tournament would be held at the Bradenton Country Club again.

Mayor Brown offered his condolences to the family of former Councilwoman Saundra Rahn due to her recent passing.

DEPARTMENT HEAD REPORTS: None.

Mayor Brown adjourned the meeting at 10:20 a.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 7.e

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Kelly Thomas, Event Review Committee

ITEM TYPE: Special Event

AGENDA SECTION: CONSENT AGENDA

SUBJECT: BAM! Fest

SUGGESTED ACTION: This is event has been approved. This approval is to add days to the event and drone usage at Riverwalk.

Event Review Committee recommends approval of the additional setup and breakdown days, drone presentation vendor and the use of a professional drone photographer during the event.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
This event has been approved. The application has been revised to add a setup and breakdown day onto the event. In addition, Realize Bradenton is requesting to use a professional drone photographer to take video and pictures during the event. They will also have a drone vendor doing presentations.

Council will be approving the extra days and drone usage. Realize Bradenton will be providing private security to watch over the tents and equipment during the setup and breakdown times.

BAM! Bradenton Art & Music Festival
Setup: April 4, 2025 - 7 a.m.-April 5, 2025, 11 a.m.
Event: April 5, 2025, 11 a.m.-7 p.m.
Breakdown: April 5, 2025, 7 p.m.-April 6, 2025, Noon

SUGGESTED MOTION:
Motion to approve the changes to the event.

ATTACHMENTS:
BAM! Fest Revised Application with Updated Site Plan

Revised. added: Setup & Breakdown Days

SPECIAL EVENT PERMIT APPLICATION

Requesting permission to use drones for photography and 1 drone vendor

Revision 1/20/25

Application Information

Organization Name: Realize Bradenton

Date of Application: 4/18/24

Contact Name: Kristie Kindstrom

Contact Phone 1: 941-718-0114

Contact Email: kristie@realizebradenton.com

Contact Phone 2: _____

Address: 1015 Manatee Ave W

City: Bradenton State: FL Zip: 34205

Event Information

Name of Event: BAM Fest

Event Date: 4/5/25

Purpose of Event: Community engagement

Description of Event: Art Festival

Event Location: Riverwalk

If the event is to be held on the Riverwalk, please check the area(s) to be used.

- ✓ Mosaic Amphitheater
- ✓ Pavilion Area
- ✓ Great Lawn
- Regatta Plaza
- ✓ Parking Lot Areas
- ✓ Tower Plaza
- Skate Park
- ✓ Outdoor Living Room
- Botanical Gardens
- ✓ Volleyball Courts
- Other (specify): _____

	Date	Day	Start Time	End Time	Anticipated Attendance
Setup	4/4/25	Friday	7am	4/5 11:00am	
Event Day 1	4/5/25	Saturday	11am	7pm	5000+
Event Day 2					
Event Day 3					
Break Down	4/5/25	Saturday	7pm	4/6 Sunday 12pm	

Number of years event has been held: 0

Past Attendance: N/A

(03/2022)

Is there a fee to attend the event? Yes (No) Is the event open to the public? (Yes) No

Will any tents be used for the event? (Yes) No

Tent Size	Number of Tents	Tent Location
40 x 40 Staked	2	Great Lawn + Volleyball Court
40 x 80 weighted	1	Rossi Parking Lot
20x20 & 15 x 15 weighted	1 & 1	Rossi Entrance + Banner Plaza

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

→ permission from Ross to stake in Great Lawn
River Song water/Lawn turned off 7am 4/4 to 12pm 4/6

Will a stage be used for the event? Yes No

Will the event require electricity? (Yes) No Type of electrical power: _____

Will a generator be used? Yes No Size of generator: _____

Will gas equipment be used? Yes No Type of fuel source: _____

Vendor Information

Will the event offer food? (Yes) No

Where will the food be prepared? Vendors + Food Trucks

Will cooking equipment be used? (Yes) No

Method/type of cooking equipment

Charcoal grills ✓Food trucks Fryers Propane grills Warmers/Sternos

Will there be alcohol at the event? (Yes) No

Note: Alcohol will require an additional permit. ✓

Event Entertainment

Will the event feature entertainment? (Yes) No

Will amplified sound equipment be used? (Yes) No

Will musical entertainment be used? (Yes) No

Please describe any type of entertainment and sound equipment.

Live music w/ sound system on Pavilion, Amphitheater and Sand Volleyball Courts

Are fireworks planned? Yes (No) Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? Yes (No)

Describe any additional event activities.

Live Art, Mural, Live Music, Street Performers

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? (Yes) No

Solid Waste Service? (Yes) No

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941) 708-6342

TEMPORARY SANITARY/PORTABLE TOILETS

Will temporary sanitary facilities be provided? (Yes) No

Please indicate how many and location on required site plan. TBD

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? (Yes) No Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, Kristie Kindstrom, applicant/event organizer for BAM! Fest (event), scheduled for (date&hours), 4/4 - 4/6/25, from 7am to 12pm, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

Signature of Applicant/Event Organizer

Realize Bradenton
Organization

Kristie Kindstrom
Typed or Printed Name and Title

Revised 1/20/25
Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

The undersigned agrees to abide by all Event Approval Standards set forth in the guide (see pages 7 to 9).

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

Signature of Applicant/Event Organizer

Realize Bradenton
Organization

Kristie Kindstrom - Events Mgr.
Typed or Printed Name and Title

Revised 1/20/25
Date

(03/2022)

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF CITY STREET(S)

Name of Requestor: Kristie Lindstrom

Name of Organization: Realize Bradenton

Street Address: 1015 Manatee Ave W

City: Bradenton State: FL Zip: _____

Telephone: 941-718-0114 Email: kristie@realizebradenton.com

Name of Event: BAM! Fest

Start Date: 4/5/25 End Date: 4/5/25 Start Time: 11am End Time: 7pm

Setup 4/4/25 7am Breakdown 4/6/25 12pm

Proposed roads to close (specific locations, include map):

Rossi Park Parking Lot
aka (Pavilion) " "

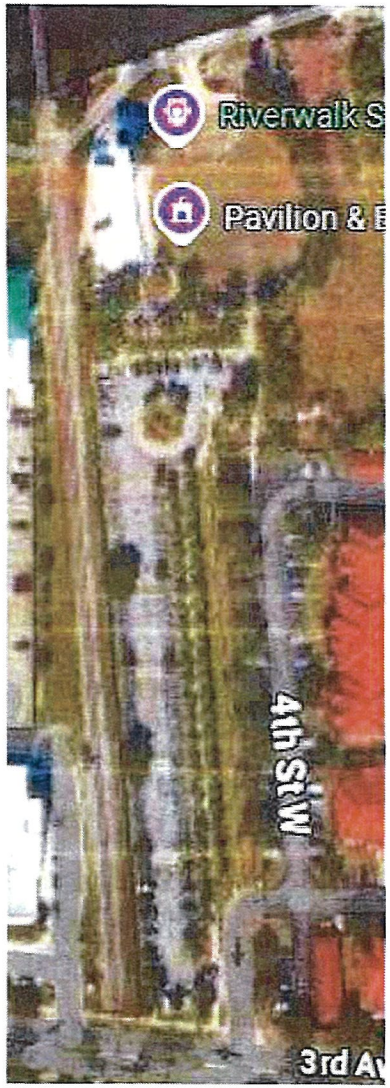
Proposed detour route (include alternative road and map):

Additional notes and comments:

(03/2022)

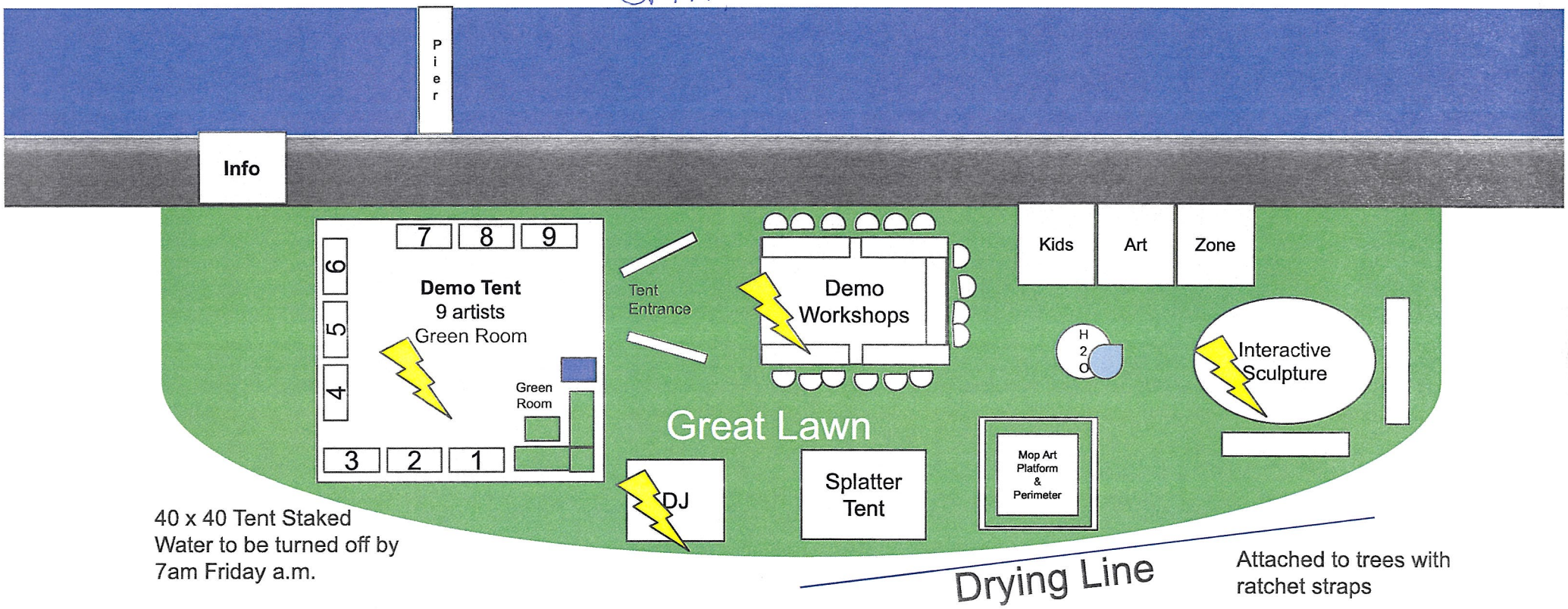


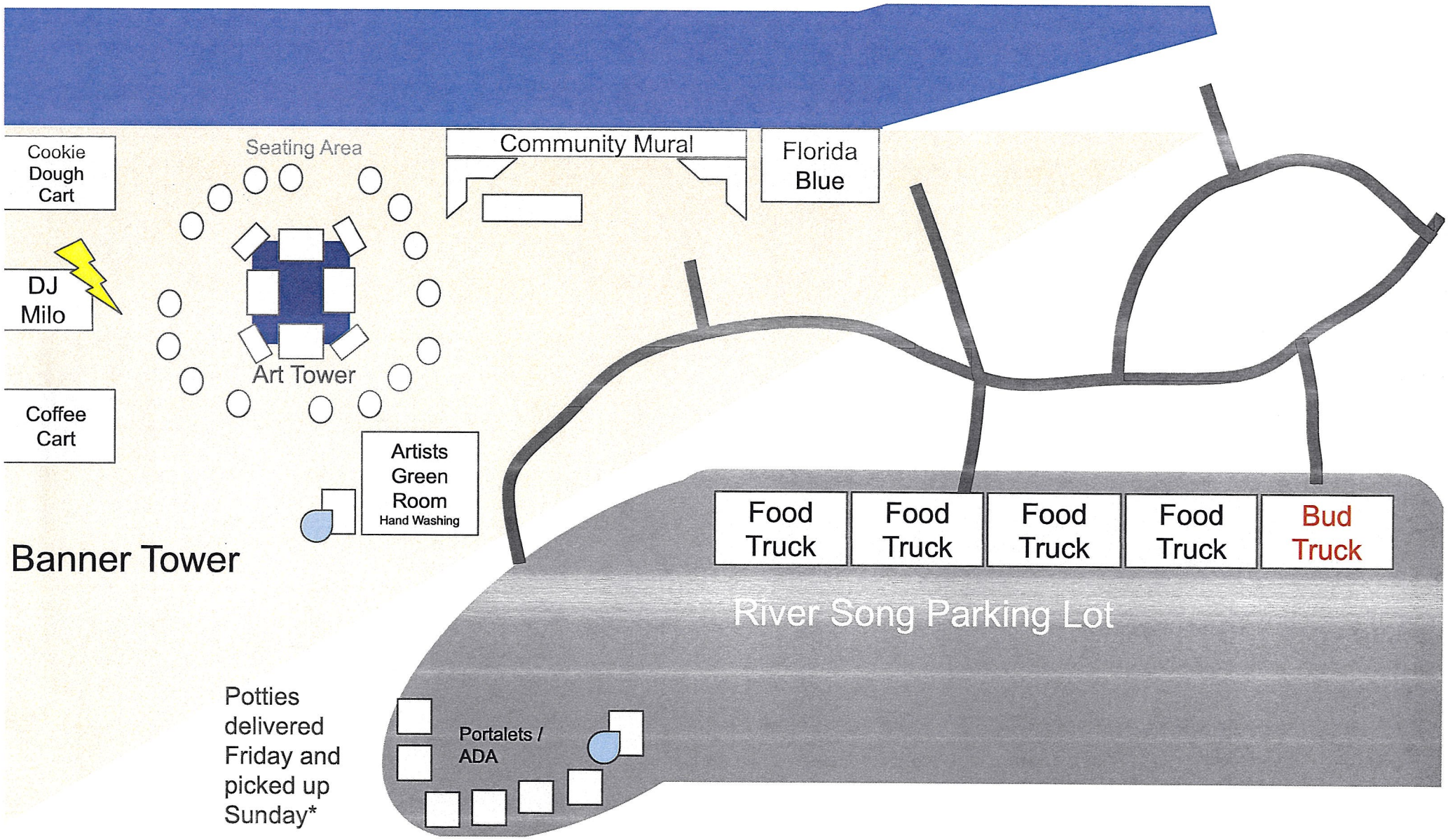
Close Rossi Lot at 3rd Ave entrance

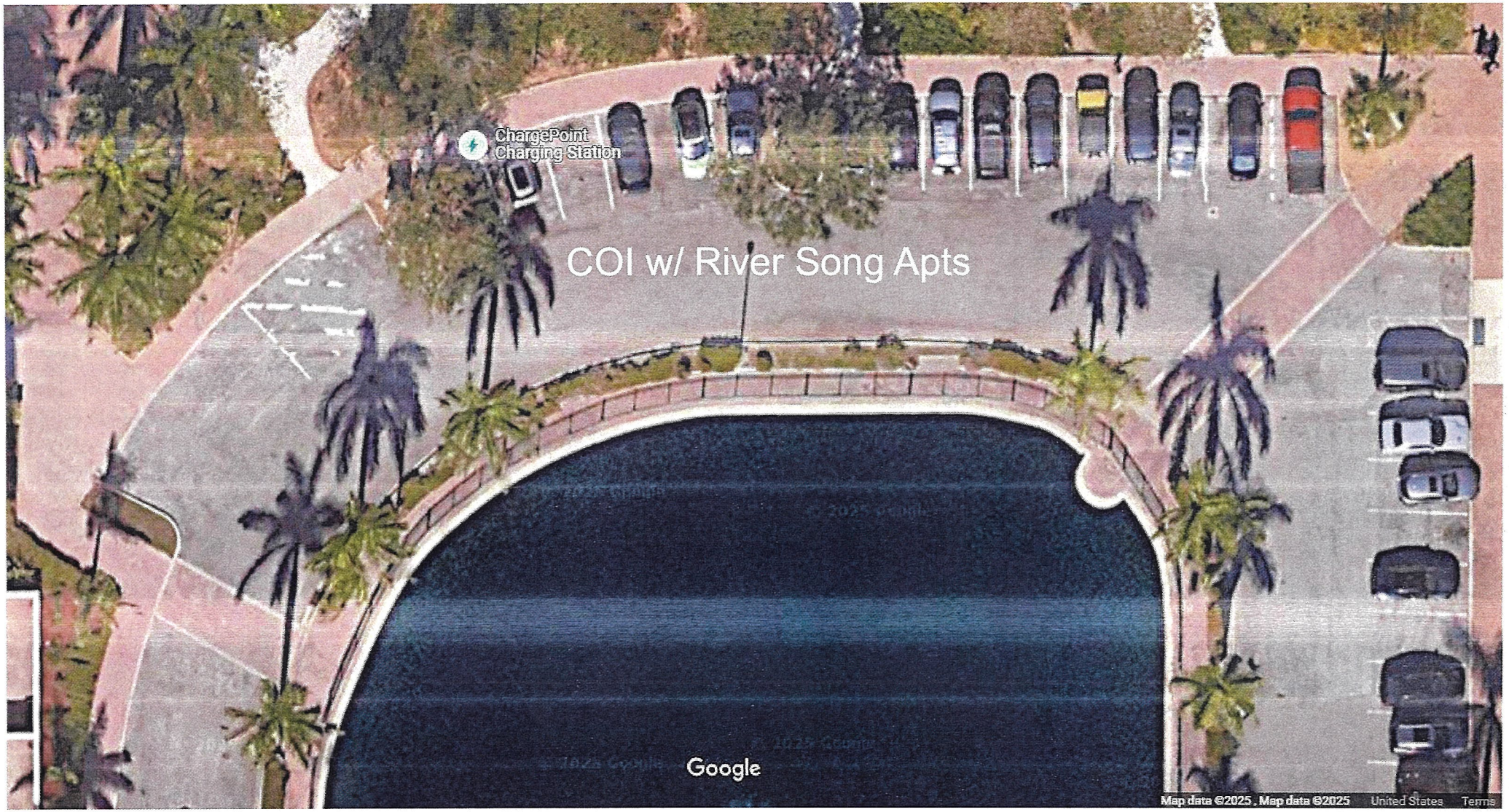


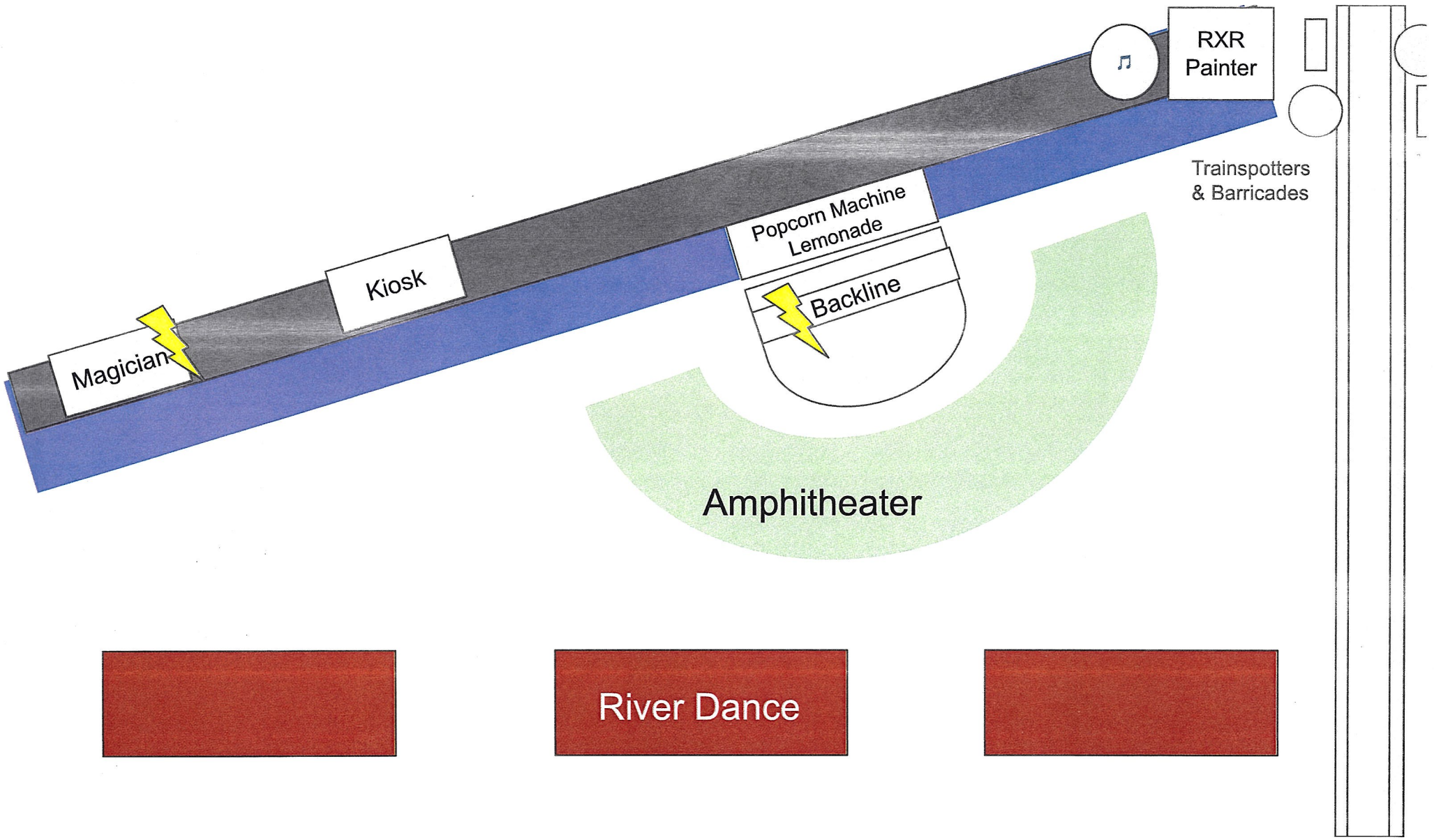
Detailed Site Plan
BAM!

4/4 to 4/6, 2025



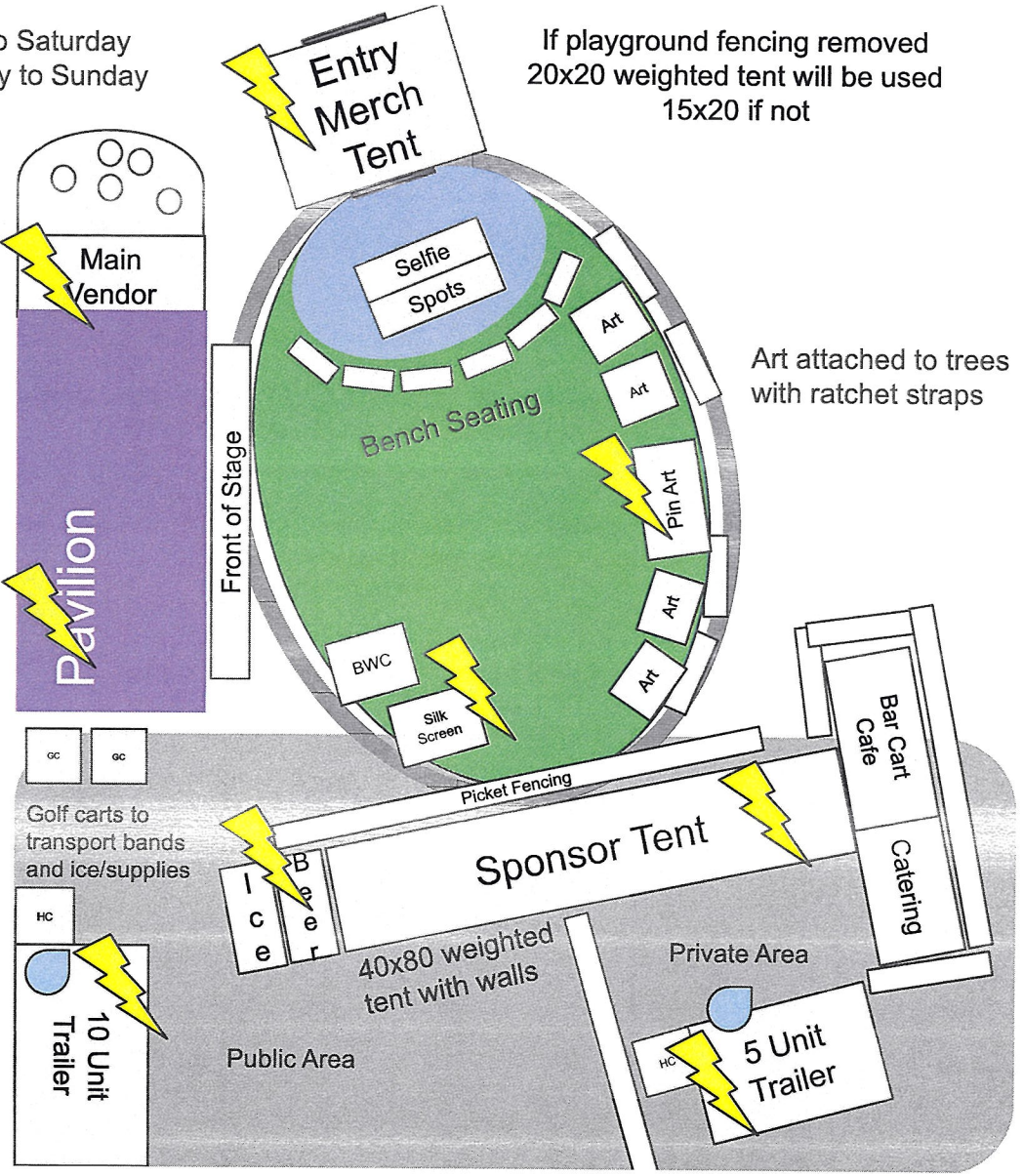

Cookie Dough Cart
Seating Area
Community Mural
Florida Blue
DJ Milo
Art Tower
Coffee Cart
Artists Green Room
Hand Washing
Banner Tower
Food Truck
Food Truck
Food Truck
Food Truck
Bud Truck
River Song Parking Lot
Potties delivered Friday and picked up Sunday*
Portalets / ADA


ChargePoint
Charging Station
COI w/ River Song Apts
Google
Map data ©2025 , Map data ©2025
United States
Terms


RXR
Painter
Trainspotters
& Barricades
Popcorn Machine
Lemonade
Backline
Kiosk
Magician
Amphitheater
River Dance

Overnight Private Security 4pm - 8am Friday to Saturday
Overnight Private Security 9pm - 7am Saturday to Sunday

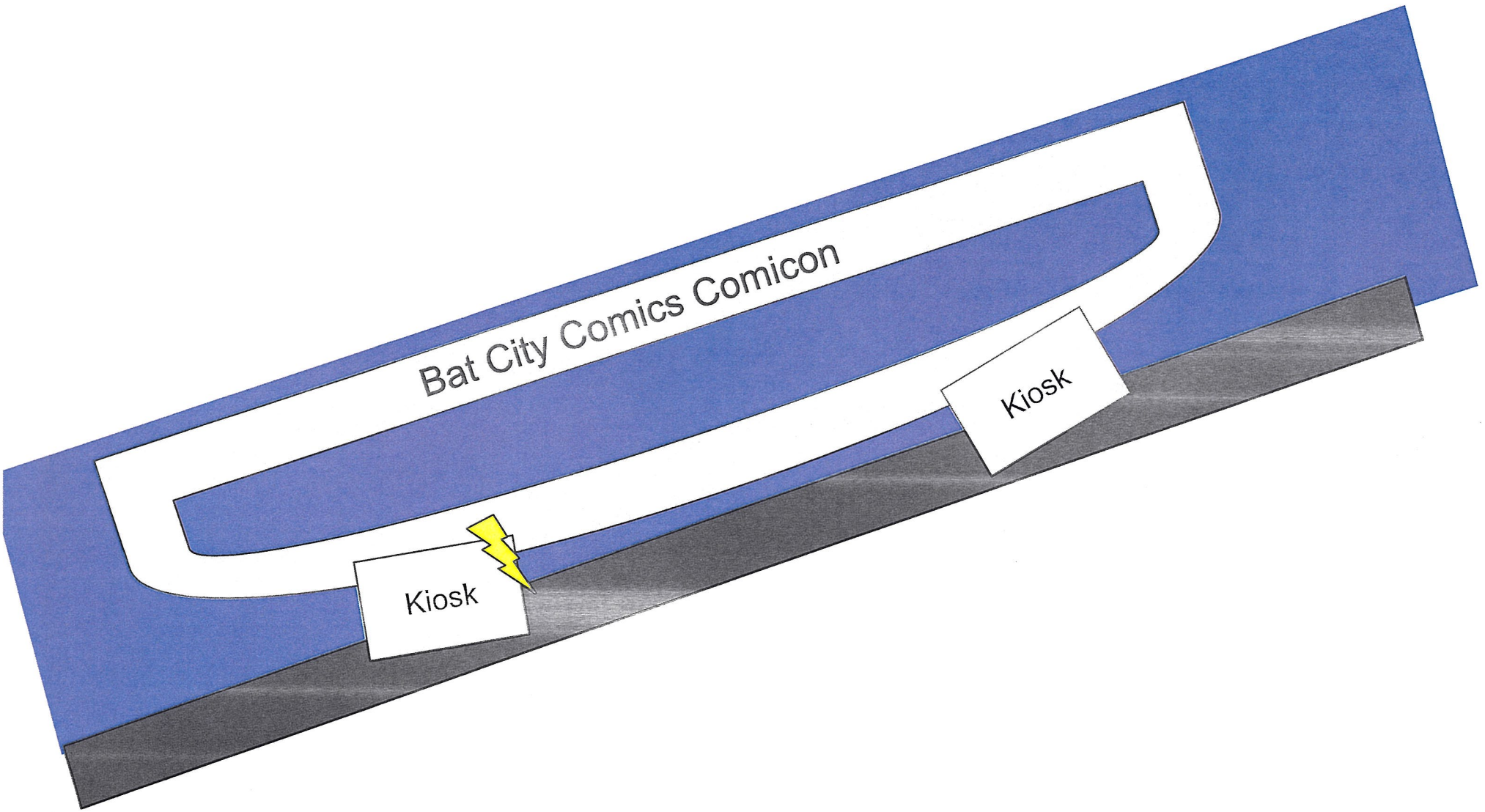
If playground fencing removed
20x20 weighted tent will be used
15x20 if not



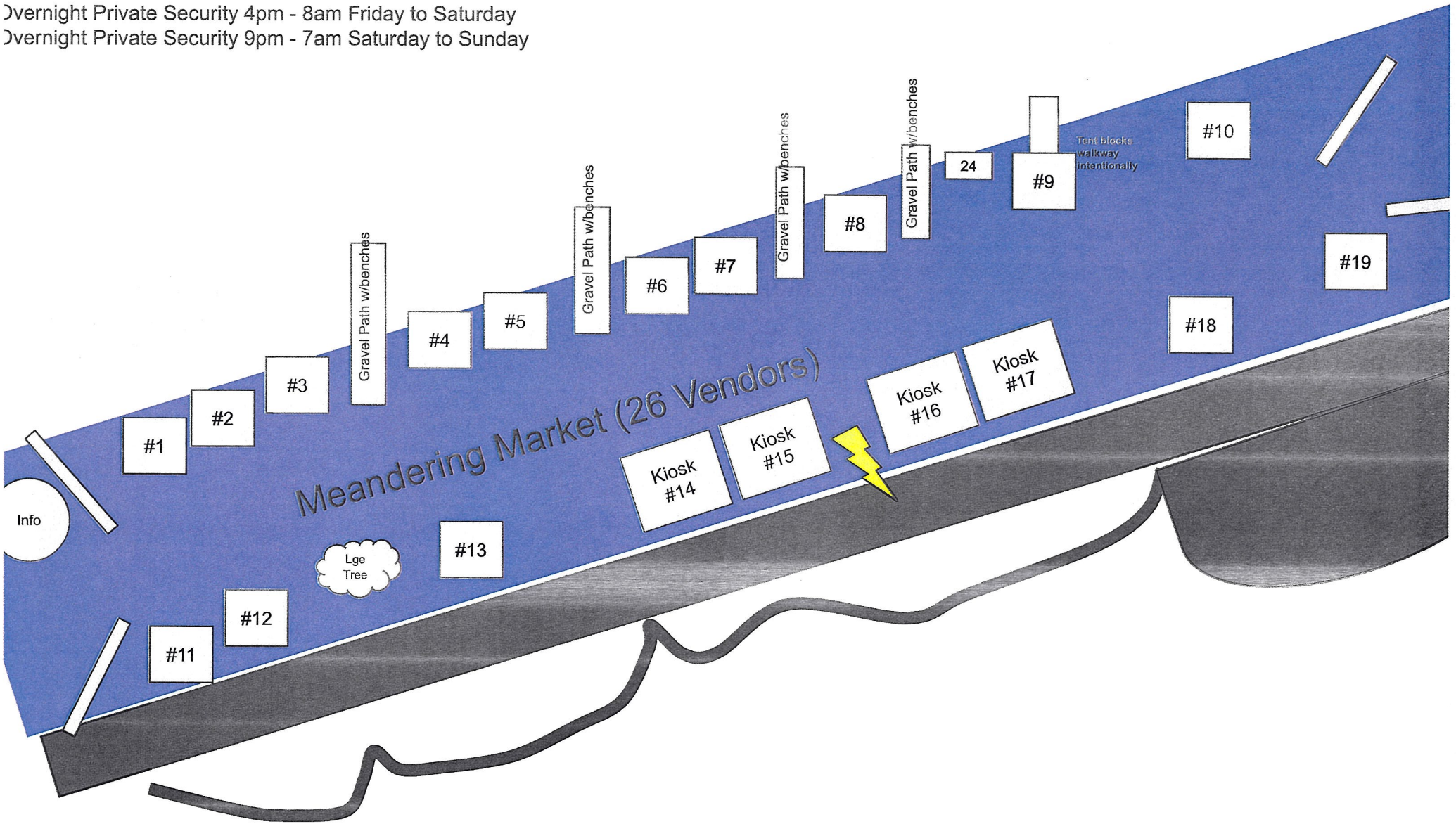
Art attached to trees
with ratchet straps

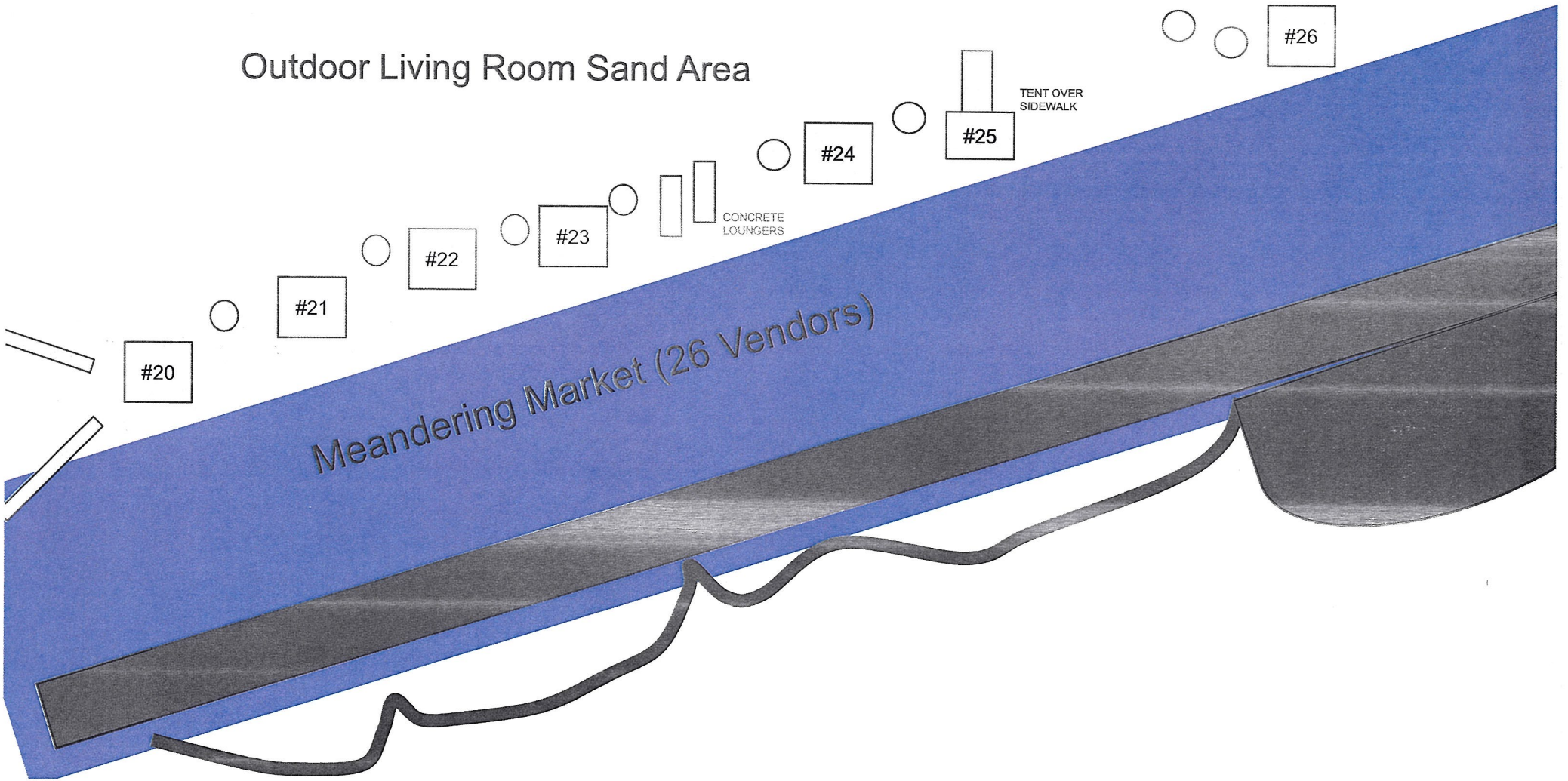
Potties
delivered
Friday and
picked up
Sunday*

Rossi Parking Lot

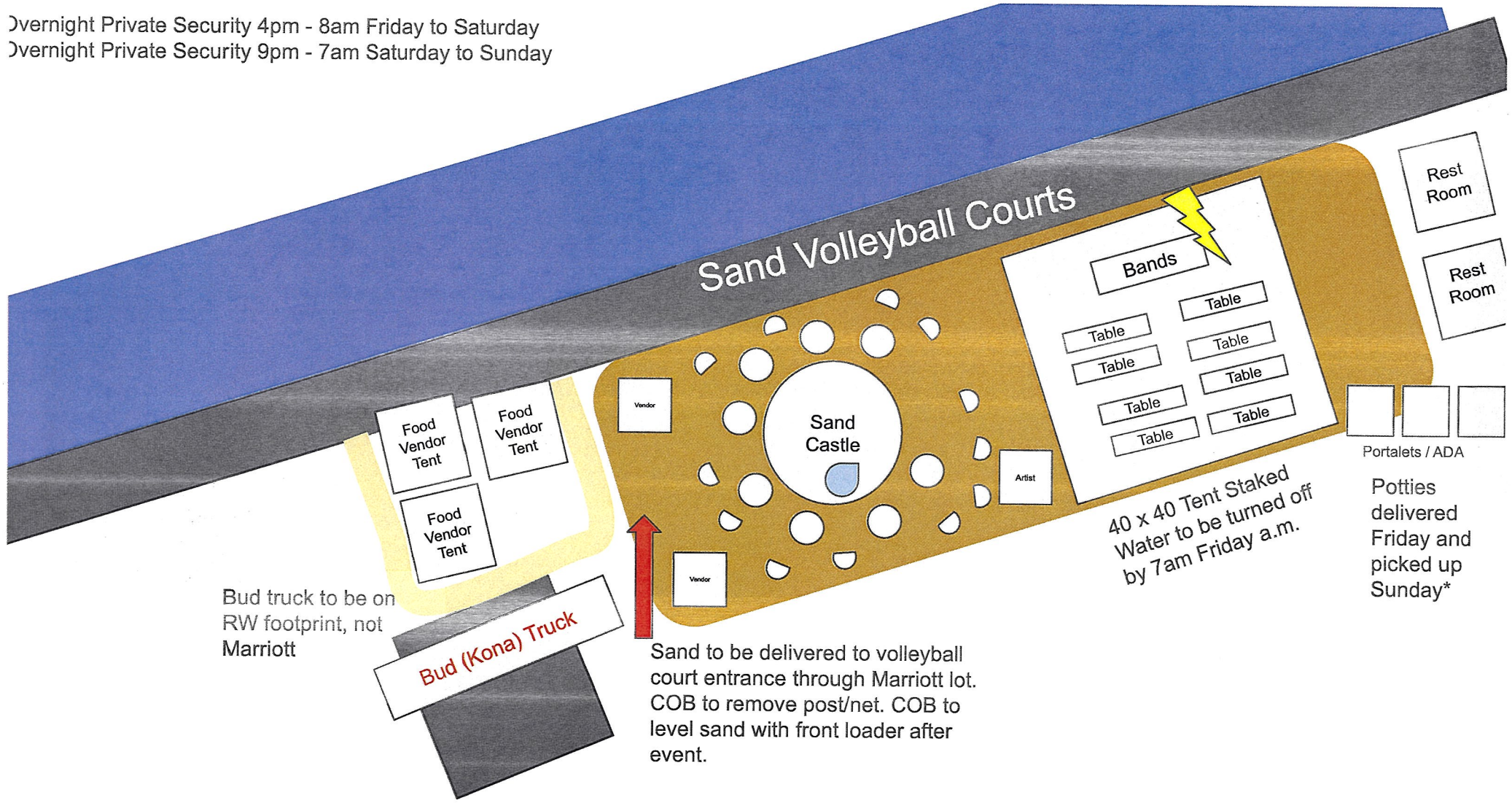

Bat City Comics Comicon
Kiosk
Kiosk

Overnight Private Security 4pm - 8am Friday to Saturday
Overnight Private Security 9pm - 7am Saturday to Sunday




Outdoor Living Room Sand Area
#20
#21
#22
#23
CONCRETE LOUNGERS
#24
#25
TENT OVER SIDEWALK
#26
Meandering Market (26 Vendors)

Overnight Private Security 4pm - 8am Friday to Saturday
Overnight Private Security 9pm - 7am Saturday to Sunday



COI w/ Forty Winks LLC

Saturday, April 5, 2025
11:00 am - 7:00 pm
Bradenton Riverwalk
FREE

BAM!Fest (Bradenton Art & Music Festival) will transform the Riverwalk into a dynamic, diverse, immersive art and music experience from bridge to bridge!



GREAT BIG ART

The Great Lawn will feature fun for all ages with demonstrations from local artists and large scale interactive art.

ART TOWER

The Banner Tower will become the easel for local artists as you watch them create large paintings while enjoying local musicians and food. And be sure to add your own artistic touch to the community mural.

BAM!SLAM

Enjoy a wide variety of exciting and unique short performances at the Mosaic Amphitheater.

PAVILION PARTY

Rock out with bands from a variety of genres while surrounded by large scale visual art pieces in the Pavilion at Rossi Park. An array of delicious food, beverages, and adult drinks will be available to enjoy.

MAKERS MARKET

Meet local artists and take home one-of-a-kind treasures as you meander along the Riverwalk enjoying street performers and local food.

SAND CASTLE BEACH

Relax to live beach music and enjoy local food and drinks at the Tiki

Bar as an epic sandcastle is sculpted in the sand volleyball courts. Everyone will have the opportunity to get their hands in the sand and learn how to build impressive sand castles.



Art by Mary Fragapane

BAM!Fest is a true community collaboration that showcases musicians from a variety of genres on multiple stages, pop up performance acts along the Riverwalk, students sharing their talents, live creation of large scale visual art, interactive art projects, local art for sale, and culinary treats from local food vendors.

WE BRING PEOPLE TOGETHER

We bring people together to celebrate and support our local artists, musicians, performers, writers, and chefs, to foster a creative, fun, and vibrant community!

+ DONATE TO REALIZE BRADENTON

SPONSORS SUPPORTING A VIBRANT, HEALTHY, FUN COMMUNITY FOR ALL

Downtown Innovators

Mosaic

NDC CONSTRUCTION COMPANY

bradenton
The Friendly City

Bradenton Area Convention Center

BOYD
INSURANCE & INVESTMENTS

BMO

KNIGHT FOUNDATION

Downtown Champions

Blalock Walters

Caldwell Trust Company

Discover Bradenton

Bradenton Herald

Bradenton Magazine

Pittsburgh Pirates Bradenton Marauders

Bringing People Together Since 2010

Realize Bradenton is a nonprofit organization that builds community and promotes economic prosperity. Bringing people together to realize possibilities and transform public places helps shape Bradenton as a city where people want to live, work, play, and contribute. Working with our partners, investors, donors, and volunteers, we build a vibrant, inclusive, fun community using arts, heritage, and food.

+ Support Our Mission Today

Realize Bradenton

unsubscribe from this list update subscription preferences

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Kelly Thomas

From: Realize Bradenton <goodnews@realizebradenton.com>
Sent: Tuesday, January 21, 2025 1:01 PM
To: Kelly Thomas
Subject: [EXTERNAL] Introducing BAM!Fest 🎶🎨🎭

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

View this email online.

Realize BRADENTON

Realize Bradenton is thrilled to invite you to our new event!

BRADENTON ART & MUSIC FESTIVAL BAM! FEST

Kelly Thomas

From: Kristie Kindstrom <mystudio.kindstrom@gmail.com>
Sent: Tuesday, February 4, 2025 8:00 AM
To: Kelly Thomas
Subject: [EXTERNAL] Letter of Request

Drone Permission Request

You don't often get email from mystudio.kindstrom@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Letter of Request

Realize Bradenton would like to request the use of a photography drone at the Bradenton Art and Music Festival, known as BAM!Fest, on Saturday April 5, 2025. We have hired a photographer for the event who also offers drone photography. We would like for the drone operator to take aerial shots of the event. Additionally, we have hired a Performance Artist Vendor who is a photographer specializing in drone photography. This vendor would like to demonstrate drone use in the art of drone photography. He does not intend to fly his drone beyond the confines of his 10mx 10 tent during the hours of 11am to 7pm. We would like for him to use his drone to take aerial footage of an installation art project that will be illuminated in the night hours of 4/5/25 on the Great Lawn after the event. Thank you for your consideration.

Kristie Kindstrom, Events Manager
Realize Bradenton
Kristie@realizebradenton.com
941-718-0114

Sent from my iPad

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

AGENDA ITEM NO. 7.f

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Kelly Thomas, Event Review Committee

ITEM TYPE: Special Event

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Big Bill Foundation Father's Day 5K

SUGGESTED ACTION: Approval with Stipulations

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Big Bill Foundation is asking permission to host a fundraising dog-friendly 5K run/walk for approximately 150-300 participants on June 14, 2025, at Riverwalk. They will utilize the approved COB 5K Race Route. Also, they will have fun activities at the Pavilion area including food trucks and music.

Event Review Committee recommends approval with the following stipulations:

- Follows the COB Approved 5K Race Route.
- All participating dogs must be leashed.
- 1 Extra Duty Public Works Employee Onsite
- Port-o-Lets Onsite at Pavilion Area
- Compliance of all COB Special Event Standards

SUGGESTED MOTION:
Motion to approve Big Bill Father's Day 5k application with stipulations.

ATTACHMENTS:
Big Bill Father's Day 5K Application and Site Plan

SPECIAL EVENT PERMIT APPLICATION

Application Information

Organization Name: Big Bill Foundation Date of Application: 1/23/25

Contact Name: Jason Greenspan Contact Phone 1: 301-956-9536

Contact Email: jason.greenspan@fit2run.com Contact Phone 2: _____

Address: 311 Manatee Ave. W

City: Bradenton State: Fl Zip: 34205

Event Information

Name of Event: Big Bill Father's Day 5K Event Date: June 14, 2025

Purpose of Event: Fundraising 5K run/walk

Description of Event: Fundraising 5K run/walk

Event Location: Bradenton Riverwalk COB Race Plan: Pavilion Area

If the event is to be held on the Riverwalk, please check the area(s) to be used.

- ~~Mosaic Amphitheater~~
- Pavilion Area ✓
- ~~Great Lawn~~
- ~~Regatta Plaza~~
- Parking Lot Areas ✓
- ~~Tower Plaza~~
- Skate Park
- ~~Outdoor Living Room~~
- Botanical Gardens
- Volleyball Courts
- Other (specify): _____

	Date	Day	Start Time	End Time	Anticipated Attendance
Setup	6/14/25	Saturday	4am	6am	
Event Day 1	6/14/25	Saturday	7am	10am	150-300ppl
Event Day 2					
Event Day 3					
Break Down	6/14/25	Saturday	10am	12pm	

Number of years event has been held: n/a Past Attendance: n/a

(03/2022)

Is there a fee to attend the event? (Yes) No Is the event open to the public? (Yes) No

Will any tents be used for the event? (Yes) No

Tent Size	Number of Tents	Tent Location
10x10 pop up's	Abart 10	Pavilion & Event Area

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

Will a stage be used for the event? Yes (No)

Will the event require electricity? (Yes) No Type of electrical power: generator & wall outlets

Will a generator be used? (Yes) No Size of generator: 2200 watt

Will gas equipment be used? (Yes) No Type of fuel source: generators & golf cart

Vendor Information

Will the event offer food? (Yes) No

Where will the food be prepared? on site

Will cooking equipment be used? (Yes) No

Method/type of cooking equipment

Charcoal grills (Food trucks) Fryers Propane grills Warmers/Sternos

Will there be alcohol at the event? Yes (No)

Note: Alcohol will require an additional permit.

Event Entertainment

Will the event feature entertainment? (Yes) No

Will amplified sound equipment be used? Yes (No)

Will musical entertainment be used? (Yes) No

Please describe any type of entertainment and sound equipment.

We would like to bring out entertainment on course such as Kids music or something else.

Are fireworks planned? Yes (No) Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? (Yes) No

Describe any additional event activities.

Dog friendly (if possible)

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? (Yes) No

Solid Waste Service? (Yes) No

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941) 708-6342

TEMPORARY SANITARY/PORTABLE TOILETS

Will temporary sanitary facilities be provided? (Yes) No — if not enough restrooms

Please indicate how many and location on required site plan.

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? Yes (No) Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF CITY STREET(S)

Name of Requestor: Big Bill Foundation

Name of Organization: Jason Greenspan

Street Address: 311 Manatee Ave. W.

City: Bradenton State: FL Zip: 34205

Telephone: 301-956-9536 Email: jason.greenspan@fit2run.com

Name of Event: Big Bill Father's Day 5K

Start Date: 6/14/25 End Date: 6/14/25 Start Time: 7am End Time: 10am

Race

Proposed roads to close (specific locations, include map):

Barcarrota - partial

Proposed detour route (include alternative road and map):

Crossroads manned to allow traffic to pass during pauses and to assist cars to pull out from marina residents.

Additional notes and comments:

(03/2022)

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, Jason Greenspan, applicant/event organizer for Big Bill Father's Day 5K (event), scheduled for (date&hours), June 14, 2025, from 4am to 12pm, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

Signature of Applicant/Event Organizer	Fit 2 Time Organization
Jason Greenspan, Director Typed or Printed Name and Title	1/23/25 Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

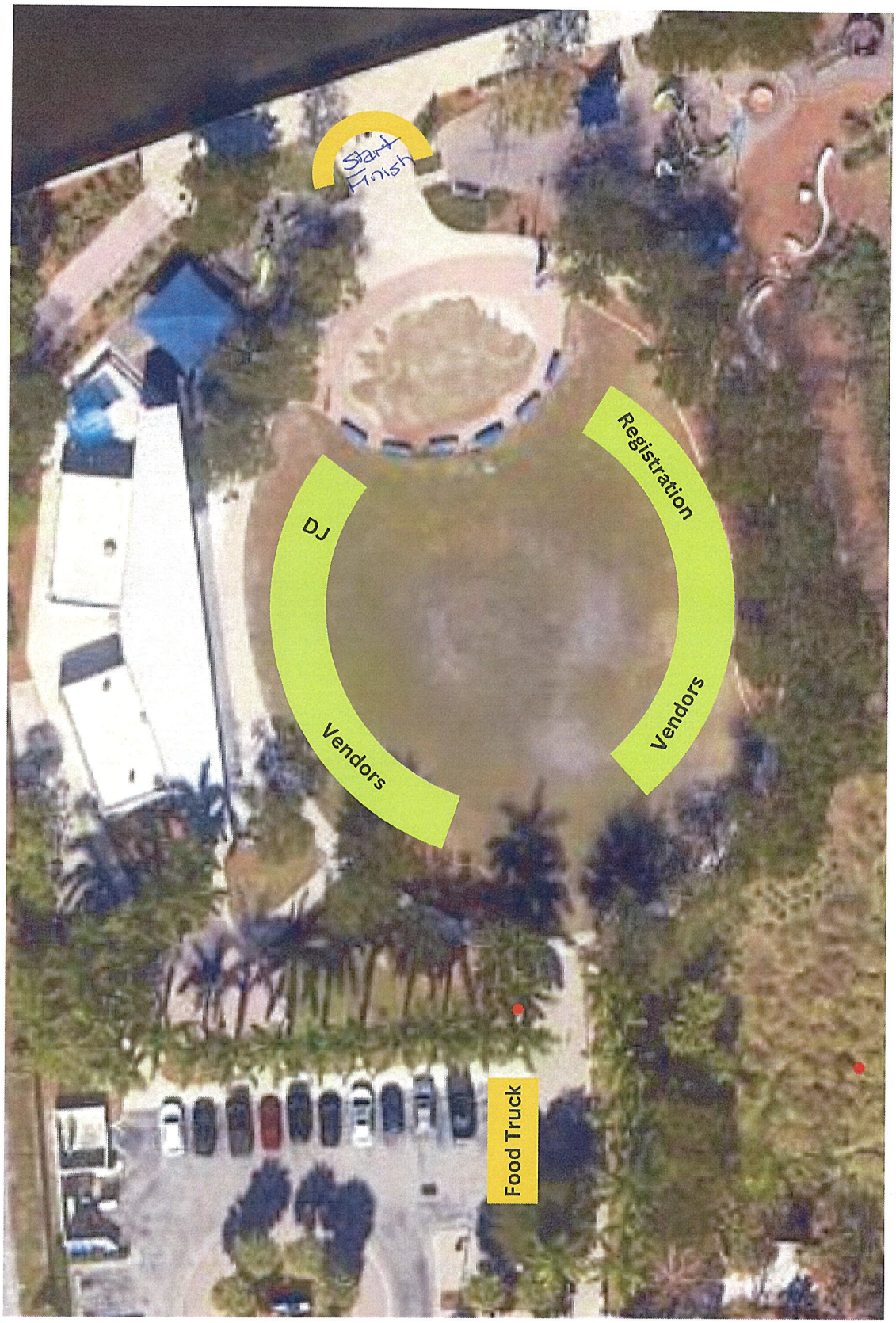
The undersigned agrees to abide by all Event Approval Standards set forth in the guide.

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

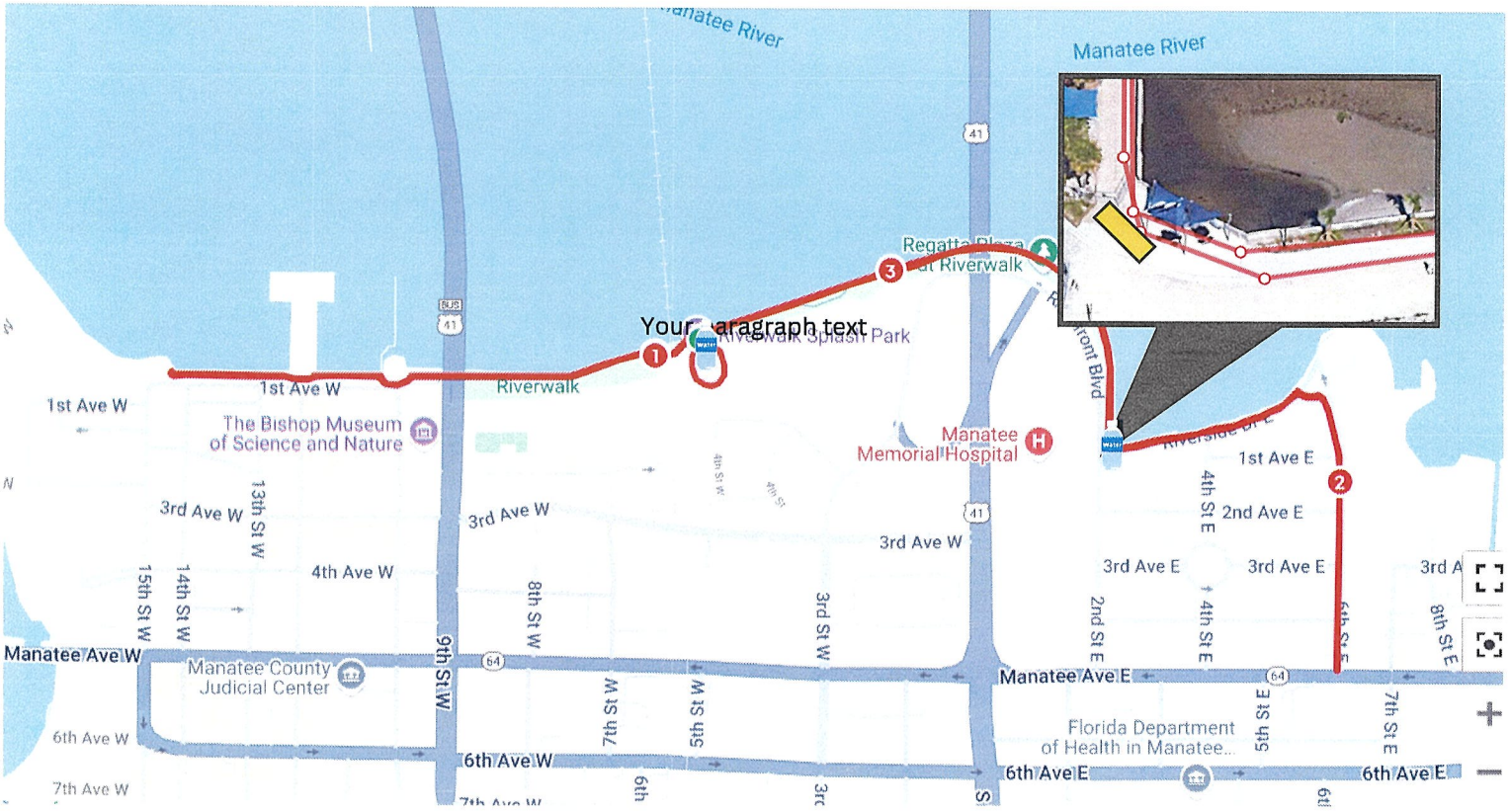
Signature of Applicant/Event Organizer	Fit 2 Time Organization
Jason Greenspan Typed or Printed Name and Title	1/23/25 Date

(03/2022)

Site Map



Route Map


Manatee River
Manatee River
Regatta Plaza at Riverwalk
Riverwalk Splash Park
Riverwalk
1st Ave W
The Bishop Museum of Science and Nature
Manatee Memorial Hospital
1st Ave E
2nd Ave E
3rd Ave W
4th Ave W
3rd Ave E
13th St W
15th St W
14th St W
8th St W
3rd St W
9th St W
Manatee Ave W
Manatee County Judicial Center
Manatee Ave E
6th Ave W
7th Ave W
7th St W
5th St W
6th Ave W
6th Ave E
Florida Department of Health in Manatee...
5th St E
7th St E
8th St E
4th St E
2nd St E
Your paragraph text

AGENDA ITEM NO. 7.g

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE:	February 12, 2025
SUBMITTED BY:	Kelly Thomas, Event Review Committee
ITEM TYPE:	Special Event
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Mattison's Bike Nights Parking Spot Closures
SUGGESTED ACTION:	Event Review Committee recommends approval with compliance of all COB Special Event Standards.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Mattison's Riverwalk Restaurant (101 Riverfront Blvd.) has requested permission to block off seven parking spots in the City-owned parking lot located by the restaurant. The parking lot will remain open, and they will only utilize the designated parking spots on the following nights: Feb. 18, 2025; March 18, 2025; April 15, 2025, and May 20, 2025.

SUGGESTED MOTION:
Motion to approve the event with stipulations recommended by staff.

ATTACHMENTS:
Mattison's Bike Night Application and Site Plan

SPECIAL EVENT PERMIT APPLICATION

Application Information

Organization Name: Mattison's Riverwalk

Date of Application: 1/13/25

Contact Name: Liz Fridenberg

Contact Phone 1: 941-896-9660

Contact Email: lizf@mattisons.com

Contact Phone 2: _____

Address: 101 Riverfront Blvd

City: Bradenton State: FL Zip: 34205

Event Information

Name of Event: Bike Night

Event Date: 2/18 3/18 4/15 5/20

Purpose of Event: Bikes & Dinner

Description of Event: Motorcycle Dinner

Event Location: Mattison's Riverwalk

If the event is to be held on the Riverwalk, please check the area(s) to be used.

Mosaic Amphitheater	Pavilion Area	Great Lawn
Regatta Plaza	~~Parking Lot Areas~~	Tower Plaza
Skate Park	Outdoor Living Room	Botanical Gardens
Volleyball Courts	Other (specify): _____	

	Date	Day	Start Time	End Time	Anticipated Attendance
~~Setup~~					
Event Day 1	2/18/25	Tuesday	6pm	9pm	20-30
Event Day 2	3/18/25	Tuesday	6pm	9pm	20-30
Event Day 3	4/15/25	Tuesday	6pm	9pm	20-30
~~Break Down~~	5/20/25	Tuesday	6pm	9pm	20-30

Number of years event has been held: 0

Past Attendance: _____

(03/2022)

Is there a fee to attend the event? Yes (No) Is the event open to the public? (Yes) No

Will any tents be used for the event? (Yes) No

Tent Size	Number of Tents	Tent Location
small pop up	1	east side

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

Will a stage be used for the event? Yes (No)

Will the event require electricity? Yes (No) Type of electrical power: _____

Will a generator be used? Yes (No) Size of generator: _____

Will gas equipment be used? Yes (No) Type of fuel source: _____

Vendor Information Restaurant

Will the event offer food? Yes (No)

Where will the food be prepared? _____

Will cooking equipment be used? Yes (No)

Method/type of cooking equipment N/A

Charcoal grills Food trucks Fryers Propane grills Warmers/Sternos

Will there be alcohol at the event? Yes (No)

Note: Alcohol will require an additional permit.

Event Entertainment Restaurant

Will the event feature entertainment? Yes No

Will amplified sound equipment be used? Yes No

Will musical entertainment be used? Yes No

Please describe any type of entertainment and sound equipment.

_____

_____

Are fireworks planned? Yes (No) Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? Yes (No)

Describe any additional event activities.

_____

_____

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? Yes (No)

Solid Waste Service? Yes (No)

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941) 708-6342

TEMPORARY SANITARY/PORTABLE TOILETS

Will temporary sanitary facilities be provided? Yes (No)

Please indicate how many and location on required site plan.

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? Yes (No) Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, Elizabeth Fridenberg, applicant/event organizer for Bike Night (event), scheduled for (date&hours), _____, from 6pm to 9pm, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

Elizabeth Fridenberg
Signature of Applicant/Event Organizer

Mattison's Riverwalk
Organization

Elizabeth Fridenberg, GM
Typed or Printed Name and Title

Y13/25
Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

The undersigned agrees to abide by all Event Approval Standards set forth in the guide (see pages 7 to 9).

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

Elizabeth Fridenberg
Signature of Applicant/Event Organizer

Mattison's Riverwalk
Organization

Elizabeth Fridenberg
Typed or Printed Name and Title

Y13/25
Date

(03/2022)

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF ~~CITY STREET~~(S) Parking Area

Name of Requestor: Liz Fridenberg

Name of Organization: Mattison's Riverwalk

Street Address: 101 Riverfront Blvd

City: Bradenton State: FL Zip: 34205

Telephone: 941-896-9660 Email: lizf@mattisons.com

Name of Event: Bike Night

Start Date: _____ End Date: _____ Start Time: _____ End Time: _____

~~Proposed roads~~ to close (specific locations, include map):

Parking spaces

Proposed detour route (include alternative road and map):

Additional notes and comments: Request to use parking spaces on East & West side of public parking lot and city owned spaces on East & West side of Bldg.

Request to block drive thru in front of Mattison's (03/2022)

Inaress/Egress of parking not affected

Mattison's Riverwalk Bike Night

Parking Space Closures

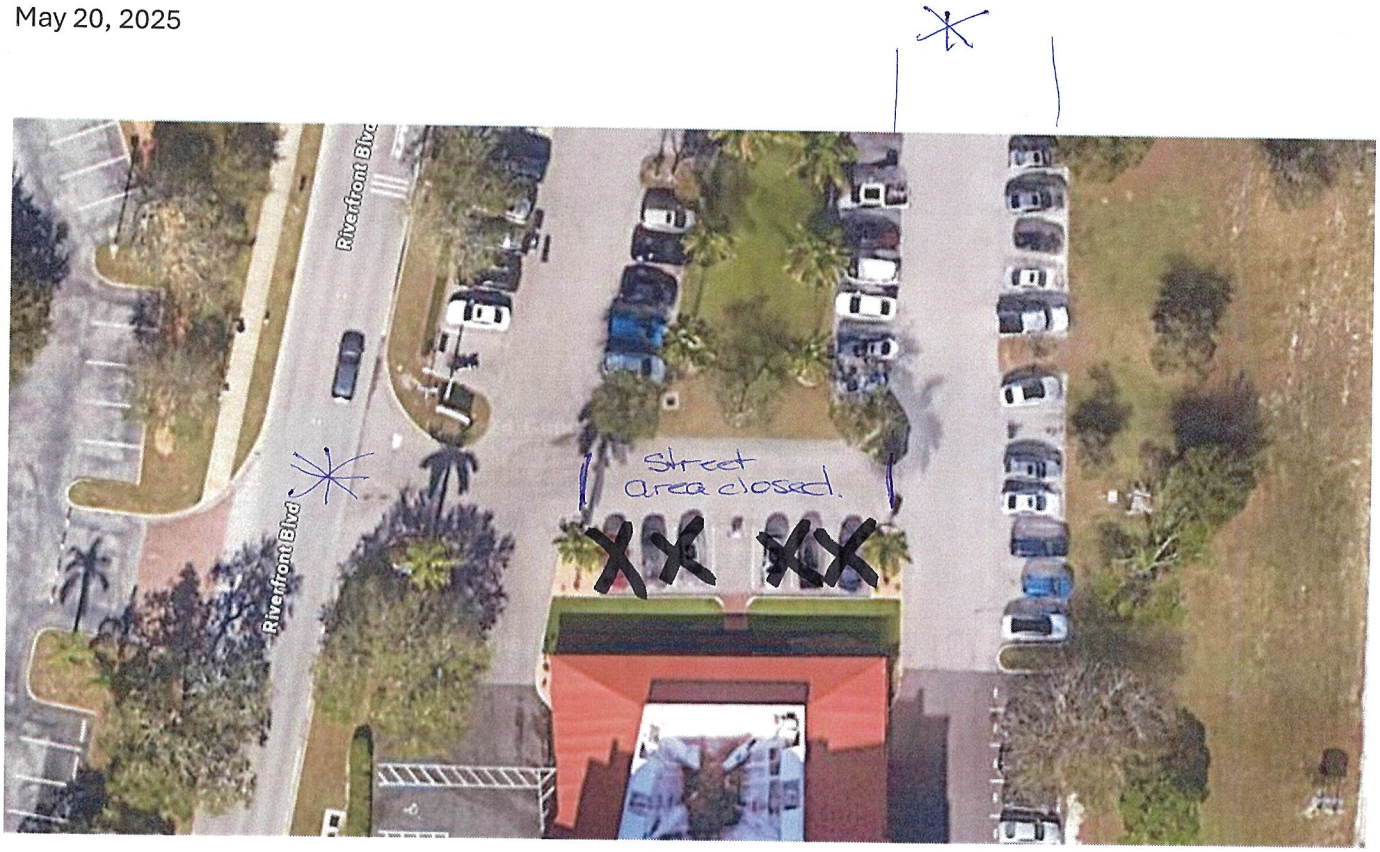
6-9 p.m.

Feb. 18, 2025

March 18, 2025

April 15, 2025

May 20, 2025



X - parking spaces closed.
6 spaces

* Ingress/Egress to City Parking Lot will not be affected.

AGENDA ITEM NO. 7.h

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Rebecca Desch, Fire

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Opioid Settlement Expenditure

SUGGESTED ACTION: The Fire Department is seeking $80,000 of the City's opioid fund allocation for training and equipment.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Motion to approve allocation of City's Opioid Funds to the Fire Department for training and equipment.

ATTACHMENTS:

AGENDA ITEM NO. 7.i

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Erin Jones, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Fifth Amendment to the Agreement between The City of Bradenton and Tyler Technologies, Inc. for SaaS and Related Services

SUGGESTED ACTION: Approved Amendment No. 5 for Mayors Signature

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
This Fifth Amendment to the Agreement (the "Amendment") is made and entered into upon execution by both parties, by and between Tyler Technologies, Inc. and The City of Bradenton, to amend the Agreement to update the scope of services, fees and other terms and conditions.

FINANCIAL IMPACT:
To be utilized through departments general funds.

ATTORNEY REVIEW/RECOMMENDATION:
Review and approved by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the fifth amendment with Tyler Technologies.

ATTACHMENTS:

AGENDA ITEM NO. 7.j

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Keep Manatee Beautiful Adopt-A-Road Agreement

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
An agreement authorizing the execution of the Adopt-A-Road program with the City of Bradenton Public Works and the Bradenton Riverwalkers organization and defining the streets and terms.

SUGGESTED MOTION:
Motion to approve the Adopt-A-Road Agreement with Keep Manatee Beautiful.

ATTACHMENTS:
Keep Manatee Beautiful Adopt-A-Road Agreement

ADOPT A ROAD RESOLUTION

RESOLUTION of the ***Bradenton Riverwalkers***

(group)

authorizing execution of the ADOPT-A-ROAD Agreement with the **City** of Bradenton Public Works Department.

WHEREAS, the Board of Directors of ***Bradenton Riverwalkers***

(group)

has authority to enter into agreement with the **City** of Bradenton Public Works Department to undertake the project on **STREETS between** *STREETS between 14th St W and 9th st w: 13th St W; 12th St W; 11th St W; 10th St W; AVENUES between 9th Ave W; 17th Ave W; 16th Ave W; 15th Ave W; 14th Ave W; 13th Ave W; 12th Ave W; 11th Ave W,* NOW THEREFORE, be it resolved by the Board of Directors that LDee Collins (name of group's representative) is authorized to execute the agreement with the **CITY** of Bradenton Public Works Department.

DULY PASSED AND ADOPTED THIS (date) 1-21-25

BY: (sign) LDee Collins STATE OF FLORIDA Expires: Feb 4, 2028 Notary Public - State of Florida

ATTEST:

The foregoing instrument was acknowledged before me this 21st day of January, 2025 by LDee Collins of Bradenton Riverwalkers,

(corporation)

a Florida corporation, on behalf of the corporation.
(state) He/she is personally known to me or has produced

DL (type of identification)

as identification and did (did not) take an oath.
(Affix Seal/Stamp Here) NOTARY SIGNATURE:

PRINT NAME: Yvonne Buffington
Notary Public and for the **City**
and State last aforesaid
My Commission
Expires: 2-4-28

*Authorized signature must be attested by a Notary Public

NOTARY PUBLIC STATE OF FLORIDA
Yvonne D Buffington
Comm.: HH 488377
Expires: Feb. 4, 2028
Notary Public - State of Florida

KEEP MANATEE BEAUTIFUL

ADOPT-A-ROAD

LITTER REMOVAL AGREEMENT

THIS AGREEMENT, made and entered into this 1 day of January , 2025 , by and between Keep Manatee Beautiful, Inc., hereinafter called KMB; the adopting group Bradenton Riverwalkers hereinafter called GROUP; and the County of Bradenton, a political subdivision of Manatee County, Florida, hereinafter called CITY.

WITNESSETH

WHEREAS, is part of *STREETS between 14th St W and 9th st w: 13th St W; 12th St W; 11th St W; 10th St W; AVENUES between 9th Ave W; 17th Ave W; 16th Ave W; 15th Ave W; 14th Ave W; 13th Ave W; 12th Ave W; 11th Ave W,* the road system in the CITY.

WHEREAS, the CITY has responsibility for operation and maintenance of the CITY road system.

WHEREAS, the legislature, through the Solid Waste Management Act of 1988 [F>S> 403.4131 (4) (b)], has encouraged the implementation of litter removal programs such as Adopt-A-Road. **WHEREAS**, the CITY Council has authorized an Adopt-A-Road Roadside Debris/Litter program to be implemented by KMB.

WHEREAS, the GROUP is desirous of adopting *STREETS between 14th St W and 9th st w: 13th St W; 12th St W; 11th St W; 10th St W; AVENUES between 9th Ave W; 17th Ave W; 16th Ave W; 15th Ave W; 14th Ave W; 13th Ave W; 12th Ave W; 11th Ave W,* for the purpose of debris/litter removal,

NOW THEREFORE, for the good and valuable consideration, the parties agree as follows:

A. KMB shall:

1) Provide city-wide coordination of the Adopt-A-Road Program.
2) Collect and evaluate program reports.
3) Provide official Adopt-A-Road program recognition for the CITY and participating volunteer groups.
4) Provide safety training and information to participating volunteer groups. 5) Review safety guidelines with the designee of the participating volunteer group. 6) Provide an official KMB "Adopt-A-Road Cleanup Form" for each cleanup activity.

B. The CITY shall:

1) Provide a permanent Adopt-A-Road sign at each adopted roadside section.

2) Provide plastic bags and safety equipment for use by the GROUP.

3) Remove collected debris from the adopted roadside section.
4) Remove certain litter under unusual circumstances, including but not limited to large, heavy or hazardous items.
5) Provide public awareness of the Adopt-A-Road Program through the Public Works Department.
6) Grant KMB and participating volunteer groups access to the area for roadside debris/litter removal purposes.
7) Authorize the Mayor, or his appointed designee, to enter into an Adopt-A-Road Agreement with participating volunteer groups.
8) Encourage law enforcement agencies to enforce the litter law.

C. GROUP shall:
1) Generally, adopt a minimum of one (1) mile section of right-of-way adjacent to the roadside for litter removal at least four (4) times per year.
2) Perform litter removal in strict accordance with CITY safety standards. 3) Review safety procedures and conduct pre-event safety briefings with volunteer participants.
4) Remove litter only during daylight hours, good weather, and non-peak traffic periods.
5) Contact KMB for the Public Works Department at least ten (10) days in advance to arrange an appropriate litter removal schedule.
6) Ensure that participants wear safety clothing and use appropriate safety devices (1) at all times during the litter removal activity.
7) Not pick up litter at construction or maintenance sites, in tunnels, on medians, bridges or overpasses.
8) Not attempt to remove unusual, large, heavy or hazardous items; however, log item description and notify KMB at the earliest opportunity for other removal arrangements.
9) Complete and return to KMB an "Adopt-A-Road Cleanup Report Form" within five (5) days of each cleanup activity.
10) Restrict participants to twelve (12) years of age and older.
11) Provide at least one (1) adult supervisor for every five (5) participating youths between ages twelve (12) and fifteen (15).
12) Allow only such persons to participate as are determined by the GROUP to be sufficiently

13) Not bring to observe the litter removal activities, persons that are not official participants without prior permission from KMB for each additional person for each removal event.

The GROUP covenants and agrees that it will indemnify and hold harmless the CITY, KMB, and any agencies and all their officers, agents and employees from any claim, loss damage, cost, charge or expense arising out of any act, action, neglect or omission by the GROUP during the performance of the Agreement, whether direct or indirect, and whether to any person or property to which the CITY, KMB, or said parties may be subject, except that neither GROUP, nor any of its members, shall be liable under this provision for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the CITY, KMB, and its member agencies, any maintaining agencies, and all their officers, employees or agents, provided that such condition shall not constitute a waiver of CITY, KMB, any member agency or group's sovereign immunity.

This agreement shall remain in effect for a two (2) year period. The CITY, KMB or GROUP may terminate this agreement for any reason upon thirty (30) days written notice to the CITY, KMB or GROUP. KMB reserves the right to terminate this agreement for non-compliance with the stated terms.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed, the day and year first written above. They certify that they are familiar with the information contained in this agreement and that they possess the authority to execute this agreement.

GROUP: Bradenton Riverwalkers DATE: 1-21-25

BY: Dee Collins TITLE: M/M

(Print Name)

ADDRESS: 705 67th St E of NW CITY: Bradenton FL 34209

SIGNATURE: Dee Collins PHONE: 941-224-1564

ATTEST: DATE: 1-21-25

Notary Public

Yvonne D Buffington
Comm.: HH 488377
Expires: Feb. 4, 2028
Notary Public - State of Florida

CITY OF BRADENTON

BY: _____ DATE: _____

(Print Name)

SIGNATURE: _____

ATTEST: _____ DATE: _____

Notary Public

KEEP MANATEE BEAUTIFUL, INC.

BY: Jennifer Hoffman DATE: 1-21-25

(Print Name)

SIGNATURE: Jennifer Hoffman

ATTEST: DATE: 1-21-25

Notary Public

Yvonne D Buffington
Comm.: HH 488377
Expires: Feb. 4, 2028
Notary Public - State of Florida

AGENDA ITEM NO. 7.k

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Jeremy Giddens, Police

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Award Agreement C-R7225 for Residual/Elder Fraud Prevention Brochures

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
To combat the rise of elderly fraud crimes the Bradenton Police Department has been awarded $10,000 from FDLE (Florida Department of Law Enforcement) and BJA (Bureau of Justice Assistance) to print and bind approx. 10,000 educational booklets on elder fraud for the community. This is an educational campaign designed to inform the community and prevent the victimization of elderly victims from fraud.

FINANCIAL IMPACT:
None

ATTORNEY REVIEW/RECOMMENDATION:
Not reviewed (no apparent legal issues)

SUGGESTED MOTION:
Motion to approve award agreement C-R7225 for Residual/Elder Fraud Prevention Brochures.

ATTACHMENTS:
Federal Award Agreement

State of Florida
Office of Criminal Justice Grants
Florida Department of Law Enforcement
2331 Phillips Road
Tallahassee, FL 32308

AWARD AGREEMENT

Recipient: City of Bradenton

Recipient SAM UEI: P3FLJ98L86V8

Award Number: R7225

Award Period: 01/01/2025 – 06/30/2025

Award Title: C-R7225 Residual/Elder Fraud Prevention Brochures

Federal Funds: $10,000.00

Matching Funds: $0.00

Total Funds: $10,000.00

CFDA: 16.738

Federal Award Number: 15PBJA-22-GG-00656-MUMU

Federal Program: Edward Byrne Memorial Justice Assistance Grant (JAG)

Federal Awarding Agency: U.S. Department of Justice (USDOJ)

Pass-through Entity: Florida Department of Law Enforcement (FDLE)

Research & Development: No

Indirect Cost: No

An award agreement is entered into by and between the Florida Department of Law Enforcement (herein referred to as "FDLE" or "Department") and the City of Bradenton (herein referred to as "Recipient");

WHEREAS, the Department has the authority pursuant to Florida law and does hereby agree to provide federal financial assistance to the Recipient in accordance with the terms and conditions set forth in the award agreement, and

WHEREAS, the Department has available funds resulting from the federal award listed above, and

WHEREAS, the Recipient and the Department have each affirmed they have read and understood the agreement in its entirety and the Recipient has provided an executed agreement to the Department.

SCHEDULE OF APPENDICES

Appendix A – Scope of Work
Appendix B – Deliverables
Appendix C – Approved Budget
Appendix D – Award Contacts
Appendix E – Special Conditions
Appendix F – Standard Conditions

PERFORMANCE REPORTING

The Recipient shall provide **Monthly Performance Reports** to the Department attesting to the progress towards deliverables. Performance Reports are due no later than 15 days after the end of each reporting period.

For example: If the monthly reporting period is July 1-31, the Performance Report is due August 15th; if the quarterly reporting period is January 1 – March 31, the Performance Report is due by April 15th.

The Recipient shall respond to the metrics in the electronic grant management system. Information provided by the Recipient will be used by the Department to compile reports on project progress and metrics to the U.S. Department of Justice.

Supporting documentation for performance must be maintained by Recipient and made available upon request for monitoring purposes. Examples of supporting documentation include but are not limited to timesheets, activity reports, meeting notices, delivery documents, public announcements, rosters, presentations, database statistics, etc.

Failure to submit performance reports by the deadline will result in a withholding of funds until performance reports are received.

FINANCIAL REPORTING

The State of Florida's performance and obligation to pay under this agreement is contingent upon an appropriation by the Legislature. The Department will administer and disburse funds under this agreement in accordance with ss. 215.97, 215.971, 215.981 and 215.985, F.S.

This is a cost reimbursement agreement. The Department will reimburse the Recipient for allowable expenditures included in the approved budget **(Appendix B)** incurred during each reporting period. The Recipient shall provide **Monthly Payment Requests** to the Department attesting to expenditures made during the reporting period. These reports are due no later than 30 days after the end of each reporting period. For example: If the monthly reporting period is July 1-31, the Payment Request is due August 30th; if the quarterly reporting period is January 1 – March 31, the Payment Request is due by April 30th.

Using the electronic grant management system to record expenses, Payment Requests must clearly identify the dates of services, a description of the specific contract deliverables provided during the reporting period, the quantity provided, and the payment amount. All Payment Requests are reviewed and may be audited to the satisfaction of the Department. The Department's determination of acceptable expenditures shall be conclusive.

The final Payment Request shall be submitted to the Department no more than 60 days after the end date of the award. Any payment due under the terms of this agreement may be withheld until performance of services, all reports due are received, and necessary adjustments have been approved by the Department.

The Recipient must maintain original supporting documentation for all funds expended and received under this agreement in sufficient detail for proper pre- and post-audit and to verify work performed was in accordance with the deliverable(s). Payment shall be contingent upon the Department’s grant manager receiving and accepting the invoice and the associated supporting documentation. Supporting documentation includes, but is not limited to: quotes, procurement documents, purchase orders, original receipts, invoices, canceled checks or EFT records, bank statements, etc. The state’s Chief Financial Officer (CFO) reserves the right to require further documentation on an as needed basis.

Failure to comply with these provisions shall result in forfeiture of reimbursement.

Award Signatures

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in **Appendix C and Appendix D** of this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Modifications to this page, including strikeovers, whiteout, etc. are not permitted.

Award ID: R7225
Award Title: C-R7225 Residual/Elder Fraud Prevention Brochures
Award Period: 01/01/2025 – 06/30/2025

Florida Department of Law Enforcement
Office of Criminal Justice Grants

Signature: _____ Date: _____

Typed Name and Title: Cody Menacof, Bureau Chief

Recipient
City of Bradenton

The award is not valid until signed and dated by all required parties including either the Chief Official or Designee below. Any Designee signatures must be accompanied by documentation granting the authority to execute this agreement.

By signing below, I certify to the best of my knowledge and belief that the information provided herein is true, complete, and accurate. I am aware that the provision of false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil, or administrative consequences including, but not limited to violations of U.S. Code Title 18, Sections 2, 1001, 1343, and Title 31, Sections 3729-3730 and 3801-3812.

Recipient Chief Official

Signature: _____ Date: _____

Typed Name and Title: Gene Brown, Mayor

Recipient Chief Official Designee

Signature: _____ Date: _____

Printed Name and Title: _____

Additional Recipient Signatures (optional)

If your local process requires additional signatures (i.e., legal, clerk, etc.) use the spaces below.

Signature: _____ Date: _____

Printed Name and Title: _____

Signature: _____ Date: _____

Printed Name and Title: _____

Appendix A - Scope of Work

Award Number:	R7225
Recipient:	City of Bradenton
Award Title:	C-R7225 Residual/Elder Fraud Prevention Brochures
Award Period:	01/01/2025 - 06/30/2025

Problem Identification

The City of Bradenton has recently experienced an increase in elderly fraud crimes. The number of cases in 2024 showed an increase of 6.51% compared to 2023. Nationwide, from 2019 to 2021, Elderly Fraud reached $1.7 billion, with the average victim losing $18,246. Additionally, according to the Federal Trade Commission statistics, adults over 60 are substantially more likely to become the victim of fraud than someone under the age of 59. These nationwide trends are reflected in the difficulties the City of Bradenton currently experience.

The City of Bradenton has investigated numerous cases involving older people locally, with total losses to the victims reaching hundreds of thousands of dollars. Elderly abuse cases are complex, often requiring multiple approaches to respond to them effectively. As a response to these crimes, the Bradenton Police Department has created a new unit dedicated to investigating Elderly Fraud Crimes and has dedicated two Detectives to focus on elderly fraud crimes and thefts specifically. This unit investigates these crimes, conducts public outreach throughout the community, and educates older populations about Fraud Crimes and how they may identify these crimes before becoming victims themselves.

The City of Bradenton has identified a need to provide education to the most vulnerable victims of fraud crimes to reduce the prevalence of these types of incidents. Prevention and outreach are the most effective ways to protect residents from becoming victims. As part of Bradenton Police's comprehensive approach, they are conducting an educational campaign targeting the most vulnerable residents. This education campaign includes press releases, media interviews, and training within the community. They have developed an educational flyer to distribute to residents along with training so residents may avoid becoming victims of elderly fraud and become resilient to criminals trying to take advantage of them. However, fiscal challenges have severely limited their ability to produce additional educational material and provide accurate, timely, and informative information.

Scope of Work

The City of Bradenton will use grant funds to print and bind educational booklets on elder fraud for the community. This will allow the Bradenton Police Department to reach the most vulnerable residents who often do not follow social media or other mainstream sources of information. Traditional print media is vital in achieving this impacted population.

Appendix B - Deliverables

Award Number:	R7225
Recipient:	City of Bradenton
Award Title:	C-R7225 Residual/Elder Fraud Prevention Brochures
Award Period:	01/01/2025 - 06/30/2025

Total payments for all deliverables will not exceed the maximum grant award amount.

Deliverable 1	Recipient will use federal grant funds to pay for the printing and binding of fraud booklets and information combating ID theft/fraud
Minimum Performance Criteria:	Performance will be the procurement and receipt of goods/services purchased.
Financial Consequences:	This is a cost reimbursement deliverable. Only those items purchased and received will be eligible for payment.
Deliverable Price:	Total payments for this deliverable will be approximately $10,000.00

Appendix C - Approved Budget

Award Number:	R7225		
Recipient:	City of Bradenton		
Award Title:	C-R7225 Residual/Elder Fraud Prevention Brochures		
Award Period:	01/01/2025-06/30/2025		
Award Amount:	$10,000.00	$0.00	$10,000.00
	Grant Funded	Match	Total

Standard Budget Terms

All items, quantities, and/or prices below are estimates based on the information available at the time of application.

The item(s) listed below may include additional individually priced, operationally necessary accessories, components, and/or peripherals and may be categorized as a "kit", "bundle", "system" etc.

Award funds may be used to pay for any applicable shipping, freight, and/or installation costs.

Award funds will NOT be used to pay for extended warranties, service agreements, contracts, etc., covering any periods that extend beyond the award end date. Funds may be prorated for services within the award period.

Any costs that exceed the award allocation will be the responsibility of the Recipient.

H. Other Costs

Item Name	Description	Grant Funded	Match	Total
Printing and Binding	Cost for printing and binding for fraud booklets and information combating ID theft/fraud. Elder fraud booklet. $10,000/.934 each = 10,706 booklets.	$10,000.00	$0.00	$10,000.00
			H. Other Costs Subtotal:	**$10,000.00**

Appendix D: Award Contacts

Award Number:	R7225
Recipient:	City of Bradenton
Award Title:	C-R7225 Residual/Elder Fraud Prevention Brochures
Award Period:	01/01/2025 - 06/30/2025

Recipient Grant Manager (GM)

Name: Jeremy Giddens
Title: Grant Specialist
Address: 100 10th St West
Bradenton, FL 34205-8634
Phone: 941-932-9350
Email: Jeremy.Giddens@bradentonpd.com

Recipient Chief Official (CO)

Name: Gene Brown
Title: Mayor
Address: 100 12th St West
Bradenton, FL 34205-8634
Phone: 941-932-9450
Email: gene.brown@bradentonfl.gov

Recipient Chief Financial Officer (CFO)

Name: Rob Perry
Title: City Administrator
Address: 101 Old Main Street
Bradenton, FL
Phone: 941-932-9442
Email: Rob.Perry@BradentonFL.gov

Appendix E: Special Conditions

Award Number:	R7225
Recipient:	City of Bradenton
Award Title:	C-R7225 Residual/Elder Fraud Prevention Brochures
Award Period:	01/01/2025 - 06/30/2025

In addition to the attached standard conditions, the above-referenced grant project is subject to the special conditions set forth below.

S0001	At the time of application review, it was noted the Recipient's SAM.gov registration will expire on April 10, 2025. In order to prevent delays in payment, the Recipient should renew their registration in SAM.gov prior to the expiration date.
S0053	At the time of application, the Recipient's procurement policy does not appear to comply with all federal procurement requirements outlined in the Office of Management and Budget (OMB) Uniform Requirements, 2 CFR 200.318-320 (see Subaward Management Questionnaire (SMQ) section VIII). Documentation of compliance with these requirements must be in accordance with the standards identified in OMB's Uniform Requirements and must be maintained and provided to the Office of Criminal Justice Grants at monitoring.
S0058	At the time of application, the Recipient indicated their organization is required to create and maintain an EEO Plan (Utilization Report). The Recipient must submit their Utilization Report to DOJ's Office of Civil Rights at https://eeop.ocr.ojp.gov/certsub/homepage and provide a copy to the Office of Criminal Justice Grants at monitoring.
S0060	At the time of application, the Recipient had not submitted a current EEO Plan Approval Letter to the Office of Criminal Justice Grants. The Recipient must provide a current EEO Plan Approval Letter to the Office of Criminal Justice Grants at monitoring.
S0088	A risk assessment completed at the time of application review determined this project is LOW-RISK. As a result, backup documentation related to all grant-funded expenditures must be maintained and made available to OCJG upon request. Documentation may include, but is not limited to: procurement records (including quotes, competitive solicitations/bids, etc.), purchase orders, packing slips, delivery/receivable documents, invoices, proof of payment, timesheets, paystubs, activity logs, client activity logs, participant sign in sheets, billing documentation, travel vouchers etc.

Appendix F – FY2022 Award Standard Conditions

The Florida Department of Law Enforcement (FDLE), Office of Criminal Justice Grants (OCJG) serves as the State Administering Agency (SAA) for various federal award programs awarded through the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP). FDLE has been assigned as the certified Fiscal Agent for the 2022 Project Safe Neighborhoods awards by the U.S. Attorney. OCJG awards funds to eligible applicants, and requires compliance with the agreement and Standard Conditions upon signed acceptance of the award.

The Department will only reimburse recipients for authorized activities specified in the agreement. Failure to comply with provisions of this agreement, or failure to perform award activities as specified, will result in required corrective action including but not limited to financial consequences, project costs being disallowed, withholding of federal funds and/or termination of the project.

For NCHIP and NARIP Awards
Comprehensive Evaluation - In order to ensure that the National Criminal History Improvement Program (NCHIP) and the NICS Act Record Improvement Program (NARIP) are realizing the objectives in the most productive manner, the recipient agrees to participate in a comprehensive evaluation effort. It is anticipated that the evaluation will take place during the course of the program and will likely involve each participating agency. It is expected that the evaluation will have a minimal impact on an agency's program personnel and resources.

GENERAL REQUIREMENTS

All recipients must comply with the financial and administrative requirements set forth in the following:

Current edition of the U.S. Department of Justice (DOJ) Grants Financial Guide
https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf

Office of Management and Budget (OMB) Uniform Grant Guidance (2 CFR Part 200)
Subpart A, Definitions
Subparts B-D, Administrative Requirements
Subpart E, Cost Principles
Subpart F, Audit Requirements and all applicable Appendices

Code of Federal Regulations: www.gpo.gov/fdsys/
2 C.F.R. §175.105(b), Award Term for Trafficking in Persons
28 C.F.R. §38, Equal Treatment for Faith-Based Organizations
28 C.F.R. § 83, Government-Wide Requirements for Drug-Free Workplace
28 C.F.R. §§ 18, 22, 23, 30, 35, 42, 61, and 63

U.S. Code:
Title 34, U.S. Code, Crime Control and Law Enforcement
Title 41, U.S. Code § 4712, Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information
Title 34, U.S. Code, § 10101 et seq., "Omnibus Crime Control and Safe Streets Act of 1968"

State of Florida General Records Schedule GS1-SL for State and Local Government Agencies:
https://fldoswebumbracoprod.blob.core.windows.net/media/703328/gs1-sl-2020.pdf and
http://dos.myflorida.com/media/698314/gs2-sl-2017-final.pdf

State of Florida Statutes
Section 112.061, F.S., Per diem/travel expenses of public officers, employees, authorized persons
Chapter 119, F.S., Public Records
Section 215.34(2), F.S., State funds; non-collectible items; procedure
Section 215.97, F.S. Florida Single Audit Act
Section 215.971, F.S., Agreements funded with federal or state assistance
Section 215.985, F.S., Transparency in government spending
Section 216.181(6), F.S., Approved budgets for operations and fixed capital outlay

DEFINITIONS

Award agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non-Federal entity that, consistent with 31 U.S.C. 6302, 6304, is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non-Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal awarding agency or pass-through entity's direct benefit or use; and is distinguished from

a cooperative agreement in that it does not provide for substantial involvement between the Federal awarding agency or pass-through entity and the non-Federal entity in carrying out the activity contemplated by the Federal award.

Disallowed costs means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statutes, regulations, or the terms and conditions of the Federal award.

Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or $5,000. *See also §§200.12 Capital assets, 200.20 Computing devices, 200.48 General purpose equipment, 200.58 Information technology systems, 200.89 Special purpose equipment, and 200.94 Supplies.*

Fiscal Agent refers to the agency responsible for the administration of the PSN award programs. FDLE has been assigned as the certified Fiscal Agent for PSN awards.

Improper payment means any payment that should not have been made or that was made in an incorrect amount (including overpayments and underpayments) under statutory, contractual, administrative, or other legally applicable requirements. Improper payment also includes any payment to an ineligible party, any payment for an ineligible good or service, any duplicate payment, any payment for a good or service not received (except for such payments where authorized by law), any payment that does not account for credit for applicable discounts, and any payment where insufficient or lack of documentation prevents a reviewer from discerning whether a payment was proper.

Micro-purchase means a purchase of supplies or services using simplified acquisition procedures, the aggregate amount of which does not exceed the micro-purchase threshold. The non-Federal entity uses such procedures in order to expedite the completion of its lowest-dollar small purchase transactions and minimize the associated administrative burden and cost. The micro-purchase threshold is set by the Federal Acquisition Regulation in 48 CFR Subpart 2.1 (Definitions). It is $10,000 except as otherwise discussed in Subpart 2.1 of that regulation, but this threshold is periodically adjusted for inflation.

Modified Total Direct Cost (MTDC) means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and up to the first $25,000 of each award (regardless of the period of performance of the awards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each award in excess of $25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.

Non-Federal entity is a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Non-federal pass-through entity is a non-Federal entity that provides an award to a recipient to carry out part of a Federal program; the Florida Department of Law Enforcement (FDLE) is the non-federal pass-through entity for this agreement, also referred to as the State Administering Agency (SAA).

Performance goal means a target level of performance expressed as a tangible, measurable objective, against which actual achievement can be compared, including a goal expressed as a quantitative standard, value, or rate. In some instances (e.g., discretionary research awards), this may be limited to the requirement to submit technical performance reports (to be evaluated in accordance with agency policy).

Period of performance means the time during which the non-Federal entity may incur new obligations to carry out the work authorized under the Federal award. The Federal awarding agency or pass-through entity must include start and end dates of the period of performance in the Federal award (see §§200.211 Information contained in a Federal award paragraph (b)(5) and 200.332 Requirements for pass-through entities, paragraph (a)(1)(iv)).

Protected Personally Identifiable Information (PII) means an individual's first name or first initial and last name in combination with any one or more of types of information, including, but not limited to social security numbers; passport numbers; credit card numbers; clearances; bank numbers; biometrics; date and place of birth; mother's maiden name; criminal, medical, and financial records; and educational transcripts. This does not include PII that is required by law to be disclosed. (See also § 200.79 Personally Identifiable Information (PII)).

Questioned cost means a cost that is questioned by the auditor because of an audit finding 1) that resulted from a violation or possible violation of a statute, regulation, or the terms and conditions of a Federal award, including for funds used to match Federal funds; 2) where the costs, at the time of the audit, are not supported by adequate documentation; or 3) where the costs incurred appear unreasonable and do not reflect the actions a prudent person would take in the circumstances.

Simplified acquisition threshold means the dollar amount below which a non-Federal entity may purchase property or services using small purchase methods. Non-Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 C.F.R. Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. § 1908. As of the publication of this part, the simplified acquisition threshold is $250,000, but this threshold is periodically adjusted for inflation. (Also see definition of Micro-purchase, 2 C.F.R.§ 200.67).

Subaward is an award provided by a pass-through entity to a recipient for the recipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual who is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Recipient means a non-Federal entity that receives an award from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program.

Supplies means all tangible personal property other than those described in §200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or $5,000, regardless of the length of its useful life. See also §§200.20 Computing devices and 200.33 Equipment.

For PSN: Task Forces are established by each USAO to collaborate with a PSN team of federal, state, local, and tribal (where applicable) law enforcement and other community members to implement a strategic plan for investigating, prosecuting, and preventing violent crime.

SECTION I: TERMS AND CONDITIONS

1.0 Payment Contingent on Appropriation and Available Funds - The State of Florida's obligation to pay under this agreement is contingent upon an annual appropriation by the Florida Legislature. Furthermore, the obligation of the State of Florida to reimburse recipients for incurred costs is subject to available federal funds.

2.0 Commencement of Project – If a project is not operational within 60 days of the original start date of the award period or the date of award activation (whichever is later), the recipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date.

If a project is not operational within 90 days of the original start date of the award period or the date of award activation (whichever is later), the recipient must submit a second statement to the Department explaining the implementation delay.

Upon receipt of the ninety (90) day letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, unilaterally terminate this agreement and re-obligate award funds to other Department approved projects. The Department, where warranted by extenuating circumstances, may extend the starting date of the project past the ninety (90) day period, but only by formal written adjustment to this agreement.

3.0 Supplanting - The recipient agrees that funds received under this award will not be used to supplant state or local funds, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for award activities.

4.0 Non-Procurement, Debarment and Suspension - The recipient agrees to comply with Executive Order 12549, Debarment and Suspension and 2 C.F.R. § 180, "OMB Guidelines To Agencies On Governmentwide Debarment And Suspension (Non-procurement)". These procedures require the recipient to certify it shall not enter into any lower tiered covered transaction with a person who is debarred, suspended, declared ineligible or is voluntarily excluded from participating in this covered transaction, unless authorized by the Department. If the award is $100,000 or more, the sub recipient and implementing agency certify that they and their principals:

1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency;

2) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (a)(ii) of the "Lobbying, Debarment and Drug Free Workplace" certification; and

4) Have not within a three-year period preceding this application had one or more public transactions (federal, state, or local) terminated for cause or default.

5.0 Federal Restrictions on Lobbying - In general, as a matter of federal law, federal funds may not be used by any recipient or subrecipient at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. § 1913.

Another federal law generally prohibits federal funds from being used by any recipient or subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal award or cooperative agreement, subaward, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. § 1352.

6.0 State Restrictions on Lobbying - In addition to the provisions contained above, the expenditure of funds for the purpose of lobbying the legislature or a state agency is prohibited under this agreement.

7.0 Additional Restrictions on Lobbying - The recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of the Office of Justice Programs.

8.0 "Pay–to–Stay" - Funds from this award may not be used to operate a "pay-to-stay" program in any local jail. Furthermore, no funds may be given to local jails that operate "pay-to-stay" programs. "Local jail", as referenced in this condition, means an adult facility or detention center owned and/or operated by city, county, or municipality. It does not include juvenile detention centers. "Pay-to-stay" programs as referenced in this condition, means a program by which extraordinary services, amenities and/or accommodations, not otherwise available to the general inmate population, may be provided, based upon an offender's apparent ability to pay, such that disparate conditions of confinement are created for the same or similar offenders within a jurisdiction.

9.0 The Coastal Barrier Resources Act - The recipient will comply and assure the compliance of all contractors with the provisions of the Coastal Barrier Resources Act (P.L. No. 97-348) dated October 18, 1982 (16 USC 3501 et seq.) which prohibits the expenditure of most new federal funds within the units of the Coastal Barrier Resources System.

10.0 Background Check - Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of § 435, F.S. shall apply. All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of the subsection, security background investigations shall include, but not be limited to, employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile records checks through the Florida Department of Law Enforcement, and federal criminal records checks through the Federal Bureau of Investigation, and may include local criminal records checks through local law enforcement agencies. Such background investigations shall be conducted at the expense of the employing agency or employee.

11.0 Confidentiality of Data - The recipient (or subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. § 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate in accordance with the requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23. Privacy Certification forms must be signed by the recipient chief official or an individual with formal, written signature authority for the chief official.

12.0 Conferences and Inspection of Work - Conferences may be held at the request of any party to this agreement. At any time, a representative of the Department, of the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right of visiting the project site to monitor, inspect and assess work performed under this agreement.

13.0 Insurance for Real Property and Equipment - The recipient must, at a minimum, provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to property owned by the non-Federal entity.

14.0 Flood Disaster Protection Act - The subrecipient will comply with Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, requiring that the purchase of flood insurance in communities where such insurance is available as a condition of the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified as an area having special flood hazards.

15.0 General Appropriations Restrictions – The recipient must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes as set forth in the Consolidated Appropriations Act, 2018.

16.0 Immigration and Nationality Act - No public funds will intentionally be awarded to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324(a), Section 274(A) of the Immigration and Nationality Act ("INA"). The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274(A) of the INA. Such violation by the recipient of the employment provisions contained in Section 274(A) of the INA shall be grounds for unilateral cancellation of this contract by the Department.

17.0 For NCHIP & NARIP: Enhancement of Security - If funds are used for enhancing security, the recipient must:

1) Have an adequate process to assess the impact of any enhancement of a school security measure that is undertaken on the incidence of crime in the geographic area where the enhancement is undertaken.

2) Conduct such an assessment with respect to each such enhancement; and submit to the Department the aforementioned assessment in its Final Program Report.

18.0 Personally Identifiable Information Breaches – The recipient (or subrecipient at any tier) must have written procedures in place to respond in the event of actual or imminent "breach" (OMB M-17-12) if it: 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" within the scope of an OJP award-funded program or activity, or 2) uses or operates a "federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to FDLE's Office of Criminal Justice Grants for subsequent reporting to the OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

SECTION II: CIVIL RIGHTS REQUIREMENTS

1.0 Participant Notification of Non-discrimination - FDLE does not discriminate on the basis of race, color, religion, national origin, sex, disability or age in the delivery of services, benefits or in employment.

2.0 Title VI of the Civil Rights Act of 1964 - The recipient or subrecipient at any tier, must comply with all applicable requirements of 28 CFR § 42, specifically including any applicable requirements in Subpart E that relate to an equal employment opportunity program.

Equal Employment Opportunity Certification (EEOC) – The recipient must submit an EEO Certification annually within 120 days of award.

Equal Employment Opportunity Program (EEOP) – The recipient and/or implementing agency must comply with all applicable requirements in 28 C.F.R. §42, Subpart E.

Recipients are advised to use the Office for Civil Rights EEO Reporting Tool to satisfy this condition (https://ojp.gov/about/ocr/eeop.htm).

3.0 Title IX of the Education Amendments of 1972 - If the recipient operates an education program or activity, the recipient must comply with all applicable requirements of 28 C.F.R. § 54, "Nondiscrimination on the basis of sex in education programs or activities receiving federal financial assistance."

4.0 Partnerships with Faith-Based and other Neighborhood Organizations - The recipient or subrecipient at any tier, must comply with all applicable requirements of 28 C.F.R. § 38, "Partnerships with Faith-Based and other Neighborhood Organizations", specifically including the provision for written notice to current or prospective program beneficiaries.

5.0 Americans with Disabilities Act - Recipients must comply with the requirements of the Americans with Disabilities Act (ADA), Public Law 101-336, which prohibits discrimination on the basis of disability including provision to provide reasonable accommodations.

6.0 **Section 504 of the Rehabilitation Act of 1973 (28 C.F.R. § 42, Subpart G)** - Recipients must comply with all provisions prohibiting discrimination on the basis of disability in both employment and the delivery of services**.**

7.0 **Age Discrimination Act of 1975** - Recipients must comply with all requirements in Subpart I of 28 C.F.R. §42 which prohibits discrimination based on age in federally assisted programs.

8.0 **Limited English Proficiency (LEP)** - In accordance with Department of Justice Guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with LEP. FDLE strongly advises recipients to have a written LEP Language Access Plan. For more information visit www.lep.gov.

9.0 **Finding of Discrimination** - In the event a federal or state court or federal or state administrative agency makes, after a due process hearing, a finding of discrimination on the grounds of race, color, religion, national origin, sex, or disability against a recipient of funds, the recipient will forward a copy of the finding to FDLE and to the Office for Civil Rights, Office of Justice Programs.

10.0 **Filing a Complaint** - If the recipient or any of its employees, contractors, vendors, or program beneficiaries has a discrimination complaint, they may file a complaint with the recipient, with FDLE, or with the Office for Civil Rights.

Discrimination complaints may be submitted to FDLE at Office of the Inspector General, Post Office Box 1489, Tallahassee, Florida 32302-1489, or online at info@fdle.state.fl.us. Any discrimination complaints filed with FDLE will be reviewed by FDLE's Inspector General and referred to the Office for Civil Rights, the Florida Commission on Human Relations, or the Equal Employment Opportunity Commission, based on the nature of the complaint.

Discrimination complaints may also be submitted to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice, 810 7th Street, Northwest, Washington, D.C. 20531, or by phone at (202) 307-0690.

For additional information on procedures for filing discrimination complaints, please visit https://www.fdle.state.fl.us/Grants/Contacts.

11.0 **Retaliation** - In accordance with federal civil rights laws, the recipient shall not retaliate against individuals for taking action or participating in action to secure rights protected by these laws.

12.0 **Non-discrimination Contract Requirements** - Recipients must include comprehensive Civil Rights nondiscrimination provisions in all contracts funded by the recipient.

13.0 **Pass-through Requirements** - Recipients are responsible for the compliance of contractors and other entities to whom they pass-through funds including compliance with all Civil Rights requirements. These additional tier subrecipients must be made aware that they may file a discrimination complaint with the recipient, with FDLE, or with the USDOJ Office for Civil Rights and provided the contact information.

14.0 **Civil Rights Training Requirements** – In accordance with Office of Justice Programs (OJP) requirements, the grant manager of the recipient entity responsible for managing awards from FDLE Office of Criminal Justice Grants, will be required to complete a two part Civil Rights Training and maintain copies of the training certificates within their award files to be provided upon request at monitoring.

SECTION III: FINANCIAL REQUIREMENTS AND RESPONSIBILTY

1.0 **Fiscal Control and Fund Accounting Procedures** - All expenditures and cost accounting of funds shall conform to the DOJ Grants Financial Guide and 2 C.F.R. § 200 as applicable, in their entirety.

Recipients are required to establish and maintain adequate accounting systems and financial records and to accurately account for funds awarded to them. Financial management systems must be able to record and report on the receipt, obligation, and expenditure of award funds. Systems must also be able to accommodate a fund and account structure to separately track receipts, expenditures, assets, and liabilities for awards, programs, and additional tiered subrecipients. The awarded funds may or may not be an interest-bearing account, but any earned interest must be accounted for as program income and used for program purposes before the federal award period end date. Any unexpended interest remaining at the end of the federal award period must be refunded to the Office of Criminal Justice Grants for transmittal to DOJ.

2.0 **Match** - The value or amount of any "non-federal share," "match," or cost-sharing contribution incorporated into the approved budget is part of the "project cost" for purposes of the 2 C.F.R. § 200 Uniform Requirements, and is subject to audit. In general, the rules and restrictions that apply to award funds from federal sources also apply to funds in the approved budget that are provided as "match" or through "cost sharing."

SECTION IV: AWARD MANAGEMENT AND REPORTING REQUIREMENTS

1.0 **Obligation of Funds** - Award funds shall not be obligated prior to the start date, or subsequent to the end date, of the award. Only project costs incurred on or after the effective date, and on or prior to the termination date of the recipient's project are eligible for reimbursement.

2.0 **Use of Funds** – Federal funds may only be used for the purposes in the recipient's approved award agreement.

3.0 **Advance Funding** - Advance funding may be provided to a recipient upon a written request to the Department.

4.0 **Performance Reporting** - The recipient shall submit Monthly or Quarterly Project performance achievements and performance questionnaires to the Department, within fifteen (15) days after the end of the reporting period. Performance reporting must clearly articulate the activities that occurred within the reporting period, including descriptions of major accomplishments, milestones achieved, and/or barriers or delays encountered. Additional information may be required if necessary to comply with federal reporting requirements. Performance achievements and performance questionnaires that are not complete, accurate, and timely may result in sanctions, as specified in Section IV, Award Management and Reporting Requirements.

5.0 **Financial Consequences for Failure to Perform** - In accordance with Section 215.971, Florida Statutes, payments for state and federal financial assistance must be directly related to the scope of work and meet the minimum level of performance for successful completion. If the recipient fails to meet the minimum level of service or performance identified in this agreement, the Department will apply financial consequences commensurate with the deficiency. Financial consequences may include but are not limited to withholding payments or reimbursement until the deficiency is resolved, tendering only partial payment/reimbursement, imposition of other financial consequences according to the Standard Conditions as applicable, and/or termination of contract and requisition of goods or services from an alternate source. Any payment made in reliance on recipient's evidence of performance, which evidence is subsequently determined to be erroneous, will be immediately due to the Department as a refund.

6.0 **Award Amendments** - Recipients must submit an award amendment through the electronic grant management system for major substantive changes such as changes in project activities or scope of the project, target populations, service providers, implementation schedules, and designs or research plans set forth in the approved agreement and for any budget changes that affect a cost category that was not included in the original budget. Amendments are also required when there will be a transfer of 10% or more of the total budget between budget categories, or there is an indirect cost rate category change.

Recipients may transfer up to 10% of the total budget between current, approved budget categories without prior approval as long as the funds are transferred to an existing line item.

Under no circumstances can transfers of funds increase the total budgeted award.

Retroactive (after-the-fact) approval of project adjustments or items not currently in the approved award will only be considered under extenuating circumstances. Recipients who incur costs prior to approval of requested adjustments do so at the risk of the items being ineligible for reimbursement under the award.

All requests for changes, including requests for project period extensions, must be submitted in the electronic grant management system no later than thirty (30) days prior to award expiration date.

7.0 **Financial Expenditures and Reporting -** The recipient shall close the expense reporting period either on a Monthly or Quarterly basis. For any reporting period the recipient is seeking reimbursement, a payment request must also be submitted in the grant management system. Closing of the reporting period and Payment Requests are due thirty (30) days after the end of the reporting period with the exception of the final reporting period.

All project expenditures for reimbursement of recipient costs shall be submitted on the Project Expenditure Report Forms prescribed and provided by the Office of Criminal Justice Grants (OCJG) through the electronic grant management system.

All Project Expenditure Reports shall be submitted in sufficient detail for proper pre-audit and post-audit.

All reports must relate financial data to performance accomplishments.

An expenditure report is not required when no reimbursement is being requested; however, recipients should close the associated reporting period in the electronic grant management system.

Before the "final" Payment Request will be processed, the recipient must submit to the Department all outstanding Performance Achievements and must have satisfied all withholding, special, and monitoring conditions. Failure to comply with the above provisions shall result in forfeiture of reimbursement.

8.0 **Project Income (PGI)** - All income generated as a direct result of a project shall be deemed program income. Program income from asset seizures and forfeitures is considered earned when the property has been adjudicated to the benefit of the plaintiff (i.e., law enforcement entity).

The recipient shall submit a PGI Earnings and Expenditures form in the electronic grant management system as soon as PGI is earned or expended. Prior to expending funds, the recipient shall submit a PGI Spending Request form for OCJG approval. All PGI expenditures must directly relate to the project being funded and must be allowable under the federal award.

Additionally, any unexpended PGI remaining at the end of the federal award period must be submitted to OCJG for transmittal to the Bureau of Justice Assistance.

9.0 **Recipient Integrity and Performance Matters** - Requirement to report information on certain civil, criminal, and administrative proceedings to OCJG, SAM and FAPIIS.

The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management ("SAM"), to the designated federal integrity and performance system ("FAPIIS").

SECTION V: MONITORING AND AUDITS

1.0 **Access to Records -** The Florida Department of Law Enforcement, the Auditor General of the State of Florida, the U.S. Department of Justice, the U.S. Comptroller General or any of their duly authorized representatives, shall have access to books, documents, papers and records of the recipient and contractors for the purpose of audit and examination according to the Financial Guide. At any time, a representative of the Department, the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right to visit the project site to monitor, inspect and assess work performed under this agreement.

The Department reserves the right to unilaterally terminate this agreement if the recipient or contractor refuses to allow public access to all documents, papers, letters, or other materials subject to provisions of s. 119, F.S., unless specifically exempted and/or made confidential by operation of s. 119, F.S., and made or received by the recipient or its contractor in conjunction with this agreement.

The recipient will give the awarding agency or the General Accounting Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance.

2.0 **Assessments and Evaluations** – The recipient agrees to participate in a data collection process measuring program outputs and outcomes as outline by the Office of Justice Programs. The recipient agrees to cooperate with any assessments, national evaluation efforts, and/or information or data collection requests related to activities under this award.

3.0 **Monitoring** - The recipient agrees to comply with FDLE's award monitoring guidelines, protocols, and procedures; and to cooperate with FDLE on all award monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide FDLE all documentation necessary to complete monitoring of the award. Further, the recipient agrees to abide by reasonable deadlines set by FDLE for providing requested documents. Failure to cooperate with award monitoring activities may result in sanctions affecting the recipient's award, including, but not limited to: withholding and/or other restrictions on the recipient's access to funds, referral to the Office of the Inspector General for audit review, designation of the recipient as a FDLE High Risk grantee, or termination of award(s).

4.0 **Property Management** - The recipient shall establish and administer a system to protect, preserve, use, maintain and dispose of any property furnished to it by the Department or purchased pursuant to this agreement according to federal property management standards set forth in the DOJ Grants Financial Guide and 2 C.F.R. §200.313. This obligation continues as long as the recipient retains the property, notwithstanding expiration of this agreement.

5.0 **Award Closeout -** Award Closeout will be initiated by the Department after the final payment request has been processed. The final payment request must be submitted within sixty (60) days of the end date of the award. All performance achievements and performance questionnaires must be completed before the award can be closed.

6.0 **High Risk Recipients -** If a recipient is designated "high risk" by a federal award-making agency, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to FDLE's OCJG. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

7.0 **Imposition of Additional Requirements** - The recipient agrees to comply with any additional requirements that may be imposed by OCJG during the period of performance for this award if the recipient is designated as "high risk" for purposes of the DOJ high-risk list.

8.0 **Retention of Records** - The recipient shall maintain all records and documents for a minimum of five (5) years from the date of the final financial statement and be available for audit and public disclosure upon request of duly authorized persons. The recipient shall comply with State of Florida General Records Schedule GS1-SL for State and Local Government Agencies:
https://fldoswebumbracoprod.blob.core.windows.net/media/703328/gs1-sl-2020.pdf.

9.0 **Disputes and Appeals** - The Department shall make its decision in writing when responding to any disputes, disagreements, or questions of fact arising under this agreement and shall distribute its response to all concerned parties. The recipient shall proceed diligently with the performance of this agreement according to the Department's decision. If the recipient appeals the Department's decision, the appeal also shall be made in writing within twenty-one (21) calendar days to the Department's clerk (agency clerk). The recipient's right to appeal the Department's decision is contained in § 120, F.S., and in procedures set forth in Rule 28-106.104, Florida Administrative Code. Failure to appeal within this time frame constitutes a waiver of proceedings under Chapter 120, F.S.

10.0 **Failure to Address Audit Issues** - The recipient understands and agrees that FDLE's OCJG may withhold award funds, or may impose award conditions or other related requirements, if (as determined by OCJG) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the 2 C.F.R. § 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews.

11.0 **Single Annual Audit** - Recipients that expend $750,000 or more in a year in total federal award funding shall have a single audit or program-specific audit conducted for that year. The audit shall be performed in accordance with the OMB 2 C.F.R. § 200 Subpart F – Audit Requirements and other applicable federal law. The contract for this agreement shall be identified in the Schedule of Federal Financial Assistance in the subject audit. The contract shall be identified as federal funds passed through the Florida Department of Law Enforcement and include the contract number, CFDA number, award amount, contract period, funds received and disbursed. When applicable, the recipient shall submit an annual financial audit that meets the requirements of 2 C.F.R. § 200 Subpart F, "Audit Requirements" s. 215.97, F.S., "Florida Single Audit Act" and Rules of the Auditor General, Chapter 10.550, and Chapter 10.650, "Local Governmental Entity Audits" and "Florida Single Audit Act Audits Nonprofit and For-Profit Organizations."

A complete audit report that covers any portion of the effective dates of this agreement must be performed and submitted to the Federal Audit Clearinghouse within the earlier of thirty (30) calendar days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Submissions must include required elements described in Appendix X to 2 C.F.R. § 200 on the specified form (Form SF-SAC).

Records shall be made available upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Department.

Recipients that expend less than $750,000 in federal awards during a fiscal year are exempt from the Single Audit Act audit requirements for that fiscal year. In this case, written notification, in the form of the "Certification of Audit Exemption" form, shall be provided to the Department by the Chief Financial Officer, or designee, that the recipient is exempt. This notice shall be provided to the Department no later than March 1 following the end of the fiscal year.

SECTION VI: AWARD PROCUREMENT AND COST PRINCIPLES

1.0 **Procurement Procedures** - Recipients must have written procedures for procurement transactions. Procedures must conform to applicable Federal law and the standards in 2 C.F.R. §§ 200.318-326.

This condition applies to agreements that OCJG considers to be a procurement "contract", and not a second-tier award.

The details of the advance approval requirement to use a noncompetitive approach in a procurement contract under this award are posed on the OJP website at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm.

Additional information on Federal purchasing guidelines can be found in the Guide to Procurements Under DOJ Grants and Cooperative agreements at https://ojp.gov/funding/Implement/Resources/GuideToProcurementProcedures.pdf.

2.0 **Cost Analysis** - A cost analysis must be performed by the recipient if the cost or price is at or above the $35,000 acquisition threshold and the contract was awarded non-competitively in accordance with s. 216.3475, F.S. The recipient must maintain records to support the cost analysis, which includes a detailed budget, documented review of individual cost elements for allowability, reasonableness, and necessity. See also: Reference Guide for State Expenditures.

3.0 **Allowable Costs** - Allowance for costs incurred under the award shall be determined according to the general principles and standards for selected cost items set forth in the DOJ Grants Financial Guide and 2 C.F.R. Part 200, Subpart E, "Cost Principles".

4.0 **Unallowable Costs** - Payments made for costs determined to be unallowable by either the Federal awarding agency, or the Department, either as direct or indirect costs, must be refunded (including interest) to FDLE and the Federal Government in accordance with instructions that determined the costs are unallowable unless state or Federal statute or regulation directs otherwise. See also 2 C.F.R. §§ 200.300-309.

5.0 **Unmanned Aircraft Systems (UAS)** – The recipient agrees that no funds under this award (including via subcontract or subaward, at any tier) may be used for unmanned aircraft systems (UAS), which includes unmanned aircraft vehicles (UAV), or for any accompanying accessories to support UAS.

6.0 **Facial Recognition Technology (FRT)** - In accepting this award, the recipient agrees that grant funds cannot be used for Facial Recognition Technology (FRT) unless the recipient has policies and procedures in place to ensure that the FRT will be utilized in an appropriate and responsible manner that promotes public safety, and protects privacy, civil rights, and civil liberties and complies with all applicable provisions of the U.S. Constitution, including the Fourth Amendment's protection against unreasonable searches and seizures and the First Amendment's freedom of association and speech, as well as other laws and regulations. Recipients utilizing funds for FRT must make such policies and procedures available to DOJ upon request.

7.0 **Body Armor** - Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: *https://nij.ojp.gov/topics/equipment-and-technology/body-armor.*

8.0 **Indirect Cost Rate** - A recipient that is eligible to use the "de minimis" indirect cost rate described in 2 C.F.R. § 200.414(f), and elects to do so, must advise OCJG in writing of both its eligibility and its election, and must comply with all associated requirements in the 2 C.F.R. § 200 and Appendix VII.

9.0 **Sole Source** - If the project requires a non-competitive purchase from a sole source, the recipient must complete the Sole Source Justification for Services and Equipment Form and submit to OCJG upon application for pre-approval. If the recipient is a state agency and the cost meets or exceeds $250,000, the recipient must also receive approval from the Florida Department of Management Services (DMS) (s. 287.057(5), F.S.). Additional details on the sole source requirement can be found at 2 C.F.R. § 200 and the DOJ Grants Financial Guide.

10.0 **Personnel Services** - Recipients may use award funds for eligible personnel services including salaries, wages, and fringe benefits, including overtime in accordance with the DOJ Grants Financial Guide Section 3.9 - Compensation for Personal Services, consistent with the principles set out in 2 C.F.R. § 200, Subpart E and those permitted in the federal program's authorizing legislation. Recipient employees should be compensated with overtime payments for work performed in excess of the established work week and in accordance with the recipient's written compensation and pay plan.

Documentation - Charges for salaries, wages, and fringe benefits must be supported by a system of internal controls providing reasonable assurance that charges are accurate, allowable, and properly allocated. Documentation supporting charges must be incorporated into the official records of the organization.

Charges made to the Personnel Budget Category must reasonably reflect the total time and activity for which the employee is compensated by the organization and cover both federally funded and all other activities. The records may include the use of subsidiary records as defined in the organization's written policies. Where award recipients work on multiple award programs or cost activities, documentation must support a reasonable allocation or distribution of costs among specific activities or cost objectives.

Federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the award recipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. An award recipient may compensate an employee at a higher rate, provided the amount in excess of the compensation limitation is not paid with federal funds.

11.0 **Contractual Services** - The recipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts as described in 2 C.F.R. § 200.318, General procurement.

Requirements for Contractors of Recipients - The recipient assures the compliance of all contractors with the applicable provisions of Title I of the Omnibus Crime Control and Safe Streets Act of 1968, as amended 34 U.S.C. § 10101 et seq.; the provisions of the current edition of the DOJ Grants FinancialGuide(https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf); and all other applicable federal and state laws, orders, circulars, or regulations. The recipient must pass-through all requirements and conditions applicable to the federal award to any subcontract. The term "contractor" is used rather than the term "vendor" and means an entity that receives a contract as defined in 2 C.F.R. § 200.22, the nature of the contractual relationship determines the type of agreement.

Approval of Consultant Contracts - Compensation for individual consultant services must be reasonable and consistent with that paid for similar services in the marketplace. The Federal awarding agency and pass-through entity must review and approve in writing all consultant contracts prior to employment of a consultant when the individual compensation rate exceeds $650 (excluding travel and subsistence costs) per eight-hour day, or $81.25 per hour. A detailed justification must be submitted to and approved by FDLE, who will coordinate written approval of the Federal awarding agency, prior to recipient obligation or expenditures of such funds. Approval shall be based upon the contract's compliance with requirements found in the Financial Guide Section 3.6 Consultant Rates and applicable state statutes. The Department's approval of the recipient agreement does not constitute approval of individual consultant contracts or rates. If consultants are hired through a competitive bidding process (not sole source), the $650 threshold does not apply.

12.0 **FFATA Reporting Requirements** - Recipients that enter into awards of $30,000 or more should review the Federal Funding Accountability and Transparency Act of 2006 (FFATA), website for additional reporting requirements at https://ojp.gov/funding/Explore/FFATA.htm.

13.0 **Travel and Training** - The cost of all travel shall be reimbursed according to the recipient's written travel policy. If the recipient does not have a written travel policy, cost of all travel will be reimbursed according to State of Florida Travel Guidelines § 112.061, F.S. Any foreign travel must obtain prior written approval from the Federal awarding agency and pass-through entity.

14.0 **Expenses Related to Conferences, Meetings, Trainings, and Other Events** - Award funds requested for meetings, retreats, seminars, symposia, events, and group training activities and related expenses must receive written pre-approval from the Federal awarding agency and pass-through entity and comply with all provisions in 2 C.F.R. § 200.432 and DOJ Grants Financial Guide Section 3.10; Conference Approval, Planning, and Reporting. Award applications requesting approval for meeting, training, conference, or other event costs must include a completed Conference & Events Submission Form for approval prior to obligating award funds for these purposes.

15.0 **Training and Training Materials** – Any training or training materials that has been developed or delivered with award funding under this award must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at www.ojp.gov/funding/ojptrainingguidingprinciples.htm.

16.0 **Publications, Media, Websites, and Patents Ownership of Data and Creative Material** - Ownership of material, discoveries, inventions, and results developed, produced, or discovered subordinate to this agreement is governed by the terms of the DOJ Grants Financial Guide, 28 C.F.R. §§ 66, and 200.315.

Publication or Printing of Materials - Publication costs for electronic and print media, including distribution, promotion, and general handling are allowable. If these costs are not identifiable with a particular direct cost objective, it should be allocated as indirect costs. Publication includes writing, editing, and preparing the illustrated material (including videos and electronic mediums).

Recipients must request pre-approval in writing for page charges for professional journal publications. All publication materials must comply with provisions in 2 C.F.R. § 200.461 and DOJ Grants Financial Guide, Section 3.9; Allowable Costs – Publication.

Recipients must submit for review and approval one (1) copy of any written materials to be published, including web-based materials and website content, to be paid under this award at least thirty (30) days prior to the targeted dissemination date.

All electronic and print materials paid under this award must contain the following statements identifying the federal award:

"This project was supported by Award No. ***[Federal Award Number]*** *awarded by the* ***[Bureau of Justice Assistance/Bureau of Justice Statistics]****, Office of Justice programs. The opinions, findings, and conclusions or recommendations expressed in this publication/program/exhibition are those of the authors and do not necessarily reflect the views of the Department of Justice or grant-making component."*

Websites - Any website funded in whole or in part under this award must include the same statement above on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a web-based service, including any pages that provide results or outputs from the service. The full text of the statement must be clearly visible on the home page. On other pages, the statement may be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

Patents - Recipients are subject to applicable regulations governing patents and inventions, including government wide regulations issued by the Department of Commerce (37 C.F.R. § 401 and 2 C.F.R. § 200.315(c)).

Recipients must promptly and fully report to FDLE and the Federal awarding agency if any program produces patentable items, patent rights, processes, or inventions, in the course of work sponsored under this award.

17.0 For NCHIP & NICS: Purchase of Automated Fingerprint Identification System (AFIS) - AFIS equipment purchased under this award must conform to the American National Standards Institute (ANSI) Standard, "Data Format for the Interchange of Fingerprint, Facial & Other Biometric Information" (ANSI/NIST-ITL 1-2007 PART 1) and any other applicable standards set forth by the Federal Bureau of Investigation (FBI).

18.0 Information Technology Projects

Criminal Intelligence Systems - The recipient agrees that any information technology system funded or supported by the Office of Justice Programs funds will comply with 28 C.F.R. § 23, Criminal Intelligence Systems Operating Policies, if the Office of Justice Programs determines this regulation to be applicable. Should the Office of Justice Programs determine 28 C.F.R. § 23 to be applicable, the Office of Justice Programs may, at its discretion, perform audits of the system, as per 28 C.F.R. § 23.20(g). Should any violation of 28 C.F.R. § 23 occur, the recipient may be fined as per 42 U.S.C. § 3789g(c)-(d). The recipient may not satisfy such a fine with federal funds.

The recipient understands and agrees that no awarded funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography. In doing so the recipient agrees that these restrictions will not limit the use of awarded funds necessary for any federal, state, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecutions, or adjudication activities.

State IT Point of Contact - The recipient must ensure that the State IT Point of Contact receives written notification regarding any information technology project funded by this award during the obligation and expenditures period. This is to facilitate communication among local and state governmental entities regarding various information technology projects being conducted with these award funds. In addition, the recipient must maintain an administrative file documenting the meeting of this requirement. For a list of State IT Points of Contact, go to https://it.ojp.gov/technology-contacts.

The State IT Point of Contact will ensure the recipient's project follows a statewide comprehensive strategy for information sharing systems that improve the functioning of the criminal justice system, with an emphasis on integration of all criminal justice components, law enforcement, courts, prosecution, corrections, and probation and

parole.

Interstate Connectivity - To avoid duplicating existing networks or IT systems in any initiatives funded by the Bureau of Justice Assistance for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of the Bureau of Justice Assistance that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

19.0 Interoperable Communications Guidance - Recipients using funds to support emergency communications activities must comply with the current SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. Emergency communications activities include the purchase of Interoperable Communications Equipment and technologies such as voice-over-internet protocol bridging or gateway devices, or equipment to support the build out of wireless broadband networks in the 700 MHz public safety band under the Federal Communications Commission (FCC) Waiver Order. SAFECOM guidance can be found at https://www.dhs.gov/publication/funding-documents.

Recipients interested in developing a public safety broadband network in the 700 MHz band in their jurisdictions must adhere to the technical standards set forth in the FCC Waiver Order, or any succeeding FCC orders, rules, or regulations pertaining to broadband operations in the 700 MHz public safety band. The recipient shall also ensure projects support the Statewide Communication Interoperability Plan (SCIP) and are fully coordinated with the full-time Statewide Interoperability Coordinator (SWIC). If any future regulatory requirement (from the FCC or other governmental entity) results in a material technical or financial change in the project, the recipient should submit associated documentation, and other material, as applicable, for review by the SWIC to ensure coordination. Recipients must provide a listing of all communications equipment purchased with award funding (plus the quantity purchased of each item) to FDLE once items are procured during any periodic programmatic progress reports.

20.0 Global Standards Package - In order to promote information sharing and enable interoperability among disparate systems across the justice and public safety community, OJP requires the recipient to comply with DOJ's Global Justice Information Sharing Initiative (DOJ's Global) guidelines and recommendations for this particular award. Recipient shall conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at https://it.ojp.gov/gsp. Recipient shall document planned approaches to information sharing and describe compliance to the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

21.0 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment – In accordance with the requirements as set out in 2 C.F.R. *§* 200.216, recipients are prohibited from obligating or expending award funds to:

1) Procure or obtain;
2) Extend or renew a contract to procure or obtain;
3) Enter into a contract to procure or obtain equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, produced by Huawei Technologies Company or ZTE Corporation (or a subsidiary or affiliate of such entities).

22.0 Unreasonable Restrictions on Competition - This condition applies with respect to any procurement of property or services funded (in whole or in part) by this award, by the recipient (or subrecipient at any tier), and regardless of the dollar amount of the purchase or acquisition, the method of procurement, or the nature of any legal instrument used. The provisions of this condition must be among those included in any subaward (at any tier).

1) Consistent with the (DOJ) Part 200 Uniform Requirements -- including as set out at 2 C.F.R. 200.300 and 200.319(a) – Recipient (or subrecipient at any tier) may (in any procurement transaction) discriminate against any person or entity on the basis of such person or entity's status as an "associate of the federal government" (or on the basis of such person or entity's status as a parent, affiliate, or subsidiary of such an associate), except as expressly set out in 2 C.F.R. 200.319(a) or as specifically authorized by USDOJ.
2) Monitoring of compliance with the requirements of this condition will be conducted by FDLE.
3) The term "associate of the federal government" means any person or entity engaged or employed (in the past or at present) by or on behalf of the federal government -- as an employee, contractor or subcontractor (at any tier), award recipient or -subrecipient (at any tier), agent, or otherwise -- in undertaking any work, project, or activity for or on behalf of (or in providing goods or services to or on behalf of) the federal government, and includes any applicant for such employment or engagement, and any person or entity committed by legal instrument to undertake any such work, project, or activity (or to provide such goods or services) in future.

4) Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

23.0 Non-Disclosure Agreements - No recipient or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

24.0 Whistleblower Protections – An employee of a recipient (at any tier) must not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in paragraph (a)(2) of 41 U.S.C. 4712 information that the employee reasonably believes is evidence of gross mismanagement of a Federal contract or grant, a gross waste of Federal funds, an abuse of authority relating to a Federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or grant.

The recipient and subrecipient must inform their employees in writing of employee whistleblower rights and protections under 41 U.S.C. 4712.

25.0 Confidential Funds and Confidential Funds Certificate - A signed certification that the Project Director or Implementing Agency Chief Official has read, understands, and agrees to abide by all conditions for confidential funds outlined in Section 3.12 of the DOJ Grants Financial Guide is required for all projects that involve confidential funds. The signed certification must be submitted at the time of award application. Confidential Funds certifications must be signed by the recipient Chief Official or an individual with formal, written signature authority for the Chief Official.

Prior to the reimbursement of expenditures for confidential funds, the recipient must compile and maintain a CI Funds Tracking Sheet to record all disbursements under the award. The completed form must be submitted with the payment request for OCJG review.

26.0 For JAG: Task Force Training Requirement - The recipient agrees that within 120 days of award, each current member of a law enforcement task force funded with these funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, will complete required online (internet-based) task force training. The training can be accessed https://www.centf.org/CTFLI/.

All current and new task force members are required to complete this training once during the life of the award, or once every four years if multiple awards include this requirement. This training addresses task force effectiveness as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability.

When FDLE awards funds to support a task force, the recipient must compile and maintain a task force personnel roster along with course completion certificates.

27.0 For NCHIP and NARIP: Protective Order Systems - Any system developed with funds awarded under this cooperative agreement will be designed to permit interface with the National Protective Order file maintained by the FBI.

28.0 For PREA: PREA Audits - Recipients using funds, in whole or in part, to conduct PREA audits must utilize a DOJ certified PREA auditor who must abide by all applicable requirements in the DOJ PREA Auditor Handbook.

SECTION VII: ADDITIONAL REQUIREMENTS

1.0 Environmental Protection Agency's (EPA) list of Violating Facilities - The recipient assures that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Program Purpose are not listed on the EPA's list of Violating Facilities and that it will notify the Department of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

2.0 National Environmental Policy Act (NEPA) - The recipient agrees to assist FDLE in complying with the NEPA, the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of award funds by the recipient. This applies to the following new activities whether or not they are being specifically funded with these award funds. That is, it applies as long as the activity is being conducted by the recipient or any third party and the activity needs to be undertaken in order to use these award funds. Accordingly, the recipient

agrees to first determine if any of the following activities will be funded by the award, prior to obligating funds for any of these purposes.

If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact FDLE OCJG.

1) New construction;
2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain; a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
3) A renovation, lease, or any other proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
4) Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or educational environments; and
5) Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by the Bureau of Justice Assistance. The recipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed by the Department of Justice at https://www.bja.gov/Funding/nepa.html, for programs relating to methamphetamine laboratory operations.

3.0 **National Historic Preservation Act** – The Act will assist the Department (if necessary) in assuring compliance with section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 470), Ex. Order 11593 (identification and protection of historic properties), the Archeological and Historical Preservation Act of 1974 (16 U.S.C. § 469 a-1 et seq.), and the National Environmental Policy Act of 1969 (42 U.S.C. § 4321).

4.0 **Human Research Subjects** – The recipient agrees to comply with the requirements of 28 C.F.R. part 46 and all Office of Justice Programs policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

5.0 **Disclosures**

Conflict of Interest - The recipient and implementing agency will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. Recipients must disclose in writing any potential conflict of interest to FDLE (the non-federal pass-through entity).

Violations of Criminal Law - The recipient must disclose all violations of state or federal criminal law involving fraud, bribery or gratuity violations potentially affecting the award.

6.0 **Uniform Relocation Assistance and Real Property Acquisitions Act** - The recipient will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. § 4601 et seq.), which govern the treatment of persons displaced as a result of federal and federally-assisted programs.

7.0 **Limitations on Government Employees Financed by Federal Assistance** - The recipient will comply with requirements of 5 U.S.C. §§ 1501-08 and §§ 7321-26, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

8.0 **Funds to Association of Community Organizations for Reform Now (ACORN) Unallowable** - Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or award to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of OJP.

9.0 **Text Messaging While Driving** - Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), and §316.305, F.S., the recipient is encouraged to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

10.0 **DNA Testing of Evidentiary Materials and Upload of DNA Profiles to a Database** - If award funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA

Index System (CODIS), by a government DNA lab with access to CODIS. No profiles generated with award funding may be entered into any other non-governmental DNA database without prior express written approval from BJA. Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS. Booking agencies should work with their state CODIS agency to ensure all requirements are met for participation in Rapid DNA (see National Rapid DNA Booking Operational Procedures Manual).

11.0 Forensic Genealogy Testing – Recipients utilizing award funds for forensic genealogy testing must adhere to the United States Department of Justice Interim Policy Forensic Genealogical DNA Analysis and Searching and must collect and report the metrics identified in Section IX of the document to the Bureau of Justice Assistance. For more information, visit https://www.justice.gov/olp/page/file/1204386/download.

12.0 Environmental Requirements and Energy - For awards in excess of $100,000, the recipient must comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C 85), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR 1). The recipient must comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871), if any.

13.0 Other Federal Funds - The recipient agrees that if it currently has an open award of federal funds or if it receives an award of federal funds other than this award, and those awards have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this award, the recipient will promptly notify, in writing the grant manager for this award, and, if so requested by OCJG seek a budget modification or change of project scope amendment to eliminate any inappropriate duplication of funding.

14.0 Trafficking in Persons - The recipient must comply with applicable requirements pertaining to prohibited conduct relating to the trafficking of persons, whether on the part of recipients, recipients or individuals defined as "employees" of the recipient. The details of the recipient and recipient obligations related to prohibited conduct related to trafficking in persons are incorporated by reference and posted at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm.

15.0 Requirement of the Award; Remedies for Non-Compliance or for Materially False Statements: Any materially false, fictitious, or fraudulent statement to the Department related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001, 1621, and/or 34 U.S.C. § 10272), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or unenforceable; such provision shall be deemed severable from this award.

16.0 Employment Eligibility Verification for Hiring Under This Award – The recipient must ensure that as part of the hiring process for any position that is or will be funded (in whole or in part) with award funds, the employment eligibility of the individual being hired is properly verified in accordance with the provisions of 8 U.S.C. 1324a(a)(1) and (2).

1) All persons who are or will be involved in activities under this award must be made aware of the requirement for verification of employment eligibility, and associated provisions of 8 U.S.C. 1324a(a)(1) and (2) that make it unlawful in the United States to hire (or recruit for employment) certain aliens.
2) The recipient must provide training (to the extent necessary) to those persons required by this condition to be notified of the requirement for employment eligibility verification and the associated provisions of 8 U.S.C. 1324a(a)(1) and (2).
3) As part of the recordkeeping requirements of this award, the recipient must maintain records of all employment eligibility verifications pertinent to compliance with this condition and in accordance with I-9 record retention requirements, as well as pertinent records of notifications and trainings.
4) Monitoring of compliance with the requirements of this condition will be conducted by FDLE.
5) Persons who are or will be involved in activities under this award includes any and all recipient officials or other staff who are or will be involved in the hiring process with respect to an award funded position under this award.
6) For the purposes of satisfying this condition, the recipient may choose to participate in, and use E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient entity uses E-Verify to confirm employment eligibility for each position funded through this award.
7) Nothing in this condition shall be understood to authorize or require any recipient, or any person or other entity, to violate federal law, including any applicable civil rights or nondiscrimination law.

8) Nothing in this condition, including paragraph vi., shall be understood to relieve any recipient, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1) and (2).

17.0 Determination of Suitability to Interact with Minors – This condition applies if it is indicated in the application for award (at any tier) that a purpose of some or all of the activities to be carried out under the award is to benefit a set of individuals under 18 years of age.

The recipient (or subrecipient at any tier), must make determinations of suitability before certain individuals may interact with participating minors. The requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP website at https://ojp.gov/funding/Explore/Interact-Minors.htm.

18.0 Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters - No recipient under this award, or entity that receives a procurement contract with funds under this award, may require an employee to sign an internal confidentiality agreement that prohibits the reporting of waste, fraud, or abuse to an investigative or law enforcement representative authorized to receive such information.

The foregoing is not intended, to contravene requirements applicable to classified information. In accepting this award, the recipient:

1) Has not required internal confidentiality agreements or statements from employees or contractors that currently prohibit reporting waste, fraud, or abuse;
2) Certifies that, if it learns that it is or has been requiring its employees or contractors to execute agreements that prohibit reporting of waste, fraud, or abuse, it will immediately stop any further obligations of award funds, will provide prompt written notification to OCJG, and will resume such obligations only if expressly authorized to do so by OCJG.
3) Will comply with requirements of 5 U.S.C. §§ 1501-08 and 7321-26, which limit certain political activities of state or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

19.0 Safe Policing and Law Enforcement – Recipients that are state, local, college or university law enforcement agencies must be in compliance with the safe policing certification requirement outlined in Executive Order 13929. For detailed information on this certification requirement, see https://cops.usdoj.gov/SafePolicingEO.

20.0 For JAG: Extreme Risk Protection Programs – Recipients using funds for Extreme Risk Protection programs must include, at a minimum: pre-deprivation and post-deprivation due process rights that prevent any violation or infringement of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive or procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). Such programs must include, at the appropriate phase to prevent any violation of constitutional rights, at minimum, notice, the right to an in-person hearing, an unbiased adjudicator, the right to know opposing evidence, the right to present evidence, and the right to confront adverse witnesses; the right to be represented by counsel at no expense to the government; pre-deprivation and post-deprivation heightened evidentiary standards and proof which mean not less than the protections afforded to a similarly situated litigant in Federal court or promulgated by the State's evidentiary body, and sufficient to ensure the full protections of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive and procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). The heightened evidentiary standards and proof under such programs must, at all appropriate phases to prevent any violation of any constitutional right, at minimum, prevent reliance upon evidence that is unsworn or unaffirmed, irrelevant, based on inadmissible hearsay, unreliable, vague, speculative, and lacking a foundation; and penalties for abuse of the program.

21.0 For RSAT: State Alcohol and Drug Abuse Agency - The recipient will coordinate the design and implementation of treatment programs with the State alcohol and drug abuse agency or any appropriate local alcohol and drug abuse agency, especially when there is an opportunity to coordinate with initiatives funded through the Justice Assistance Grant (JAG) program.

22.0 For RSAT: Drug Testing - The recipient will implement or continue to require urinalysis or other proven reliable forms of testing of individuals in correctional residential substance abuse treatment programs. Such testing shall include individuals released from residential substance abuse treatment programs who remain in the custody of the State.

23.0 **For RSAT: Opioid Abuse and Reduction** - The recipient understands and agrees that, to the extent that substance abuse treatment and related services are funded by this award, they will include needed treatment and services to address opioid abuse and reduction.

24.0 **For RSAT: Data Collection** - The recipient agrees that award funds may be used to pay for data collection, analysis, and report preparation only if that activity is associated with federal reporting requirements. Other data collection, analysis, and evaluation activities are not allowable uses of award funds.

25.0 **For PSN: Coordination with U.S. Attorney and PSN Task Forces** - The recipient agrees to coordinate the project with the U.S. Attorney and Project Safe Neighborhoods Task Force(s) for the respective U.S. Attorney Districts covered by the award. The recipient also is encouraged to coordinate with other community justice initiatives and other ongoing, local gun prosecution and law enforcement strategies.

26.0 **For PSN: Media-related Outreach** - The recipient agrees to submit to OCJG for review and approval by DOJ, any proposal or plan for PSN media-related outreach projects.

27.0 **For NCHIP & NARIP: Coordination and Compatibility with Systems** - In accordance with federal award conditions, recipient agrees all activities supported under this award must:

1) Be coordinated with Federal, State, and local activities relating to homeland security and presale firearm checks.
2) Ensure criminal justice information systems designed, implemented, or upgraded with NCHIP or NARIP funds are compatible, where applicable, with the National Incident-Based Reporting System (NIBRS), the National Crime Information Center system (NCIC 2000), the National Criminal Instant Background Check System (NICS), the Integrated Automated Fingerprint Identification System (IAFIS), and applicable national, statewide or regional criminal justice information sharing standards and plans.
3) Intend to establish or continue a program that enters into the National Crime Information Center (NCIC) records of: (a) Protection orders for the protection of persons from stalking or domestic violence; (b) Warrants for the arrest of persons violating protection orders intended to protect victims from stalking or domestic violence; and (c) Arrests or convictions of persons violating protection orders intended to protect victims from stalking or domestic violence.

AGENDA ITEM NO. 7.I

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Jeremy Giddens, Police

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Opioid Settlement Expenditure

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Request to purchase AED supplies and sked stretcher system

FINANCIAL IMPACT:
Opioid Expenditure totaling $15,125

ATTORNEY REVIEW/RECOMMENDATION:
Not reviewed

SUGGESTED MOTION:
Motion to approve Opioid Settlement Expenditure.

ATTACHMENTS:
Opioid Settlement Expenditure

BRADENTON POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM

Date: Feburary 5, 2025

To: Melanie Bevan, Ed.D PD 2/5/2025
Chief of Police

From: Jeremy S. Giddens, Grants / Speed Measurement Specialist
Administrative Services

Subject: Opioid Settlement Expenditure

Illegal narcotics, particularly those related to fentanyl, continue to affect our community. In 2024, our agency investigated 107 overdose cases, with six resulting in death. This marks a 25% decline in fatalities compared to 2023. The average age of non-fatal overdose victims is 39, and five individuals have experienced at least two overdoses. This decrease is a reflection of the resources dedicated to combating illegal opioid use and providing treatment.

However, despite this progress, a significant amount of work remains to be done to address the ongoing issues related to substance abuse in our community. To ensure we are prepared to tackle this problem, we propose utilizing opioid settlement funds to purchase AED supplies, and a sked stretcher system. The AED supplies are necessary to support the 121 AEDs currently in use, and the stretcher system will serve as a mobile patient transport and lift assistance tool for emergencies.

Cost Estimates

AED Supplies (20 batteries & 25 pads)	$ 9,000
Seven Skedco sked stretcher systems	$ 6,125
Total:	**$ 15,125**

For reference, the City received $81,086.21 in 2022, $182,284.08 in 2023, and in 2024 will receive $95,600.24 and $48,534.67 from the Opioid Settlement.

AGENDA ITEM NO. 7.m

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Nicholas Toth, Purchasing

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Award for IFB 24-036NT Eastside Drainage Improvements

SUGGESTED ACTION: Authorize award and pursue a contract with Ferreria Construction Company, Inc.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Invitation for Bid (IFB) - Construction 24-036NT Eastside Drainage Improvements was advertised on DemandStar on December 18, 2024. On January 24, 2025, seven (7) sealed bids were received and opened in response to the IFB. After reviewing the responsive/responsibility of each bidder Ferreira Construction Company, Inc. submitted the lowest responsive and responsible bid and is recommended for award and contract.

FINANCIAL IMPACT:
Included in the FY-25 Budget

ATTORNEY REVIEW/RECOMMENDATION:
Attorney Scott Rudacille will be sent the contract for review once authorized.

SUGGESTED MOTION:
Motion to authorize the award for IFB 24-036NT and to pursue a contract with Ferreria Construction Company, Inc.

ATTACHMENTS:

NOTICE OF RECOMMENDED AWARD

SOLICITATION #	24-036NT		**TYPE:**	IFB Construction – Invitation for Bids	
SOLICITATION TITLE	Eastside Drainage Improvements				
PROCUREMENT SPECIALIST	Nick Toth, CPPB				
DEPARTMENT	Public Works				
ADVERTISED DATE	12/18/2024		**RESPONSE DATE**	01/24/2025	
PRE-BID MEETING	☐ Mandatory ☒ Optional ☐ N/A			**ATTENDEES**	6
NOTIFICATIONS	1300	**VIEWS**	34	**RESPONSES**	7

RESPONDENTS		
VENDOR	**LOCATION**	**TOTAL BID PRICE**
C&M Road Builders*	Sarasota, FL	$2,248,562.73
Ferreira Construction Company, Inc.	**Hobe Sound, FL**	**$2,376,153.10**
Gator Grading and Paving	Palmetto, FL	$2,799,455.50
C-Squard CGC, Inc.	Sarasota, FL	$2,813,598.10
Crisdel Group, Inc.	Tampa, FL	$2,876,750,95
Harris/McBurney Co.	Tampa, FL	$3,099,999.99
Woodruff & Sons, Inc.	Bradenton, FL	$3,502,304.84

*Deemed Non-Responsive

RECOMMENDED AWARD
Ferreira Construction Company, Inc. having submitted the lowest responsive and responsible bid, is recommended for award.

AUTHORIZATION		
Erin Jones	Erin Jones	2/05/2025
Procurement Official or Designee	Signature	Date

Revised 2/15/23

CITY OF BRADENTON

Procurement

Interoffice Memorandum

TO: Erin Jones, CPPB, NIGP-CPP Purchasing Manager

FROM: Nick Toth, CPPB Purchasing Analyst

DATE: February 4, 2025

SUBJECT: Award Recommendation for 24-036NT Eastside Drainage Improvements

BACKGROUND:

On December 18, 2024, City of Bradenton advertised Invitation to Bid (IFB) Construction 24-036NT to select a contractor for Eastside Drainage Improvements. Notice of this IFB was made through DemandStar (1,300 vendors were notified) and an advertisement in the Sarasota Herald Tribune. 34 vendors viewed the solicitation, and 7 contractors submitted a bid. Because the specifications were clearly defined, the responsive and responsible contractor submitting the lowest price can be selected using the IFB process.

ANALYSIS:

Purchasing reviewed all bids for responsiveness and deemed the lowest bid C&M Road Builders as non-responsive for failing to submit (3) contractor qualification reference forms as required pursuant to section 00200 Instruction to Bidders 1.6 A and failing to submit a State of Florida General Contractors License outlined in section 00200 Article 1.2 Qualifications of Bidders. Purchasing then moved to the next lowest bidder, Ferreria Construction Company, Inc., and determined that they were responsive. The City's Engineer of Record, WSP Engineering checked the references of the lowest responsive bidder, Ferreira Construction Company, Inc. WSP Engineering deemed that Ferreira Construction Company, Inc met all the requirements established in the solicitation documents. See the attached Consultant letter that summarizes the details of their reference checks.

RECOMMENDATION:

I recommend award to Ferreria Construction Company, Inc. as the responsive and responsible bidder.

Kim Clayback P.E., Engineering Manager

Public Works & Utilities | 888 13th Ave E | Bradenton, Florida 34208
941.708.6300 | kim.clayback@bradentonfl.gov
www.cityofbradenton.com

To: Erin Jones, Purchasing Manager
From: Kim Clayback, Engineering Manager
CC: Irvin Lee, Nicholas Toth, Brian Norman
Date: February 5, 2025
Subject: IFB -24-036NT Eastside Drainage Improvements Notice of Recommended Award

---

The bid tabulation showing the results of the bids received for the referenced project has been reviewed and the complete bid package of the lowest responsive bidder has been evaluated.

Bid Award Criteria: The contract will be awarded to the responsive and responsible bidder submitting the lowest Total Bid Price, provided the bid is reasonable and in the best interest of the City to accept.

Bid Analysis: The engineer of record for the project, Greg Corning of WSP USA, reviewed the tabulation of bids and the complete bid package from the lowest responsive bidder as determined by the City's Purchasing Department. The lowest bid was received from Ferreira Construction Company Inc., and relative to the qualifications contained in Article 1 of Section 00200 of the solicitation documents, the required qualifications were met.

Recommendation of Award: The City's Engineering Department has reviewed the qualification assessment provided by WSP USA and concurs with their conclusion. Therefore, it is recommended that the Contract be awarded to the lowest responsive and responsible bidder, Ferreira Construction Company Inc., in the amount of $2,376,153.10.

Kim Clayback
Digitally signed by Kim Clayback
Date: 2025.02.05 10:54:02 -05'00'

Kim Clayback, P.E.
Engineering Division Manager

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

WSP USA Inc.
5411 SkyCenter Drive, Ste 650
Tampa, FL 33607
USA
www.wsp.com

February 5, 2025

Irvin Lee
Director of Public Works & Utilities
City of Bradenton, Florida
888 13th Avenue East
Bradenton, FL 34208
(941) 708-6300

Re: Bid Analysis

Dear Mr. Lee:

WSP USA Inc. (WSP) has reviewed the Request for Proposals (RFP) submitted for the Eastside Drainage Improvements project, which were received by the City of Bradenton before January 24, 2025, 2:30 pm.

This project is comprised of drainage improvements along 8th Avenue East, 12th Street East, 9th Avenue East, 13th Street East, and 11th Avenue East; including installation of approximately 2,500 LF of stormwater drainage pipes and construction of a stormwater pond.

The RFP included the following selection criteria to evaluate the proposals:

Criteria	Qualifier	Demonstrated Experience
A	Bidder	Bidder must have performed a project that included at least 2,500 linear feet of stormwater piping.
B	Bidder or Subcontractor	Must have performed a project that included a stormwater pond system.
C	Bidder or Subcontractor	At least one (1) of the project references for criteria A or B above must have had a minimum cost of not less than $500,000.

WSP reviewed the bid package, and below is the synopsis:

Ferreira Construction Company, Inc.

Pros

- Provided good references and past project experience for each portion of the work.
- Provided information on subcontractors and suppliers to be utilized for the project.

Cons

- The cost proposal was 13% higher than the Engineer's Opinion of Probable Cost.

WSP reviewed the proposal for the above criteria and recommended to submit Ferreira Construction Company Inc. for contract negotiation and consideration of award approval by the City Council. Ferreira Construction Company Inc. provided five reference projects with a contract price above $500,000. Two included projects that fit criteria A, and two included projects that fit criteria B. At this time, WSP has only received two responses from the reference contacts. Both confirmed Ferreira Construction Company Inc. performed to the scope of each project within the allotted schedule and budget; however, neither project fell under criteria A and B.

Below presents the schedule of values, along with the Engineer's Opinion of Probable Construction Cost, for the proposal:

Bidder	**Eastside Drainage Improvements**
Ferreira Construction Company, Inc.	$2,376,153.10
Engineer's Opinion of Probable Construction Cost	$2,104,073.51

In further evaluation of the schedule of values for the Eastside Drainage Improvements Project WSP observed the following differences:

Bid Items	**Ferreira Construction Company, Inc.**	**Engineer's Opinion of Probable Construction Cost**
Remove and Replace Curb	$357,000.00	$251,073.00
18" RCP	$440,055.00	$300,093.75
Curb Gutter Inlet Structure	$217,900.00	$125,611.06
Temporary Road Restoration	$113,840.80	$40,170.94
Milling and Paving	$168,884.50	$50,984.00

- Removing and replacing curbs for the engineer's opinion of probable construction cost was $251K while Ferreria Construction Company, Inc. was $357K.
- The 18" Pipe Installation for the engineer's opinion of probable construction cost was $300K while Ferreria Construction Company, Inc. was $440K.
- The Curb Gutter Inlet Structures Installation for the engineer's opinion of probable construction cost was $126K while Ferreria Construction Company, Inc. was $218K.
- Temporary Road Restoration for the engineer's opinion of probable construction cost was $40K while Ferreria Construction Company, Inc. was $114K.
- Milling and Paving for the engineer's opinion of probable construction cost was $51K while Ferreria Construction Company, Inc. was $169K.

The engineer's opinion of probable construction cost was completed in August 2023; within the past year, we have experienced a volatile environment for construction materials and labor. Future market events are unknown but are expected to increase in the short term. Based on this observation, the 13% differential is reasonable against the market trends.

In evaluation of the proposal submitted, WSP recommends moving forward to contract negotiations for completing the Eastside Drainage Improvement Project with Ferreira Construction Company Inc.

Sincerely,

WSP USA Inc.

Corning, Greg (USGC714750)
Digitally signed by Corning, Greg (USGC714750)
Date: 2025.02.05 09:44:08 -05'00'

Greg Corning, PE
FL Civil Design Senior Engineer

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GARCIA, DICTINIO

FERREIRA CONSTRUCTION CO INC
13000 SE FLORA AVE
HOBE SOUND FL 33455

LICENSE NUMBER: CGC1509418

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Solicitation #: **24-036NT** Solicitation Title: **Eastside Drainage Improvements**

OFFEROR	TRENCH SAFETY ACT CERTIFICATION	TABULATION OF SUBCONTRACTORS AND SUPPLIERS	BIDDERS STATEMENT OF DISPUTES	QUALIFCAITON STATEMENT FOR ENGINEERD CONSTRCUTION	NON-COLLUSION AFFIDAVIT	PUBLIC ENTITY FORM	DRUG FREE WORKPLACE CERTIFICATION	SUNBIZ VERIFICATION	ANTI-HUMAN TRAFFICKING	LICENSES	CONTRACTOR QUALIFICATION FORMS	FEE SCHEDULE	BID BOND	RESPONSIVE (YES OR NO)	RESPONSIBLE (YES OR NO)	TOTAL BID PRICE	COMMENTS
C&M Road Builders	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y	Y	N	N/A	$2,248,562.73	Failure to provide licenses and reference forms
Ferreria Construction Company, Inc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	$2,376,153.10	
Gator Grading and Paving	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N	N/A	N/A	N/A	N/A	$2,799,455.50	
C-Squard CGC, Inc	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$2,813,598.10	
Crisdel Group, Inc	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$2,876,750,95	
Harris/McBurney Co.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$3,099,999.99	
Woodruff & Sons, Inc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$3,502,304.84	

AGENDA ITEM NO. 7.n

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Marcus Kerber, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Contract Extension of ITB-22-002KC with AJ General Construction Services, Inc.

SUGGESTED ACTION: Approve the Agreement for Mayor's signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City and Contractor entered into a contract in response to ITB 22-002KC on January 7th, 2022, whereby Contractor agreed to provide the City with sidewalk construction, rehabilitation and repair services, as more specifically described in ITB 22-002KC. Whereas, the parties desire to renew the Contract for an additional twelve (12) month period to January 6th, 2026.

FINANCIAL IMPACT:
To be utilized and funded through the operating budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the Contract Extension of ITB-22-002KC AJ General Construction Services, Inc.

ATTACHMENTS:
Extension of ITB 22-002KC with AJ General Contracting Services, Inc.

First Contract Extension of ITB 22-002KC between AJ General Construction Services, Inc. and the City of Bradenton

This FIRST CONTRACT EXTENSION of Contract for ITB 22-002KC (the "Extension"), is made this 12th day of February 2025, between the CITY OF BRADENTON (hereinafter, the 'City"), a municipal corporation of the State of Florida located at 10 1 Old Main Street, Bradenton, Florida 34205, and AJ GENERAL CONSTRUCTION SERVICES, INC. (hereinafter, the "Contractor"), a Florida corporation with a principal office located at 4290 West State Road 60, Mulberry, Florida 33860.

WITNESSETH

WHEREAS, the City and Contractor entered into a contract in response to ITB 22-002KC (the "Contract") on January 7th, 2022, whereby Contractor agreed to provide the City with sidewalk construction, rehabilitation and repair services, as more specifically described in ITB 22-002KC.

WHEREAS, the term of the Contract ends on January 6th, 2025; however, the Contract provides the parties with the option to renew for two (2) additional twelve (12) month periods;

WHEREAS, the parties desire to renew the Contract for an additional twelve (12) month period; and

WHEREAS, the parties desire that, except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Contract, and the rights and obligations of the City and the Contractor, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREOFRE, the City and the Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals**. The recitals in the "WHEREAS" clauses are incorporated by reference and made a part of this Extension.

2. **Extension of the Term of the Contract**. The Contract is hereby extended to January 6th, 2026.

3. **Affirmation**. Except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Contract, and the rights and obligations of the parties thereunder, shall remain in full force and effect and are hereby ratified and affirmed.

4. **Counterparts**. This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on the Extension hereto may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties hereto accepted, made, and executed this Extension, upon the terms and conditions above stated, this 22nd day of January 2025.



Inna Dey, as President
AJ General Construction Services, Inc.

01/14/2025
Date

Gene Brown
Mayor, City of Bradenton

Date

Erin Jones
Erin Jones, NIGP-CPP, CPPB
Purchasing Manager, City of Bradenton

1/23/2025
Date

5006866v1

AGENDA ITEM NO. 7.o

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Marcus Kerber, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Contract Extension of ITB-22-002KC with C-Squared Certified General Contractor, Inc.

SUGGESTED ACTION: Approve the Agreement for Mayor's signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City and Contractor entered into a contract in response to ITB 22-002KC, whereby Contractor agreed to provide the City with sidewalk construction, rehabilitation and repair services, as more specifically described in ITB 22-002KC. Whereas, the term of the Contract ends on January 4th, 2025; however the Contract provides the parties with the option to renew for two (2) additional twelve (12) month period. Whereas, the parties desire to renew the Contract for an additional twelve (12) month period to January 4th, 2026.

FINANCIAL IMPACT:
To be utilized and funded through the operating budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the Contract Extension of ITB-22-002KC with C-Squared Certified General Contractor, Inc.

ATTACHMENTS:

Extension of ITB 22-002KC with C-Squared Certified General Contractor Inc.

First Contract Extension of ITB 22-002KC between
C-Squared Certified General Contractor, Inc. and the City of Bradenton

This FIRST CONTRACT EXTENSION of Contract for ITB 22-002KC (the "Extension"), is made this 12th day of February 2025, between the CITY OF BRADENTON (hereinafter, the "City"), a municipal corporation of the State of Florida located at 101 Old Main Street, Bradenton, Florida 34205, and C-SQUARED CERTIFIED GENERAL CONTRACTOR, INC. (hereinafter, the "Contractor"), a Florida corporation with a principal office located at 3547 53rd Ave W, Suite 327, Bradenton, Florida 34210.

WITNESSETH

WHEREAS, the City and Contractor entered into a contract in response to ITB 22-002KC (the "Contract") on January 5th, 2022, whereby Contractor agreed to provide the City with sidewalk construction, rehabilitation and repair services, as more specifically described in ITB 22-002KC.

WHEREAS, the term of the Contract ends on January 4th, 2025; however, the Contract provides the parties with the option to renew for two (2) additional twelve (12) month periods;

WHEREAS, the parties desire to renew the Contract for an additional twelve (12) month period; and

WHEREAS, the parties desire that, except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Contract, and the rights and obligations of the City and the Contractor, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREOFRE, the City and the Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals**. The recitals in the "WHEREAS" clauses are incorporated by reference and made a part of this Extension.

2. **Extension of the Term of the Contract**. The Contract is hereby extended to January 4th, 2026.

3. **Affirmation**. Except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Contract, and the rights and obligations of the parties thereunder, shall remain in full force and effect and are hereby ratified and affirmed.

4. **Counterparts**. This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on this Extension may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties hereto accepted, made, and executed this Extension, upon the terms and conditions above stated, this 12th day of February 2025.

, as President
C-Squared Certified General Contractor, Inc.

1/16/2025
Date

Gene Brown
Mayor, City of Bradenton

Date

Erin Jones
Erin Jones, NIGP-CPP, CPPB
Purchasing Manager, City of Bradenton

1/23/2025
Date

5006884v1

AGENDA ITEM NO. 7.p

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Erin Jones, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: First Contract Extension of RFP 23-010EJ with Stantec Consulting Services

SUGGESTED ACTION: Approval of the renewal for Mayors signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City and Contractor entered into a contract in response to RFP 23-010EJ (the "Contract") on September 13th, 2023, whereby Contractor agreed to provide the City with visioning consultant services, with an initial term 1 year term. The Contract provides the parties with the option to renew for four (4) additional one (1) year periods.

The parties desire to renew the Contract for an additional one (1) year period.

FINANCIAL IMPACT:
To be utilized through departments operating budget

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and approved by attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the first extension of the contract with Stantec Consulting Services.

ATTACHMENTS:

Contract Extension of RFP 23-010EJ with Stantec Consulting Services

First Contract Extension of RFP 23-010EJ
between Stantec Consulting Services, Inc. and the City of Bradenton

This FIRST CONTRACT EXTENSION of RFP 23-010EJ (the "Extension"), is made this 12th day of February 2025, between the CITY OF BRADENTON (hereinafter, the "City"), a municipal corporation of the State of Florida located at 101 Old Main Street, Bradenton, Florida 34205, and STANTEC CONSULTING SERVICES, INC. (hereinafter, the "Contractor"), a foreign profit corporation with a principal office located at 410 17th Street, Suite 1400, Denver, Colorado 80202.

WITNESSETH

WHEREAS, the City and Contractor entered into a contract in response to RFP 23-010EJ (the "Contract") on September 13th, 2023, whereby Contractor agreed to provide the City with visioning consultant services, as more specifically described in RFP 23-010EJ; and

WHEREAS, the initial term of the Contract concluded on September 12th, 2024; however, the Contract provides the parties with the option to renew for four (4) additional one (1) year periods;

WHEREAS, the parties desire to renew the Contract for an additional one (1) year period

WHEREAS, the parties desire that, except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Contract and the rights and obligations of the City and the Contractor, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREOFRE, the City and the Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals**. The recitals in the "WHEREAS" clauses are incorporated by reference and made a part of this Extension.

2. **Extension of the Term of the Contract**. The Contract is hereby extended to September 12th, 2025.

3. **Affirmation**. Except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Contract, and the rights and obligations of the parties thereunder, shall remain in full force and effect and are hereby ratified and affirmed.

4. **Counterparts**. This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on this Extension may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties hereto accepted, made, and executed this Extension, upon the terms and conditions above stated, this 12th day of February 2025.

Lewis, Matt (Tampa) Digitally signed by Lewis, Matt (Tampa) Date: 2025.02.05 08:11:21 -05'00'

Matt Lewis, as Principal, Planning

Stantec Consulting Services, Inc.

02/05/2025
Date

Gene Brown
Mayor, City of Bradenton

Date

Erin Jones

Erin Jones, NIGP-CPP, CPPB
Purchasing Manager, City of Bradenton

02/05/2025
Date

5059561v1

AGENDA ITEM NO. 7.q

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Marcus Kerber, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Second Contract Extension of PB-21-10KC with GML Coatings, LLC

SUGGESTED ACTION: Approve the Agreement for Mayor's signature.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City and the contractor entered into PB-21-01KC, whereby the contractor is to provide the City with as needed sanitary sewer, stormwater, line and manhole rehabilitation services. Whereas, the Contract was a piggyback contract of Manatee County agreement No. 21-R075323JH and such contract provided for two (2) one (1) year renewal options;
Whereas, the initial Contract term expired on October 12, 2024, and the Parties previously extended the term of the Contract through February 28, 2025;
Whereas, the Parties desire to extend the term of the Contract for an additional on year period through February 28, 2026.

FINANCIAL IMPACT:
To be utilized and funded through the operating budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the Second Contract Extension of PB-21-10KC with GML Coatings, LLC.

ATTACHMENTS:
Second Contract Extension of PB-21-10KC with GML Coatings, LLC

Second Contract Extension of PB-21-10KC between GML Coatings LLC and the City of Bradenton

This SECOND CONTRACT EXTENSION of PB-21-10KC (the "Extension"), is made this 12th day of February 2025, between the CITY OF BRADENTON (hereafter referred to as "City"), a municipal corporation of the State of Florida located at 101 Old Main Street, Bradenton, Florida 34205 and GML Coatings, LLC, a Florida limited liability company (hereafter referred to as "Contractor), with a principal office located at 10315 Technology Terrace, Bradenton, Florida 34211.

WITNESSETH:

WHEREAS, the City and Contractor entered into PB-21-10KC (the "Contract") on October 13, 2021, whereby Contractor was to provide the City with as needed sanitary sewer, stormwater, line and manhole rehabilitation services;

WHEREAS, the Contract was a piggyback contract of Manatee County agreement No. 21-R075323JH and such contract provided for two (2) one (1) year renewal options;

WHEREAS, the initial Contract term expired on October 12, 2024, and the Parties previously extended the term of the Contract through February 28, 2025;

WHEREAS, the Parties desire to extend the term of the Contract for an additional one-year period through February 28, 2026.

WHEREAS, the City and the Contractor desire to make certain amendments to the Contract as indicated herein;

WHEREAS, the City and the Contractor desire that except as amended by the terms of this Extension, all other terms, covenants and conditions of the Contract, and the rights and obligations of the City and the Contractor, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREFORE, the City and the Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals**. The recitals in the WHEREAS clauses are incorporated by reference and made a part of this Extension.
2. **Amendments to the Contract**. The following provisions of the Contract are hereby amended, and such amended term shall prevail over conflicting provisions of the Contract:
   a. The Contract is hereby extended an additional one-year term, and the Contract shall now expire on February 28, 2026.
3. **Affirmation**. Except as amended by the terms of this Extension, all other terms, covenants and conditions of the Contract, and the rights and obligations of the City and

the Contractor thereunder, shall remain in full force and effect and are hereby ratified and affirmed.

4. **Counterparts**. This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on the Extension hereto may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties hereto accepted, made, and executed this Extension, upon the terms and conditions above stated, this 12th day of February, 2025.

Justin Randolph, as President — 1/21/25
GML Coatings, LLC — Date

Gene Brown — Date
Mayor, City of Bradenton

Erin Jones — 1/23/2025
Erin Jones, NIGP-CPP, CPPB — Date
Purchasing Manager, City of Bradenton

AGENDA ITEM NO. 8.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** RESOLUTION 25-02 - PUBLIC HEARING

SUGGESTED ACTION: Motion to recommend either approval or denial of Resolution 25-02, Case SUP.24.0003. If the Resolution is approved, it may be done subject to the following stipulations:

a. All events related to the reception center shall occur between the hours of 6pm and 12am (midnight) on Monday through Friday and from 12pm (noon) till 12am (midnight) on Saturday and Sunday.
b. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. Said permit shall be applied for within 30 days of the Special Use Permit approval.
c. A "Right-Turn Only" sign shall be installed at the driveway exit of the property. A sign permit shall be obtained prior to installation of the subject sign. Said permit shall be applied for within 30 days of the Special Use Permit approval.
d. Overflow parking shall not exceed a distance greater than 1,000 ft. from the 1720 Manatee Avenue West. Due to the lack of crosswalks in the vicinity of the subject use, all overflow parking shall be located on the north side of Manatee Avenue West.

e. The reception center use shall be limited to a maximum of 27 attendees unless the applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 150 total attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
f. Onsite cooking/baking related to the subject use is prohibited unless the entire property is brought up to the latest building, fire, and health codes and all applicable permits shall be issued prior to commencement of work.
g. During hours when the Property is not in use for a reception facility, it may continue to be utilized for the currently approved office uses.

Planning Commission met on January 15, 2025, and voted 4-0 to recommend to City Council approval with stipulations of Resolution 25-02.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant has submitted a Special Use Permit application to allow for a Club (Reception Center) to be located at 1720 Manatee Avenue West.

In review of the Land Use Regulations (LUR), the regulations do not list any uses that are similar to a Reception Center, Banquet Hall, etc.; therefore, staff determined that the subject use most closely meets the definition of a "Club" due to the services being provided (place of assembly, parties, eating and drinking). Clubs require Special Use Permit approval in the Urban Village zoning district pursuant to schedule 3.2.1.2

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Resolution 25-02 with stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-02
Application
Staff Report
Presentation
Draft Planning Commission Meeting Minutes 01/15/2025

RESOLUTION 25-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-24-0003 TO PERMIT A CLUB (RECEPTION CENTER) FOR PROPERTY LOCATED AT 1720 MANATEE AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID NO 3370100004), IN THE UV URBAN VILLAGE ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kathleen LaFavre, as Trustee of the LaFavre, Kathleen T. Revocable Trust DTD 05/18/2018 (the "Property Owner" or "Applicant") owns the property located at 1720 Manatee Avenue West, Bradenton, Florida (Parcel ID No 3370100004), more particularly described in Exhibit "A" (the "Property"), and

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

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (UV) Urban Village Zoning District; and

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 3.2.1.2, identifies uses in the UV zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 3.2.1.2 identifies Clubs as a Special Use; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit a club (reception center); and

WHEREAS, the Planning Commission held a noticed public hearing on January 15, 2025, at which the Commission received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on February 12, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council 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 and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
b. The Property Owner is requesting approval of a Special Use Permit to operate a club, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
d. The City's professional staff recommended stipulations to consider for an approval.
e. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
f. The Planning Commission recommended approval with stipulations.

The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

3.3.2.1 The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

3.3.2.2 Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

3.3.2.3 All buildings are located an adequate distance from property lines and streets.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations,

fumes, pollution, and other effects of the use on adjoining properties is adequate for the proposed use.

c. Location and design of refuse and service areas are sufficient in regard to availability, adequacy, and effect upon surrounding properties.
d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided.
e. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use.
f. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties.
g. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value.
h. The land and/or building which are to be used are adequate for the proposed use.
i. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
j. The proposed use will not affect the environmental quality of the district.
k. The proposed use is consistent with the city's comprehensive plan.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a club, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. All events related to the reception center shall occur between the hours of 6pm and 12am (midnight) on Monday through Friday and from 12pm (noon) till 12am (midnight) on Saturday and Sunday.
b. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. Said permit shall be applied for within 30 days of the Special Use Permit approval.
c. A "Right-Turn Only" sign shall be installed at the driveway exit of the property. A sign permit shall be obtained prior to installation of the subject sign. Said permit shall be applied for within 30 days of the Special Use Permit approval.
d. Overflow parking shall not exceed a distance greater than 1,000 ft. from the 1720 Manatee Avenue West. Due to the lack of crosswalks in the vicinity of the subject use, all overflow parking shall be located on the north side of Manatee Avenue West.
e. The reception center use shall be limited to a maximum of 27 attendees unless the applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate

additional attendees and has provided the City with a copy of same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 150 total attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.

f. Onsite cooking/baking related to the subject use is prohibited unless the entire property is brought up to the latest building, fire, and health codes and all applicable permits shall be issued prior to commencement of work.
g. During hours when the Property is not in use for a reception facility, it may continue to be utilized for the currently-approved office uses.

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 Resolution 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 Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 12th DAY OF FEBRUARY 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

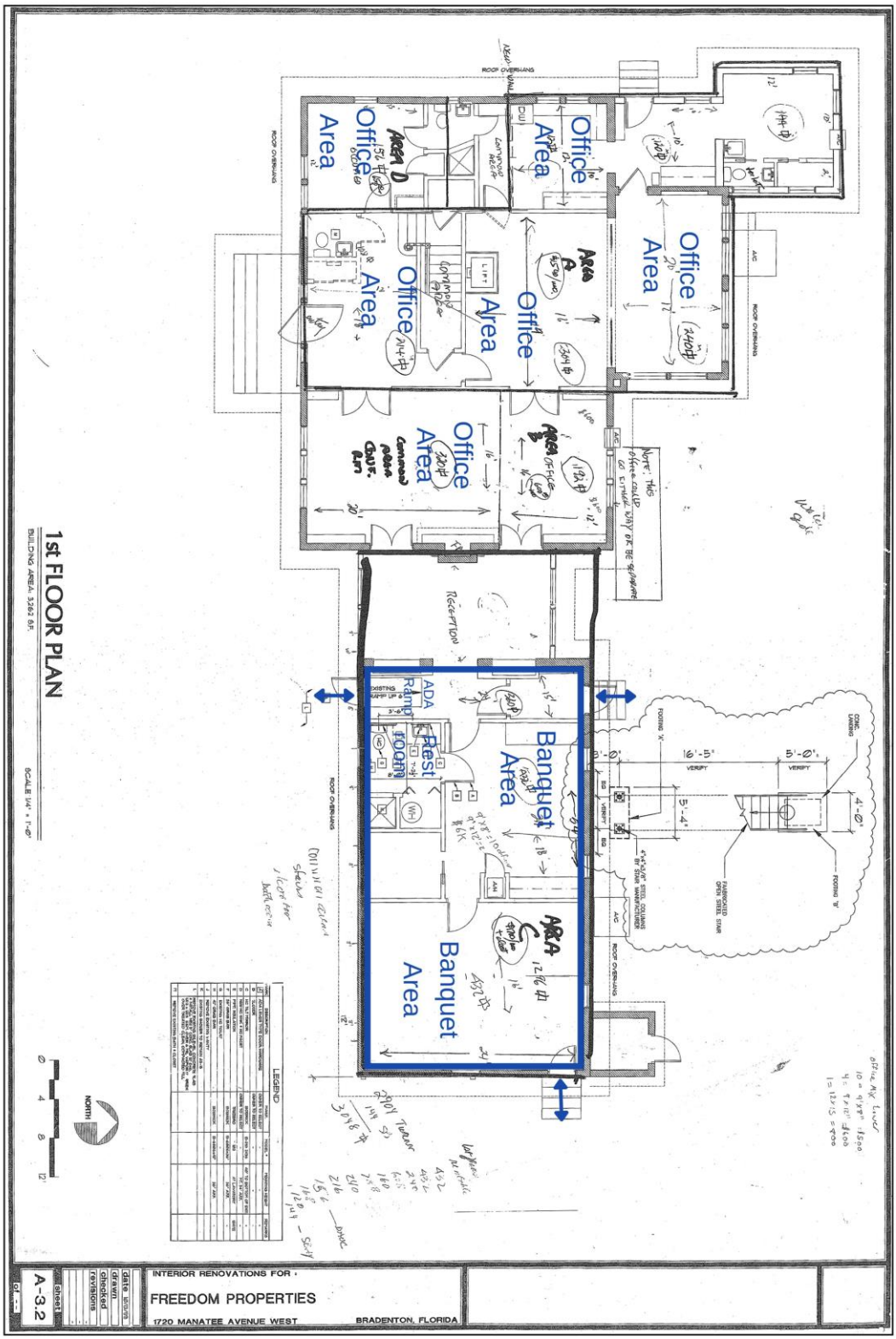
EXHIBIT A

Parcel 3370100004:
THE LEE S DAY PROP DESC AS: BEG AT SW COR OF NW1/4 OF SW1/4 SEC 26, RUN N TO BANK OF WARES CREEK -WHICH SD LN RUNS UNDER A WIND-MILL LOCATED PARTLY ON LAND HEREINAFTER DESC & PARTLY ON LAND JUST W THEREOF- TH ELY & SLY ALG BANK OF SD CREEK TO ITS INTERSEC WITH MANATEE AVE TH W TO POB, EXCEPTING W 54 THEREOF, INCL RIP RTS, DESC IN DB 275 P 325, PRMCF & LESS STATE R/W P-46
PI#33701.0000/4

EXHIBIT B


Vehicle Egress
8.6
180.2
180.2
584.1
16.
71.9
Exit
Trash Receptacles
Outdoor Electric Subpanel
Exterior Lighting
Underground Electric Outlet
Parking
Exit
Parking
176.7
Exterior Lighting
Outdoor Water
Exit
Signage
192.7
Parking
Parking
Exit
Exit
Parking
Underground Electric Outlet
Underground Electric Outlet
Vehicle Ingress
265.5

EXHIBIT B


1st FLOOR PLAN
BUILDING AREA: 3261 SF.
SCALE: 1/4" = 1'-0"
Office Area
Banquet Area
Rest room
ADA Ramp
Reception
INTERIOR RENOVATIONS FOR:
FREEDOM PROPERTIES
1720 MANATEE AVENUE WEST
BRADENTON, FLORIDA
A-3.2

PLN-SUP-24-0003 - SU for Club 1720 Manatee Ave

A notice was added to this record on 2024-12-18.
Condition: Change of use without permit Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Menu Reports Help

File Date: 11/12/2024

Application Status: Scheduled-City Council

Assigned To:

Application Name: SU for Club 1720 Manatee Ave

Application Detail: Detail

Scope of Work: proposing to hold small wedding and corporate events at this property. The proposal would fall into the guidelines of the city.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Docum
Agent Authorization Fo...	PLNG_SPUSE	Other Support D...		application/pdf	Uploac
Parking Distance Reque...	PLNG_VAR	Other Support D...	Request for parking...	application/pdf	Uploac
Comment Sheet.pdf	PLNG_SPUSE	Other Support D...	DRC Comment Sheet f...	application/pdf	Uploac
577932-TARGET 11X17-D ...	PLNG_SPUSE	Site Plan	survey	application/pdf	Uploac
Department of planning...	PLNG_SPUSE	Letter of Intent	application and sup...	application/pdf	Uploac
LaFavre Site Plan.pdf	PLNG_SPUSE	Site Plan	proposed dock	application/pdf	Uploac
Special Use Permit.pdf	PLNG_SPUSE	Other Support D...	Parking agreement a...	application/pdf	Uploac
Special Use Permit (1)...	PLNG_SPUSE	Other Support D...	Updated Special use...	application/pdf	Uploac
Parking Lot Use.pdf	PLNG_SPUSE	Other Support D...	Application for spe...	application/pdf	Uploac

Show all

Address: 1720 MANATEE Ave W, BRADENTON, FL 34205

Owner Name: LAFAVRE KATHLEEN T

Owner Address: 1717 79TH CT W, BRADENTON, FL 34209

Parcel No: 3370100004

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Adam LaFavre	Global Impact R...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $1,850.00

Total Fee Invoiced: $1,850.00

Balance: $0.00

Custom Fields:

SPECIAL USE

Type	Other
Other	small entertainment venue

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Greg DeLong	Ready for Pr...	12/26/2024	Greg DeLong
Case Manager		Ready for Re...	12/26/2024	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review		Pass	12/26/2024	Greg DeLong
Review Consolidation	Greg DeLong	Scheduled fo...	12/26/2024	Greg DeLong
DRC				
Planning Commission	Greg DeLong	Scheduled fo...	01/16/2025	Greg DeLong
City Council #1	Greg DeLong			
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
Change of use without ...		Applied	11/07/2024	Notice	

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Pre-Application Review Request Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9407
www.cityofbradenton.com

CONTACT INFORMATION — REQUIRED

Name of Property Owner: LAFAVRE, KATHLEEN T

Owner Address: 1717 79TH CT W BRADENTON FL 34209 Telephone: 952-240-5600

Name of Agent: _____

Agent Address: _____ Telephone: _____

Owner/Agent Email: kathleen@globalimpactcompanies.com

PROPERTY INFORMATION — REQUIRED

Property Address: 1720 Manatee Ave. W

Parcel ID: 3370100004 Acreage: 0.9183 Acres Flood Zone: AE

Zoning District: UV *click to view Zoning map

Future Land Use: UV *click to view FLU map

Ward #: _____ *click to view Ward map

Neighborhood #: _____ *click to view Neighborhoods map

DESCRIPTION — REQUIRED

Provide a brief description of the propose land use activity: _____

Wedding receptions & corporate social events

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. **Send application via email to: zoning@bradentonFL.gov.**

- ► One (1) electronic copy in pdf format of Application and all required support materials.
- ► Include Proof of Ownership (deed) and Agent Authorization Form
- ► Application Fee of $100. Instructions for online payment will be sent via email upon receipt of application. Additional information may be required for review, to be determined upon receipt of application.

SIGNATURE — REQUIRED

The owner of this property and/or the undersigned understand and agree that completion of a Pre-Application Meeting does not vest a permit, application, or other type of development approval or any rights with regard to the development of this subject property. The information discussed and comments made by Staff during this meeting do not constitute or substitute for the formal review of your project and do not preclude future comments during project review. Staff provides only information known to them at the time and cannot anticipate a potential outcome of any development permit or application, even if so indicated at the meeting.

_____

Signature of Owner/Applicant Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$100**

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐ _____

APPLICATION #: _____

CITY STAFF ONLY

PRE-APPLICATION MEETING DATE/TIME: _____

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

Pre-Application Meeting Request Form

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

PRE-APPLICATION MEETING

The Pre-Application review is **mandatory** for all new and re-development projects prior to filing a permit application.

Cost for a Pre-Application review is **$100**.
Pre-Application review meetings are held on the **1st and 3rd Tuesday of every month**.

Applications must be received and paid **no later than 4 PM, one week prior** to the target meeting date. Your application will be reviewed by the Development Review Committee (DRC), which may include the:

- City Planner
- Building Official
- Fire Marshal
- City Engineer
- City Surveyor
- Police
- Other review Staff or agencies as required

REQUIRED DOCUMENTS

REQUIRED

REQUIRED DOCUMENTS FOR REVIEW

Conceptual Site/Plot Plan:

- Include building footprint; property lines and setbacks; sidewalks, streets, parking spaces and driveways; any accessory structures or fences. Drawings should be fully dimensioned and labeled.

Floor Plan:

- Show all floors and rooms; doors and windows; and location of walls. All spaces must be labeled.

Elevations (if applicable):

- Show all building sides indicating height, finished floor elevations and materials. In some instances, elevations can be substituted with photographs for existing structures.

***No approvals are made at this time. Determinations of approval will require an in-depth review of your complete Zoning Permit application. The Pre-Application Meeting is intended to help you prepare the strongest application for your project.**

***Project design or redesign is the responsibility of your Architect or Designer.**

Agent Authorization Form

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

AGENT AUTHORIZATION

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: CombinePDF_0000020

I, CombinePDF_0000020, the registered property owner(s) of the above noted property, do hereby authorize

CombinePDF_0000020 — Print Name of Agent

CombinePDF_0000020 — 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.

REQUIRED

CombinePDF_0000020
Signature of Owner(s)

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

CombinePDF_0000020
Signature of Agent

Agent Address and Phone

NOTARY

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this Combi day of CombinePDF_000(produced _____

CombinePDF_0000020 respectively, as identification and who did (did not) take an oath:

REQUIRED

_____
Signature

CombinePDF_0000020, Notary Public
Print Name

State of Florida
My Commission Expires: CombinePDF_0000

Prepare detailed written responses, using factual statements (called Findings of Fact) to explain how the requested Special Use complies with each of the following review criteria:

1. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

There are two vehicle access points from Manatee Ave., allowing vehicles to enter via the first and exit via the second. Vehicles can either pass in front of the building or behind the building.

2. Location and design of off-street parking and loading areas in regard to the items in "1" above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

The building is situated on a 0.9183 acre lot with ample space for vehicle parking.

There is only one adjacent property and it is a commercial office building operating during business hours. Our events will be outside business hours, therefore we do not anticipate any effects on adjoining properties.

3. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

There are 3 waste receptacles at the edge of the property which we anticipate to be adequate.

4. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

There is an outdoor subpanel with 220V available. There are 3 outdoor outlets at the far edge of the property (via underground conduit). There are outdoor flood lights installed on the building and the tree (via conduit). There is an outdoor water faucet and hose.

5. Screening, buffering or separation of any nuisance or hazardous feature of the use.

Outdoor noise levels will comply with the City of Bradenton's Code of Ordinances - Chapter 38, ARTICLE V. SOUND CONTROL
https://library.municode.com/fl/bradenton/codes/code_of_ordinances?nodeId=PTIICOOR_CH38EN_ARTVSOCO_S38-155MASOLE

6. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

The existing signage does not present any of these issues.

7. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic values.

There is no effect upon the value of surrounding properties.

8. Adequacy of land and/or building which are to be used.

The land and building are adequate for the intended use.

9. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to proposed hours of operation.

There is only one adjacent property and it is a commercial office building operating during business hours. Our events will be outside business hours, therefore we do not anticipate any effects on adjoining properties. Furthermore, the Bradenton Women's Club has a similar usage and is located directly across Manatee Ave.

10. Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.

There is no effect to environmental quality of the district.

11. Consistency with the City of Bradenton Comprehensive Plan.

The property's zoning of UV "Urban Village" allows for several relevant usages such as Private Events and Outdoor Entertainment.

Additional info:

1. Cooking

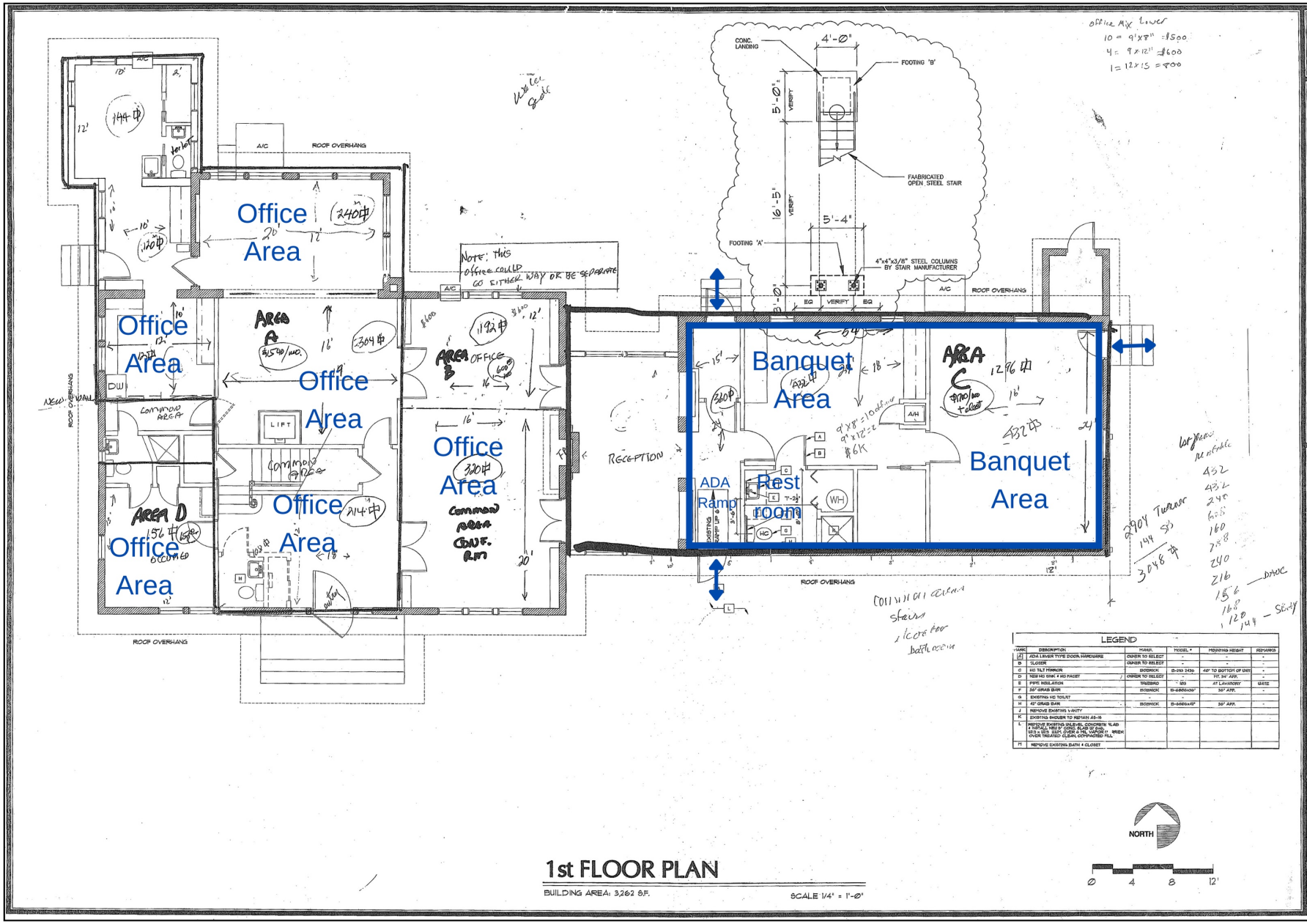
No cooking will be permitted on-site. Any catering services will bring pre-prepared food items and beverages.

2. Alcoholic beverages

There will be no sales of alcoholic beverages without an appropriate liquor license. Alcoholic beverages will be served by a trained and licensed bartender as required by city and/or state ordinances. Service will always be refused to individuals who are underage or overly intoxicated.

3. Parking

If the amount of vehicles exceeds the maximum permitted parking capacity, overflow parking will be provided by the First Presbyterian Church, located at 1402 Manatee Ave. W.



1st FLOOR PLAN

BUILDING AREA: 3,262 S.F.

SCALE 1/4" = 1'-0"

INTERIOR RENOVATIONS FOR:
FREEDOM PROPERTIES
1720 MANATEE AVENUE WEST
BRADENTON, FLORIDA

date 10/13/09
drawn
checked
revisions

sheet
A-3.2
of --

PAGE 1 OF 1

BOUNDARY SURVEY

LEGAL DESCRIPTION:

DESCRIPTION: (DEED BOOK 275. PAGE 325)
THAT CERTAIN PIECE, PARCEL OR, TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF BRADENTON, COUNTY OF MANATEE AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE LEE S. DAY PROPERTY, WHICH PROPERTY IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, RUN THENCE NORTH TO THE BANK OF WARE'S CREEK (WHICH SAID LINE RUNS UNDER A WINDMILL LOCATED PARTLY ON THE LAND HEREINAFTER DESCRIBED AND PARTLY ON THE LAND JUST WEST THEREOF); THENCE EASTERLY AND SOUTHERLY ALONG THE BANK OF SAID CREEK TO ITS INTERSECTION WITH MANATEE AVENUE, THENCE WEST TO THE POINT OF BEGINNING; EXCEPTING FROM THE PROPERTY ABOVE DESCRIBED THE WEST FIFTY-FOUR (54) FEET THEREOF.
TOGETHER WITH ALL RIPARIAN RIGHTS AND WATER PRIVILEGES TO THE CENTER OF THE CHANNEL OF SAID WARE'S CREEK. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE S.W. CORNER OF THE N.W: 1/4 OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST. RUN N 00° 51' 46" E, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 38.35 FEET TO THE NORTH RIGHT OF WAY LINE OF MANATEE AVENUE: THENCE S 88° 54' 04" E. A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING: THENCE S 88° 54' 04" 2. CONTINUING ALONG NORTH RIGHT OF WAY LINE, A DISTANCE OF 192.35 FEET; THENCE N 00° 49' 01" E. ALONG THE BANK OF WARES CREEK, A DISTANCE OF 76.60 FEET; THENCE CONTINUING ALONG THE SOUTHERLY BANK OF WARES CREEK, A DISTANCE OF 256 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE LYING S 00° 51' 45" E. FROM THE POINT OF BEGINNING; THENCE S 00° 51' 45", ALONG SAID LINE, A DISTANCE OF 193.45 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST. CONTAINING 0.78 ACRES, MORE OR LESS.

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
- = CENTERLINE ROAD
- = COVERED AREA
- = EXISTING ELEVATION
- = HYDRANT
- = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- = UTILITY BOX
- = UTILITY POLE
- = WATER METER
- = WELL
- = WOOD FENCE

COMMUNITY NUMBER: 120155
PANEL: 12081C0302
SUFFIX: F
F.I.R.M. DATE: 8/10/2021
FLOOD ZONE: AE
FIELD WORK: 3/15/2023

CERTIFIED TO:
ADAM LAFAVRE; LGM LAW, PLLC;

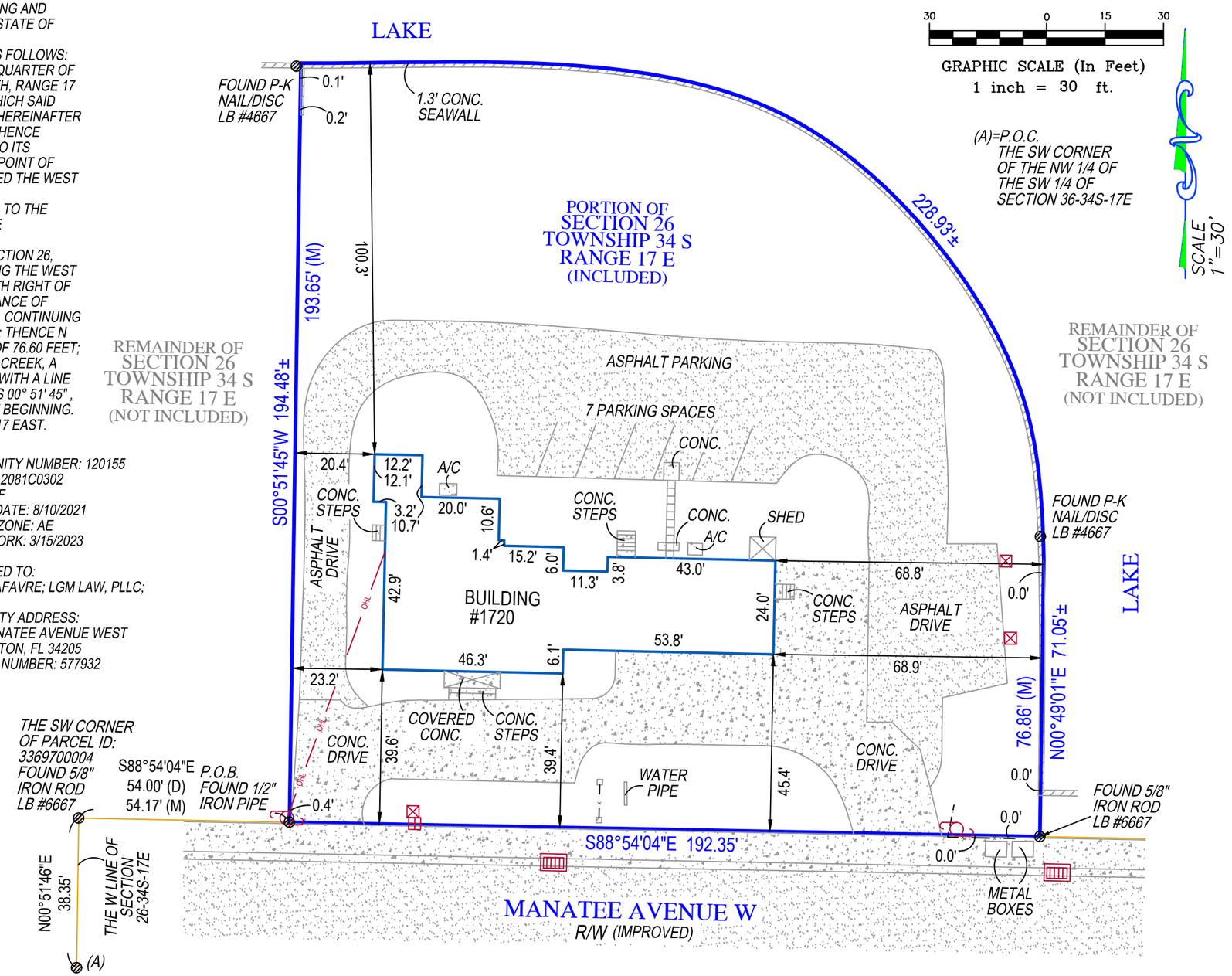
PROPERTY ADDRESS:
1720 MANATEE AVENUE WEST
BRADENTON, FL 34205
SURVEY NUMBER: 577932

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
CONCRETE DRIVES CROSS THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415


584.1
265.5
Underground
Electric Outlet
Underground
Electric Outlet
Underground
Electric Outlet
180.2
Outdoor
Electric
Subpanel
Exterior
Lighting
Trash
Receptacles
Parking
Parking
Exterior
Lighting
Outdoor
Water
Exit
Exit
Exit
Parking
180.2
Exit
Exit
Parking
265.5
Parking
6.6
176.7
192.7
Vehicle
Egress
71.6
Signage
Vehicle
Ingress


1720 Manatee Ave W
1720 FL-64
Bradenton, Florida
Google Street View
Jun 2024
See more dates
Sign
Manatee Ave W
6th Ave W
Google


1720 Manatee Ave W
1724 FL-64
Bradenton, Florida
Google Street View
Jun 2024
See more dates
Vehicle
Egress
Vehicle
Ingress
Manatee Ave W


1720 Manatee Ave W
1705 Manatee Ave W
Bradenton, Florida
Google Street View
Jun 2024
See more dates
Vehicle
Egress
Vehicle
Ingress
Manatee Ave W
6th Ave W
Google


Chrome File Edit View History Bookmarks Profiles Tab Window Help
Mon Nov 4 11:21 AM
Did your residential property suffer damage due to Hurricane Helene or Milton? Visit our Catastrophic Event information page for more info.
Find any part of address
60'
56'
25x25
70'
35'
25x52
22'
12/15/23-02/07/24
Esri Community Maps Contributors, University of South Florida, Manatee County Government, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Manatee County Property Appraiser
Powered by Esri



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/9/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Guided Insurance Solutions, LLC 4904 Eisenhower Blvd. Ste 350 Tampa FL 33634	**CONTACT NAME:** Certificates Department **PHONE (A/C, No, Ext):** 941-748-0511 **FAX (A/C, No):** 941-748-6444 **E-MAIL ADDRESS:** certificates@guidedsolutions.com
INSURED GLAM&DE-01 Glamour & Design, LLC Travis Carlson 7907 17th Ave Nw Bradenton FL 34209-8623	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Southern Owners Insurance Comp 10190 **INSURER B :** Markel Insurance Company 38970 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2033075908 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y		20354068	5/12/2024	5/12/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		MWC019196003	9/14/2023	9/14/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Global Impact Real Estate 2 is included as Additional Insured with respect to General Liability if required by written contract and subject to terms, conditions and exclusions of the policy.

CERTIFICATE HOLDER

Global Impact Real Estate 2
1720 Manatee Ave. W,
Bradenton FL 34205

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

FPC BRADENTON

Cultivating hearts for Jesus from the heart of downtown

Founded April 4, 1886

Global Impact Companies
PO Box 87
Bradenton, FL 34206

November 26, 2024

Dear Adam,

The First Presbyterian Church of Bradenton is offering the use of our parking lot on a donation basis to Cuore del Mare, 1720 Manatee Ave W. The use is subject to scheduled events for the church. The parking lot will not be available on Sunday mornings until after 1 pm and limited on Wednesday evenings.

The use of the lot must be scheduled in advance. First Presbyterian Church will not be liable for any incidents in our lot.

Sincerely,

Doreen Hawkins
Financial Administrator

December 18,2024

Adam and Kathleen LaFavre
1720 Manatee Ave W
Bradenton, FL 34205

To Whom it may concern-

We are in regard to our current proposal for our property located at 1720 Manatee Ave W. We are asking for a consideration to the exception for parking to be acceptable from 400 ft distance of the building to an approximate 750 ft distance for parking. The Church parking lot has agreed to allow us to use their parking lot for events. Please see previously submitted letter.

We would also operate a Valet only service for any events that are 20 cars or more.

Thank you for your consideration-

Adam and Kathleen LaFavre

RICK BENITEZ
PHOTOGRAPHY

RICK BENITEZ
PHOTOGRAPHY

RICK BENITEZ
PHOTOGRAPHY





City of Bradenton
Planning and Community Development Department
City Council Public Hearing
February 12, 2025

Staff Report

Case Number: PLN-SUP-24-0003
Res. Number: 25-02
Applicant: Adam and Kathleen LaFavre (applicants and owners)
Owner: LaFavre, Kathleen T. Revocable Trust DTD 05/18/2018
Address: 1720 Manatee Avenue West
Parcel ID No: 3370100004
Current Zoning: UV (Urban Village)
Future Land Use: UV (Urban Village)
Flood Zone: AE, VE

Surrounding Property Zoning:

Current Zoning: North: T4-O (General Urban Open Transect District)
South: UV (Urban Village)
East: T4-O (General Urban Open Transect District)
West: UV (Urban Village)

Future Land Use: North: RESHIGH (High Density Residential)
South: UV (Urban Village)
East: URBCORE (Urban Core)
West: RESHIGH (High Density Residential)

Adam and Kathleen LaFavre (applicants and owners) of property located at 1720 Manatee Avenue West have submitted a Special Use Permit application to allow for a Club (Reception Center) to be located at the subject property.

It should be noted that the use (Reception Center) has been operating at the subject location without proper reviews or approvals from the city. In addition, during a site visit to the property, a floating jet-ski dock was observed, and docks are currently prohibited in the UV zoning district and said dock has no permit issued for it.

In review of the Land Use Regulations (LUR), the regulations do not list any uses that are similar to a Reception Center, Banquet Hall, etc.; therefore, staff determined that the subject use most closely meets the definition of a "Club" due to the services being provided (place of assembly, parties, eating and drinking).

Following is a summary of property information and information about the subject use. The information was pulled from the submitted application materials:

- Property is .9183 acres in size and has one point of ingress and one point of egress to Manatee Avenue West.
- Property contains nine (9) off-street parking spaces, with two (2) of the nine (9) being ADA spaces. The ADA spaces are located on the eastern side of the building/property, while the remaining are on the north side of the building.
- If the number of vehicles exceeds the maximum parking capacity onsite, overflow parking will be provided by the First Presbyterian Church, located at 1402 Manatee Avenue West.
- Approximately 1,032 sq. ft. of the existing building will be utilized for the Reception Center although the primary focus of the use will be outdoors along that waterway.
- No cooking will be permitted onsite. Any catering services will bring prepared food items and beverages.
- There will be no sales of alcoholic beverages without appropriate licenses. Alcoholic beverages will be served by trained and licensed bartenders as required by city and state ordinances. Servies will be refused to individuals who are underage or overly intoxicated.

Per LUR Schedule 4.1.4.1. of the LUR, parking for the proposed use is 1 per 3 visitors based on maximum capacity of assembly. As stated, the subject property has 9 spaces onsite. To address the lack of onsite parking, the applicant obtained a letter from First Presbyterian Church to allow for them to use their parking lots which contains 83 spaces of which 11 are ADA. The parking lot for First Presbyterian Church starts at approximaly 750 feet from the subject property and extends to approximately 1,000 feet from the subject property.

LUR Section 4.1.4.2.a. states that parking for a particular land use must be provided on the premises of that land use, or, if approved by the PCD Director, within 400 ft. of the premises. With the parking for First Presbyterian Church exceeding the LUR's, the applicant is requesting approval from the Planning Commission and City Council to exceed the 400 ft. regulation.

On December 17, 2024, the Development Review Committee (DRC) reviewed the proposed request and there were some concerns brought up by various DRC team members. The concerns include the following:

Building Department:

- Change of Occupancy permit will be required as a portion of the building will be converted from business/office to assembly. Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social, or religious functions; recreation, food or drink consumption or awaiting transportation.

Fire Department:

- Occupancy of the building is currently business, will now need to be assembly (can be addressed through Change of Occupancy Permit).
- One of the exits from the area designated as Reception Center does not swing in the direction of egress.
- Unclear if the area of building identified as the Reception Center is sprinkled.

Police Department:

- Concerns with the lack of parking onsite and pedestrian traffic leading to the property from the off-site parking location.
- Mentioned during the meeting about valet parking and right out only signage from the property onto Manatee Avenue West.

Planning & Zoning:

- Hours of operation.
- Mitigation of noise and lights as there are residential uses across the waterway from the proposed use.

LAND USE REGULATIONS (LUR):

Section 3.2 – Standard Land Use Atlas District Regulations

SCHEDULE 3.2.1.2 - continued PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS		
USE (1)(5)	UV (6)	
	P	SU
Clubs		X

Section 4.1.4 *On-site parking and vehicular access.*

On-site parking shall be provided for each business, residence, institution, or other land use in compliance with this subsection. See subsections 2.2.2 and 2.2.3 for permit requirements and procedures.

The number of required on-site parking spaces for each type of land use and for handicapped persons is set forth in schedule 4.1.4.1. The PCD director may waive certain parking requirements in the PDP, UV, UC, and UCBD Land Use Atlas districts and planned redevelopment projects, and shall establish policies for equitably granting such waivers. Granting of a parking requirement waiver may require additional landscaping to be provided by the applicant pursuant to schedule 4.1.4.4.

Schedule 4.1.4.1 Automobile On-Site Parking Space Requirements

AMUSEMENT ESTABLISHMENTS	
Indoor or Non-Spectator	1 per 3 visitors based on maximum capacity of assembly

Section 4.1.4.2 *Location*.

a. The spaces required for a particular land use must be provided on the premises of that land use, or, if approved by the PCD director, within 400 feet of the premises. The required parking areas may be consolidated into a large parking area serving other businesses and uses. Such off-premises parking area shall be maintained, regulated, and enforced as if it were on the premises served. The PCD director may require a deed, lease, or other reasonable proof necessary to show that the required off-premises parking area is controlled by and available to the applicant.
b. Parking areas serving non-residential uses shall not be located within a residential zone.

Chapter 10 – Definitions

Club: A premises used by an organization or membership for activities including assemblies, parties, sports, recreation, games, and eating and drinking.

COMPREHENSIVE PLAN:

Future Land use Element

Policy 1.2.1 – Urban Village

The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism.

Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing

live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services, and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is prohibited.

Coastal Management and Conservation Element

Policy 8.3.2 Urban Light Levels

Light levels in all new development, redevelopment, parking lots and street lighting will not exceed City standards as adopted.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Compliance Overview with Land Use Regulations

Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a reception center at the subject property may not be suitable due to the lack of off-street parking on premise and the uncertainty of the building meeting building and fire codes for places of assembly.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: Due to the uncertainty of the volume of vehicles exiting the property during and after events, It appears that access points may be negatively impacted as vehicles exit onto busy Manatee Avenue West and attempt to turn left from the subject property.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use. The submitted application materials show a dock at the property. No dock, even temporary, may be installed at this time as docks are prohibited in the UV zoning district.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: The applicant should consider screening the property to mitigate any possible issues with noise and glare onto neighboring properties.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

**** Please see the application materials for the applicant's response to the Review Criteria.**

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request. Due to the volume of traffic on Manatee Avenue West, safety of those leaving the property (turning left across multiple lanes of traffic) may be an issue depending on the size and scale of the events being held on the property.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

   Staff Response: It appears that noise and glare may be an issue on adjacent properties, especially if events run into the night. It

also appears that the applicant did not address this criterion in their submitted application materials as they only stated impacts on neighboring commercial properties and not the residential uses across the waterway.

c. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas. City Public Works did not state any concerns with refuse volume or pick-up during the Development Review Committee (DRC) review process.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

Staff Response: No screening, buffering or separation are being proposed as the area is a built environment. Due to the proximity of the proposed use to residential uses, means to mitigate any negative noise and glare impacts on all properties should be considered by the applicant.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Staff Response: No new lighting or signage is being proposed as part of the subject requests. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

Staff Response: It appears that the land is adequate for the proposed use, but there remains concerns about the building as it is unclear at this time if the building meets Building and Fire Codes for places of assembly.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

Staff Response: It appears that the proposed request is compatible with adjacent properties as the Women's Club also rents space for receptions.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

Staff Response: It appears that the proposed use is inconsistent with the City's Comprehensive Plan. The Urban Village Future Land Use designation states: Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services, and professional services, civic and recreation uses, greenspace.

STAFF COMMENTS:

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be inconsistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission met on January 15, 2025, and recommended to City Council **Approval** (vote 4-0) of Resolution 25-02, Case PLN-SUP-24-0003 with the following stipulations:

a. All events related to the club (reception center) shall occur between the hours of 6pm and 12am (midnight) on Monday through Friday and from 12pm (noon) till 12am (midnight) on Saturday and Sunday.
b. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. Said permit shall be applied for within 30 days of the Special Use Permit approval.
c. A "Right-Turn Only" sign shall be installed at the driveway exit of the property. A sign permit shall be obtained prior to installation of the subject sign. Said permit shall be applied for within 30 days of the Special Use Permit approval.
d. Overflow parking shall not exceed a distance greater than 1,000 ft. from the 1720 Manatee Avenue West. Due to the lack of crosswalks in the vicinity of the subject use, all overflow parking shall be located on the north side of Manatee Avenue West.
e. The reception center use shall be limited to a maximum of 27 attendees unless the applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 150 total attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
f. Onsite cooking/baking related to the subject use is prohibited unless the entire property is brought up to the latest building, fire and health codes and all applicable permits shall be issued prior to commencement of work.

Respectfully submitted,

Gregory J. DeLong
Assistant Director of Planning & Community Development

EXHIBITS:

EXHIBIT “A”: Location Map

EXHIBIT “B”: Future Land Use Map

EXHIBIT “C”: Zoning Map

EXHIBIT “D”: Proposed Overall Project Site Layout

EXHIBIT "E”: Proposed Building Layout

EXHIBIT "A"
Location Map

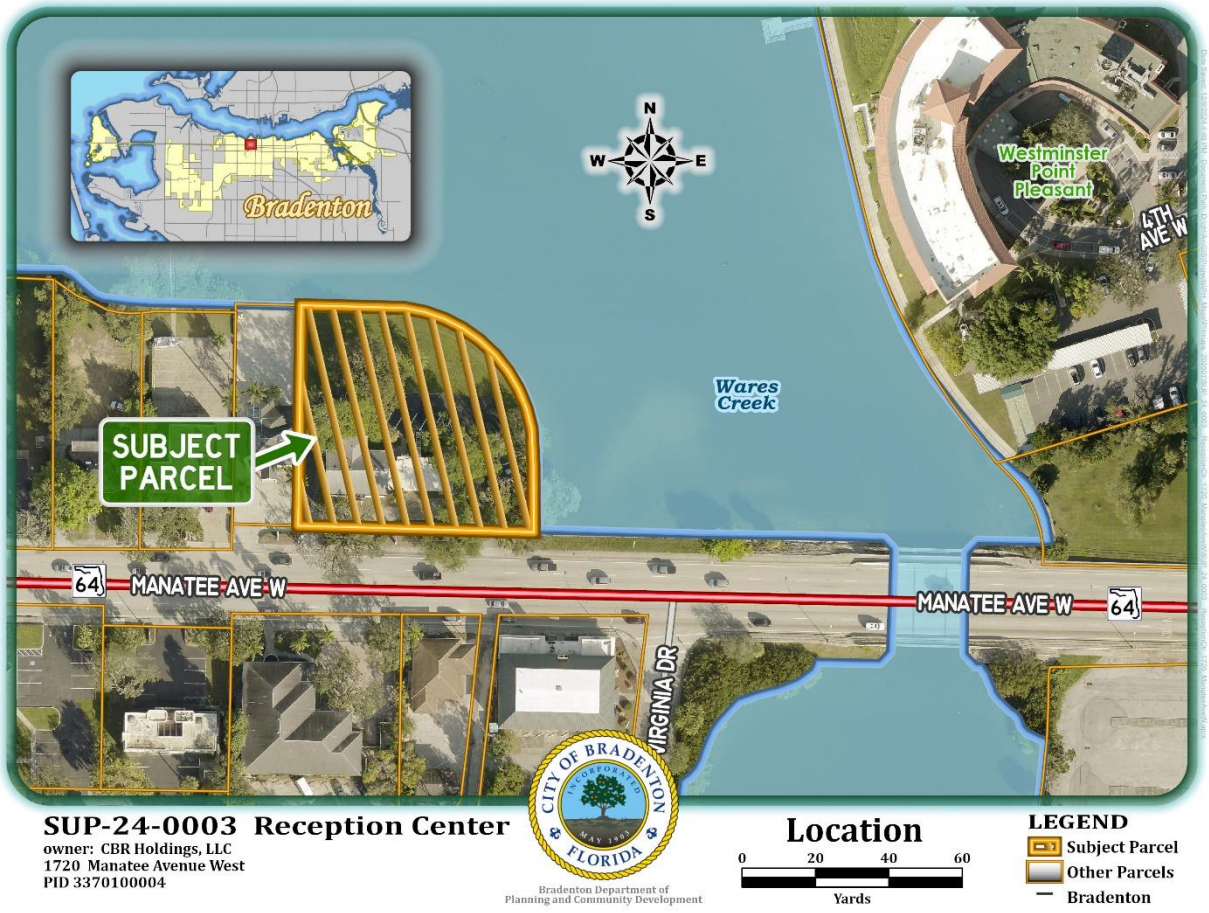


EXHIBIT "B"
Future Land Use Map

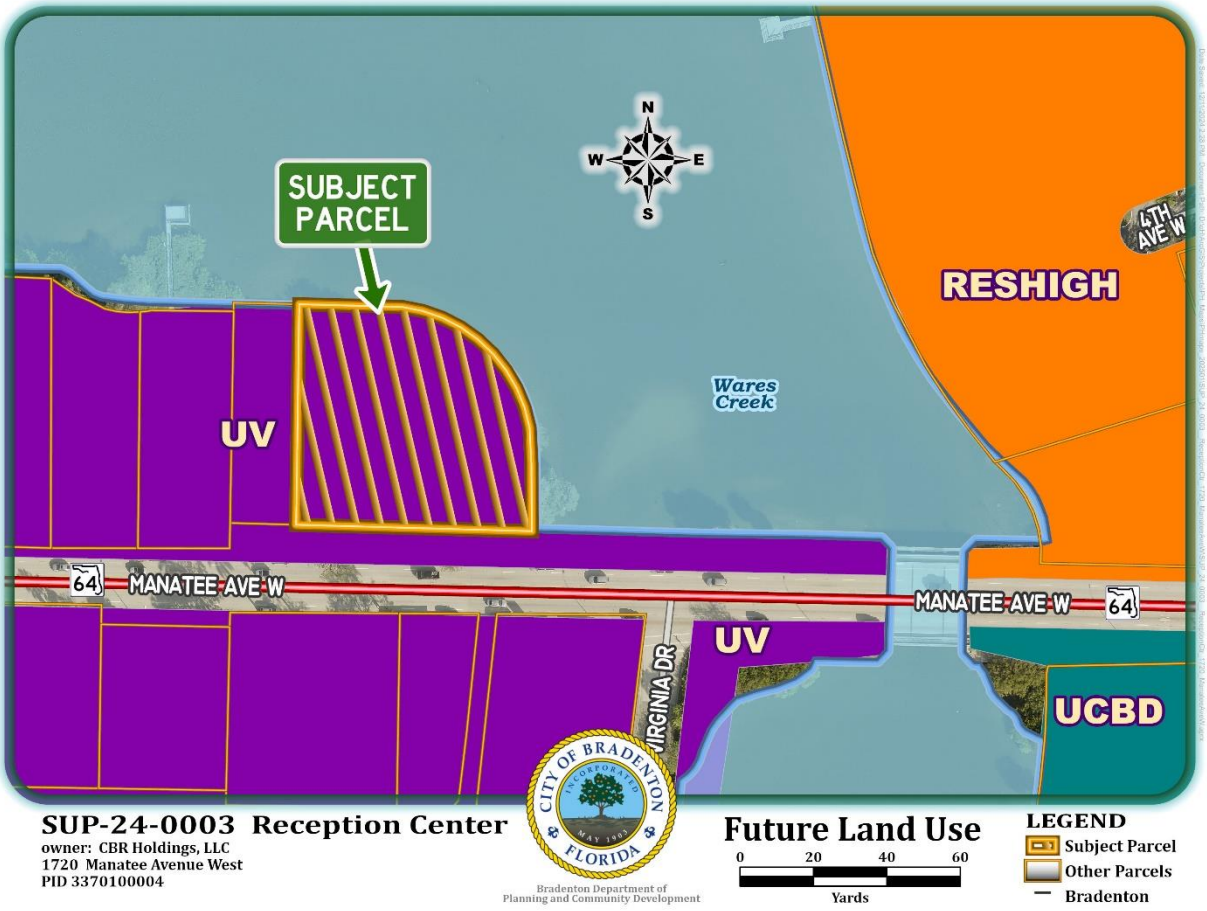


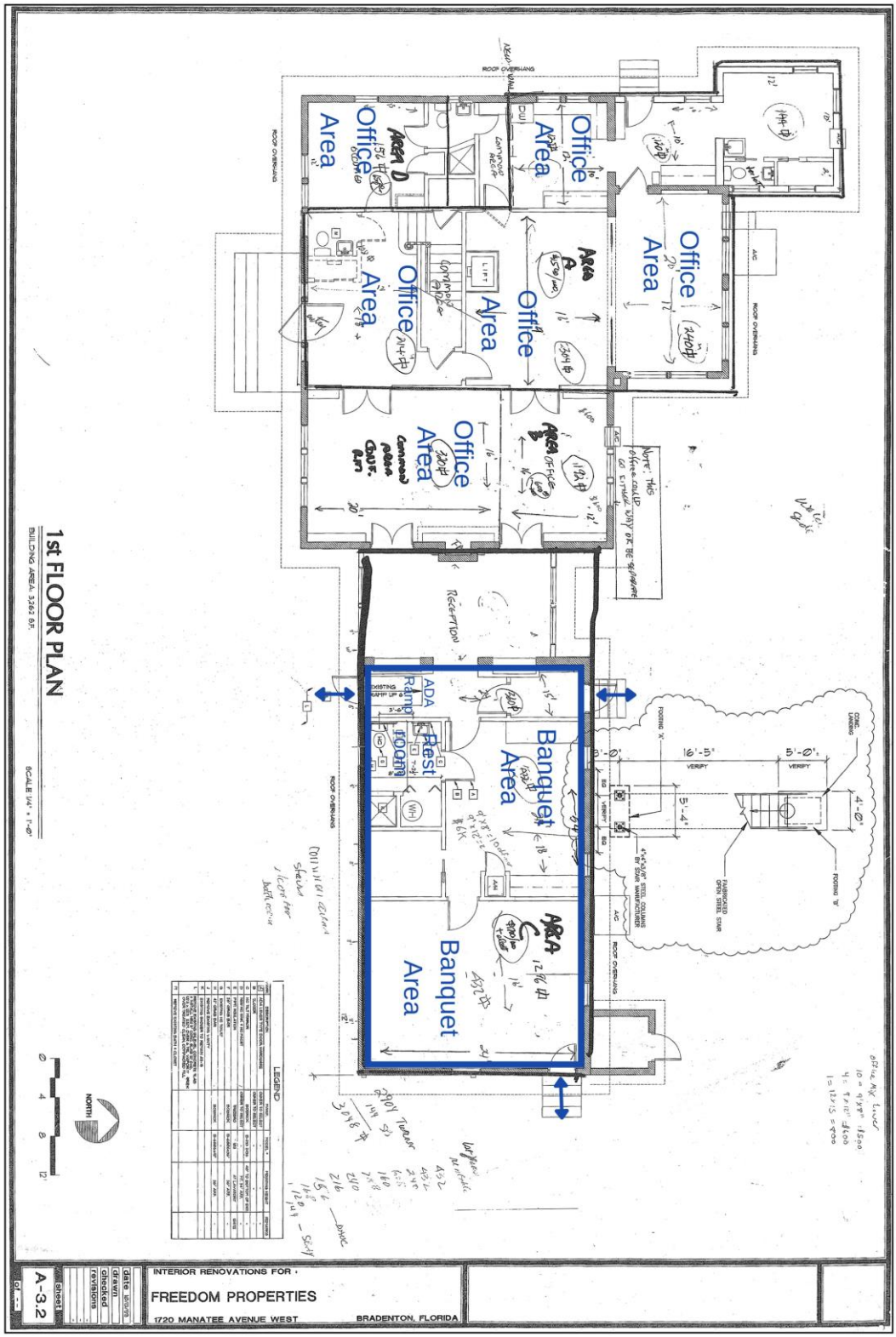
EXHIBIT "C"
Zoning Map



EXHIBIT "D"
Proposed Project Site Layout



EXHIBIT "E"
Proposed Building Layout



City Council
February 12, 2025

Resolution 25-02| Case PLN-SUP-24-0003

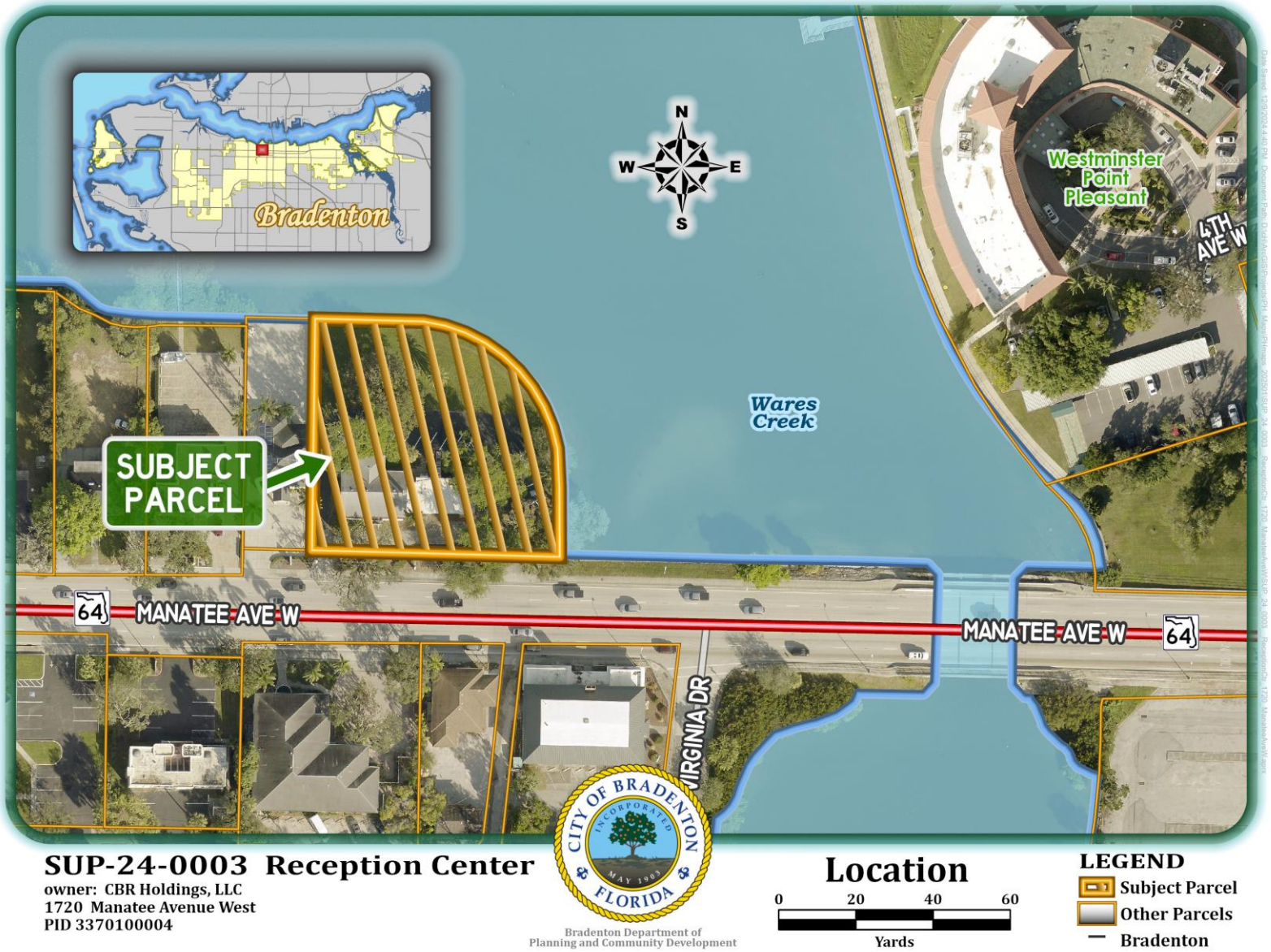
Special Use request to permit a Club (Reception Center) for property located at 1720 Manatee Avenue West

Staff Contact: Greg DeLong; Asst. Director of PCD

Case Information

- Applicant: Adam & Kathleen LaFavre (applicants and owners)
- Address: 1720 Manatee Avenue West
- Parcel ID No: 3370100004
- Acreage: .9183 acres
- Current Zoning: UV (Urban Village)
- FLUM Zoning: UV (Urban Village)
- Flood Zone: AE, VE
- Existing Use: Office Building
- Purpose: Special Use approval to allow a Club (Reception Center)

Location Map

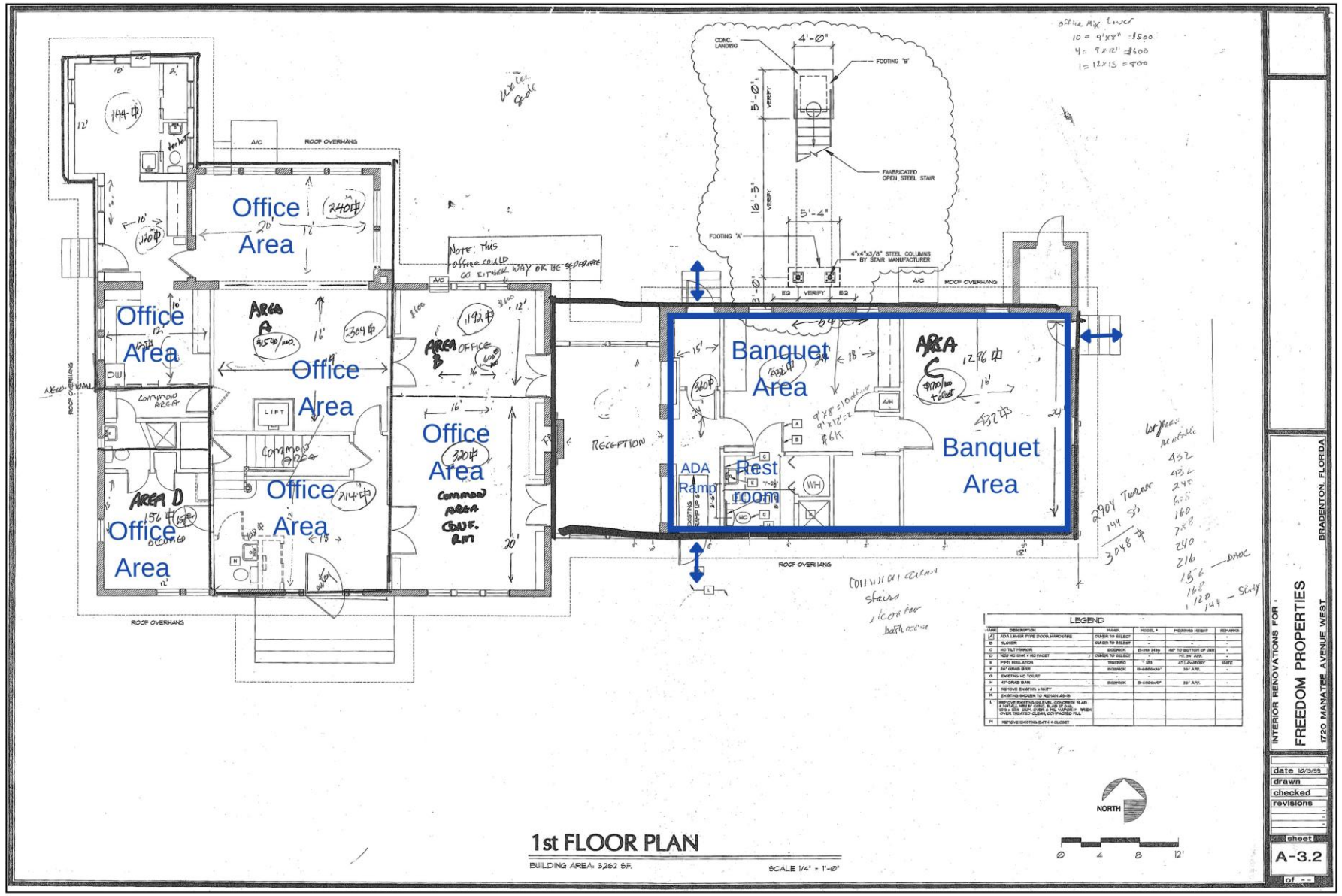


Site Plan


584.1
Underground Electric Outlet
Underground Electric Outlet
Underground Electric Outlet
Outdoor Electric Subpanel
Exterior Lighting
180.2
Trash Receptacles
Parking
Parking
Exterior Lighting
Outdoor Water
Exit
Exit
Exit
Parking
Exit
180.2
Exit
Parking
Parking
265.5
6.6
176.7
192.7
Vehicle Egress
71.6
Signage
Vehicle Ingress

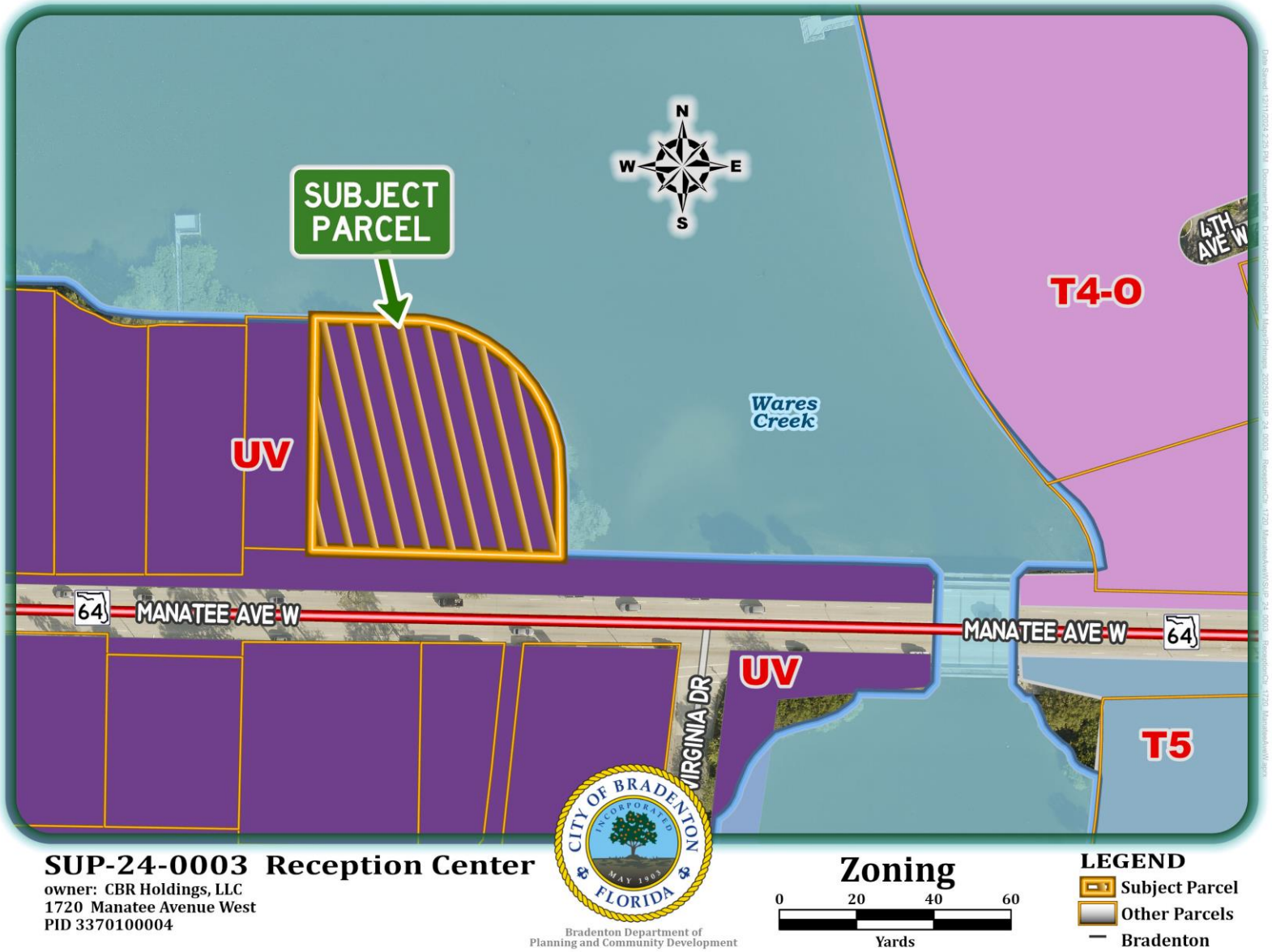
N

Existing Building Floorplan

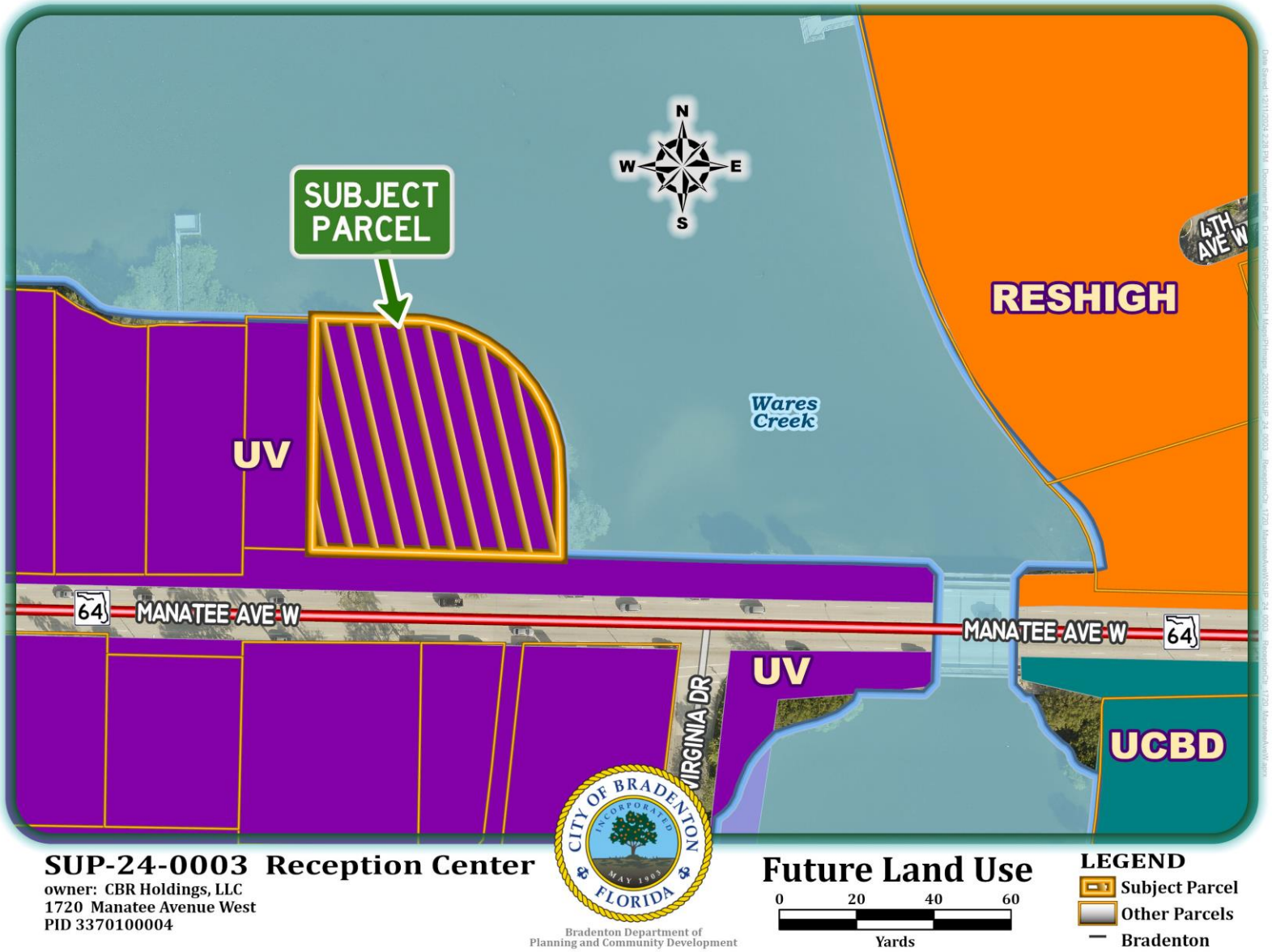


N

Zoning Map


SUBJECT PARCEL
N
W
E
S
UV
Wares Creek
T4-O
4TH AVE W
64
MANATEE AVE W
MANATEE AVE W
64
UV
VIRGINIA DR
T5
SUP-24-0003 Reception Center
owner: CBR Holdings, LLC
1720 Manatee Avenue West
PID 3370100004
CITY OF BRADENTON
INCORPORATED
MAY 1903
FLORIDA
Bradenton Department of
Planning and Community Development
Zoning
0 20 40 60
Yards
LEGEND
Subject Parcel
Other Parcels
Bradenton

Future Land Use Map



Additional Information

- The use (Reception Center) has been operating at the subject property without proper reviews or approvals from the city.
- Also noted is the property has a floating jet ski dock and docks are currently prohibited in the UV zoning district and said dock has no permit issued for it.

Proposed Request

- Applicant is requesting to continue the use of Club (Reception Center) at:
  - 1720 Manatee Avenue West

SCHEDULE 3.2.1.2 - continued PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS		
USE (1)(5)	UV (6)	
	P	SU
Clubs		X

- Chapter 10 - Definitions
  - *Club:* A premises used by an organization or membership for activities including assemblies, parties, sports, recreation, games and eating and drinking

Summary of Proposed Request

- Club (Reception Center):
  - Property has one point of ingress and one point of egress.
  - Property contains nine off-street parking spaces with two being ADA.
    - Parking to be calculated at 1 per 3 visitors based on maximum capacity at assembly (capacity number not provided).
    - LUR Section 4.1.4.2.a. states that parking shall be on premise or within 400 ft. of the use with approval from the PCD Director.
    - Property owner has permission from First Presbyterian Church to use their parking for overflow parking (83 spaces with 11 being ADA).
    - Parking area starts at approximately 750 ft. from the subject use.
  - Approx. 1,032 sq. ft. of the existing building will be utilized for the Reception Center. Use will primarily use the outdoor/waterfront space.
  - No cooking will be permitted onsite. Catering services will bring prepared food items and beverages.
  - Alcohol will be served/sold with proper permits.

Development Review Committee (DRC)

- Club (Reception Center):
  - Met on December 17, 2024, to review the subject request.
  - Building Division:
    - Change of Occupancy will be required converting the building from business/office to assembly.
  - Fire Department:
    - Change of Occupancy will be required converting the building from business/office to assembly.
    - Exit doors will need to swing in the direction of egress.
  - Police Department:
    - Concerns about the lack of onsite parking and pedestrian traffic to and from the property.
  - Planning & Zoning Division:
    - What are the hours of operation?
    - Mitigation of noise and lights with proximity to residents across the waterway.

Land Use Regulations

- Club (Reception Center):
  - Schedule 4.1.4.1 Automobile On-Site Parking Space Requirements

AMUSEMENT ESTABLISHMENTS	
Indoor or Non-Spectator	1 per 3 visitors based on maximum capacity of assembly

  - Section 4.1.4.2 *Location*.
    - The spaces required for a particular land use must be provided on the premises of that land use, or, if approved by the PCD director, within 400 feet of the premises. The required parking areas may be consolidated into a large parking area serving other businesses and uses. Such off-premises parking area shall be maintained, regulated, and enforced as if it were on the premises served. The PCD director may require a deed, lease, or other reasonable proof necessary to show that the required off-premises parking area is controlled by and available to the applicant.
    - Parking areas serving non-residential uses shall not be located within a residential zone.

Off-Site Parking Aerial



Comprehensive Plan

- Club (Reception Center):
  - *Future Land use Element*

    <u>Policy 1.2.1 – Urban Village</u>

    The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism.

    Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services, and professional services, civic and recreation uses, greenspace. Auto oriented uses are prohibited along with outdoor storage.

Site Photos

- Club (Reception Center)



1720 Manatee Ave. W. (front view)



1720 Manatee Ave. W. (rear view)

Site Photos

- Club (Reception Center)



1720 Manatee Ave. W. (east side of property)



1720 Manatee Ave. W. (north side of property)

Site Photos

- Club (Reception Center)



Looking south from 1720 Manatee Ave. W.



Looking southeast from 1720 Manatee Ave. W.

Site Photos

- Club (Reception Center)



Looking southwest from 1720 Manatee Ave. W.



Looking west from 1720 Manatee Ave. W.

Site Photos

- Club (Reception Center)



Looking east from 1720 Manatee Ave. W.



Looking northwest from 1720 Manatee Ave. W.

General Special Use Standards

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

- 3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.
- 3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.
- 3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

Review Criteria (LURs)

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

- 3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
- 3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.
- 3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.
- 3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Review Criteria (LURs)

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application (responses to the following questions can be found in the submitted staff report):

A. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
B. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
C. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.
D. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.
E. Screening, buffering or separation of any nuisance or hazardous feature of the use.
F. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Review Criteria (LURs) - Continued

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

G. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.
H. Adequacy of land and/or building which are to be used.
I. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
J. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.
K. Consistency with the city's comprehensive plan.

Staff Comments

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be inconsistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission Meeting Summary

Planning Commission met on January 15, 2025, and recommended to City Council **Approval** (vote 4-0) of Resolution 25-02, Case PLN-SUP-24-0003 with the following stipulations:

a. All events related to the club (reception center) shall occur between the hours of 6pm and 12am (midnight) on Monday through Friday and from 12pm (noon) till 12am (midnight) on Saturday and Sunday.
b. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. Said permit shall be applied for within 30 days of the Special Use Permit approval.
c. A "Right-Turn Only" sign shall be installed at the driveway exit of the property. A sign permit shall be obtained prior to installation of the subject sign. Said permit shall be applied for within 30 days of the Special Use Permit approval.
d. Overflow parking shall not exceed a distance greater than 1,000 ft. from the 1720 Manatee Avenue West. Due to the lack of crosswalks in the vicinity of the subject use, all overflow parking shall be located on the north side of Manatee Avenue West.

Planning Commission Meeting Summary

Continued list of conditions:

e. The reception center use shall be limited to a maximum of 27 attendees unless the applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 150 total attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
f. Onsite cooking/baking related to the subject use is prohibited unless the entire property is brought up to the latest building, fire, and health codes and all applicable permits shall be issued prior to commencement of work.

Questions?

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
January 15, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Michael Neal-Vice Chair, Michael Jones, Keith Green-Alternate.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the December 11, 2024, Meeting Minutes by Commissioner Jones, and seconded by Commissioner Neal. Motion passed unanimously.

Items 5 and 6, Election of Officers and Review of By-Laws, were both postponed.

PUBLIC COMMENT
No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-03; Case SUP.24.0004
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 406 12th Street West (Parcel ID 3319400002) in the T5 (Urban Center) transect zoning district. Application filed by Robert Allen Woodring (agent) for CBR Holdings, LLC (owner).

Staff: Greg DeLong described the Special Use Case request.

Applicant: Robert Woodring, 406 12th St. W., Bradenton, stated that he is present for the application of a sidewalk café license and that his business has been in business for over 30 years on Old Main Street.

Mr. DeLong went over the proposed request which is consistent with the Land Use Regulations. He discussed the stipulations which were provided to the Board.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

2. Resolution 25-02, Case SUP.24.0003
Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam and Kathleen LaFavre (owners).

Staff: Greg DeLong gave a summary of the Special Use Permit and showed maps, as well as a site location.

Applicant: Adam LaFavre, 1717 79th Ct. W., Bradenton, and Kathleen LaFavre, 1720 Manatee Ave. W., Bradenton, discussed the wedding venue. This will be a 4-to-5-hour venue and they have worked out the parking with the neighboring church, as well as valet parking. This will be primarily on the weekend. Traffic flow was also discussed; signs will be posted due to the location.

Mr. DeLong presented a zoning map and stated that they have been operating without a permit. He stated that there is nothing in the code that represents this type of use. He discussed the parking situation and suggested a stipulation, if approved. He also stated that in their application, there would be no cooking on site; just catering, and alcohol will be sold and served with the proper permit. This was also brought before the Development Review Committee and the Building Department is requesting a change of occupancy, due to the current classification. The Fire Department stated that one of the doors needs to be changed to an egress for exiting. The Police Department stated some concerns about the parking. The Comprehensive Plan design was discussed. Staff recommends stipulations. Mr. DeLong also mentioned the email that was sent to Robin Singer from Fred Longhi which was included in the meeting packet.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Mr. LaFavre stated that he has no objection to the stipulations suggested.

Motion: Commissioner Green motioned to approve with the stipulations, and Commissioner Jones seconded. Motion passed unanimously.

3. Ordinance 4035, Case CP.24.0363
An Ordinance of the City of Bradenton, Florida, amending objective 1.5.2

of the Future Land Use Element of the City's Comprehensive Plan and amending Objective 5.3, Policy 5.3.1, Policy 5.3.2, Policy 6.2.1 and Policy 6.2.5 of the Coastal Management and Conservation Element of the City's Comprehensive Plan, and adding Policy 5.3.1.1 and Policy 5.3.1.2 to the Coastal Management and Conservation Element of the City's Comprehensive Plan; providing for applicability; providing for severability; and providing for an effective date.

Staff: Robin Singer introduced the ordinance which is modifying the Comprehensive Plan to allow for map amendments allowing for additional density within the coastal high hazard area.

Applicant: Katie LaBarr, Stantec, 6920 Professional Parkway, Sarasota, on behalf of Westminster. Ms. LaBarr introduced Jim Palaski, Senior Vice President of Westminster, and Chris Wickburg, Vice President of Design and Construction at Westminster, as well as their legal counsel Stephen Dye and Patricia Petra of Dye Harrison.
Jim Palaski, 5304 Bay State Rd., Palmetto, spoke about Westminster Communities of Bradenton, in the Point Pleasant neighborhood. He gave a presentation with maps of all the communities (22) across Florida.
Chris Wickburg, 116 America St., Orlando, discussed the plan, design, and redevelopment success. This includes a multi-phase plan which creates modern standards and life safety for the residents.
Ms. LaBarr went over the Comprehensive Plan text amendment proposal. She stated that their primary purpose is to ensure consistency regarding development within the coastal high hazard areas and their client's goal is to preserve an institution that has been a prominent fixture in the City of Bradenton for over 70 years, can continue. She discussed statutory language compliance and the impact of natural disasters, as well as the evacuation plan.
Patricia Petra, certified land use attorney, Dye, Harrison, Knowles, 1206 Manatee Ave. W., Bradenton. She has represented this client for 46 years. She discussed the original coastal high hazard zones and the verbiage of when the Comprehensive Plans were originally written. She went over changes in units and future land use. She stated that this property is not subject to the overlay district; it is not part of that neighborhood; it is an institution, not residential. Ms. Petra showed a map of the area and stated that this is not a T-4O zoning category. She stated that with the current ordinances, they would not be able to rebuild should buildings be destroyed.
Mr. Wickburg discussed the Shores building and renovations. Due to age, design, demand of residents, etc., renovations become an economic issue. They have been upgrading buildings, however, residents do not want to live in an older building.

Robin Singer reiterated that this is about text amendments that impact the coastal high hazard area as shown on land use maps within the City. She discussed the impacts of changing the land use designations.

The Board decided to listen to all presentations first, then make separate motions when all are complete. Public comments will be more than 3 minutes if needed.

DRAFT

4. Ordinance 4036, Case CP.24.0364

An Ordinance of the City of Bradenton, Florida, providing for amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from High Density Residential to Urban Central Business District for property located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000 and more particularly described in the attached "Exhibit A"; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the case for the Comprehensive Plan Land Use Map amendment. She showed tables to break down the differences between what is currently allowed and what they are seeking.
Patricia Petra stated that typically when a text amendment is done, a map amendment is often done as well.

Robin Singer showed current zoning and future land use maps. The change of use would be from High Density Residential to Urban Central Business District. She explained the difference between them.

5. Ordinance 4037, Case LU.24.0361

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O (General Urban – Open) and T4-R (General Urban – Restricted) to T5 (Urban Center) for 15.9 acres located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the re-zone application. She discussed the differences between T4-O and T4-R, and why they are proposing the change to T5. Building height is one of the key differences. This plan helps to illustrate the overall development strategy. She showed a conceptual rendering of the plan.
Patricia Petra stated that this is the best route forward. The current density is the issue for rebuilding. This is a long-standing residence, since 1954, and all will be incompliance with FEMA, etc. This is an investment in the City.

The Board discussed the amount of units with the applicant. The evacuation plans were questioned, as well as flooding and habitable floors to be over the parking area.
The current occupancy is 85 percent full.

DRAFT

Robin Singer went over the current zoning and future land use maps. She showed photos of the existing sight, and discussed the criteria for land use district designations.

Public Comment: Chair Bakker opened the Public Hearing.

Jeff Corey, 203 N. 18th St., Bradenton. Opposed.
Terry Carr, 1533 4th St. W., Bradenton. In favor.
Susan Miller Kelly, 2412 45th Ct. W. Bradenton. Opposed.
William Miller, 112 16th St. W., Bradenton. Opposed.
Mike Carter, 1018 1st Ave., Bradenton. Opposed.
Todd Lott, 1600 1st Ave. W., Unit 108 A, River Oaks, Bradenton. Opposed.
James Park, 117 N. 18th St. W., Bradenton. Opposed.
Michael K. Nolan, 1650 1st Ave. W., #401, Bradenton. Opposed.
Donna Mathias, 1600 1st Ave. W., Unit 501, Bradenton. Opposed.
Bonnie Brinson, 1600 1st Ave. W., Unit 405A, Bradenton (via email; spoken by Donna Mathias). Opposed.
Clare Ward, 1609 1st Ave., Bradenton. Opposed.
Debra Schreiber, 1717 1st Ave. W., Bradenton. Opposed.

Applicant: Patricia Petra responded to the public comments. She spoke about units per acre; current and proposed. She also discussed the coastal high hazard area and traffic.

Public Hearing was closed.

Motions:

Ordinance 4035, Case CP.24.0363: Commissioner Neal motioned to approve, and Commissioner Green seconded. Motion passed with 3 votes in favor and 1 vote against.

Ordinance 4036, Case CP.24.0364: Commissioner Green motioned to approve, and Commissioner Neal seconded. 2 votes in favor and 2 votes against.

Ordinance 4037, Case LU.24.0361: Commissioner Neal motioned to approve, and Commissioner Green seconded. 2 votes in favor and 2 votes against.

City Attorney Scott Rudacille stated that the last 2 items will move forward to the City Council without a recommendation.

Adjournment: The meeting adjourned at 5:26 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

AGENDA ITEM NO. 8.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** RESOLUTION 25-03 - PUBLIC HEARING

SUGGESTED ACTION: Motion to either approve or deny Resolution 25-03, Case PLN-SUP-24-0004. If the action is to approve, the following are recommended stipulations for approval:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 2-benches may remain on the sidewalk when the business is closed. The items shall be placed adjacent to the building unit.
d. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Planning Commission met on January 15, 2025, and voted 4-0 to recommend to City Council approval with stipulations of Resolution 25-03.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant has submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 406 12th Street West.

While a sidewalk cafe has been in place at the subject property, the subject Special Use process will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Resolution 25-03 with stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-03
Application
Staff Report
Presentation
Draft Planning Commission Meeting Minutes 01/15/2025

RESOLUTION 25-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-24-0004 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 406 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO 3319400002), IN THE T5 URBAN CENTER TRANSECT ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CBR Holdings, LLC (the "Property Owner" or "Applicant") owns the property located at 406 12th Street West, Bradenton, Florida (Parcel ID No 3319400002), more particularly described in Exhibit "A" (the "Property"), and

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

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (T5) Urban Center – Transect Zoning District; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies uses in the T5 transect zoning district; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies Café/Sidewalk Café with less than 20 seats as a permitted use in the T5 transect zoning district; but stipulates that City Council approval may be required per the Land Use Regulations; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 4.3.11.4, states that alcoholic beverage sales served as part of any sidewalk café on public property shall require City Council approval; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit a sidewalk café with alcoholic sales; and

WHEREAS, the Planning Commission held a noticed public hearing on January 15, 2025, at which the Commission received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on February 12, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council 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 and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
b. The Property Owner is requesting approval of a Special Use Permit to operate a sidewalk café with alcoholic sales, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
d. The City's professional staff recommended stipulations to consider for an approval.
e. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
f. The Planning Commission recommended approval with stipulations.

The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

3.3.2.1 The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

3.3.2.2 Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

3.3.2.3 All buildings are located an adequate distance from property lines and streets.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties is adequate for the proposed use.
c. Location and design of refuse and service areas are sufficient in regard to availability, adequacy and effect upon surrounding properties.
d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided.
e. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use.
f. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties.
g. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value.
h. The land and/or building which are to be used are adequate for the proposed use.
i. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
j. The proposed use will not affect the environmental quality of the district.
k. The proposed use is consistent with the city's comprehensive plan.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a sidewalk café with alcoholic sales for a maximum of 4 tables, 12-chairs and 2-wooden benches, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 2-benches may remain on the sidewalk when the business is closed. The items shall be placed adjacent to the building unit.
d. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.

e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

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 Resolution 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 Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 12th DAY OF FEBRUARY 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

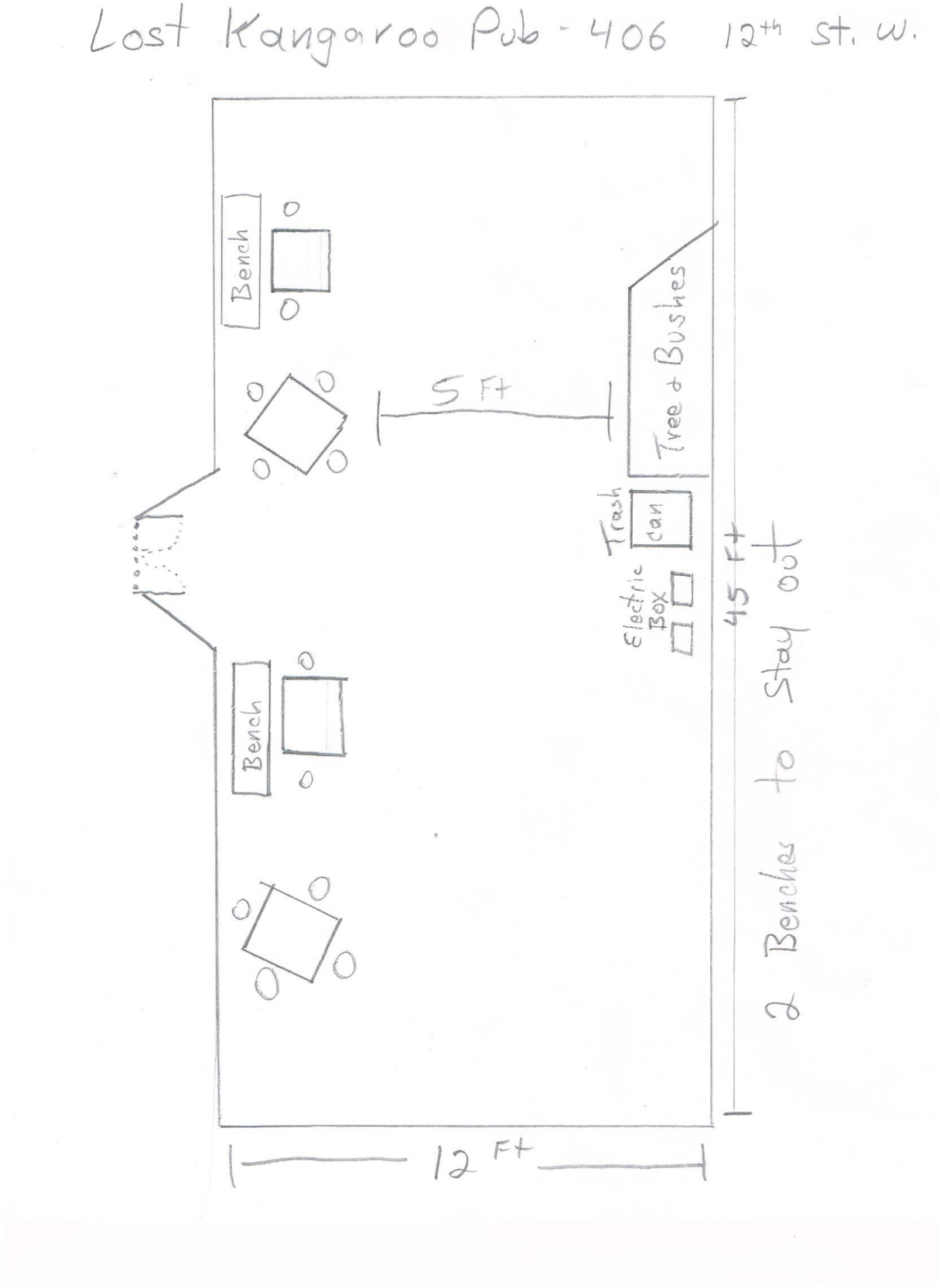
APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

Parcel 3319400002:
LOTS 14,15 FULLER BLOCK PI#33194.0000/2

EXHIBIT "B"


Lost Kangaroo Pub - 406 12th St. W.
Bench
5 Ft
Tree & Bushes
Trash can
Electric Box
45 Ft
2 Benches to Stay out
Bench
12 Ft

PLN-SUP-24-0004 - Lost Kangaroo Sidewalk Cafe Alcohol Sales

Menu Reports Help

File Date: 11/13/2024

Application Status: Scheduled-City Council

Assigned To:

Application Name: Lost Kangaroo Sidewalk Cafe Alcohol Sales

Application Detail: Detail

Scope of Work: sidewalk cafe alcohol sales

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Docum
Image (337).jpg	PLNG_SPUSE	Site Plan		image/jpeg	Uploac
Agent Authorization Fo...	PLNG_SPUSE	Other Support D...	Agent Authorization...	application/pdf	Uploac
Image (333).jpg	PLNG_SPUSE	Site Plan	sidewalk descriptio...	image/jpeg	Uploac

Show all

Address: 406 12TH St W, BRADENTON, FL 34205

Owner Name: CBR HOLDINGS LLC

Owner Address: 406 12TH ST W, BRADENTON, FL 34205

Parcel No: 3319400002

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date
GREG.DELO...	This is a test	12/02/2024

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Robert Allen WOODRING	Lost Kangaroo Pub	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

SPECIAL USE

Type	Other
Other	Sidewalk Cafe alcohol

MEETING INFORMATION

Meeting Type	Date	Status
Development Review Committee	12/03/2024	Scheduled

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf	Ready for Pr...	11/22/2024	Jamie Schindewolf
Case Manager		Ready for Re...	11/22/2024	Jamie Schindewolf
Building Review	Tamra Tornai	Pass	12/17/2024	Tamra Tornai
Public Works Review	Dawn Jani	Pass	12/12/2024	Dawn Jani
Planning Review	Greg DeLong	Pass	12/27/2024	Greg DeLong
Fire Review	Christopher Melser	Pass	12/03/2024	Christopher Melser
Other Reviews		Not Applicable	12/27/2024	Greg DeLong
Review Consolidation		Scheduled fo...	12/27/2024	Greg DeLong
DRC				
Planning Commission	Greg DeLong	Scheduled fo...	01/16/2025	Greg DeLong
City Council #1	Greg DeLong			
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 406 12th Street West

I, Robert Woodring, the registered property owner(s) of the above noted property, do hereby authorize

Robert Woodring — Print Name of Agent

Lost Kangaroo, Inc — 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

406 12 St. W Bradenton, FL 34205
Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of _____, produced _____ _____ respectively, as identification and who did (did not) take an oath:

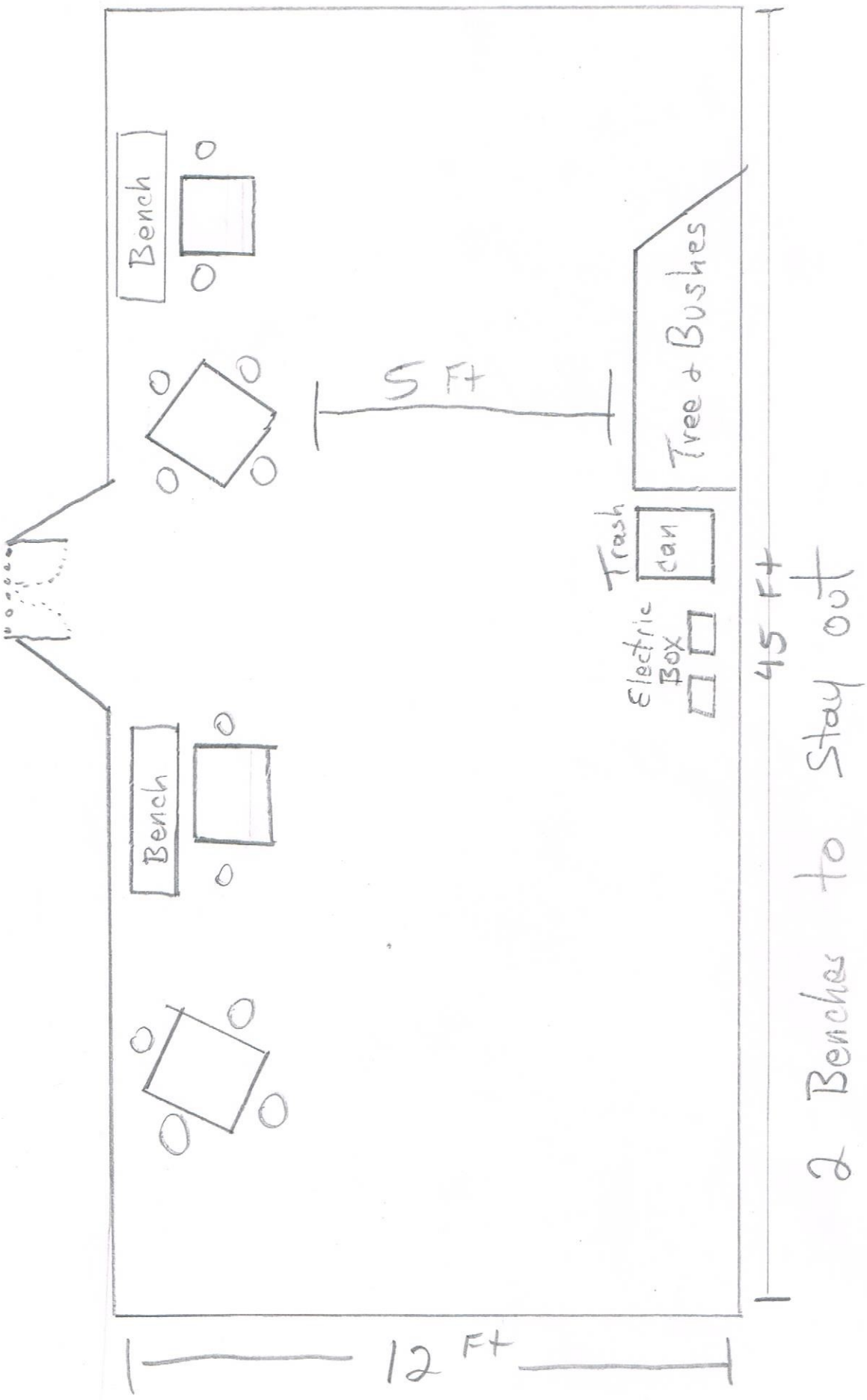
NOTARY — REQUIRED

_____
Signature

_____, Notary Public
Print Name

State of Florida
My Commission Expires: _____

Lost Kangaroo Pub - 406 12th St. W.



City of Bradenton
Planning and Community Development Department
City Council Public Hearing
February 12, 2025

Staff Report

Case Number: PLN-SUP-24-0004
Res. Number: 25-03
Applicant: Robert Allen Woodring (agent and owner)
Owner: CBR Holdings, LLC
Address: 406 12th Street West
Parcel ID No: 3319400002
Current Zoning: T5 (Urban Center – Transect District)
Future Land Use: URBCORE (Urban Core)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T5 (Urban Center – Transect District)
South: T5 (Urban Center – Transect District)
East: T5 (Urban Center – Transect District)
West: T5 (Urban Center – Transect District)

Future Land Use: North: URBCORE (Urban Core)
South: URBCORE (Urban Core)
East: URBCORE (Urban Core)
West: URBCORE (Urban Core)

Robert Allen Woodring (agent and owner) of the Lost Kangaroo Pub submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 406 12th Street West.

While a sidewalk cafe has been in place at the subject property, the subject Special Use process will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

According to the submitted application materials, the proposed café area will be located on the sidewalk along 12th Street West. Following is a summary of the request:

- Area size: 12' x 45' (sidewalk depth and unit width).
- Number of Tables: 4-tables.
- Number of Seats: 12-chairs and 2-wooden benches.

- Bussing and Hostess Stations: No.
- Table Umbrellas: No, due to an existing awning.
- Requesting permission to allow for the 2-wooden benches to remain on the sidewalk when the business is closed.

Based on the submitted site plan, a minimum of 5’ of traversable space for pedestrians to pass by the café area will be provided. There are no Fire Department Connections (FDC) within the proposed café area.

The City of Bradenton Development Review Committee (DRC) reviewed the request at their December 3, 2024, meeting and the Committee had no concerns with the proposed request.

The subject property is in the T5 Urban Center Transect Zoning District. According to Table 4.7 of the Form Based Code (FBC), Café/Sidewalk Café’s with less than 20 seats are a permitted use. City Council approval may be required if there is the sale of Alcoholic beverages, per footnote #1 and Section 4.3.11.4 of the Land Use Regulations (LUR).

Table 4.7: Specific Function & Use.

	T3	T4-R	T4-S T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

FORM BASED CODE REGULATIONS:

12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

COMPREHENSIVE PLAN:

Design Element:

Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space and the Public Realm

The City shall consider inclusion of additional requirements for enhancements in the Land Development Regulations. Standards for enhancements to be considered include the following:

Public Streets

Public Streets should provide the primary vehicle and pedestrian circulation infrastructure for the City. Public and private development should use the existing street grid as a framework and should expand the public street network as necessary to provide connectivity between new and older development. Development of new and extended streets should generally be kept in scale with the existing street network found along Bradenton's waterfront including the Downtown and Old Manatee Village areas.

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity.

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

LAND USE REGULATIONS:

2.2.10 *Alcoholic beverage sale approval*. Administrative approval is allowable for all complete alcoholic beverage state license applications, except events proposed to be held on public property or requiring public services. The PCD director may require city council approval of certain alcoholic beverage license applications to protect the public interest. Certain uses associated with alcoholic beverage licensing may require discretionary review pursuant to schedule 3.2.1.2. and shall comply with subsection 2.2.9.

2.2.10.1 Application. The application (paper or electronic media in a PDF format) must indicate the type of state license the business is to operate under, and be accompanied by a site plan showing all churches, day care facilities and schools within a 1,000-foot radius of the subject property boundary, as well as other information that may be required by the PCD director to sufficiently review the application per subsection 4.3.1. The application fee is set forth in appendix A.

2.2.10.2 Public notice. When required, public notice shall be given as per subsection 2.3.1.

2.2.10.3 Review and approval. The application shall be reviewed using the criteria in subsection 4.3 pursuant to schedule 2.3. Upon the granting of approval by city council, or if administrative approval is authorized, the PCD director shall sign the state alcoholic beverage vending license application.

3.3 Special Use Permits.
Land uses requiring special use permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if in the specific instance the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The special use permit makes the stipulations of approval mandatory. The special use permit is valid for the property on which it is issued for as long as the conditions are

met, unless the approval stipulates otherwise. Schedules 3.2.1.1 (residential), and 3.2.1.2 (non-residential) indicate what uses require special use permits in various zones. See section 2.2.4 for the application procedure.

4.3.1 *Alcoholic beverage sale approval.* The following are the criteria for review and approval of an application for alcoholic beverage sales (see section 2.2.9 for application requirements).

4.3.1.1 Approval shall not be granted for a site in a residential land use atlas district.

4.3.1.2 Approval shall not be granted on any site within 300 feet of any place of worship, day care center, or public or private elementary, middle, or high school. In accordance with F.S. § 562.45(2a) establishments licensed after July 1, 1999, or restaurants not meeting the 51 percent rule shall not be located within 500 feet of any such school. Such distance shall be measured from the main entrance of the applicant establishment, along the shortest route of pedestrian travel, to the main entrance of the principal building of the place of worship or day care center, or to the nearest point on the school grounds.

4.3.1.3 Approval shall not be granted if the sale of alcoholic beverages is found to be incompatible with surrounding land uses.

4.3.1.4 Reasonable stipulations may be attached to an approval for the purpose of rendering the use compatible with surrounding land use. Stipulations may include, but are not limited to, restrictions on the hours of operation and the addition of buffer strips.

4.3.11 Sidewalk *café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or

create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

4.3.11.2 *Maintenance.* Public sidewalk approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

Compliance Overview with Land Use Regulations

Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a sidewalk café is suitable for the subject locations.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: It appears that access points will not be negatively impacted by the proposed use.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties

from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: Requirement cannot be met due to the existing built environment.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request. The applicant is also proposing a minimum of 5′ of traversable space on the public sidewalk.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

   Staff Response: It appears that the subject request will not have any negative impacts on adjacent properties as far as smoke, glare, dust, vibrations, fumes, and pollution.

c. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

Staff Response: No screening, buffering or separation are being proposed as the area is a built environment.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   Staff Response: No new lighting or signage is being proposed as part of the subject requests. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

   Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

   Staff Response: It appears that the area is adequate in size for the subject request. The existing use (sidewalk cafe) has been in place at the subject property. The subject request is to ensure compliance to the Form Based Code and Land Use Regulations.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

   Staff Response: It appears that the proposed request is appropriate for the subject property and district.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

   Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

   Staff Response: It appears that the proposed sidewalk café is consistent with the Comprehensive Plan as the Comprehensive Plan encourages walkability and non-auto-oriented uses.

STAFF COMMENTS:

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission met on January 15, 2025, and recommended to City Council **Approval** (vote 4-0) of Resolution 25-03, Case PLN-SUP-24-0004 with the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 2-benches may remain on the sidewalk when the business is closed. The items shall be placed adjacent to the building unit.
d. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Respectfully submitted,

Gregory J. DeLong
Assistant Director of Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "A"
Location Map



EXHIBIT "B"
Future Land Use Map

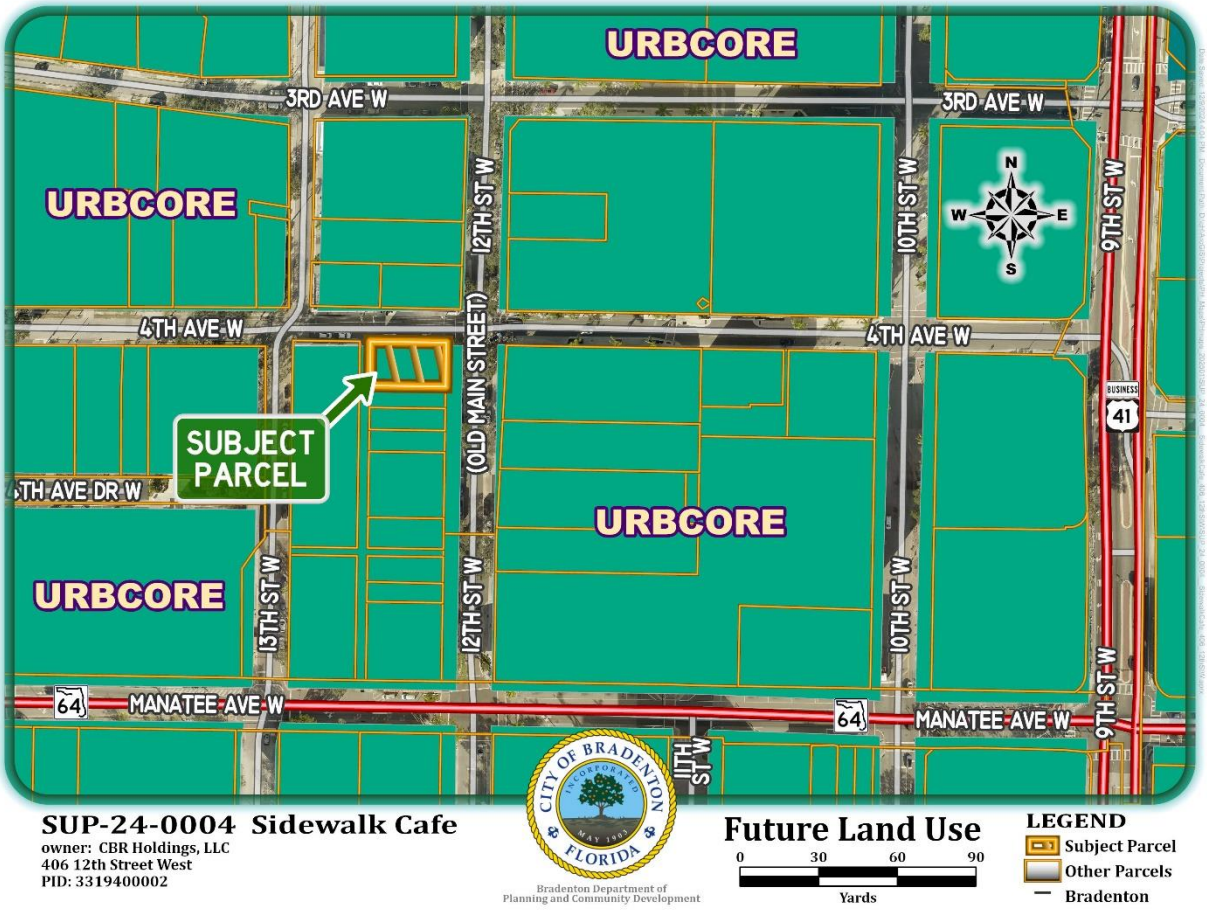


EXHIBIT "C"
Zoning Map

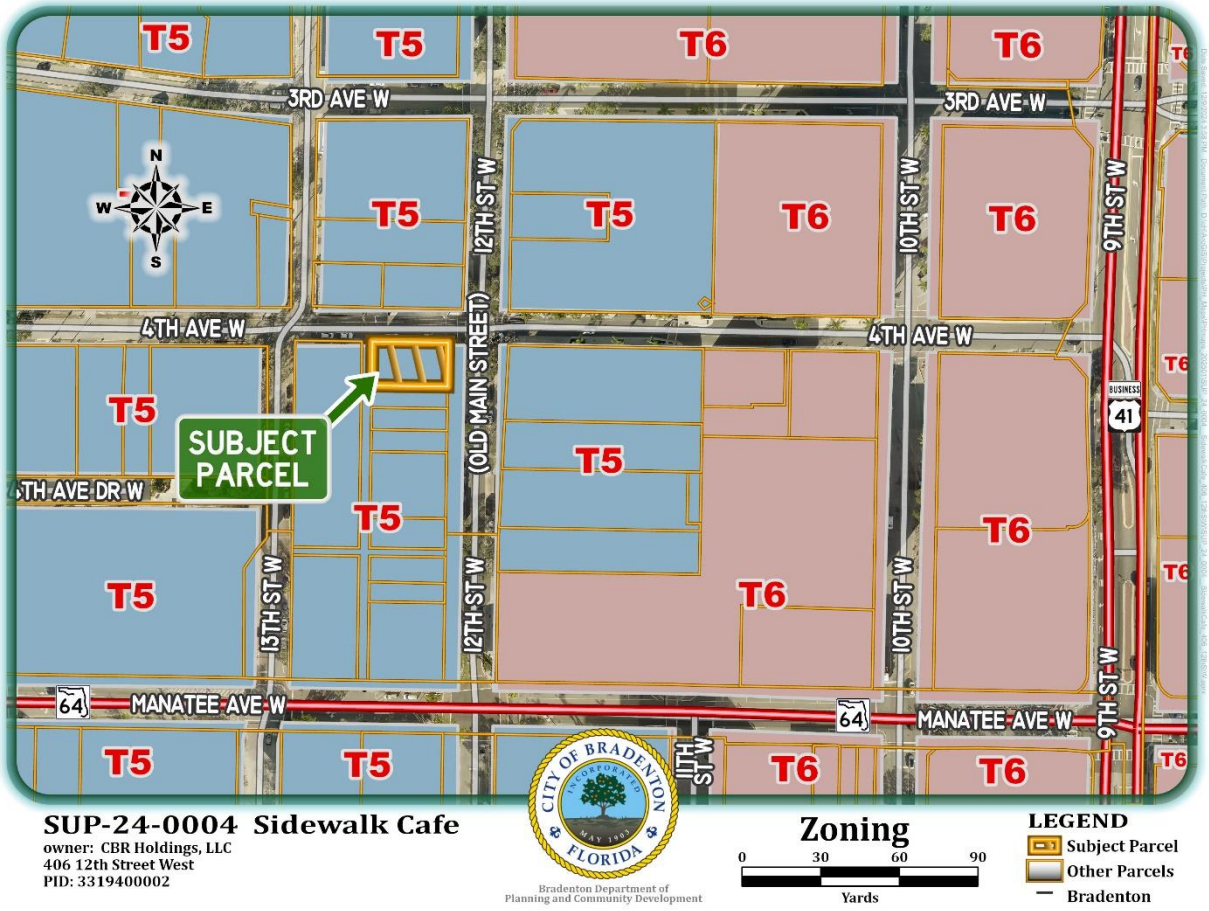
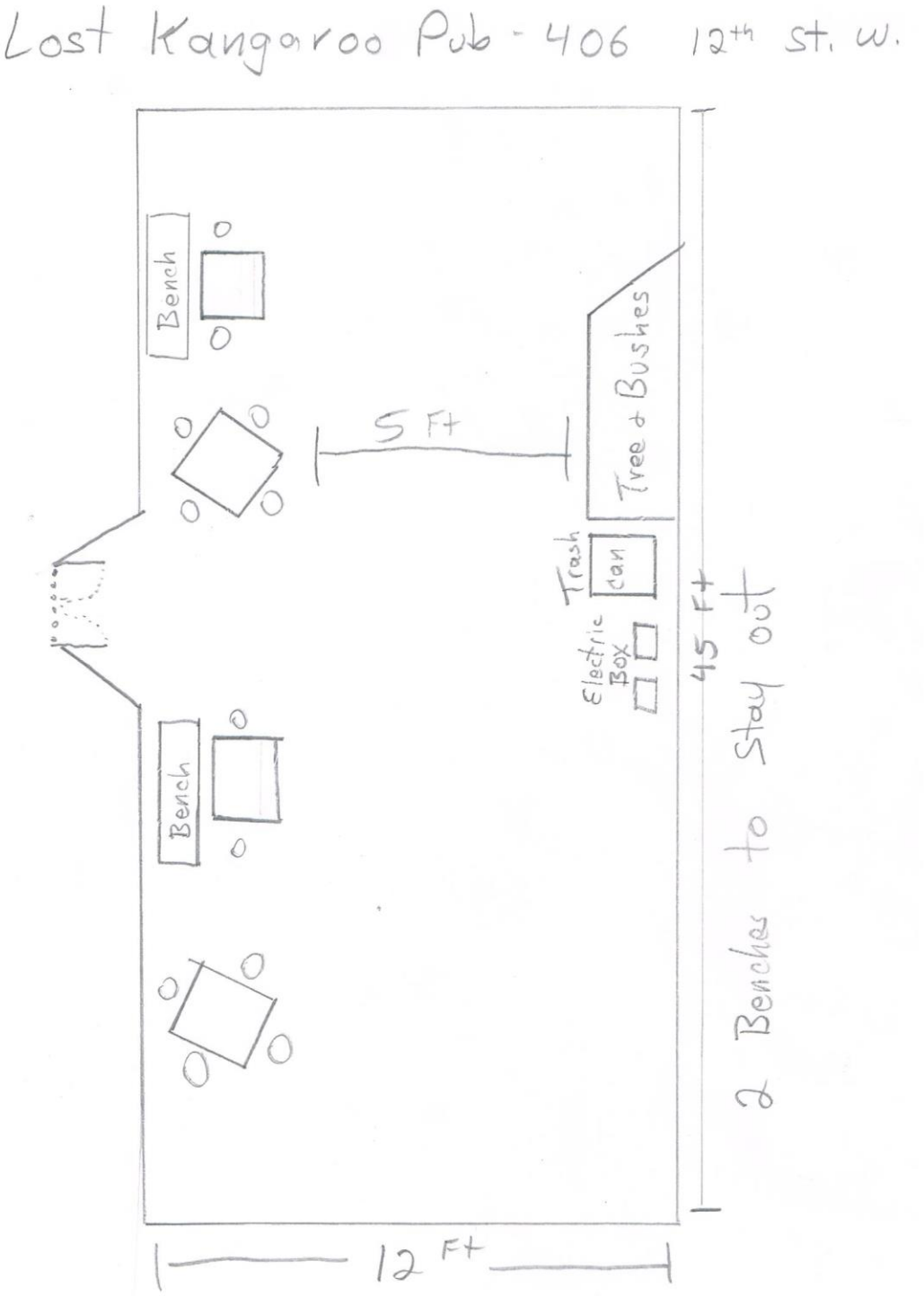


EXHIBIT "D"
Proposed Project Site Layout



City Council
February 12, 2025

Resolution 25-03| Case PLN-SUP-24-0004

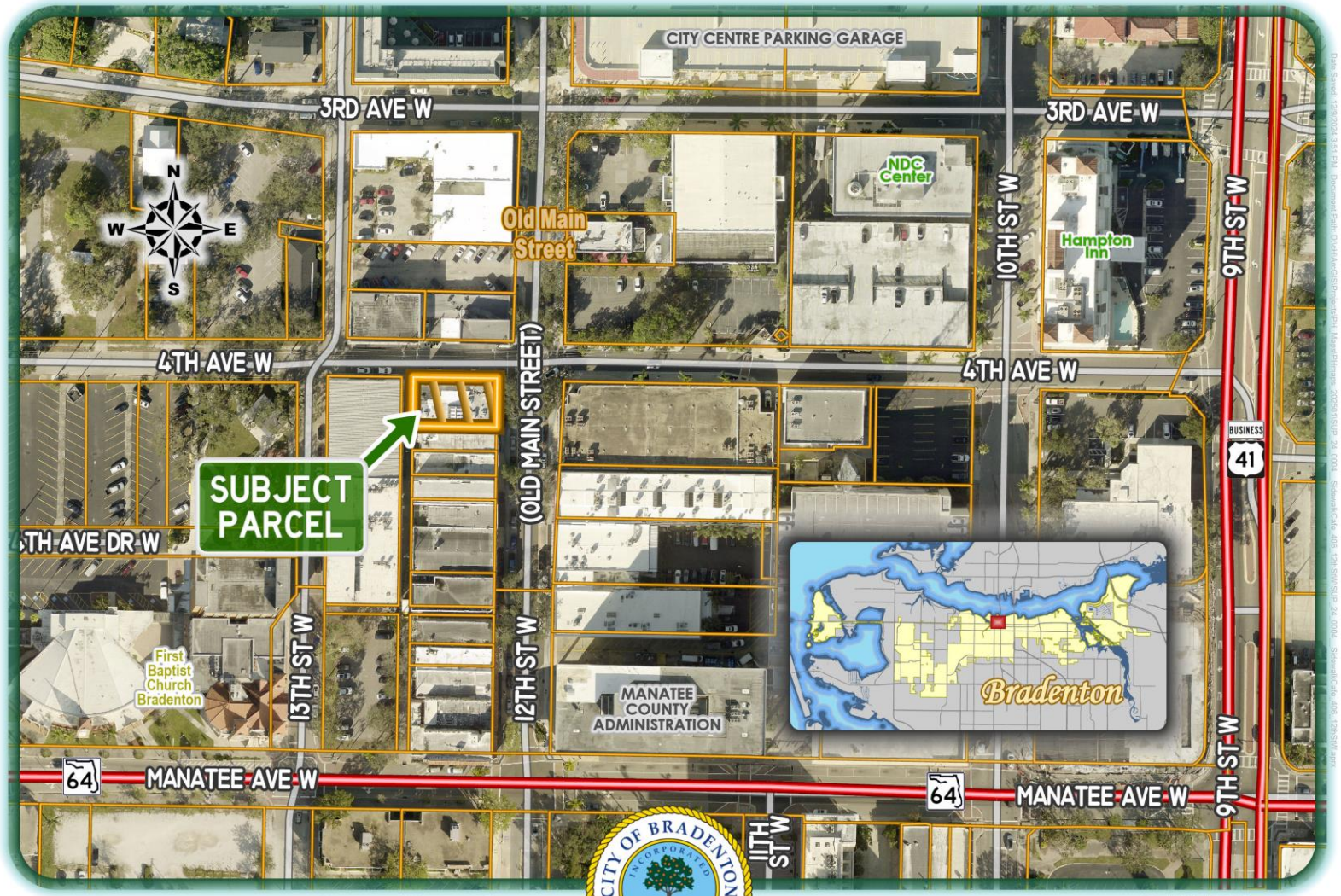
Special Use request to permit a sidewalk café with alcohol beverage sales for property located at 406 12th Street West

Staff Contact: Greg DeLong; Asst. Director of PCD

Case Information

- Applicant: Robert Allen Woodring (applicant and owner)
- Address: 406 12th Street West
- Parcel ID No: 3319400002
- Acreage: .0988 acres
- Current Zoning: T5 (Urban Center – Transect District)
- FLUM Zoning: URBCORE (Urban Core)
- Flood Zone: X
- Existing Use: Bar with Alcoholic Beverage Sales
- Purpose: Special Use approval to allow a sidewalk café with alcoholic beverage sales

Location Map



SUP-24-0004 Sidewalk Cafe
owner: CBR Holdings, LLC
406 12th Street West
PID: 3319400002

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA

Bradenton Department of Planning and Community Development

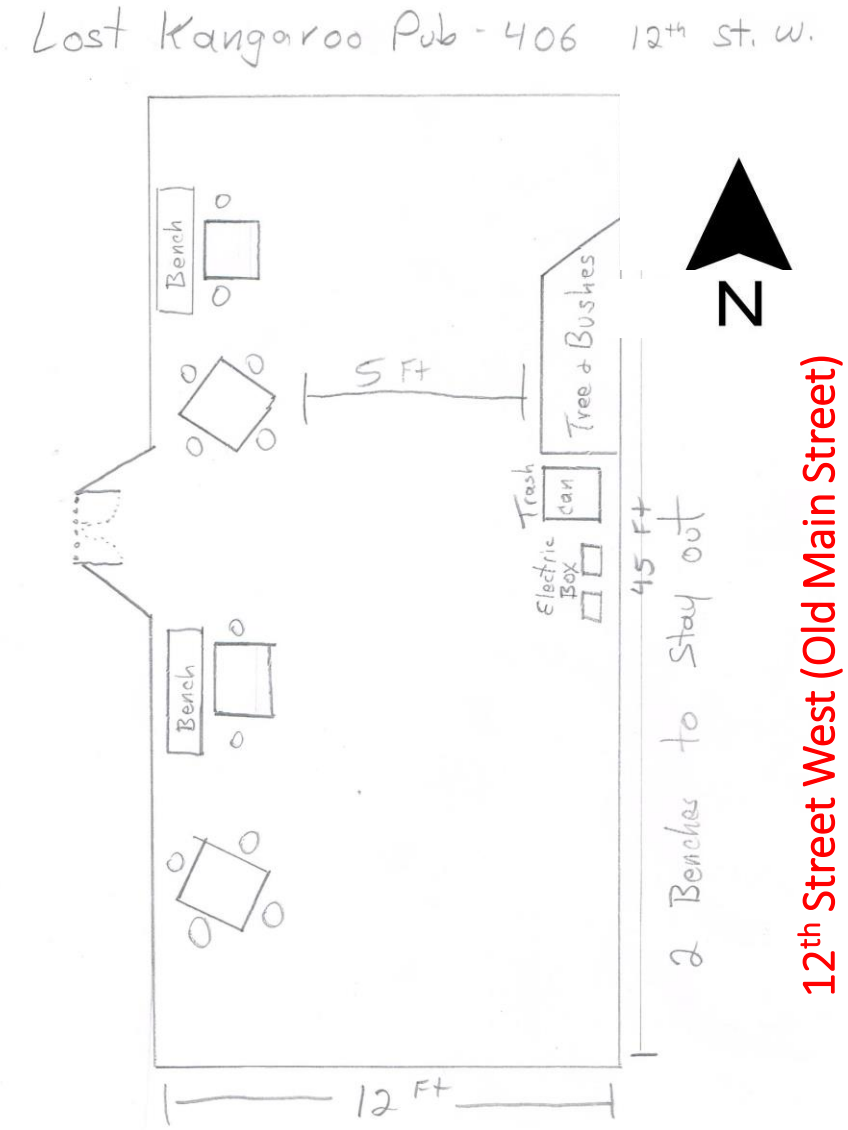
Location

0 30 60 90
Yards

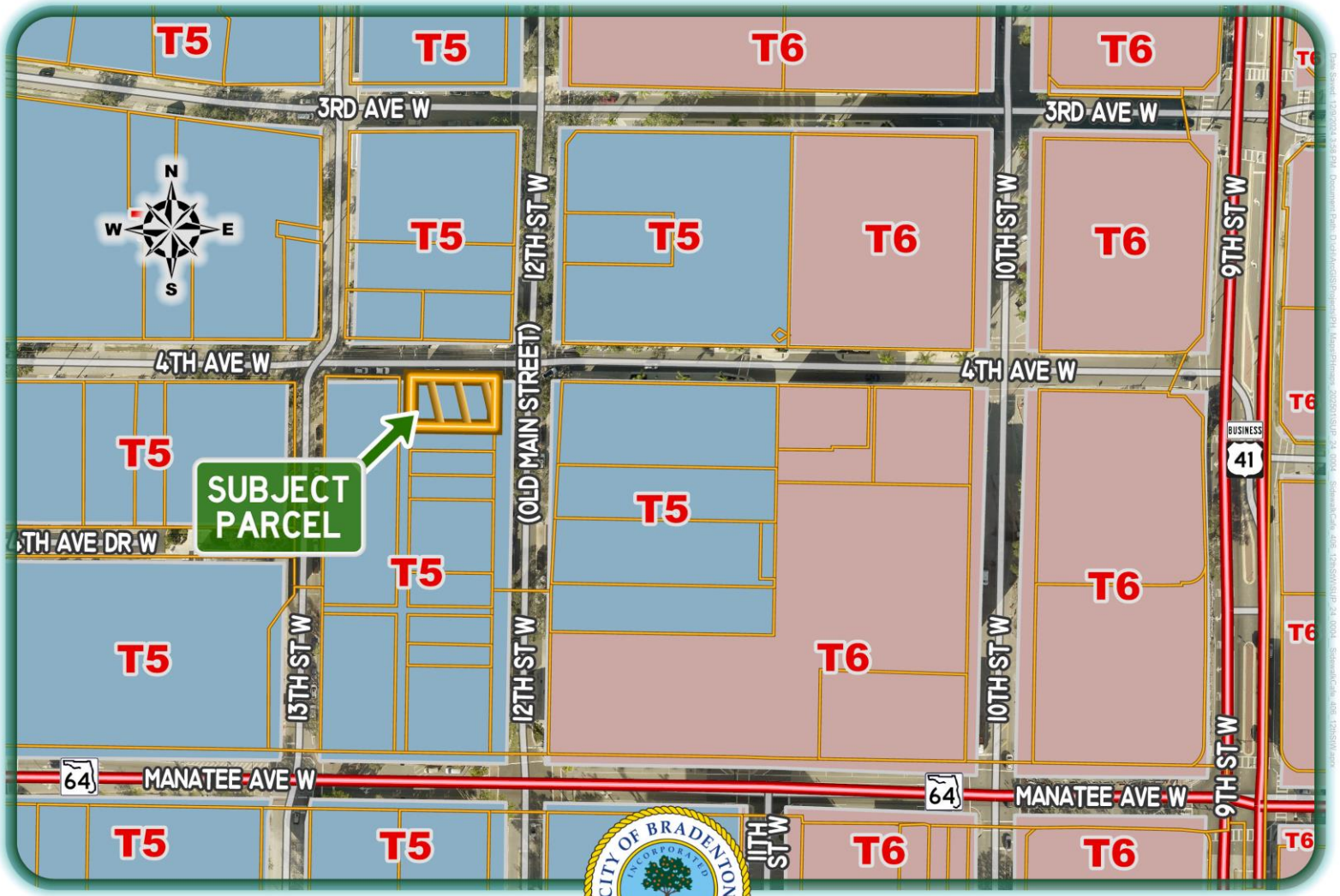
LEGEND
Subject Parcel
Other Parcels
Bradenton

Summary of Proposed Request

- Lost Kangaroo Pub:
  - Area Size: 12’ x 45’ (unit width)
  - Number of Tables: 4
  - Number of Seats: 12 chairs | 2 benches
  - Bussing/Hostess Stations: No
  - Requesting to allow for two wooden benches to remain on sidewalk while the business is closed (located adjacent to building)



Zoning Map



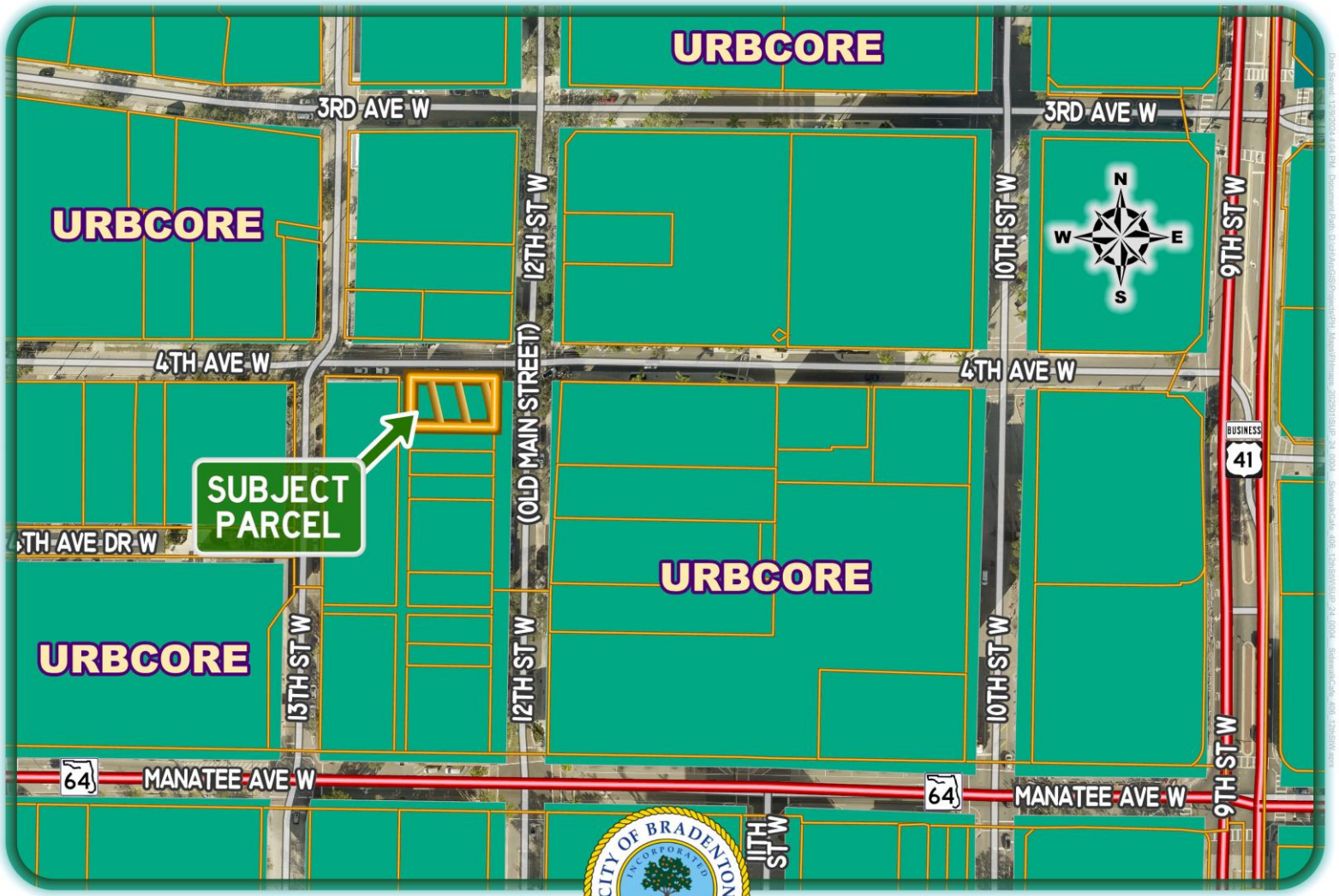
SUP-24-0004 Sidewalk Cafe
owner: CBR Holdings, LLC
406 12th Street West
PID: 3319400002

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA
Bradenton Department of Planning and Community Development

Zoning
0 30 60 90
Yards

LEGEND
Subject Parcel
Other Parcels
Bradenton

Future Land Use Map



Form Based Code Regulations

- Definitions:
  - 12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

Proposed Request

- Applicant is requesting to continue the use of:
  - A sidewalk café with alcohol beverage sales at:
    - 406 12th Street West (Lost Kangaroo Pub)
- Proposed request, if approved, grants permission from the city to allow for the sale and consumption of alcoholic beverages on the public sidewalk
  - Proper state licenses are also required.
- Subject property is located within the city's Form Based Code Area:
  - Sidewalk cafes with less than 20 seats are permitted but if alcohol sales occur, City Council approval may be required.

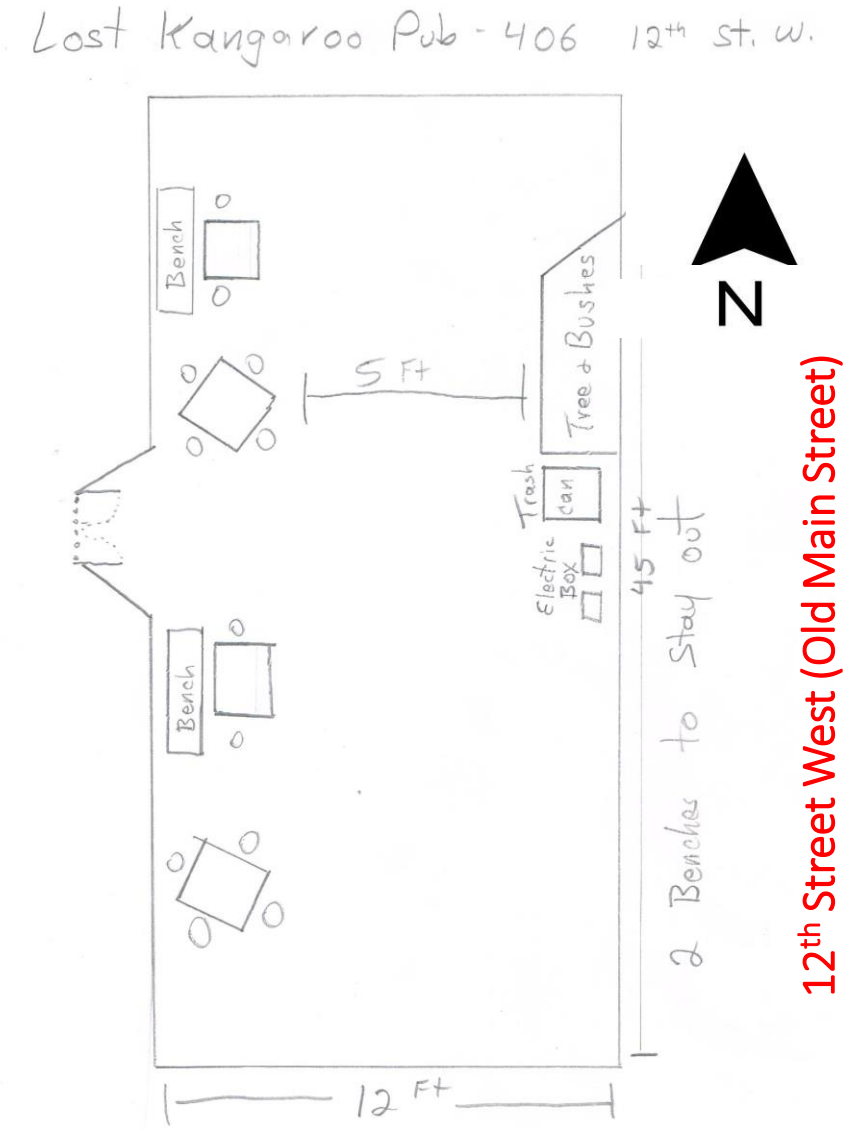
T4-S

	T3	T4-R	T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

Summary of Proposed Request

- Lost Kangaroo Pub:
  - Area Size: 12’ x 45’ (unit width)
  - Number of Tables: 4
  - Number of Seats: 12 chairs | 2 wooden benches
  - Bussing/Hostess Stations: No
  - Requesting to allow for two wooden benches to remain on sidewalk while the business is closed (located adjacent to building)



Summary of Proposed Request

- Lost Kangaroo Pub (business closed):





Summary of Proposed Request

- Lost Kangaroo Pub (business open):





Comprehensive Plan (Design Element)

Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space and the Public Realm

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide

LURs (Alcohol & Sidewalk Cafes)

4.3.11 *Sidewalk café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

LURs (Alcohol & Sidewalk Cafes)

4.3.11.2 *Maintenance.* Public sidewalks approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

LURs (Alcohol & Sidewalk Cafes)

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

General Special Use Standards

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

- 3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.
- 3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.
- 3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

Review Criteria (LURs)

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

- 3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.
- 3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.
- 3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.
- 3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Review Criteria (LURs)

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application (responses to the following questions can be found in the submitted staff report):

A. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
B. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.
C. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.
D. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.
E. Screening, buffering or separation of any nuisance or hazardous feature of the use.
F. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Review Criteria (LURs) - Continued

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

G. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.
H. Adequacy of land and/or building which are to be used.
I. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
J. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.
K. Consistency with the city's comprehensive plan.

Staff Comments

Resolution 25-03 | Case PLN-SUP-24-0004

1. City Council is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Planning Commission Meeting Summary

Resolution 25-03 | Case PLN-SUP-24-0004

Planning Commission met on January 15, 2025, and recommended to City Council **Approval** (vote 4-0) of Resolution 25-03, Case PLN-SUP-24-0004 with the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. No more than 2-benches may remain on the sidewalk when the business is closed. The items shall be placed adjacent to the building unit.
d. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating or tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.

Planning Commission Meeting Summary

Resolution 25-03 | Case PLN-SUP-24-0004

Continued list of conditions:

e. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
f. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works Department.
g. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Questions?

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
January 15, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Michael Neal-Vice Chair, Michael Jones, Keith Green-Alternate.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the December 11, 2024, Meeting Minutes by Commissioner Jones, and seconded by Commissioner Neal. Motion passed unanimously.

Items 5 and 6, Election of Officers and Review of By-Laws, were both postponed.

PUBLIC COMMENT
No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-03; Case SUP.24.0004
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 406 12th Street West (Parcel ID 3319400002) in the T5 (Urban Center) transect zoning district. Application filed by Robert Allen Woodring (agent) for CBR Holdings, LLC (owner).

Staff: Greg DeLong described the Special Use Case request.

Applicant: Robert Woodring, 406 12th St. W., Bradenton, stated that he is present for the application of a sidewalk café license and that his business has been in business for over 30 years on Old Main Street.

Mr. DeLong went over the proposed request which is consistent with the Land Use Regulations. He discussed the stipulations which were provided to the Board.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

2. Resolution 25-02, Case SUP.24.0003
Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam and Kathleen LaFavre (owners).

Staff: Greg DeLong gave a summary of the Special Use Permit and showed maps, as well as a site location.

Applicant: Adam LaFavre, 1717 79th Ct. W., Bradenton, and Kathleen LaFavre, 1720 Manatee Ave. W., Bradenton, discussed the wedding venue. This will be a 4-to-5-hour venue and they have worked out the parking with the neighboring church, as well as valet parking. This will be primarily on the weekend. Traffic flow was also discussed; signs will be posted due to the location.

Mr. DeLong presented a zoning map and stated that they have been operating without a permit. He stated that there is nothing in the code that represents this type of use. He discussed the parking situation and suggested a stipulation, if approved. He also stated that in their application, there would be no cooking on site; just catering, and alcohol will be sold and served with the proper permit. This was also brought before the Development Review Committee and the Building Department is requesting a change of occupancy, due to the current classification. The Fire Department stated that one of the doors needs to be changed to an egress for exiting. The Police Department stated some concerns about the parking. The Comprehensive Plan design was discussed. Staff recommends stipulations. Mr. DeLong also mentioned the email that was sent to Robin Singer from Fred Longhi which was included in the meeting packet.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Mr. LaFavre stated that he has no objection to the stipulations suggested.

Motion: Commissioner Green motioned to approve with the stipulations, and Commissioner Jones seconded. Motion passed unanimously.

3. Ordinance 4035, Case CP.24.0363
An Ordinance of the City of Bradenton, Florida, amending objective 1.5.2

of the Future Land Use Element of the City's Comprehensive Plan and amending Objective 5.3, Policy 5.3.1, Policy 5.3.2, Policy 6.2.1 and Policy 6.2.5 of the Coastal Management and Conservation Element of the City's Comprehensive Plan, and adding Policy 5.3.1.1 and Policy 5.3.1.2 to the Coastal Management and Conservation Element of the City's Comprehensive Plan; providing for applicability; providing for severability; and providing for an effective date.

Staff: Robin Singer introduced the ordinance which is modifying the Comprehensive Plan to allow for map amendments allowing for additional density within the coastal high hazard area.

Applicant: Katie LaBarr, Stantec, 6920 Professional Parkway, Sarasota, on behalf of Westminster. Ms. LaBarr introduced Jim Palaski, Senior Vice President of Westminster, and Chris Wickburg, Vice President of Design and Construction at Westminster, as well as their legal counsel Stephen Dye and Patricia Petra of Dye Harrison.
Jim Palaski, 5304 Bay State Rd., Palmetto, spoke about Westminster Communities of Bradenton, in the Point Pleasant neighborhood. He gave a presentation with maps of all the communities (22) across Florida.
Chris Wickburg, 116 America St., Orlando, discussed the plan, design, and redevelopment success. This includes a multi-phase plan which creates modern standards and life safety for the residents.
Ms. LaBarr went over the Comprehensive Plan text amendment proposal. She stated that their primary purpose is to ensure consistency regarding development within the coastal high hazard areas and their client's goal is to preserve an institution that has been a prominent fixture in the City of Bradenton for over 70 years, can continue. She discussed statutory language compliance and the impact of natural disasters, as well as the evacuation plan.
Patricia Petra, certified land use attorney, Dye, Harrison, Knowles, 1206 Manatee Ave. W., Bradenton. She has represented this client for 46 years. She discussed the original coastal high hazard zones and the verbiage of when the Comprehensive Plans were originally written. She went over changes in units and future land use. She stated that this property is not subject to the overlay district; it is not part of that neighborhood; it is an institution, not residential. Ms. Petra showed a map of the area and stated that this is not a T-4O zoning category. She stated that with the current ordinances, they would not be able to rebuild should buildings be destroyed.
Mr. Wickburg discussed the Shores building and renovations. Due to age, design, demand of residents, etc., renovations become an economic issue. They have been upgrading buildings, however, residents do not want to live in an older building.

Robin Singer reiterated that this is about text amendments that impact the coastal high hazard area as shown on land use maps within the City. She discussed the impacts of changing the land use designations.

The Board decided to listen to all presentations first, then make separate motions when all are complete. Public comments will be more than 3 minutes if needed.

DRAFT

4. Ordinance 4036, Case CP.24.0364

An Ordinance of the City of Bradenton, Florida, providing for amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from High Density Residential to Urban Central Business District for property located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000 and more particularly described in the attached "Exhibit A"; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the case for the Comprehensive Plan Land Use Map amendment. She showed tables to break down the differences between what is currently allowed and what they are seeking.
Patricia Petra stated that typically when a text amendment is done, a map amendment is often done as well.

Robin Singer showed current zoning and future land use maps. The change of use would be from High Density Residential to Urban Central Business District. She explained the difference between them.

5. Ordinance 4037, Case LU.24.0361

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O (General Urban – Open) and T4-R (General Urban – Restricted) to T5 (Urban Center) for 15.9 acres located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the re-zone application. She discussed the differences between T4-O and T4-R, and why they are proposing the change to T5. Building height is one of the key differences. This plan helps to illustrate the overall development strategy. She showed a conceptual rendering of the plan.
Patricia Petra stated that this is the best route forward. The current density is the issue for rebuilding. This is a long-standing residence, since 1954, and all will be incompliance with FEMA, etc. This is an investment in the City.

The Board discussed the amount of units with the applicant. The evacuation plans were questioned, as well as flooding and habitable floors to be over the parking area.
The current occupancy is 85 percent full.

DRAFT

Robin Singer went over the current zoning and future land use maps. She showed photos of the existing sight, and discussed the criteria for land use district designations.

Public Comment: Chair Bakker opened the Public Hearing.

Jeff Corey, 203 N. 18th St., Bradenton. Opposed.
Terry Carr, 1533 4th St. W., Bradenton. In favor.
Susan Miller Kelly, 2412 45th Ct. W. Bradenton. Opposed.
William Miller, 112 16th St. W., Bradenton. Opposed.
Mike Carter, 1018 1st Ave., Bradenton. Opposed.
Todd Lott, 1600 1st Ave. W., Unit 108 A, River Oaks, Bradenton. Opposed.
James Park, 117 N. 18th St. W., Bradenton. Opposed.
Michael K. Nolan, 1650 1st Ave. W., #401, Bradenton. Opposed.
Donna Mathias, 1600 1st Ave. W., Unit 501, Bradenton. Opposed.
Bonnie Brinson, 1600 1st Ave. W., Unit 405A, Bradenton (via email; spoken by Donna Mathias). Opposed.
Clare Ward, 1609 1st Ave., Bradenton. Opposed.
Debra Schreiber, 1717 1st Ave. W., Bradenton. Opposed.

Applicant: Patricia Petra responded to the public comments. She spoke about units per acre; current and proposed. She also discussed the coastal high hazard area and traffic.

Public Hearing was closed.

Motions:

Ordinance 4035, Case CP.24.0363: Commissioner Neal motioned to approve, and Commissioner Green seconded. Motion passed with 3 votes in favor and 1 vote against.

Ordinance 4036, Case CP.24.0364: Commissioner Green motioned to approve, and Commissioner Neal seconded. 2 votes in favor and 2 votes against.

Ordinance 4037, Case LU.24.0361: Commissioner Neal motioned to approve, and Commissioner Green seconded. 2 votes in favor and 2 votes against.

City Attorney Scott Rudacille stated that the last 2 items will move forward to the City Council without a recommendation.

Adjournment: The meeting adjourned at 5:26 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

AGENDA ITEM NO. 8.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** ORDINANCE 4037 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; CHANGING ZONING FROM T4-O (GENERAL URBAN – OPEN) and T4-R (GENERAL URBAN – RESTRICTED) TO T-5 (URBAN CENTER) FOR PROPERTY TOTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST, AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID#s 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059), AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:
First Reading, no action required.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
Katie LaBarr, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities, has submitted a request for a rezoning of the properties listed in the Ordinance, generally located north of Manatee Avenue West and east of Wares Creek, from T4-O (General Urban Open) and T4-R (General Urban Restricted) to T-5 (Urban Center). The applicant submitted a concurrent Comprehensive Plan Map Amendment under Ordinance No. 4036 specifically for these parcels and submitted a general Comprehensive Plan Text Amendment under Ordinance No. 4035. The text amendment and map amendment are required in order to adopt this zoning amendment.

The Planning Commission heard this request at the January 15, 2025, meeting. A motion for approval failed on a vote of 2-2.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
First Reading, no action required.

ATTACHMENTS:
Ordinance 4037
Staff Report
Application
Draft Planning Commission Meeting Minutes 01/15/2025
Letters of Objection
Letters of Support

ORDINANCE NO. 4037

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; CHANGING ZONING FROM T4-O (GENERAL URBAN – OPEN) and T4-R (GENERAL URBAN – RESTRICTED) TO T-5 (URBAN CENTER) FOR PROPERTY TOTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST, AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID#s 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059), AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and

WHEREAS, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and

WHEREAS, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulations, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said statute; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (the "LPA") for the City of Bradenton; and

WHEREAS, the City has adopted land use regulations and a land use atlas in order to implement the goals, objectives, and policies of the comprehensive plan, and

WHEREAS, the City amends such regulations and atlas from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and City Council; and

WHEREAS, the Presbyterian Retirement Communities, Inc. (the "Applicant") owns the properties located at Parcel IDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059, consisting of approximately 15.9 acres, as legally described in Exhibit "A", attached hereto (collectively, the "Property"); and

WHEREAS, Stantec Consulting Services, Inc. agent for the Applicant, submitted a Zoning Atlas Amendment application to rezone the Property from T4-O (General Urban - Open) and T-4R (General Urban Restricted) to T-5 (Urban Center) (the "Amendment"); and

WHEREAS, the LPA and the City Council have in preparation of the Amendment to the City's Zoning Atlas performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral and written comments; and

WHEREAS, the City of Bradenton's LPA held a public hearing on January 15, 2025, to consider the proposed Amendment; and

WHEREAS, the LPA having reviewed and considered all comments received during said hearing, was unable to make a determination that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan; and

WHEREAS, based on the matters of record received by the City Council at the required public hearing pursuant to Section 166.041 Florida Statutes, held on February 12, 2025, after proper notice, and finding the proposed Amendment to be consistent with the goals, objectives and policies of the City's Comprehensive Plan, as well as the requirements of Section 3.1.5 of the City's Land Use Regulations, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA:

1. The recitals set forth above are true and correct and are hereby adopted as findings of fact by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Land Use Atlas should be amended as described herein.

2. The Zoning Atlas of the City of Bradenton is hereby amended, changing the classification of the Property from T4-O (General Urban - Open) and T-4R (General Urban Restricted) to T-5 (Urban Center).

3. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional, or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

4. This Ordinance shall become effective as provided by Florida law, and subject to Ordinance 4036 becoming effective.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS "NUMERICAL DATE" DAY OF "MONTH", 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

DRAFT

_____

Scott Rudacille
CITY ATTORNEY

DRAFT

Planning Commission	January 15, 2025
City Council 1st Reading	February 12, 2025
City Council 2nd Reading and Public Hearing	

Local Planning Agency ad published	January 5, 2025
City Council 1st Reading hearing ad published	February 2, 2025
City Council 2nd Reading hearing ad published	TBD

DRAFT

EXHIBIT "A"

Parcel ID: 3346800000
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*
Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF 176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING PI#33468.0000/0

Parcel ID: 3346600004
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SHY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF

DRAFT

81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) Pl#33466.0000/4

Parcel ID: 3373700008
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: LOTS 9,10,11,12 & 13, OF EA VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NEl/4 OF SEl/4 & PARTLY IN LOT 4 US OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE WAS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W
22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FTTO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMO PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THEN LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO AC. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), Pl#33737.0000/8

Parcel ID: 3373500002
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MINE 234 FT TO THEN LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SECOR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BORY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SECOR. (1651/6744) Pl#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD
CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MINE 234 FT TON LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH EONS SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SECOR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) PI#33733.0000/7

Parcel ID: 3352500109
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*
Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF SC UPHAM REC IN DB GP 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; THE 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLINGS 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF

DRAFT

BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THEE BY THEW LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THEW BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, Pl#33525.0010/9

Parcel ID: 3337900059
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*
Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF HG H REEDS SUB; TH W BDRY LN OF THEE 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS, VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE Wl/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE Wl/2 OF LOT 2 BLK A OF HG H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THEE LN OF SD Wl/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD Wl/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W

DRAFT

LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 PG 806, LESS THE 51/2 OF THEE 90 FT & LESS THE 51/2 OF THEW 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THENS 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1
BLK A REED SUB (640/77), TOGETHER WITH THE Sl/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. P1#33379.0005/9

Parcel ID: 3340600158
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST WAND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH *AVE* WA DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THEN BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A

PT WHERE THEW LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALGA LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE El/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FTTO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD
AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. Pl#33406.0010/9

Parcel ID: 3338800000
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: LOTS 1,2 BLK CREED SUB Pl#33388.0000/0

Parcel ID: 3339000006
Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC
Description: LOT 4 BLK CREED SUB Pl#33390.0000/6

Parcel ID: 3339500109
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS
Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THEE

LN OF *SD* STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THEW 134 FT OF LOT 1, BLK F JOHNSON SUB. PI#33395.0010/9

Parcel ID: 3340910052
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FTTO NW COR OF LOT 3; TH RUNE
134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF *SD* LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUNS AND PARALLEL TO THEE LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALGA LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), PI#33409.1005/2

Parcel ID: 3335100059
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THEW R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THEW R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S DO DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF
12.21 FT; TH S 31 DEG 52 MIN DO SEC W ALG SD LN, A DIST OF 27.92 FTTO THEN R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD **N** R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED BUSINESS #6668 MARKING THEN R/W LN SD MANATEE AVE WAT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALGA SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH AC/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH AC/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A

DRAFT

CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THEW R/W LN OF 15TH ST WAND 115 FT WLY THEREOF, A DIST OF 330.99 FTTO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) Pl #33351.0005/9

DRAFT

City of Bradenton
Planning and Community Development Department
City Council Public Hearing
February 12, 2025

Staff Report

Case Number: LU.24.0361 – ORD 4037
Applicant: Katie LaBarr, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities
Parcel IDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000
Zoning: T4-O (General Urban Open)/T-4R (General Urban Restricted)
Proposed Zoning: T4-5 (Urban Center)
Current Future Land Use: High Density Residential
Proposed Future Land Use (per concurrent ORD 4036): Urban Central Business District
Flood Zone: AE, VE, X

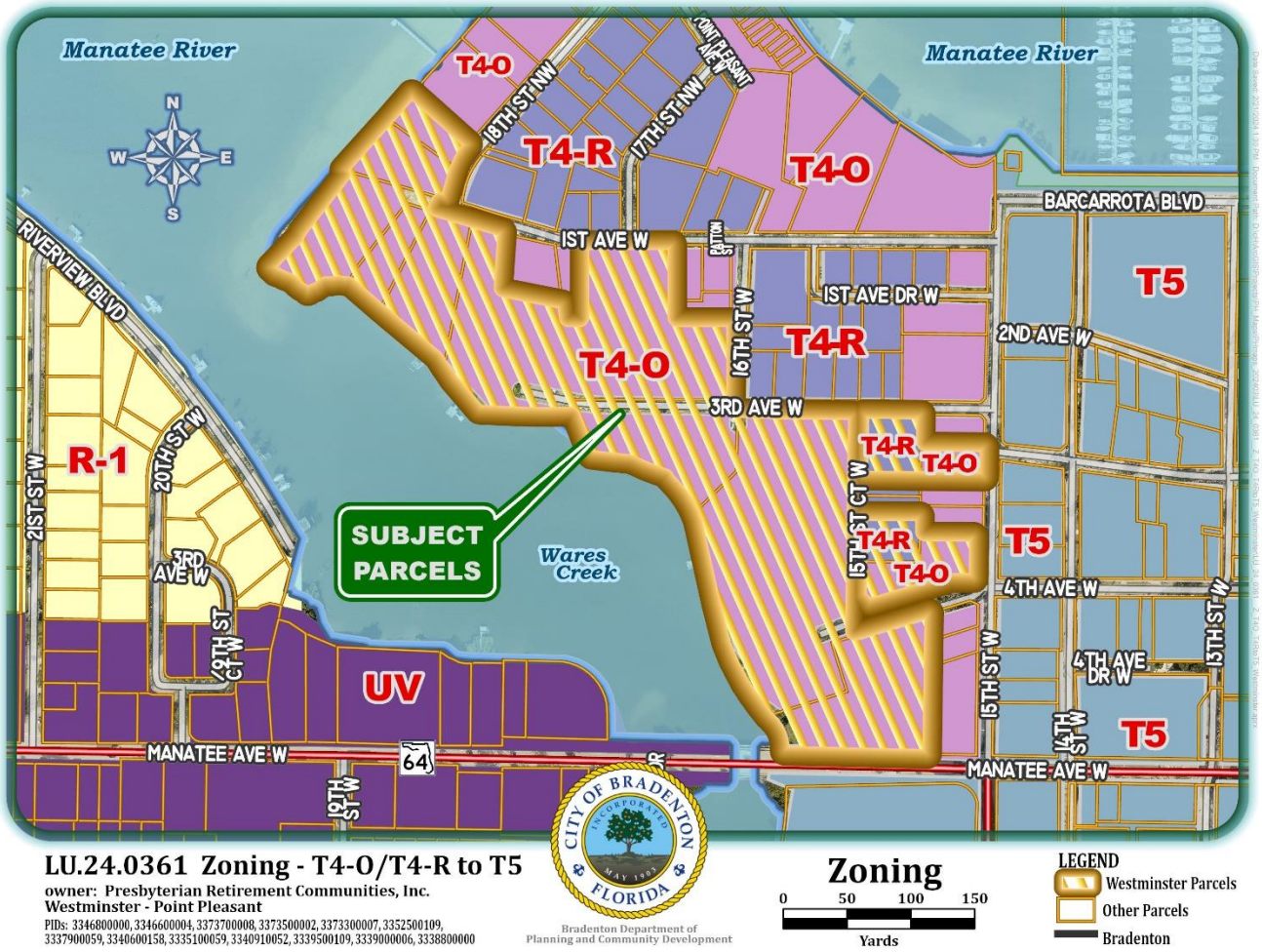
Surrounding Property:

Zoning:	North: T4-O General Urban – Open/T4-R General Urban Restricted, subject to Point Pleasant Neighborhood Conservation District South: Manatee Avenue/T-5 (Urban Center) East: T-5 (Urban Center) West: Wares Creek
Future Land Use:	North: High Density Residential South: Manatee Avenue/Urban Central Business District East: High Density Residential West: Wares Creek
Uses:	North: Single family residential, condominiums South: Manatee Avenue/vacant East: Offices/Church West: Wares Creek

SUMMARY OF REQUEST

The applicant has indicated an interest in redeveloping the existing congregate living facility, consisting of independent and assisted units, with newer, more resilient units that meet contemporary expectations for retirement housing and meet floodplain requirements. However, the existing development may exceed allowable density and development standards allowed in the current zoning and future land use designations. Changing the zoning and future land use designations will allow the property to be redeveloped without reducing the number of units.

The applicant has submitted a request for a rezoning of the properties listed above from T4-O (General Urban Open) and T4-R (General Urban Restricted) to T-5 (Urban Center). The applicant submitted a concurrent Comprehensive Plan Map Amendment specifically for these parcels and submitted a general Comprehensive Plan Text Amendment. The map below shows the area of the request. Most of the parcels are T4-O.



LU.24.0361 Zoning - T4-O/T4-R to T5

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

PIDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000

Bradenton Department of Planning and Community Development

T4-O and T4-R – General Urban *(Current Zoning Classification):*

The Form Based Code states:

> *T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.*
>
> > *General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians*
> > *Building Placement: Shallow to medium front and side yard Setbacks*
> > *Frontage Types: Porches, fences, Dooryards*
> > *Typical Building Height: 2 to 3-Story with a few taller Mixed-Use buildings*
> > *Type of Civic Space: Squares, Greens*

The T-4 zone has two different subzones: T4-R (General Urban Restricted) and T4-O (General Urban Open). T4-O is more permissive than T4-R, which predominately allows residential uses. The following chart (Table 4.7) describes the allowed uses in each zoning district. The only major difference in use allowance between T4-O and T-5 is that hotels are permitted in T-5 while greenhouses and veterinary clinics are not. T-5 also has some additional uses that are allowed by Special Use approval. There are significant differences between T4-R and T-5.

a. RESIDENTIAL	T3 T4-S	T4-R	T4-O	T5	T6	SD
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
b. LODGING						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed and Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
c. OFFICE						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
d. RETAIL AND SERVICE						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Café/Sidewalk Café<20 seats (1)			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
Secondhand Store			P	P	P	SU
Pawnshop						SU
e. CIVIC						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly (3)	SU	P	P	P	P	P

f. OTHER: URBAN FARMING	T3 T4-S	T4-R	T4-O	T5	T6	SD
Grain/Food Storage						P
Greenhouse <200 SF	P	P	P			P
Veterinary Clinic		P	P			P
g. OTHER: AUTOMOTIVE						
Service Station/Repair			SU	SU		SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive-Through Facility			SU	SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty			SU	SU		SU
Shopping Center						SU
Shopping Mall						SU
h. OTHER: CIVIL SUPPORT						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		~~P~~ SU	~~P~~ SU	~~P~~ SU	~~P~~ SU	~~P~~ SU
Marina		SU	SU	SU	SU	SU
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private (3)	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other – Child Care Center (2)(3)	SU	SU	SU	SU	SU	SU
j. OTHER: INDUSTRIAL						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage (4)			SU			P

P = PERMITTED SU = SPECIAL USE BLANK = NOT ALLOWED

1. City Council approval may be required Refer to Section 2.2.20 and 4.3.1 for alcoholic beverage sales and approval requirements. Establishments with alcoholic beverage sales are exempt from distance separation requirements from Religious Assembly uses.

Figure 1Table 4.7 Specific Function and Use

T5 – Urban Center Zoning District *(Proposed Zoning Classification):*

The Form Based Code states:

> *T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It is meant to have a tight network of streets, with wide sidewalks, steady street tree planning and buildings set close to the sidewalks.*
>
> *General Character: Shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominately attached to buildings; trees within the public right-of-way; substantial pedestrian activity.*
>
> *Building Placement: Shallow setbacks or none; buildings oriented to street defining a street wall.*
>
> *Frontage Types: Stoops, Shopfronts, Galleries*
>
> *Typical Building Height: 3 to 5 story with some variation*
>
> *Type of Civic Space: Parks, plazas and squares, median landscaping*

T4-O zoning allows for a pre-bonus height of up to 3 stories; with all possible bonuses, the tallest a building can be is 6 stories. T4-R allows for a pre-bonus height of 2.5 stories with a maximum potential height of 3.5 stories after LEED Certification or equivalent (the only bonus available in T4-R). T-5 allows a pre-bonus height of 5 stories, with a maximum height of 12 stories with all bonuses. The bonuses are based on LEED certification, affordable housing and public art. These properties are outside of the area defined in Ordinance 4017 and therefore not eligible for the additional time-limited height incentives.

POINT PLEASANT NEIGHBORHOOD CONSERVATION DISTRICT

This request is adjacent to the Point Pleasant Neighborhood Conservation District. This district was put in place to "protect and preserve the character of the Point Pleasant neighborhood". The Form Based Code states that "it is the express intent of these regulations to further restrict the type of neighborhood commercial uses permitted within the PPNCD". The district is not permitted to utilize any height bonuses.

FUTURE LAND USE

This application was submitted with a concurrent application to change the Future Land Use Designation of the property from High Density Residential to Urban Central Business District.

The Comprehensive Plan describes the High-Density Residential designation as:

> *Residential uses, with a potential neighborhood commercial component which will consist of light retail, restaurants, personnel services, office and other similar neighborhood activities. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, and drive thru's are prohibited.*
>
> *Residential – DU/acre 15 or 20 DU/acre with low- or moderate-income housing bonus (Dwelling units proposed above the base density threshold must meet the City's low- or moderate-income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)*
>
> *Commercial – not to exceed 1 acre*
>
> *Maximum floor area ratio: commercial 0.60*

The Comprehensive Plan describes the Urban Central Business District designation as:

> *The UCBD is the most intensely developed area of the City. It includes the Central Business District, Riverwalk, and West Historic District. Together, these sub-areas form the downtown of the City and provide a vital place for social, cultural, and economic interchange. The Urban Core is also a hub for governmental and civic uses.*
>
> *The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center. The UBCD land use category is further intended to implement the downtown and general redevelopment goals, objectives, and policies of the Future Land Use Element as well as to promote the accomplishment of the City's Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies, and regulations.*

The UCBD allows and encourages a mixture and range of uses generally associated with or considered compatible with traditional urban core central business districts, particularly those that are pedestrian friendly, and not necessarily catering to automobile traffic. Proposed uses within the area encourage the development of a lively, mixed-use, walkable downtown that effectively serves Bradenton residents, merchants, visitors, and employees. Permitted Uses include: offices, personal and professional services, commercial, parks, entertainment venues, civic uses, climate controlled mini storage facilities that are vertically mixed with other permitted uses (not permitted as stand-alone uses), retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential uses. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, and drive thru's are prohibited unless located on US 301 or SR 64 (5th Avenue and 6th Avenue) a specifically authorized and approved by the City Council pursuant to the provision of the Land Use Regulations. Outdoor storage is prohibited.

Maximum floor area ratio: 8.0

Maximum base density: 40 dwelling units per acre

Maximum Density with moderate income housing bonus: 50 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City's low and moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

ANALYSIS

Land Use Regulations:

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City. Staff response is in bold below each criterion:

3.1.5 Criteria for land use atlas district designations. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by

the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

3.1.5.1 Consistency with the comprehensive plan. All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

The uses allowed in T-5 are generally consistent with the intent of both High Density Residential and Urban Central Business District land use classifications.

3.1.5.2 Land use compatibility. The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

The rezoning request is a continuation of existing T-5 zoning to the south and east of the property. However, the Point Pleasant Neighborhood Conservation District is to the north, adjacent to the request. A rezone to T-5 is not inherently incompatible with the District, as there is T-5 zoned property to the east of the District. However, as site plans are developed, the possible impacts to the District should be considered and mitigated if possible (e.g. landscape buffers).

3.1.5.3 Adequate public facilities. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

The rezoning request does not increase the allowed density or intensity. These are governed by the underlying future land use. As development moves through the standard review process, proposed uses will be reviewed to ensure there is adequate utility and infrastructure capacity.

3.1.5.4 Public interest. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The rezoning request does not introduce hazardous or noxious potential uses to the surrounding properties. It should be noted that much of the property is in the Coastal High Hazard Area, which represents the Level A hurricane evacuation zone. A rezone to T-5, particularly with the potential for increased height, may provide flexibility in site planning to direct some of the development to the portions of the property outside of the Coastal High Hazard Area.

3.1.5.5 Consistency with LURs. Land use atlas district designations shall be consistent with the purpose and intent of these LURs.

The rezoning request meets the intent of the Land Use Regulations and the Form Based Code, meant to promote a walkable, mixed-use, urban downtown core.

The Fire Department has expressed concern with fire water supply to the area. The Fire Marshal has commented that large-scale projects can no longer simply use a fire pump to account for supply concerns, and that water supply, access, and future equipment needs will need to be evaluated for this project and its location.

RECOMMENDATION

Staff finds the proposed rezoning consistent with the overall goals, objectives, and policies of the Comprehensive Plan and the intent of the Form Based Code.

The Planning Commission heard this request at the January 15, 2025 meeting. A motion for approval failed on a vote of 2-2.

Respectfully submitted,



Jamie Schindewolf, Senior Planner

And

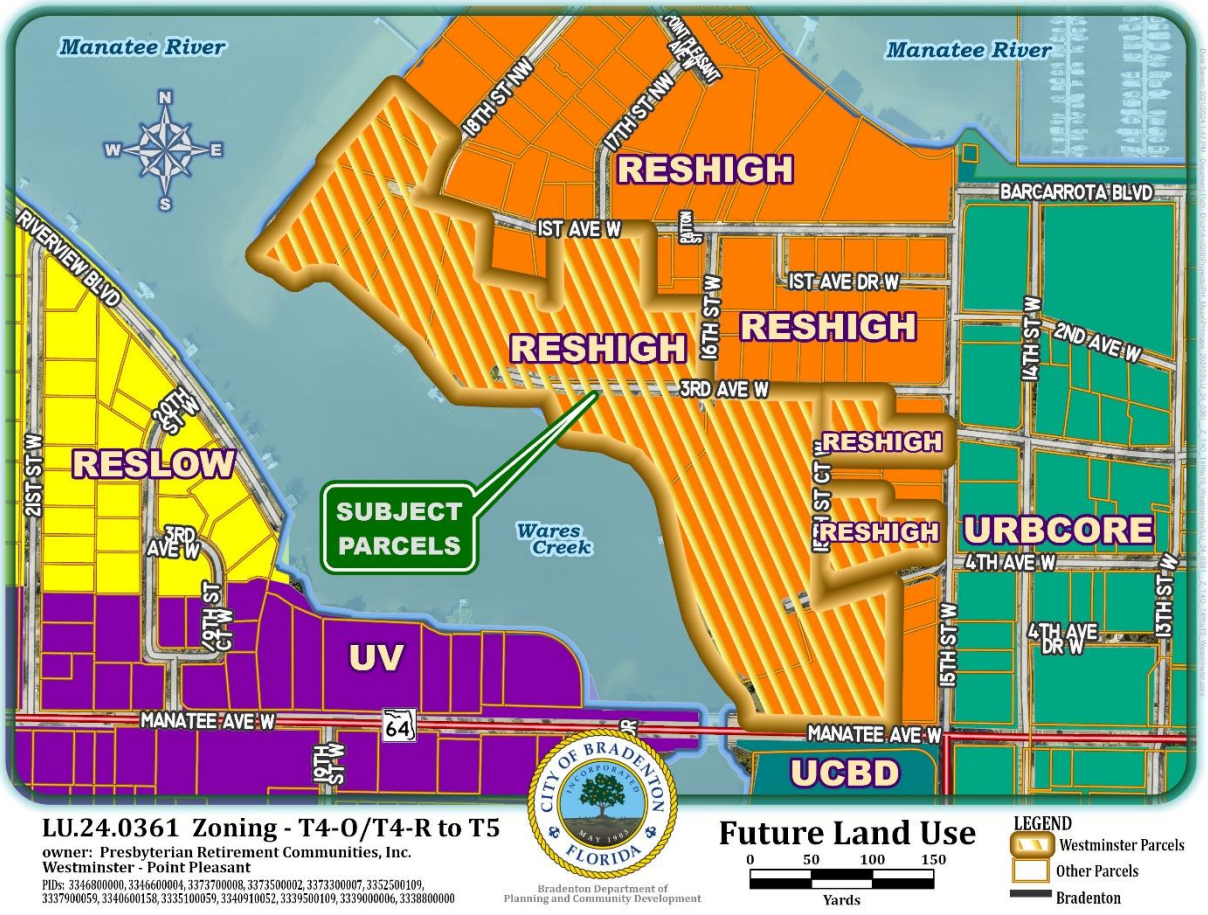
Robin D. Singer, Planning and Community Development Director

EXHIBIT A: Location Map
EXHIBIT B: Future Land Use Map (Current)
EXHIBIT C: Zoning Map
EXHIBIT D: Legal Descriptions as provided by the applicant

EXHIBIT A



EXHIBIT B

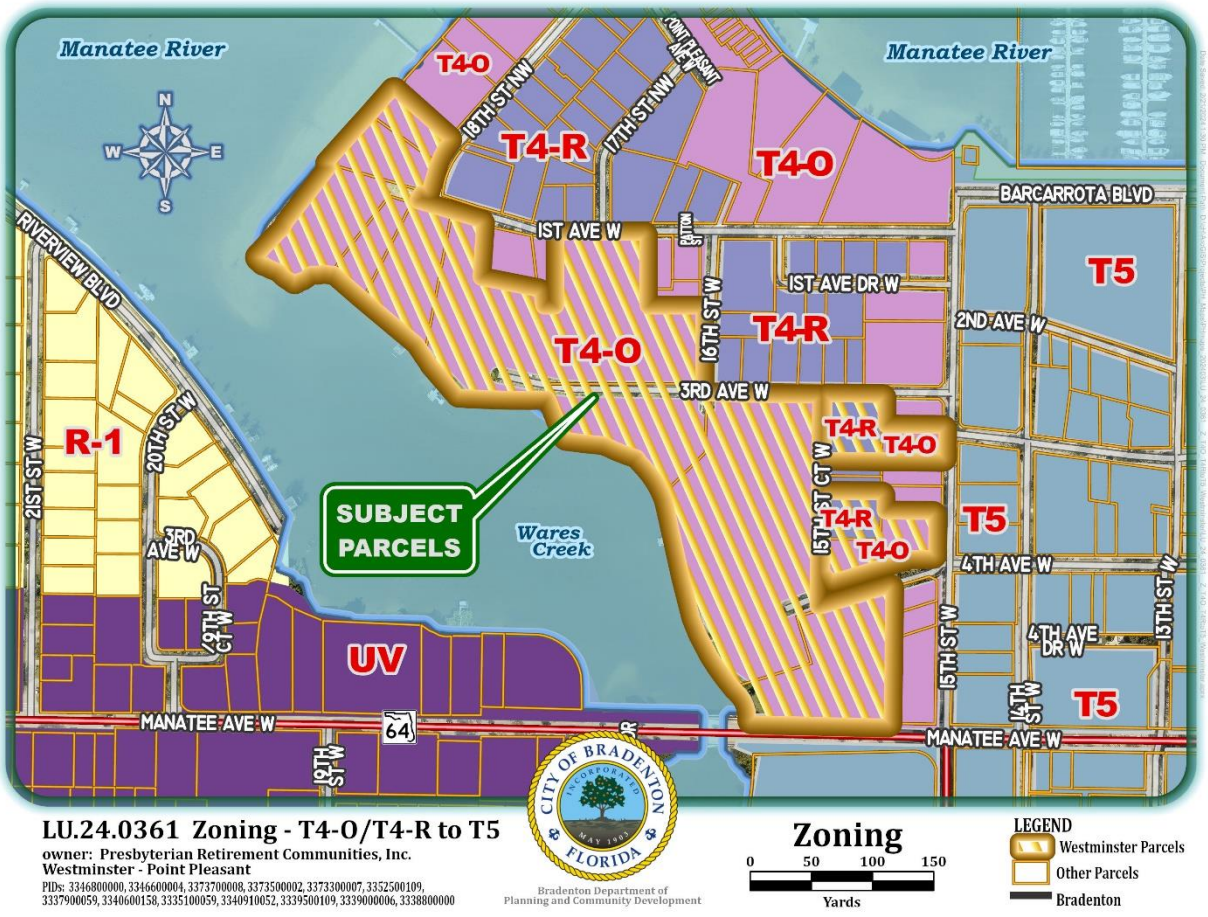


LU.24.0361 Zoning - T4-O/T4-R to T5

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

PIDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000

EXHIBIT C



LU.24.0361 Zoning - T4-O/T4-R to T5

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

PIDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000

Bradenton Department of Planning and Community Development

EXHIBIT D

Legal Descriptions as Provided by the Applicant

(Source: Manatee County Property Appraiser)

Parcel ID: 3346800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF
176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING Pl#33468.0000/0

Parcel ID: 3346600004

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIE INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SHY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) Pl#33466.0000/4

Parcel ID: 3373700008

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 9,10,11,12 & 13, OF EA VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NEl/4 OF SEl/4 & PARTLY IN LOT 4 US OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE WAS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W
22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FTTO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMO PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THEN LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO AC. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), Pl#33737.0000/8

Parcel ID: 3373500002

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MINE 234 FT TO THEN LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SECOR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BORY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SECOR. (1651/6744) Pl#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD
CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MINE 234 FT TON LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH EONS

SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SECOR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) Pl#33733.0000/7

Parcel ID: 3352500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF SC UPHAM REC IN DB GP 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; THE 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLINGS 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THEE BY THEW LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THEW BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, Pl#33525.0010/9

Parcel ID: 3337900059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF HG H REEDS SUB; TH W BDRY LN OF THEE 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS, VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE Wl/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE

INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE WI/2 OF LOT 2 BLK A OF HG H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THEE LN OF SD WI/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD WI/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 PG 806, LESS THE 51/2 OF THEE 90 FT & LESS THE 51/2 OF THEW 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THENS 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1
BLK A REED SUB (640/77), TOGETHER WITH THE SI/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. P1#33379.0005/9

Parcel ID: 3340600158

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST WAND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH *AVE* WA DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THEN BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THEW LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALGA LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF

IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE El/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FTTO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. Pl#33406.0010/9

Parcel ID: 3338800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK CREED SUB Pl#33388.0000/0

Parcel ID: 3339000006

Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Description: LOT 4 BLK CREED SUB Pl#33390.0000/6

Parcel ID: 3339500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THEE LN OF *SD* STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THEW 134 FT OF LOT 1, BLK F JOHNSON SUB. Pl#33395.0010/9

Parcel ID: 3340910052

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FTTO NW COR

OF LOT 3; TH RUNE
134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF *SD* LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUNS AND PARALLEL TO THEE LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALGA LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), Pl#33409.1005/2

Parcel ID: 3335100059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THEW R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THEW R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S DO DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF
12.21 FT; TH S 31 DEG 52 MIN DO SEC W ALG SD LN, A DIST OF 27.92 FTTO THEN R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD **N** R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED BUSINESS #6668 MARKING THEN R/W LN SD MANATEE AVE WAT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALGA SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH AC/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH AC/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THEW R/W LN OF 15TH ST WAND 115 FT WLY THEREOF, A DIST OF 330.99 FTTO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) Pl #33351.0005/9

Stantec

Westminster Point Pleasant

Zoning Atlas Amendment Application

January 2024

Prepared for:

Westminster Communities of Florida

Prepared by:

Stantec Consulting Services Inc.

6920 Professional Parkway

Sarasota, Florida 34240-8414

Letter of Request

Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

January 16, 2024

Project/File: Westminster Point Pleasant / 215617665

Robin Singer, Director
Department of Planning & Community Development
101 Old Main Street
Bradenton, FL 34205

Reference: Letter Of Request - Zoning Atlas Amendment Application

Dear Ms. Singer:

On behalf of our client, Westminster Communities of Florida, we are submitting a zoning atlas amendment application for the Westminster Point Pleasant property generally located on the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton. In support of this submittal, enclosed please find the following:

1. Zoning Atlas Amendment Application;
2. Application Fee of $4,000 (a concurrent FLUM amendment is being submitted alongside this application);
3. Notarized Property Disclosure of Interest Affidavit and Agent Authorization Form;
4. Narrative addressing the Findings of Fact and Review Criteria with attached maps;
5. Property Legal Description; and
6. Concept Plan.

Thank you for your assistance in processing this application. Should you have any questions or concerns please do not hesitate to contact me.

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr

Katie LaBarr, AICP
Principal, Community Development
Katie.LaBarr@stantec.com

Zoning Atlas Amendment Application Form

Zoning Atlas Amendment Application

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

CONTACT INFORMATION — REQUIRED

Name of Property Owner: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Owner Address: 80 W LUCERNE CIR, ORLANDO FL 32801 Telephone: 407-839-5050

Name of Agent: Stantec Consulting Services Inc, Katie LaBarr, AICP

Agent Address: 6920 Professional Pkwy, Sarasota, FL 34240 Telephone: 941-907-6900

Owner/Agent Email: katie.labarr@stantec.com

PROPERTY INFORMATION — REQUIRED

Property Address: several addresses

Parcel ID: See Legal Description document for Parcel IDs Acreage: 15.9

Current Use of Property: Continuing Care Retirement Community

Proposed Use of Property: Continuing Care Retirement Community

Current Zoning: T4-O, T4-R Proposed Zoning: T-5

*click to view Zoning map *click to view Zoning map

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. Include one (1) electronic copy (pdf) of Application and all support materials.

- ► Zoning Atlas Amendment Application
- ► Application Fee: $5,520 ($4,000 if advertised concurrently with a FLUM Amendment)
- ► Notarized Property Disclosure of Interest Affidavit (see page 2 for Property Disclosure of Interest Affidavit)
- ► Letter of Request
- ► Notarized Agent Authorization Form, if applicable
- ► Findings of Fact/Review Criteria (see page 3 for Zoning Atlas Amendment Review Criteria)
- ► Ten(10) copies of Conceptual Plans of Proposed Development, if applicable
- ► Legal Description of Property

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.

Katie Labarr 1-16-24

Signature of Owner/Applicant Date

CITY STAFF ONLY — CITY STAFF ONLY

Application Fees:
Fee Required: **$5,520**
$4,000 (if submitted with FLUM Amendment)

FEE COLLECTED: $ 4,000

RECEIPT #:

Application Sufficiency:
Sufficient: X
Incomplete: ☐

APPLICATION #: 240361

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

1ST CC READ:

2ND CC READ:

PC:

DRC:

Property Disclosure of Interest Affidavit

Zoning Atlas Amendment Application

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

bradenton
The Friendly City

DISCLOSURE AFFIDAVIT — **REQUIRED**

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Henry T Keith, 80 W Lucerne Cir Orlando FL EVP (owner ___ contract purchaser ___)	0 (Non Profit Corp)
(owner ___ contract purchaser ___)	
(owner ___ contract purchaser ___)	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Henry T Keith, EVP

NOTARY — **REQUIRED**

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16 day of Jan, 20 24, by Henry T Keith, EVP, who is personally known to me or who has produced _____ as identification.

Geneen D. Scott
Signature

Geneen D. Scott, Notary Public
Print Name

GENEEN D. SCOTT
Notary Public - State of Florida
My Comm. Expires July 20, 2024
Commission #HH21339

State of Florida – My Commission Expires: 07/20/2024

Agent Authorization Form

Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: Several addresses, see Legal Description attached

I, Presbyterian Retirement Communities, Inc./West, the registered property owner(s) of the above noted property, do hereby authorize

Stephen R. Dye, Esq. & Katie LaBarr, AICP	Dye Harrison Knowles Kirkland, Pratt & DePaola, PLLC St
Print Name of Agent	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.

	80 West Lucerne Cir. Orlando FL 32801
Signature of Owner(s)	Owner(s) Address (if different than property above)
Signature of Agent	1206 Manatee Ave. W. Bradenton, FL 34205/941-748-4411
	Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 16 day of January 2024 produced _____ personally known to me respectively, as identification and who did (did not) take an oath:

Geneen D. Scott
Signature

Geneen D. Scott, Notary Public
Print Name

GENEEN D. SCOTT
Notary Public - State of Florida
My Comm. Expires July 20, 2024
Commission #HH21339

State of Florida
My Commission Expires: 07/20/2024

Stantec

Legal Descriptions (Source: Manatee County Property Appraiser)

Parcel ID: 3346800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF 176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING PI#33468.0000/0

Parcel ID: 3346600004

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SELY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) PI#33466.0000/4

Parcel ID: 3373700008

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Design with community in mind

Stantec

Description: LOTS 9,10,11,12 & 13, OF E A VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NE1/4 OF SE1/4 & PARTLY IN LOT 4 U S OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE W AS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W 22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FT TO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMD PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THE N LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO A C. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), PI#33737.0000/8

Parcel ID: 3373500002

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MIN E 234 FT TO THE N LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SE COR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BDRY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SE COR. (1651/6744) PI#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MIN E 234 FT TO N

Stantec

LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH E ON S SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SE COR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) PI#33733.0000/7

Parcel ID: 3352500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF S C UPHAM REC IN DB G P 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; TH E 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLING S 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THE E BY THE W LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THE W BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, PI#33525.0010/9

Parcel ID: 3337900059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF H G H REEDS SUB; TH W BDRY LN OF THE E 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS,

Stantec

VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE W1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE W1/2 OF LOT 2 BLK A OF H G H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 P G 806, LESS THE S1/2 OF THE E 90 FT & LESS THE S1/2 OF TH E W 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THEN S 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1 BLK A REED SUB (640/77), TOGETHER WITH THE S1/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. PI#33379.0005/9

Parcel ID: 3340600158

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST W AND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH AVE W A DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A

Stantec

PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THE N BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THE W LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALG A LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE E1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. PI#33406.0010/9

Parcel ID: 3338800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK C REED SUB PI#33388.0000/0

Parcel ID: 3339000006

Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Stantec

Description: LOT 4 BLK C REED SUB PI#33390.0000/6

Parcel ID: 3339500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THE E LN OF SD STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THE W 134 FT OF LOT 1, BLK F JOHNSON SUB. PI#33395.0010/9

Parcel ID: 3340910052

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FT TO NW COR OF LOT 3; TH RUN E 134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF SD LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUN S AND PARALLEL TO THE E LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALG A LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), PI#33409.1005/2

Parcel ID: 3335100059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THE W R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THE W R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S 00 DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF 12.21 FT; TH S 31 DEG 52 MIN 00 SEC W ALG SD LN, A DIST OF 27.92 FT TO THE N R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD N R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED

Stantec

BUSINESS #6668 MARKING THE N R/W LN SD MANATEE AVE W AT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALG A SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH A C/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH A C/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THE W R/W LN OF 15TH ST W AND 115 FT WLY THEREOF, A DIST OF 330.99 FT TO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) PI #33351.0005/9

Narrative and Attached Maps

Westminster Point Pleasant

Zoning Atlas Amendment Application - Project Narrative and Review Criteria

Stantec Consulting Services Inc., and Dye Harrison, on behalf of the Applicant, Westminster Communities of Florida, request a rezone for the future redevelopment of the Westminster Point Pleasant property generally located on the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton. The Westminster property is comprised of thirteen (13) parcels totaling to approximately 15.9 acres. Parcel identification numbers for properties that are subject to future redevelopment include the following: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, and 3338800000. The property is currently utilized as a Continuing Care Retirement Community that accommodates independent living, assisted living, and skilled nursing facilities. This rezone request, along with the concurrent Comprehensive Plan text and future land use map amendments, is proposed to support the Westminster retirement community's resilient redevelopment goals.

With this application, we propose a rezone of the Subject Property from General Urban Open (T4-O) and General Urban Restricted (T4-R) to Urban Center (T5). In support of the zoning atlas amendment, the following Comprehensive Plan policies and land use regulations were analyzed:

A. <u>Consistency with Comprehensive Plan</u>

All Land Use Regulation Zoning District assignments shall be consistent with the Comprehensive Plan, including the Future Land Use Map and Future Land Use Element goals, objectives, and policies. The Land Use Regulation Zoning District assigned shall be consistent with the land use category of the Future Land Use Map.

The Subject Property is located at the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton. The City of Bradenton Comprehensive Plan currently designates the property with the High Density Residential (RESHIGH) Future Land Use Category. A concurrent amendment to the Comprehensive Plan is being submitted along with this rezone application and proposes the Property be designated as Urban Central Business District (UCBD). These amendments are proposed to accommodate the Property in consideration of redevelopment over a long-range time horizon that will result in modern, sustainable, and more resilient senior housing.

With the proposed plan, the total unit count at completion of redevelopment is anticipated to be approximately 636 units, or 40 dwelling units per acre, being primarily independent living but including assisted living memory care and skilled nursing units to serve the Bradenton community. The proposed land use (UCBD) is consistent with this plan that allows 40 dwelling units per acre, encourages medium to high density residential and permits the "Development of a lively, mixed-use, walkable downtown that effectively serves Bradenton residents, merchants, visitors, and employees". Therefore, the Applicant is requesting to rezone this site area to Urban Center (T5), which includes "higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments" as a permitted use pursuant to Table 4.7 of the City of Bradenton's Form Based Code.

With the Comprehensive Plan Amendment that designates the site area as UCBD, the proposed use and zoning district (T5) align appropriately and consistently with the Comprehensive Plan, including adherence to the goals, objectives, and policies outlined in the Future Land Use Element.

FUTURE LAND USE ELEMENT

Goal 1 Future Land Use: Uses and intensities

A land use pattern which promotes the well-being of the community in regard to compatibility of adjacent uses, building types and residential densities, efficiency of utilities and roadways, harmony with the natural environment and protection from natural hazards.

The rezone of the Subject Property to T5 will allow the Subject Property to sustainably redevelop through enhancements to the existing retirement community. The Westminster Community has existed since 1954 in its current location and has remained as a compatible and important community in this part of the City. The proposed rezone will support the Property's continued rehabilitation and redevelopment with independent living, assisted living, memory care, and skilled nursing facilities. Future development may also include ancillary facilities and features such as outdoor dining venues, low impact recreational facilities, gardens, golf cart and pedestrian trails for internal circulation. These features are typical for independent and assisted living facilities and are integral to the mission and success of this important community resource.

Based on the future land use map of the area, the proposed development is compatible with adjacent and nearby uses The site is surrounded by Urban Core (URBCORE) to the east, Urban Central Business District (UCBD) to the South, and Residential High Density to the North. The URBCORE is located within the City of Bradenton's UCBD and provides the hub for economic development and civic uses. With the comprehensive plan amendment to UCBD, the proposed site will be an expansion of UCBD FLU that exists on the south side of Manatee Avenue. Proposed uses, and ancillary uses are compatible with both URBCORE and UCBD permit the uses of offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential.

Additionally, the proposed uses on the site, as mentioned above, will be compatible with the existing land uses of adjacent areas. Surrounding land uses include residential, vacant, bed and breakfast, church, office, and institutional uses according to Manatee County Property Appraiser. The proposed expansion and improvement of the Subject Property will blend seamlessly with the mixed-use, residential area.

The proposed redevelopment will be fully surrounded by public rights of way, which will provide appropriate means of ingress/egress to the facility without hazard to the community.

Policy 1.1.3 Urban Center Principles (Urban Core and Urban Central Business District)
The City shall enhance the unique aspects of Downtown Bradenton and address emerging redevelopment opportunities based upon the following design principles for urban centers:

- **Provision of sufficient housing capacity, including affordable and workforce housing.**

  The proposed Comprehensive Plan amendment to UCBD and rezone to T-5 will allow the Westminster retirement community to develop at a density that preserves and expands existing density, while ensuring resilient redevelopment of senior residential units.

- **Optimization of transportation infrastructure that promotes multimodal opportunities and recognizes the functional integration of the downtown urban center with adjacent neighborhoods.**

  The proposed retirement community is located along a major thoroughfare, Manatee Avenue West, which includes bi-directional sidewalks and access to public transit. The site is also surrounded by local streets that also have sidewalks. The proposed plan will not adversely affect the pedestrian walkways within and along the perimeter of the project.

- **Promotion of sustainable development practices; Promotion of historic preservation, including the preservation of historically significant structures in downtown. Encourage an urban scale, form and character that respects and integrates historically significant structures and districts.**

  The subject property has existed since 1954 in its current location and offers a continuum of care from independent living to full skilled nursing accommodations and does not include any historic structures. Moreover, there are no historic structures in the immediately surrounding area, according to the Florida Historical Marker Interactive Map.

- **Maintenance and promotion of aesthetics in design and urban form through height, bulk and scale standards for new development which are consistent with the established cityscape and skyline.**

  The proposed retirement community will be compatible with other buildings in the area, which include but are not limited to adjacent residential, office, church, and institutional uses. The proposed rezoning of the site to T5 will be a compatible extension of the nearby T5 and T6 zoning district in terms of the built environment, massing, and density. Proposed development will be compatible with, and consistent with certain dimensional standards like building height , setbacks, lot width and lot coverage.

- **Provision of public open space and urban recreational opportunities that encourage walkability throughout downtown and adjacent neighborhoods, including a pedestrian infrastructure and open space network that promotes ease of access to the waterfront; and**

  The property will include amenities such as outdoor dining venues, low impact recreational facilities, gardens, golf cart and pedestrian trails for internal circulation of residents, visitors, and staff, and facilities to provide a connection and access to the beautiful waterfront location.

- **Provision of sufficient employment capacity.**

  Redevelopment of Westminster will ensure employment opportunities are maintained in the city to support components of independent living, assisted living, memory care, and skilled nursing facilities as well as all the proposed support uses on-site.

Policy 1.2.1. Establish a Future Land Use Map – Urban Central Business District

The City of Bradenton Comprehensive Plan provides that institutional, high density residential, personal and professional services, parks, and other uses associated with the proposed development are permitted in the Urban Central Business District.

B. Consistency with Land Use Regulations

Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

The proposed rezone to T-5 and the redevelopment of high density senior residential units are consistent with the applicable Land Use Regulations of the City of Bradenton's Form Based Code.

C. Land Use Compatibility

The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

The proposed zoning district of T5 Urban Center will promote the continued success of Westminster with a modern, dense, progressive senior housing community with associated facilities such as outdoor dining venues, low impact recreational facilities, gardens, golf cart and pedestrian trails to serve residents for years to come. The adjacent zoning districts of the study area are T4-R General Urban Restricted and T5 Urban Center. T4-R consists of mixed-use medium density residential urban fabric where T5 consists of higher density mixed use buildings accommodating retail, offices, rowhouses and apartments. Therefore, the rezoning of the site area to T5 is better aligned with the existing form of development on this site and will promote compatibility with adjacent land uses as the site is redeveloped.

D. Provision of Adequate Public Facilities

The assigning of Land Use Regulation Zoning Districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

Existing city water and sewer lines serve the subject property. Improvements to existing infrastructure that is directly attributable to redevelopment or expansion of Westminster will comply with Sections 4.1.1.5.b. and 4.1.1.5.c. During redevelopment, drainage will be designed to meet the requirements of Section 4.1.1.5. During redevelopment, solid waste will be designed to meet the requirements of Section 4.1.1.5.e.

E. Public Interest

Land Use Regulation Zoning District designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The proposed zoning atlas amendment supports the goals, objectives, and policies of the Comprehensive Plan and the regulations outlined in the City of Bradenton's Land Use Regulations. The zoning atlas amendment to T-5 implements the proposed Future Land Use Category, with the concurrent amendment to UCBD. This proposed zoning atlas amendment will promote the public health, safety and welfare as regulated by the Comprehensive Plan and the Land Use Regulations. The proposed rezone to T-5 and redevelopment and expansion of an existing and successful progressive care community will promote the health, safety, and welfare of residents in the city.



LEGEND

Westminster Owned Parcels

Total acreage owned by Westminster: 15.9 acres

Revised: 2024-01-29 By: amoody

\\0075662\Projects\2024\2410796\GIS\Maps\Westminster.aprx

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

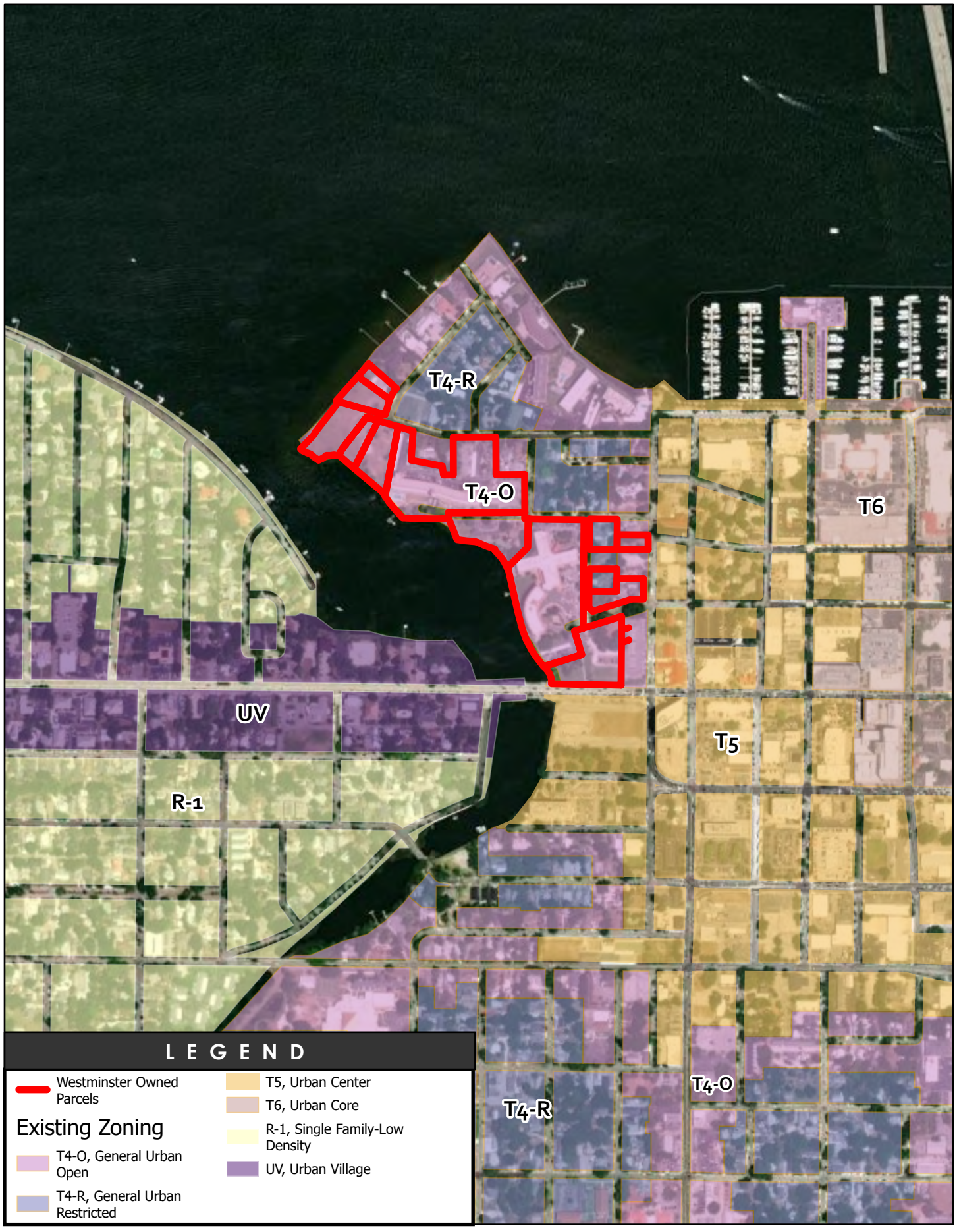
Data Source:
City of Bradenton Data

WESTMINSTER
Aerial View
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 0.02 0.04 0.07
Miles



LEGEND

- Westminster Owned Parcels

Existing Zoning

- T4-O, General Urban Open
- T4-R, General Urban Restricted
- T5, Urban Center
- T6, Urban Core
- R-1, Single Family-Low Density
- UV, Urban Village

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Data Source:
City of Bradenton Data

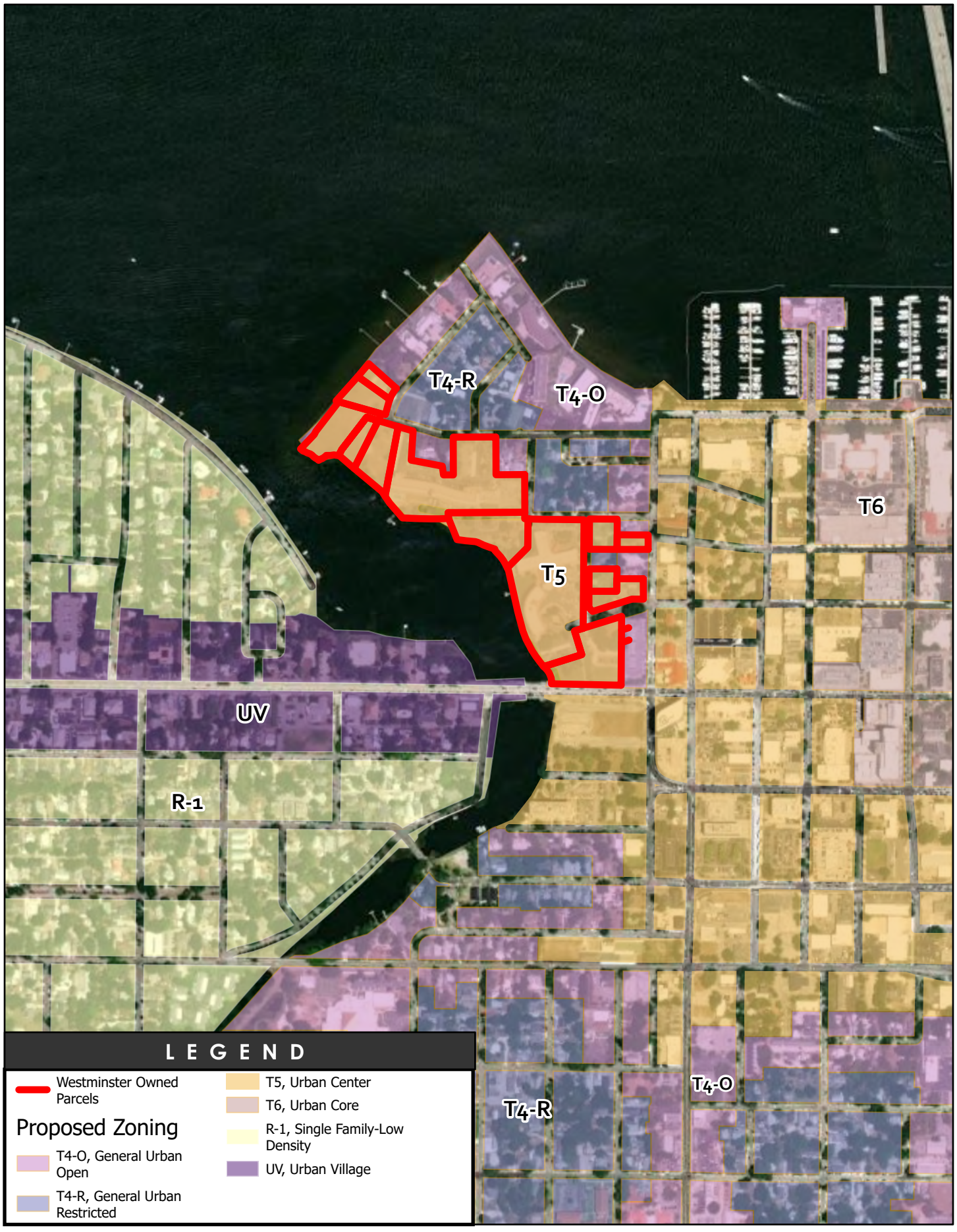
WESTMINSTER
Existing Zoning
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 0.04 0.07 0.14
Miles

\\corp.pbwan.net\us\SRQ\Projects\195676227\GIS\Maps\Westminster.aprx Revised: 2024-01-22 By: amoody



LEGEND

- Westminster Owned Parcels

Proposed Zoning

- T4-O, General Urban Open
- T4-R, General Urban Restricted
- T5, Urban Center
- T6, Urban Core
- R-1, Single Family-Low Density
- UV, Urban Village

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Data Source:
City of Bradenton Data

WESTMINSTER
Proposed Zoning
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 0.04 0.07 0.14
Miles

Property Legal Description

Stantec

Legal Descriptions (Source: Manatee County Property Appraiser)

Parcel ID: 3346800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF 176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING PI#33468.0000/0

Parcel ID: 3346600004

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SELY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) PI#33466.0000/4

Parcel ID: 3373700008

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 9,10,11,12 & 13, OF E A VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NE1/4 OF SE1/4 & PARTLY IN LOT 4 U S OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE W AS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W 22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FT TO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMD PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THE N LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO A C. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), PI#33737.0000/8

Parcel ID: 3373500002

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MIN E 234 FT TO THE N LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SE COR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BDRY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SE COR. (1651/6744) PI#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MIN E 234 FT TO N

LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH E ON S SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SE COR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) PI#33733.0000/7

Parcel ID: 3352500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF S C UPHAM REC IN DB G P 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; TH E 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLING S 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THE E BY THE W LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THE W BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, PI#33525.0010/9

Parcel ID: 3337900059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF H G H REEDS SUB; TH W BDRY LN OF THE E 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS,

VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE W1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE W1/2 OF LOT 2 BLK A OF H G H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 P G 806, LESS THE S1/2 OF THE E 90 FT & LESS THE S1/2 OF TH E W 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THEN S 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1 BLK A REED SUB (640/77), TOGETHER WITH THE S1/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. PI#33379.0005/9

Parcel ID: 3340600158

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST W AND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH AVE W A DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A

PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THE N BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THE W LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALG A LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE E1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. PI#33406.0010/9

Parcel ID: 3338800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK C REED SUB PI#33388.0000/0

Parcel ID: 3339000006

Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Description: LOT 4 BLK C REED SUB PI#33390.0000/6

Parcel ID: 3339500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE F0LLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THE E LN OF SD STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THE W 134 FT OF LOT 1, BLK F JOHNSON SUB. PI#33395.0010/9

Parcel ID: 3340910052

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FT TO NW COR OF LOT 3; TH RUN E 134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF SD LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUN S AND PARALLEL TO THE E LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALG A LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), PI#33409.1005/2

Parcel ID: 3335100059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THE W R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THE W R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S 00 DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF 12.21 FT; TH S 31 DEG 52 MIN 00 SEC W ALG SD LN, A DIST OF 27.92 FT TO THE N R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD N R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED

BUSINESS #6668 MARKING THE N R/W LN SD MANATEE AVE W AT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALG A SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH A C/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH A C/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THE W R/W LN OF 15TH ST W AND 115 FT WLY THEREOF, A DIST OF 330.99 FT TO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) PI #33351.0005/9

Concept Plan



Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

WESTMINSTER POINT PLEASANT

CONCEPTUAL PLAN

JANUARY 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 500 1,000

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
January 15, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Michael Neal-Vice Chair, Michael Jones, Keith Green-Alternate.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the December 11, 2024, Meeting Minutes by Commissioner Jones, and seconded by Commissioner Neal. Motion passed unanimously.

Items 5 and 6, Election of Officers and Review of By-Laws, were both postponed.

PUBLIC COMMENT
No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-03; Case SUP.24.0004
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 406 12th Street West (Parcel ID 3319400002) in the T5 (Urban Center) transect zoning district. Application filed by Robert Allen Woodring (agent) for CBR Holdings, LLC (owner).

Staff: Greg DeLong described the Special Use Case request.

Applicant: Robert Woodring, 406 12th St. W., Bradenton, stated that he is present for the application of a sidewalk café license and that his business has been in business for over 30 years on Old Main Street.

Mr. DeLong went over the proposed request which is consistent with the Land Use Regulations. He discussed the stipulations which were provided to the Board.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

2. Resolution 25-02, Case SUP.24.0003
Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam and Kathleen LaFavre (owners).

Staff: Greg DeLong gave a summary of the Special Use Permit and showed maps, as well as a site location.

Applicant: Adam LaFavre, 1717 79th Ct. W., Bradenton, and Kathleen LaFavre, 1720 Manatee Ave. W., Bradenton, discussed the wedding venue. This will be a 4-to-5-hour venue and they have worked out the parking with the neighboring church, as well as valet parking. This will be primarily on the weekend. Traffic flow was also discussed; signs will be posted due to the location.

Mr. DeLong presented a zoning map and stated that they have been operating without a permit. He stated that there is nothing in the code that represents this type of use. He discussed the parking situation and suggested a stipulation, if approved. He also stated that in their application, there would be no cooking on site; just catering, and alcohol will be sold and served with the proper permit. This was also brought before the Development Review Committee and the Building Department is requesting a change of occupancy, due to the current classification. The Fire Department stated that one of the doors needs to be changed to an egress for exiting. The Police Department stated some concerns about the parking. The Comprehensive Plan design was discussed. Staff recommends stipulations. Mr. DeLong also mentioned the email that was sent to Robin Singer from Fred Longhi which was included in the meeting packet.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Mr. LaFavre stated that he has no objection to the stipulations suggested.

Motion: Commissioner Green motioned to approve with the stipulations, and Commissioner Jones seconded. Motion passed unanimously.

3. Ordinance 4035, Case CP.24.0363
An Ordinance of the City of Bradenton, Florida, amending objective 1.5.2

of the Future Land Use Element of the City's Comprehensive Plan and amending Objective 5.3, Policy 5.3.1, Policy 5.3.2, Policy 6.2.1 and Policy 6.2.5 of the Coastal Management and Conservation Element of the City's Comprehensive Plan, and adding Policy 5.3.1.1 and Policy 5.3.1.2 to the Coastal Management and Conservation Element of the City's Comprehensive Plan; providing for applicability; providing for severability; and providing for an effective date.

Staff: Robin Singer introduced the ordinance which is modifying the Comprehensive Plan to allow for map amendments allowing for additional density within the coastal high hazard area.

Applicant: Katie LaBarr, Stantec, 6920 Professional Parkway, Sarasota, on behalf of Westminster. Ms. LaBarr introduced Jim Palaski, Senior Vice President of Westminster, and Chris Wickburg, Vice President of Design and Construction at Westminster, as well as their legal counsel Stephen Dye and Patricia Petra of Dye Harrison.
Jim Palaski, 5304 Bay State Rd., Palmetto, spoke about Westminster Communities of Bradenton, in the Point Pleasant neighborhood. He gave a presentation with maps of all the communities (22) across Florida.
Chris Wickburg, 116 America St., Orlando, discussed the plan, design, and redevelopment success. This includes a multi-phase plan which creates modern standards and life safety for the residents.
Ms. LaBarr went over the Comprehensive Plan text amendment proposal. She stated that their primary purpose is to ensure consistency regarding development within the coastal high hazard areas and their client's goal is to preserve an institution that has been a prominent fixture in the City of Bradenton for over 70 years, can continue. She discussed statutory language compliance and the impact of natural disasters, as well as the evacuation plan.
Patricia Petra, certified land use attorney, Dye, Harrison, Knowles, 1206 Manatee Ave. W., Bradenton. She has represented this client for 46 years. She discussed the original coastal high hazard zones and the verbiage of when the Comprehensive Plans were originally written. She went over changes in units and future land use. She stated that this property is not subject to the overlay district; it is not part of that neighborhood; it is an institution, not residential. Ms. Petra showed a map of the area and stated that this is not a T-4O zoning category. She stated that with the current ordinances, they would not be able to rebuild should buildings be destroyed.
Mr. Wickburg discussed the Shores building and renovations. Due to age, design, demand of residents, etc., renovations become an economic issue. They have been upgrading buildings, however, residents do not want to live in an older building.

Robin Singer reiterated that this is about text amendments that impact the coastal high hazard area as shown on land use maps within the City. She discussed the impacts of changing the land use designations.

The Board decided to listen to all presentations first, then make separate motions when all are complete. Public comments will be more than 3 minutes if needed.

DRAFT

4. Ordinance 4036, Case CP.24.0364

An Ordinance of the City of Bradenton, Florida, providing for amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from High Density Residential to Urban Central Business District for property located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000 and more particularly described in the attached "Exhibit A"; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the case for the Comprehensive Plan Land Use Map amendment. She showed tables to break down the differences between what is currently allowed and what they are seeking.
Patricia Petra stated that typically when a text amendment is done, a map amendment is often done as well.

Robin Singer showed current zoning and future land use maps. The change of use would be from High Density Residential to Urban Central Business District. She explained the difference between them.

5. Ordinance 4037, Case LU.24.0361

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O (General Urban – Open) and T4-R (General Urban – Restricted) to T5 (Urban Center) for 15.9 acres located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the re-zone application. She discussed the differences between T4-O and T4-R, and why they are proposing the change to T5. Building height is one of the key differences. This plan helps to illustrate the overall development strategy. She showed a conceptual rendering of the plan.
Patricia Petra stated that this is the best route forward. The current density is the issue for rebuilding. This is a long-standing residence, since 1954, and all will be incompliance with FEMA, etc. This is an investment in the City.

The Board discussed the amount of units with the applicant. The evacuation plans were questioned, as well as flooding and habitable floors to be over the parking area.
The current occupancy is 85 percent full.

DRAFT

Robin Singer went over the current zoning and future land use maps. She showed photos of the existing sight, and discussed the criteria for land use district designations.

Public Comment: Chair Bakker opened the Public Hearing.

Jeff Corey, 203 N. 18th St., Bradenton. Opposed.
Terry Carr, 1533 4th St. W., Bradenton. In favor.
Susan Miller Kelly, 2412 45th Ct. W. Bradenton. Opposed.
William Miller, 112 16th St. W., Bradenton. Opposed.
Mike Carter, 1018 1st Ave., Bradenton. Opposed.
Todd Lott, 1600 1st Ave. W., Unit 108 A, River Oaks, Bradenton. Opposed.
James Park, 117 N. 18th St. W., Bradenton. Opposed.
Michael K. Nolan, 1650 1st Ave. W., #401, Bradenton. Opposed.
Donna Mathias, 1600 1st Ave. W., Unit 501, Bradenton. Opposed.
Bonnie Brinson, 1600 1st Ave. W., Unit 405A, Bradenton (via email; spoken by Donna Mathias). Opposed.
Clare Ward, 1609 1st Ave., Bradenton. Opposed.
Debra Schreiber, 1717 1st Ave. W., Bradenton. Opposed.

Applicant: Patricia Petra responded to the public comments. She spoke about units per acre; current and proposed. She also discussed the coastal high hazard area and traffic.

Public Hearing was closed.

Motions:

Ordinance 4035, Case CP.24.0363: Commissioner Neal motioned to approve, and Commissioner Green seconded. Motion passed with 3 votes in favor and 1 vote against.

Ordinance 4036, Case CP.24.0364: Commissioner Green motioned to approve, and Commissioner Neal seconded. 2 votes in favor and 2 votes against.

Ordinance 4037, Case LU.24.0361: Commissioner Neal motioned to approve, and Commissioner Green seconded. 2 votes in favor and 2 votes against.

City Attorney Scott Rudacille stated that the last 2 items will move forward to the City Council without a recommendation.

Adjournment: The meeting adjourned at 5:26 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

DRAFT

From:	Robin D. Singer
To:	Roberta Bass
Cc:	Greg DeLong
Subject:	RE: [EXTERNAL] Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)
Date:	Monday, January 13, 2025 8:31:14 AM

Ms. Bass,

Thank you for your comments. We will distribute your email to the Planning Commission and include it in the package materials for City Council.

Robin Singer
Planning and Community Development Director
City of Bradenton, Florida

-----Original Message-----
From: Roberta Bass <bertiebass3@gmail.com>
Sent: Saturday, January 11, 2025 8:21 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)

[You don't often get email from bertiebass3@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms Singer,

I am unable to attend the Bradenton Planning Meeting being held on 1/15/2025, as i am currently in Maine helping my son.

i am sending this email as i am OPPOSED to any zoning and comprehensive plan changes to the Point Pleasant Neighbohood being proposed by Westminsither. I live at River Oaks Condo's which was built in 1973, Point Pleasant is currently a beautiful and architecturally diverse neighborhood with many historic homes. Please leave it in peace and intact!!!! Currently, i already stare out my window to two high-rise Westminster buildings. It would be horrific to have more of these in such a peaceful, beautiful and homey nieghborhood. Enough is enough! And the additional traffic caused by even more population density in this small neighborhood is just not feasible.

Thank you for your time and energy, roberta bass (Point Pleasant resident)

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free,

however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Bill
Cc: Greg DeLong
Subject: RE: [EXTERNAL] Westminister planning change request
Date: Monday, January 13, 2025 8:29:22 AM
Attachments: image002.png

Mr. Peruzzi,

Thank you for your comments. We will distribute your email to the Planning Commission and include it in the package for City Council.

Robin D. Singer, AICP
Planning & Community Development Director

(941) 932-9408
(941) 290-9322
101 Old Main Street, Bradenton, FL 34205
Robin.singer@BradentonFL.gov

From: Bill <billperuz@aol.com>
Sent: Saturday, January 11, 2025 9:22 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Westminister planning change request

You don't often get email from billperuz@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

I have been a resident of the River Oaks Condominiums at Point Pleasant since 2002 and I have a PhD in ecology. Unfortunately, I have a conflict and will be unable to attend the January 15 planning meeting to discuss the proposal by Westminister to change zoning and plan changes at Point Pleasant. I have read the proposed changes to our peninsular and am appalled that the Westminister requests may be granted.

Since you work at the Bradenton City offices, I am sure that you are aware of the ever increasing traffic problems as the infrastructure and population increases. In particular, 3rd Avenue and the streets parallel to it are now congested on a daily basis and would only worsen should the Westminister request be granted.

I am also concerned about the effects that shall occur should too much of the surface of the peninsular be overly covered by buildings and parking lots. Open land is very important for proper drainage of rainfall plus

continually increasing the old Bradenton population places too much stress on the existing infrastructure. Our streets are often being dug up to address drainage problems, particularly caused by solid waste disposal. More buildings and more residents will only worsen this problem.

I trust that the proposed changes will be denied.

Sincerely, William T. Peruzzi 941-749-0234

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Jessica Chalker
Cc: Greg DeLong
Subject: RE: [EXTERNAL] Letter of opposition to 1/15/22 agenda items 8 c-e
Date: Tuesday, January 14, 2025 8:58:37 PM
Attachments: image002.png

Ms. Chalker,

Thank your for your input. We will share your email with the Planning Commission and include it with the package materials for City Council.

Robin D. Singer, AICP
Planning & Community Development Director

(941) 932-9408
(941) 290-9322
101 Old Main Street, Bradenton, FL 34205
Robin.singer@BradentonFL.gov

From: Jessica Chalker <jessica.chalker@gmail.com>
Sent: Tuesday, January 14, 2025 8:19 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Letter of opposition to 1/15/22 agenda items 8 c-e

You don't often get email from jessica.chalker@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms. Singer,

Please find an attached letter expressing my opposition to the proposals to be discussed at tomorrow's meeting (agenda items 8 c-e). I am unable to attend the meeting but a neighbor has offered to read my letter in my absence. I wanted to make sure it reached your office directly, in the event anything prevents my neighbor from attending.

I'd appreciate it if you could let me know that you have received and were able to access the letter. Thank you for your time and consideration.

Jessica Chalker

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Jessica & Jonathan Chalker
104 15th St. W.
Bradenton, FL 34205

Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Subject: Opposition to Proposed Changes in Ordinances 4035, 4036, and 4037

Dear Members of the Bradenton Planning Department,

Due to the limited amount of time between receiving the letter of notification and the meeting date to discuss the referenced changes, we are unable to attend the meeting due to work obligations. We have asked our neighbor, Deborah Schrieber, to read our comments in our absence.

We are writing to express my strong opposition to the proposed changes to Ordinances 4035, 4036, and 4037 as submitted by Katie LaBarr of Stantec. These amendments, which seek to alter zoning and land-use regulations in sensitive and residentially focused areas, pose significant risks to the safety, character, and environmental sustainability of our community.

The proposed changes appear to prioritize high-density development in areas that are ill-suited for such purposes. Specifically, I have the following concerns:

1. **Increased Risk in Coastal High Hazard Areas (CHHAs):** Ordinance 4035 would allow increased housing density in CHHAs, areas already identified as vulnerable to hurricanes and flooding. This could exacerbate evacuation challenges and endanger residents' lives during natural disasters. In light of the three back to back hurricanes in the fall of 2024, one of which had a mandatory evacuation of this neighborhood, this change seems ill-advised.
2. **Strain on Infrastructure, Services, and Roadways:** Ordinances 4036 and 4037 appear to relax existing development standards, which could lead to overburdened water and sewage utilities, emergency services, and especially, residential roadways. It is my understanding that a traffic study was conducted by Presbyterian Retirement Communities, Inc., but that not all impacted roads were included in the study. It is imperative that all roads that would provide primary access to the proposed properties be studied. This includes 1st Ave., West, which directly impacts my family.
3. **Loss of Neighborhood Character:** Point Pleasant has been designated as a conservation district and adds to the individuality and charm of the downtown Bradenton area. Many visitors walking by our home often comment to us on how much they enjoy the character of the houses and neighborhood. Changing the balance of land use in this neighborhood by adding high-rise buildings and commercial activity into these areas risks eroding this balance, resulting in a loss of the community atmosphere that residents and visitors to Bradenton value.

4. **Environmental Impacts:** Expanding development in vulnerable areas threatens local ecosystems and could lead to more impervious surfaces, increasing runoff and contributing to flooding and water quality issues in adjacent waterways.

While I understand the need for responsible growth, these proposed changes do not align with the principles of safe and sustainable urban planning. I urge the Planning Department to reject these amendments and instead pursue alternatives that prioritize the safety, character, and quality of life of Bradenton's residents.

Thank you for your time and for considering the concerns of community members who are deeply invested in the future of Bradenton.

Sincerely,

Jessica & Jonathan Chalker
Point Pleasant Residents

From: Robin D. Singer
To: Greg DeLong
Subject: FW: [EXTERNAL] Please review and take in consideration of our views concerning the changes in zoning for Westminister, thank you!
Date: Wednesday, January 15, 2025 9:11:33 AM

-----Original Message-----
From: Michael Eagen <mieagen1@gmail.com>
Sent: Wednesday, January 15, 2025 8:06 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Please review and take in consideration of our views concerning the changes in zoning for Westminister, thank you!

[You don't often get email from mieagen1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Robin
Thank you. My letter is written below:

City of Bradenton Planning Commission
My name is Marjorie Eagen. My husband (Michael) and I own a condo at River Oakes, 1600 1st Avenue West, we bought in 2013. We are from Michigan and consider our place in Florida our little piece of paradise! Six or seven years ago there was a movement to change the zoning to make room for development of structures over 3 stories high in the Point Pleasant area. There was a protest and we won. No structures over 3 stories allowed! A couple of years ago there was a movement to sell the block City Hall sits on. We attended those meetings under the impression we had a say as to what type/style those new buildings would look like and to give input on what we thought about the plan to sell and redevelop! What a joke that was! Once the property was sold the developer makes that decision! We are so unhappy with the future plans on that property. Our little piece of paradise is going in the wrong direction!
Every year we have been here the traffic gets worse and worse! In our opinion the infrastructure cannot sustain the development the city wants 8to do. It barely sustains it now, not to mention the times raw sewage has leaked into our beautiful Manatee River. Westminister wants to change the existing Zoning and Comprehensive Plan for new development! Westminister's idea that "existing city water and sewer lines serve the subject property " is ridiculous! Now Westminster's applications for both the rezoning application and their application to change the Comprehensive Plan where they are also asking that they'll be designated an Urban Central Business District is at the forefront! We oppose this request!
We are unable to attend the meeting on the 21st but we are very concerned residents who care about our Point Pleasant neighborhood and downtown area!
Thank you,
Marjorie and Michael Eagen 1600 1st Avenue West 308A Bradenton, Fl

Sent from my iPad

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail

sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Good afternoon. My name is Donna Mathias 1600 1st Ave W Unit 501, Bradenton FL

Ordinance 4035

Changes to the Coastal High Hazard Area (CHHA) will impact all of Bradenton not just Point Pleasant.

We just went through two back-to-back hurricanes and experienced historical storm surges. The Comprehensive Plan was written to deny such requests for a reason - safety of residents, ability to evacuate, and to alleviate additional burdens on our Public Safety folks. Increasing the density in this neighborhood would put the neighborhood at risk.

a. Almost tripling the density, traffic on 1st Avenue W will be unreasonable and overcrowded. When road work takes place on 1st Avenue River Oaks' parking lot becomes a thoroughfare, which is dangerous to its residents.

b. Increasing the density put more demands on infrastructure. Many residents currently have sewage that backs up in their homes or the odor encroaches in the interior of their home through the pipes when work is being done.

   We have seen the pumping station on 15th St fail multiple times, generators brought in, sewage seeping into the river and the odor is beyond belief.

Ordinance 4036

Proposal to change the density from 238 units to 636 units is a 266% increase

The traffic study was done only for the impact on 64 not the impact to the neighborhood roads. This plan shows that 5 levels of parking will be accessed from 1st Ave. Traffic will increase on 1st Avenue not only due to the additional residents, but also the increased staff and deliveries of supplies and services.

During construction of the proposed buildings, there will be heavy construction vehicles on 1st Avenue. Over the past several years, 1st Avenue has been consistently torn up due to sink holes or sewage/water issues. (**See Exhibit 1**)

EMERGENCY MANAGEMENT PLAN

Hurricane Evacuation Zone A

In 2017 when Hurricane Irma visited, my Mother-in-Law resided at Westminster in Independent Living and was told that she had to evacuate to a public shelter.. She no longer had a car and was using a walker. If we hadn't lived here she would have been pretty much

on her own. I spoke to one gentleman who was distressed as he had no one to help him- but was told he needed to go to a shelter. The emotional stress he was under was disturbing. Since my mother-in-law had medical issues and we lived in a mandatory evacuation zone we went to a shelter.where if needed she could get care. **(see exhibit 2)**. A shelter is not something I want to experience again but I am very grateful that we were with her. She was a real trooper.

This is also corroborated by the email from Regina Smith on May 30, 2024. **(See Exhibit 3)**

Ordinance 4037, Case LU.24.0361

The Subject Property will blend seamlessly with the mixed-use, residential area.

The homes in Point Pleasant are classified as Point Pleasant Neighborhood Conservation District. The construction of a 9 story building sandwiched between two residential PPNCD designated homes doesn't make any sense and is a disservice to the neighborhood and certainly the residents.

According to Alex Cecchini - Should we let people in apartments live on the quiet side-streets single family dwellers desire even if the scale isn't "compatible" with its neighbor? Just because we have the legal power to zone our city this way doesn't mean we *should*.

Allowing this type of construction on 1st Avenue West will increase traffic, increase noise, challenge the integrity of 1st Avenue W, and put an additional strain on our sewage and water systems. There will be more emergency traffic, sirens, buses, and golf carts. Traffic on 1st Avenue will not diminish, it will greatly increase.

Another concern is the demolition of the Shores. How will this impact the structural integrity of the surrounding homes/buildings?

One last aspect is who is really paying for what. Based on property tax records, between the Shores, the Towers and the Office Building (which most of the new construction will fall into these categories), in 2024 the assessed property value was $30,680,657. The Exemptions were $16,569,275 with the total taxable value of these properties at $14,111,382. Westminster paid $250,214 in taxes for 2024 on these properties. - **(See Exhibit 4)**

EXHIBIT 1

1600 1st Avenue W on January 14, 2025 -. This road was completely repaved about 5 years ago. Since then, it has been torn up multiple times due to sewage, water and sink hole issues.



May 18, 2023



May 18, 2023



July 7, 2023

EXHIBIT 1 (CONT'D)

1600 1st Avenue W on January 14, 2025 -. Notice the patches, dips and broken pavement.





EXHIBIT 2

Shelter with 85 year old mother-in-law on September 9, 2017



Our Room Mates

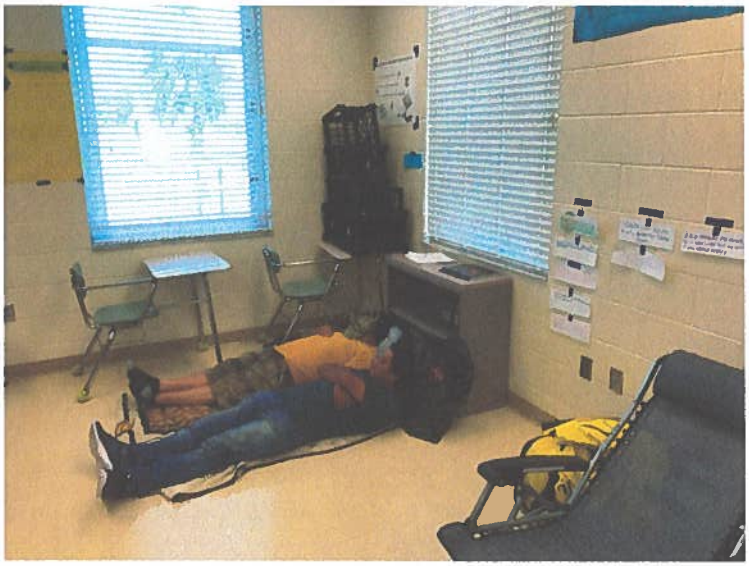




EXHIBIT 3

From: Ginger Smith <ginger397@msn.com>
Sent: Thursday, May 30, 2024 7:42 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Application from Presbyterian Retirement Community

I am currently a Resident of Westminster Point Pleasant and I have looked at the application that was submitted by Stantec for a change in the Future Land Use plan. I wish to express my dismay at that which is presented under the application "Future Land Use amendment application. It states that "before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12 hour evacuation for a category 5 storm."

I have lived in Westminster for 11+ years and the only people that Westminster does evacuate are those that reside in Assisted Living or the Health Center. As an independent resident I am required to make my own arrangements, to either re-locate or go to a shelter. Therefore, there will be more residents in need of shelter and or will be on the road during an evacuation.

Changing the zoning to allow buildings over the current zoning will have a large impact on the Point Pleasant area and the areas surrounding .
I am asking that the proposal to change the zoning be denied.

Regina Smith

941-932-6708

222 12th St W Bradenton FL 34205

Exhibit 4

Westminster - Towers-Shores-Office

	Parcel ID	Owner	Location	LUC Desc	Current Zoning	Property Description	Historic	Land Use	Exemption Description from Tax Bill - 2024	Assessed Value Tax Yr 2024	Exemption Tax Yr 2024	Taxable Value Tax Yr 2024	Taxes Billed Tax Yr 2024	Taxes Paid Tax Yr 2024 Discount Taken
6	3352500109	PRESBYTERIAN RETIREMENT COMMUNITIES INC	1700 3RD AVE W	Homes for the Aged (1555)	BR_T4-O	The Shores and parking lots surrounding the shores including memory unit on 6th Street W	URBAN-A,URBAN-C	7400; Homes for the aged	Part Exempt Homes for Aged-SC Part Exempt Homes for Aged-CI Part Exempt Homes for Aged-CO	13,908,000.00	5,171,530.00	8,736,470.00	161,364.36	154,909.79
7	3337900059	PRESBYTERIAN RETIREMENT COMMUNITIES INC	1625 3RD AVE W	Office Buildings-One Story (1555)	BR_T4-O	Administrative Offices for Westminster	URBAN-A,URBAN-C	1700; Office Buildings-One Story	Charitable Homes for Aged-SC Charitable Homes For Aged-CI Charitable Homes For Aged-CO	1,191,657.00	1,191,657.00	0.00	0.00	0.00
8	3340600158	PRESBYTERIAN RETIREMENT COMMUNITIES INC	312 15TH STREET CT W	Convalescent Homes (1555)	BR_T4-O	The Towers	URBAN-C	7800; Sanitary, Convalescent Home	Part Exempt Homes for Aged-SC Part Exempt Homes for Aged-CI Part Exempt Homes for Aged-CO	15,581,000.00	10,206,088.00	5,374,912.00	99,275.70	95,304.67
			Totals						0.00	30,680,657.00	16,569,275.00	14,111,382.00	260,640.06	250,214.46

City of Bradenton
Planning Commission

My name is Marjorie Eagen. My husband (Michael) and I own a condo at River Oakes, 1600 1st Avenue West, we bought in 2013. We are from Michigan and consider our place in Florida our little piece of paradise! Six or seven years ago there was a movement to change the zoning to make room for development of structures over 3 stories high in the Point Pleasant area. There was a protest and we won. No structures over 3 stories allowed! A couple of years ago there was a movement to sell the block City Hall sits on. We attended those meetings under the impression we had a say as to what type/style those new buildings would look like and to give input on what we thought about the plan to sell and redevelop! What a joke that was! Once the property was sold the developer makes that decision! We are so unhappy with the future plans on that property. Our little piece of paradise is going in the wrong direction!

Every year we have been here the traffic gets worse and worse! In our opinion the infrastructure cannot sustain the development the city wants to do. It barely sustains it now, not to mention the times raw sewage has leaked into our beautiful Manatee River. Westminister wants to change the existing Zoning and Comprehensive Plan for new development! Westminister's idea that "existing city water and sewer lines serve the subject property " is ridiculous!

Now Westminster's applications for both the rezoning application and their application to change the Comprehensive Plan where they are also asking that they'll be designated an Urban Central Business District is at the forefront! We oppose this request!

We are unable to attend the meeting on the 21st but we are very concerned residents who care about our Point Pleasant neighborhood and downtown area!

Thank you,
Marjorie and Michael Eagen
1600 1st Avenue West
308A
Bradenton, Fl

From: Roberta Bass <bertiebass3@gmail.com>
Subject: Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)
Date: January 11, 2025 at 8:21:13 PM EST
To: robin.singer@cityofbradenton.com

Dear Ms Singer,

I am unable to attend the Bradenton Planning Meeting being held on 1/15/2025, as i am currently in Maine helping my son.

i am sending this email as i am OPPOSED to any zoning and comprehensive plan changes to the Point Pleasant Neighbohood being proposed by Westminsither. I live at River Oaks Condo's which was built in 1973, Point Pleasant is currently a beautiful and architecturally diverse neighborhood with many historic homes. Please leave it in peace and intact!!!! Currently, i already stare out my window to two high-rise Westminster buildings. It would be horrific to have more of these in such a peaceful, beautiful and homey nieghborhood. Enough is enough! And the additional traffic caused by even more population density in this small neighborhood is just not feasible.

Thank you for your time and energy, roberta bass (Point Pleasant resident)



MANASOTA — 88

A Project for Environmental Quality 1968 - 2088

Mayor Gene Brown
City of Bradenton, Florida
101 Old Main St.
34205-7865
February 2, 2025

Re: Presbyterian Retirement Communities, Inc., Ordinance 4035 - Case CP.24.0363, Ordinance 4036 – Case CP 24.0364 & Ordinance 4037 - Case LU.24.0361

Dear Mayor Brown & Council:

ManaSota-88, Inc strongly opposes Ordinance No. 4035, 4036 & 4037, if approved, the proposed ordinances will cause delays in hurricane evacuation, incompatibility of building types with surrounding neighborhoods, degradation of water quality and natural resource impacts throughout the City of Bradenton.

ManaSota-88, Inc. (hereinafter, "ManaSota-88") is a public interest conservation and environmental protection organization, which is a Florida not-for-profit corporation and a citizen of the State of Florida. The corporate purposes of ManaSota-88 include the protection and preservation of water quality and wildlife habitat in Manatee and Sarasota Counties, and the protection of public health and safety of residents of Manatee and Sarasota Counties. Objecting to Ordinance 4035, 4036 and 4037 falls within ManaSota-88's general scope of interest and activity.

A number of ManaSota-88's members own real property and reside in Manatee County, the City of Bradenton, Holmes Beach, Bradenton Beach, and Anna Marie and will be substantially adversely affected if the Bradenton City Council approves the proposed ordinance.

A vote to approve will place existing and future residents at needless risk from the effects of a catastrophic storm.

The text amendments to the Comprehensive Plan are directly related to the regulation of properties within the Coastal High Hazard Area (CHHA) and will allow for the increase in density in the CHHA.

Ordinance 4035 will be applicable to the entire City, the proposed amendments will impact over 4,000 parcels within the city, representing approximately 28% of the city's total land area.

ManaSota-88 recommends ***denial*** of Ordinance 4035, 4036 & 4037 for the following reasons:

ManaSota-88
www.manasota88.org
P.O. Box 1728, Nokomis, FL 34274
email contact: manasota88@comcast.net
(941) 966-6256

Reduction in Clearance Times for Hurricane Evacuation

The hazard of storm surges is significant given that the Presbyterian Retirement Communities property would be completely inundated in significant storm event such as a hurricane. A Category 1 hurricane would require the complete evacuation of the Presbyterian Retirement Communities property. Storm surge is the most dangerous hazard from a hurricane. A Category 5 hurricane could produce an eighteen-foot storm surge. The City of Bradenton has the responsibility for the safe evacuation of, not only its residents and property owners, but others as well.

Bradenton is venerable not only to storm surge flooding but also to the wind effects of a hurricane. Manatee County, including the City of Bradenton, is in one of the greatest areas of high-speed wind hazard in the entire United States.

Hurricane evacuation clearance times for Longboat Key, Anna Maria and Perico are among the highest for any area of Florida and the coastal United States. The impact of additional development in the City of Bradenton is significant considering the already congested state of the existing hurricane evacuation route.

State Road 64 (Manatee Avenue) from Palma Sola Boulevard to the Bradenton City Limit has traffic flows designated the worst possible level of traffic congestion. Manatee Avenue is the hurricane evacuation route for Anna Marie Island, City of Holmes Beach, Bradenton Beach and Longboat Key. The present level of service for this road is inadequate to ensure safe hurricane evacuation. Additional increases in density in the City of Bradenton will only place more residents at additional risks.

State Road 64 is a major hurricane evacuation route in Manatee County. Based on the elevations of State Road 64, the road is likely to be underwater and unusable in Category 2 hurricane or higher, thus preventing evacuation. The intersection of I-75 and State Road 64 will likely become bottlenecked in the event of a major hurricane evacuation event.

Bradenton currently lacks sufficient hurricane shelter capacity to accommodate persons evacuating a Category 3, 4 or 5 hurricanes. Ordinance 4035 should be denied based on the current deficiency of hurricane shelters.

Wildlife Habitat and Vegetation Impacts

The direct, secondary and cumulative impacts of the proposed Ordinances fail to conserve, protect wildlife habitat, or protect native vegetative communities. There will likely be adverse impacts on endangered and threatened wildlife, and environmentally sensitive lands. Ordinance 4035 will relate to the entire City of Bradenton, not just the Presbyterian Retirement Communities, Inc., property.

Degradation of Water Quality

Pollution associated with increased traffic and run-off from an increase in development in the CHHA will likely increase over time and will likely be much greater than permitted for the ambient background non-degradation standards.

The direct, secondary and cumulative impacts of Ordinance 4035 will likely result in unpermittable adverse impacts, which may violate water quality standards. Reasonable assurances have not been provided that the proposed changes would not adversely affect the conservation of fish and wildlife, including endangered or threatened species or their habitats.

Degradation of the Level of Service of Roads

The proposed Ordinances will likely increase traffic congestion on State Road 64. There are existing problems regarding adequate traffic flow on State Road 64 on a day-to-day basis. The level of service of State Road 64 will continue to deteriorate; with additional road segments failing. Traffic congestion has adverse impacts upon neighborhoods, property values, safety, business, and the environment.

Neighborhood Incompatibility

High-rise development by Presbyterian Retirement Communities, is not compatible with the present building types and residential densities. The planned construction will be grossly out of place and will be an eyesore.

Fire Department Objections

According to the staff report for Ordinance 4036:

The Fire Marshal has commented that large-scale projects can no longer simply use a fire pump to account for supply concerns, and that water supply, access, and future equipment needs will need to be evaluated for this project and its location.

Deficiencies in infrastructure and public services exist in Bradenton and will only be compounded if the proposed Ordinances are adopted.

Public Interest not met for Ordinance 4037

3.1.5.4 Public interest. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Ordinance 4037 should be denied as the changes proposed in Ordinance 4035 are not in the publics interests due to delays in hurricane evacuation, incompatibility of building

types with surrounding neighborhoods, degradation of water quality and natural resource impacts.

ManaSota-88 specifically opposes the changes being proposed to the following Objectives and Policies for reasons mentioned above:

- Objective 1.5.2 Hurricane Evacuation Zone
- Objective 5.3 Coastal Area Development
- Policy 5.3.1 Coastal High Hazard Area, Policy 5.3.1.1, Policy 5.3.1.2
- Policy 5.3.2 Conservation Zone
- Policy 6.2.1 Coastal Density and Intensity
- Policy 6.2.5 Priority Hurricane Evacuation Zones

Sincerely,

Glenn Compton

Chairman, ManaSota-88, Inc.

May 10, 2024

To: Bradenton Planning & Community Development
101 12th St W
Bradenton, FL 34205

Re: Case # LU.24.0361 - ORD 4037
Westminster Retirement Communities

My wife, Jaymie and I live at 1618 1st. Ave W. in the Point Pleasant neighborhood. Our single-story home is directly across the street from the subject site. We have received the public notice, the applications, the staff reports and discussed the application with the applicant. Our primary objections to the rezone application are:

1. **Increase in density** – Current zoning allows 15 units per acre. Proposed zoning allows 40 units per acre, this is a 266% increase. The applicants concept plan shows 165 units on the western tip on 2.63 acres or 62 units per acre. It appears the applicant intends on unifying all of their parcels in order to transfer density to the west end.

2. **Increase in height** – Current zoning allows a maximum of 6 stores. Proposed zoning allows a maximum of 12 stories, double what is currently allowed.

3. **Building locations** – Form based code setbacks are front yard o-ft. Min. And 8-ft. Max. This would allow a 12-story building with 0-ft. Set back on 1st. Av. Form based code T5 states "building placement: shallow setbacks or none, building oriented to street defining a street wall" this "street wall" would face the 1 and 2 story residential buildings on the north side of 1st Ave W.

4. **Compatibility** – The Point Pleasant neighborhood directly across the street is a designated "neighborhood conversation district" established to "protect and preserve the character of the point pleasant neighborhood". Doubling the height and increasing density by 266% across the street will severely impact the goals of the conservation district.

5. **Access Control** – The requested rezone does not address access points, parking and delivery locations. This is especially important during construction. The applicant stated that construction would occur over a 5-to-10-year period. The only current access to the western end of the site is 1st Ave. The construction phase would create thousands of trucks and vehicle trips on 1st Ave.

6. **Site Plan Control** – The rezone is not site plan specific. A straight rezone would not provide for any control of building placement, setbacks, buffers, height or density locations. The applicant's narrative and concept plan are non-binding. If approved the applicant could do anything allowed under the T5 zoning category.

Please consider the impacts to the point pleasant neighborhood and recommend denial to the City Council.

Sincerely,

Mike & Jaymie Carter

From:	Deborah Schreiber
To:	Robin D. Singer; docksidejd@bellsouth.net; Mike Carter
Cc:	Greg DeLong; Rob Perry; Jaymie Carter (JaymieCarter@michaelsaunders.com); abrown@mywrc.org
Subject:	[EXTERNAL] Re: Westminster petitions
Date:	Friday, May 10, 2024 3:13:52 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Thank you for the heads up. Some of us will try to get the word out about yet another cancellation.

Response and Objection to Staff Report
Re: Change in Zoning from T4-0 & T-4R to T-5

Case Number: LU.24.0361 – ORD 4037

The map submitted with the Staff Report shows that my home, the Shumaker's home, the Alvis home, the Park's home and the Unitarian Church are all adjacent to the propose zoning change. If Westminster is allowed to move ahead with their planned development, we will have buildings of anywhere from 7 -11 stories next door to our homes.

Parcel ID 3346800000 is next to the Park's home, Parcel ID 3347200002

Parcel ID 3352500109 is next to my home, Parcel ID 3352700003, the Alvis home, Parcel ID 3354000006 and the Shumaker home, Parcel ID3353600004.

Parcel ID 3339000006 is next to the Unitarian Church, Parcel ID 3339700001

The Staff report is misleading regarding the current zoning status and the extraordinary quality of our neighborhood.

With the exception of the condominium buildings on our NE edge and excluding the empty lots owned by Westminster, all the Parcels that are zoned T4-0 have beautifully and lovingly maintained single- family homes. The Staff argues that the T4-O zoning differs very little from the T-5 zoning. The warped logic is so what does it matter if Westminster gets to change that zoning, because at present any of us in the T4-O zoned homes could turn our home into a café, office building or restaurant. That we could, does not equate as we will. But that is what Westminster plans.

The huge problem, as demonstrated above, is all of Westminster's buildings, if you allow them to do so, will loom over our homes, blocking sunlight, arrest circulation, diminish property values and destroy the unique qualities that make Point Pleasant a complimentary extension of the Riverwalk and one of the most popular walking neighborhoods in the city. The Point Pleasant Neighborhood Conservation District was created to protect this unique place.

The rezoning of Westminster's empty lots in our neighborhood is most certainly NOT "a continuation of the existing T-5 zoning to our east and south. The T-5 zoned buildings to our east are on the opposite side of the street, 15th Street, and all are one-story businesses with the exception of the condominiums that face Bacarrota. That you use these as s a reason why everything on the west side of 15th Street should be open game for Westminster is insulting. The T-5 zoning to our south is on the opposite side of Manatee and is across the street from Westminster's The Towers. Certainly not close enough to use as a reason to give Westminster further claim to our neighborhood. In fact, maybe Westminster should buy that land and build in that direction and leave us alone.

You need to pay attention to all their future plans, Phases 1-5 where they will have forced out all the single-family homeowners, laid claim to all the streets and then privatize them as they did with one part of 3rd Ave near The Shores.

We will not go away quietly. This is not the first rodeo for most of us.

On Friday, May 10, 2024 at 01:56:44 PM EDT, Mike Carter <mike@mcconst.com> wrote:

> Good afternoon Robin
>
> Thank you for the notice. we will wait to hear of any further development.
>
> I have attached a letter that I was preparing to send to the PC members. It does not address every possible concern but speaks to the areas of most concern. I would appreciate your "fact checking" to make sure I have not stated anything incorrectly.
>
> Thanks,
>
> Mike Carter
>
> Mike Carter Construction, Inc.
>
> 435 12th St W
>
> Bradenton, FL 34205
>
> ---
>
> **From:** Robin D. Singer <Robin.Singer@bradentonFL.gov>
> **Sent:** Friday, May 10, 2024 11:55 AM
> **To:** Mike Carter <Mike@mcconst.com>; animallawyer@verizon.net; docksidejd@bellsouth.net
> **Cc:** Greg DeLong <Greg.Delong@bradentonfl.gov>; Rob Perry <Rob.Perry@BradentonFL.gov>

Subject: Westminster petitions

Mr. Carter, Ms. Schreiber and Ms. Mathias,

I am writing to you because you have expressed an interest in the pending petitions for the Westminster project. After consideration of the petition and input from the City Attorney, we are pulling those three petitions from the Planning Commission agenda on May 15, 2024. The reason for the delay in the hearing is that we need additional legal review prior to the hearing. We want to make sure we are proceeding with the best information possible before the public hearing.

We will be sending out a letter to all recipients of previous notification letters but it is unlikely to reach everyone prior to the meeting. We will re-notice the petitions prior to the hearing date for the Planning Commission in the future. Any written comments received will be included in the package materials for review when the project moves forward.

Robin D. Singer

Planning and Community Development Director

City of Bradenton, Florida

(941) 932-9408

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Ginger Smith
Cc: Jamie Schindewolf; Greg DeLong
Subject: RE: [EXTERNAL] Application from Presbyterian Retirement Community
Date: Friday, May 31, 2024 8:24:28 AM

Ms. Smith,

Thank you for your input. We will include it in the package materials for the Planning Commission and City Council.

Robin D. Singer
Planning and Community Development Director
City of Bradenton, Florida
(941) 932-9408

From: Ginger Smith <ginger397@msn.com>
Sent: Thursday, May 30, 2024 7:42 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Application from Presbyterian Retirement Community

You don't often get email from ginger397@msn.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

I am currently a Resident of Westminster Point Pleasant and I have looked at the application that was submitted by Stantec for a change in the Future Land Use plan. I wish to express my dismay at that which is presented under the application "Future Land Use amendment application. It states that "before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12 hour evacuation for a category 5 storm."

I have lived in Westminster for 11+ years and the only people that Westminster does evacuate are those that reside in Assisted Living or the Health Center. As an independent resident I am required to make my own arrangements, to either re-locate or go to a shelter. Therefore, there will be more residents in need of shelter and or will be on the road during an evacuation.

Changing the zoning to allow buildings over the current zoning will have a large impact on the Point Pleasant area and the areas surrounding .

I am asking that the proposal to change the zoning be denied.

Regina Smith

941-932-6708
222 12th St W
Bradenton FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Marianne Barnebey
To: ddye1223456@gmail.com
Cc: Robin D. Singer; Greg DeLong
Subject: FW: [EXTERNAL] Westminster Community
Date: Wednesday, January 22, 2025 8:09:40 AM

Good morning - Thank you for your email.

This is considered a quasi-judicial matter coming before the Council. As such I am prohibited from discussing this outside of the noticed public City Council meeting for this matter.

I am forwarding it to our planning department to have it included in the public record for the project.

Marianne Barnebey
Bradenton City Council – Ward 2

-----Original Message-----
From: Debbie Gmail <ddye123456@gmail.com>
Sent: Monday, January 20, 2025 3:56 PM
To: Marianne Barnebey <Marianne.Barnebey@bradentonFL.gov>
Subject: [EXTERNAL] Westminster Community

[You don't often get email from ddye123456@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Hi Marianne,
Joe and I had deposits at Westminster. We liked the new community design. I have kept mine as it has the best nursing facility and care in the area. When he was at Mayo they also suggested it as top rated for our area.

The new plans are amazing and will add so much to downtown. I believe they are adding community rooms and auditorium.
My concern as many of old Bradenton is going to LWR and south to Sarasota because their facilities are new and up to date and that would be a shame.
My Grandmother lived there in the 80's and loved it. My other grandparents lived on Point Pleasant so I have always kept an eye on the area as it did become blighted and we don'[t want that to happen again.

The owners of Westminster are planning to invest a huge amount to our area and update/add new buildings which it definitely needs, especially for hurricane improvements. This update and new addition is a huge plus to the other plans coming into the downtown area.

I hope you will support their plans as we can make the downtown stronger and something we can be proud of.
Thanks. Debbie Gigliotti

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Carol Lee Gilbert, 222 12th Street West (#102), Bradenton, FL 34205

Mayor Gene Brown & Members of City Council January 24, 2025

101 12th Street West, Bradenton FL 34205

Dear Mayor Brown & Members of the City Council:

As a 10-year Resident of OUR City, I join you daily in making this the best city in Manatee County & The State of Florida. In this regard, I am writing to request your support to act appropriately and positively on The Westminster Communities of Florida action for "Corrected/Re-ZONING" of its property Westminster Bradenton/Point Pleasant located just around the corner from City Hall. Looking at City records, I would think that the current zoning must have been an error or oversight when the update/newly zoning of Downtown was effected a few years ago. The zone does not reflect nor accurately categorize the property.

This Westminster Community is my home which I share with another 350-400 valuable Bradenton/Manatee County citizens and YOUR Supporters. I love "Old Bradenton" and frequent regularly our Downtown businesses to ensure they thrive and maintain operational success, ie. Saturday Farmer's Market, Orange Blossom Coffee Café, O'Brick's, Fav's, Robin's, Pier-22, Mattison's, The Bishop, Manatee Hospital, etc.

As a retired Federal Manager (U.S. Department of Justice, D.C.), I carefully selected my retirement locale and have enjoyed life for 32 years in Florida since 1993. Here, I am a responsible citizen and contributor like The Mayor & Council. I am a VOTER, participating in elections—YOU relied on me to vote for you and bring you into office. I give back—as a volunteer, spend money and pay taxes, support our local charities, and contribute to other community involvements.

I hope you will make things right: Please, please support the amendment which you will consider February 12. A positive vote and corrective action will have significant impact and benefit many City Residents, Company Employees, Vendors, Contractors and our overall City of Bradenton Community.

Most Respectfully, Carol Lee Gilbert

Carol Lee Gilbert

January 24, 2025

Dear Members of the Bradenton City Council,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would bring our zoning designation to align with the neighborhood.

My name is Mary Ann Murphy and I have lived at this address for 8+ years, in Manatee County for 21 years, with family connections to Bradenton for 40 years. During these time periods I have totally supported grocers, restaurants, plumbers, electricians, medical services, etc. I am the spouse of a career USAF member and Civilian honoring 32 years of service to United States Air Defense operations.

I urge the City Council to support the amendment that will be presented on February 12. This change will benefit residents, staff, team members and supporters of Westminster Bradenton.

Thank you for your consideration to our prospective of the amendment.

Sincerely,

Mary Ann Murphy

Mary Ann Murphy, Westminster Bradenton Towers #524

1533 4th Ave W, Bradenton, Fl 34205

January 25, 2025

Monica S. Reiley
1533 4th Avenue W, Apt 716
Bradenton, Fl 34205

Mayor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL. 34205

Dear Mayor Brown,

I support Westminster Bradenton and its proposed amendment to the zoning law that would allow for increased building density. This would require Westminster property to be assigned from T4 to T5 zoning.

Since 2016, I have voted in local elections, supported local businesses, volunteered, and paid taxes; therefore, the above zoning should be amended to enhance the community.

I respectfully urge the City Council to support the rezoning amendment that will be presented at the meeting on February 12, 2025. This change will benefit the many residents, team members, and supporters of Westminster Bradenton. It will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Monica S Reiley
A resident of Westminster Bradenton

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

Copied: CC's Council

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

January 26, 2025

Esteemed Members of the Bradenton City Council,

I am writing to support Westminster Bradenton's proposed amendment to the Zoning Laws that would allow for increased building density.

My name is Elizabeth M. Clough, and along with more than 400 other people, Westminster Bradenton is my chosen final retirement home. To live in this excellent Continuing Care Community in the heart of Bradenton is a blessing. There is great security knowing that if I am no longer able to live in my own independent apartment, I am guaranteed availability of higher levels of care from assisted living, to memory care, or skilled nursing care.

My husband is a retired US Navy Chaplain. After the frequent moves required by his 23 years of active military service, we looked forward to the stability of retirement in one place. We bought a home in Manatee County where we lived for 15 years. However, desiring to free our sons and their families from concerns for providing for our care as we aged, we searched for a Continuing Care Retirement Community in this same area.

For the past 10 years, we have been active citizens of the city of Bradenton, living at Westminster Point Pleasant. We chose here partially because of the ability to continue our relationship with our faith family at Peace Presbyterian Church. Westminster's policy of offering clergy and military veterans discounts on their entry fees made it affordable for us to have the guarantee of a forever home, even if we outlive our resources, and the assurance of the availability of increasing levels of care as our needs change.

During this past season, our 50-year-old Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Helene and Milton from which we are still trying to recover. If the 15-foot storm surge which had been predicted for a Bradenton landfall, had occurred, we would not have had a home to which we could return. Under the current Zoning Code, allowing only 15 people per acre, Westminster Bradenton would be prohibited from rebuilding to capacity to allow most Point Pleasant residents to come back to their homes.

Please vote for the amendment to increase building density to 34 persons per acre, the zone density appropriate for a full-service retirement facility in a city.

Sincerely,
Elizabeth M. Clough
Elizabeth M. Clough
1700 3rd Ave W #120
Bradenton, FL 34205

cc: City Council

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

City Council of Bradenton

Gene Brown Mayor of Bradenton

101 12 th St. W. Bradenton, FL 34205

January 27 2025

Dear Members of the Bradenton City Council,

My name is Gertrud Clarke. I worked for GSK for many years and then worked for Cole Parmer Instrument Co as technical support, before retiring in Palmetto, FL in 2007. My family still resides in Palmetto. I volunteered at Manatee Memorial Hospital at the reception desk for over 8 years and know that Westminster is their preferred rehab facility.

I call Westminster Point Pleasant my home for the past 8 years and I am one of more than 400 individuals residing on this 11 acre property. I am shocked to learn that our property was rezoned as residential T4 with a density of 15 people/units per acre, without it being grandfathered in. I hope this was an oversight. Our buildings standing on 11 acres have a density of 36 people per acre. If one of our buildings on our campus was to burn down to the ground or suffers catastrophic damage, we would not be able to rebuild it, with the current zoning law, and that would leave us with nowhere to go. Many of us invested our fortune in this residence, live on fixed incomes and call it our forever home. As a Community we pay currently $510,802 in annual property taxes.

I strongly support Westminster Bradenton Communities and the proposed amendment to the zoning-laws that would allow for increased building density. For eight years I have been an active member of this City, supporting local businesses, voting in local elections, volunteering and paying taxes.

I respectfully urge the City Council members to support the amendment that will be presented at the February 12 meeting. This change will not only benefit our many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for taking our perspective into consideration.

Sincerely,

Gertrud E. Clarke,

Gertrud E Clarke

Loyola University of Chicago, International Business Major

1700 Third Ave. W. Unit 716, Bradenton, Florida 34205

cc: City Clerk & Council

Mayor Gene Brown and City Council Members
101 Old Main Street
Bradenton, Florida 34205

Eileen Peacock Dunkle
1533 4th Ave West, apt 510
Bradenton, Florida 34205
January 27, 2025

Dear Mayor Brown and City Council Members,

Except for the two short stints in the 1960s as a Navy wife, it took me 75 years to move to my grandmother's home state. My husband and I followed sons who had come to Bradenton 14 years prior. We chose the convenience of moving directly to a senior living facility rather than a single-family home. Someday, I expect the sons will want to live as we do.

The economy in recent years demands a community such as our Westminster one to grow a bit to survive. Please look at the size of the Erickson Living Community to be built in Lakewood Ranch. While we do not want to become a massive facility like theirs with thousands of residents, we do need to expand. We have the land to do so.

Thanks to the weather, we also need construction of buildings better suited to that weather. We must build. Under the city's zoning laws years ago when our current Shores and Towers were built, we would be able to do so. Yet today, we are not as the city has caved to a handful of residents who resent our very presence.

While we who currently live here made sacrifices in our housing in order to enjoy our location, younger people demand amenities in housing that exceed what our current buildings can provide. It is for them we come to you as the likelihood of those of us currently living here will never enjoy new construction.

This is our home. The majority of us either grew up in Bradenton or had lived here for years here before moving to Westminster. We live and shop locally. Unlike the vast majority of senior living communities, we enjoy the freedom of our downtown. We do not want to live in isolation as so many senior communities do. We are contributing members of this city as we pay our taxes and vote in our elections. The city not only benefits from the very presence of our residents, the city benefits from those who work in our community. Please do not take it away from us and them as well as future residents. I, with my husband, ask you to support the amendment to be presented on the 12th of February. Without this change, not only is our living here endangered so is the employment of our supporting team members, who number in the hundreds.

Respectfully,

Eileen Peacock Dunkle and Roy Douglas Dunkle

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

January 27, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St
Bradenton, Florida 34205

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendments to the zoning laws that would allow for increased building density and height.

My name is Kendall Taylor, and I am one of more than 400 individuals who call Westminster Bradenton home. I have lived in Florida for more than 50 years and of all the places I could have chosen to retire, Bradenton was my choice. Westminster Bradenton was a major reason for that choice. For seven years I have been an active resident of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

> I volunteered at Turning Points for a year, the Manatee Performing Arts center in Bradenton for four years, First United Methodist Church for five years, and the Realize Bradenton Street Market for five years.

I respectfully urge the City Council to approve the amendments that will be presented at the meeting on February 12. These changes will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our whole community.

Thank you for considering my perspective.

Sincerely,

Karen Taylor
Resident of Westminster Bradenton
222 12th St W, Apt 212
Bradenton, Florida 34205

CC: Cramer, Kocher, Barnebey, Moore, Coachman

Copied: Council, City Clerk

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

January 27, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St
Bradenton, Florida 34205

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendments to the zoning laws that would allow for increased building density and height.

My name is Kendall Taylor, and I am one of more than 400 individuals who call Westminster Bradenton home. I have lived in Florida for more than 50 years and of all the places I could have chosen to retire, Bradenton was my choice. Westminster Bradenton was a major reason for that choice. For seven years I have been an active resident of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

> I volunteered at Turning Points for a year, the Manatee Performing Arts center in Bradenton for four years, First United Methodist Church for five years, and the Realize Bradenton Street Market for five years.

I respectfully urge the City Council to approve the amendments that will be presented at the meeting on February 12. These changes will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our whole community.

Thank you for considering my perspective.

Sincerely,

Kendall Taylor

Kendall Taylor
Resident of Westminster Bradenton
President of the Resident Council
222 12th St W, Apt 212
Bradenton, Florida 34205

CC: Cramer, Kocher, Barnebey, Moore, Coachman

Copies: CC's Council

From: Tamara Melton
To: Greg DeLong
Subject: Fwd: [EXTERNAL] Westminster Bradenton"s request for a proposed amendment to the Zoning Laws
Date: Tuesday, January 28, 2025 6:39:34 PM

Another one. Please disregard if Josh already sent the email to you.

Sent from my iPhone

Begin forwarded message:

> **From:** Josh Cramer <josh.cramer@bradentonfl.gov>
> **Date:** January 28, 2025 at 6:18:21 PM EST
> **To:** Corey Fortin <Corey.Fortin@bradentonfl.gov>, Tamara Melton <tamara.melton@bradentonfl.gov>
> **Subject: Fwd: [EXTERNAL] Westminster Bradenton's request for a proposed amendment to the Zoning Laws**
>
> FYI.
>
> Get Outlook for iOS
>
> ---
>
> **From:** sundoc@verizon.net <sundoc@verizon.net>
> **Sent:** Tuesday, January 28, 2025 5:58:19 PM
> **To:** Josh Cramer <Josh.Cramer@bradentonFL.gov>
> **Subject:** [EXTERNAL] Westminster Bradenton's request for a proposed amendment to the Zoning Laws
>
> You don't often get email from sundoc@verizon.net. Learn why this is important
>
> **[EXTERNAL EMAIL]** This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.
>
> Mr. Vice-Mayor
>
> Please support Westminster Bradenton’s request for a proposed amendment to the Zoning Laws that would allow for increased building density. That would allow for the healthy and proper operation of their properties in the Point Pleasant area. The amendment will correct a clerical error, which suddenly, and without discussion or opportunity for input or adjustment, changed our original zoning from T-5 to T-4.
>
> I understand resistance to, what residents perceive to be an increase in density, but the Westminster buildings have been here for some 50 years, and leaving the restriction at 15 people per acre would not improve the Point

Pleasant neighborhood, rather it would start a cycle of deterioration, with buildings either not being adequately rehabbed or sold creating more disruption and construction.

During this past season, the Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Ian, Helene, and Milton from which we are still trying to recover. If the current Zoning Code of 15 people per acre remains in effect, we would be prohibited from rebuilding properly and many Point Pleasant residents would be adversely effected.

Westminster strives to be a good neighbor and has pledged to self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new construction in the rezoned property. Since any new construction would have to be built to current hurricane standards that pledge seems reasonable for fiscal and quality of life reasons. We provide the City of Bradenton with $35 million dollars in revenue, pay some $14.7 million in wages to local workers, $510,802 annually in property taxes, and have budgeted $12 million for Capital expenses in FY 2026. The policy of providing reduced pricing to first responders, clergy, and military veterans assists public servants with an affordable option for retirement and continuing care. In addition, we provide thousands of volunteer hours for the benefit of the local community.

I'm a retired Naval officer who was born in Tarpon Springs. After 23 years of active military service, I returned to Florida establishing residency in Manatee County. My wife and I have lived here for 25 years. As a retired Pastor as well, I've been active in church and community the whole time. Ten years ago, we moved from out in the County to the city of Bradenton.

Please vote for the amendment to increase building density to, the zone density appropriate for a full-service retirement facility in a city.

Peace,

William R. Clough

Resident, Westminster Point Pleasant

"It is not your responsibility to finish the work of perfecting the world, but you are not free to desist from it either." Rabbi Tarfon, Pirke Avot 2:21

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by

the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: sundoc@verizon.net
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Bradenton"s request for a proposed amendment to the Zoning Laws
Date: Wednesday, January 29, 2025 6:42:32 AM

Hello Mr. Clough,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 6:05 PM, sundoc@verizon.net wrote:

You don't often get email from sundoc@verizon.net. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Councilwoman Moore,

Please support Westminster Bradenton's request for a proposed amendment to the Zoning Laws that would allow for increased building density. That would allow for the healthy and proper operation of their properties in the Point Pleasant area. The amendment will correct a clerical error, which suddenly, and without discussion or opportunity for input or adjustment, changed our original zoning from T-5 to T-4.

I understand resistance to, what residents perceive to be an increase in density, but the Westminster buildings have been here for some 50 years, and leaving the restriction at 15 people per acre would not improve the Point Pleasant neighborhood, rather it would start a cycle of deterioration, with buildings either not being adequately rehabbed or sold creating more disruption and construction.

During this past season, the Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Ian, Helene, and Milton from which we are still trying to recover. If the current Zoning Code of 15 people per acre remains in effect, we would be prohibited from rebuilding properly and many Point Pleasant residents would be adversely effected.

Westminster strives to be a good neighbor and has pledged to self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new construction in the rezoned property. Since any new construction would have to be built to current hurricane standards that pledge seems reasonable for fiscal and quality of life reasons. We provide the City of Bradenton with $35 million dollars in revenue, pay some $14.7 million in wages to local workers, $510,802 annually in property taxes, and have budgeted $12 million for Capital expenses in FY 2026. The policy of providing reduced pricing to first responders, clergy, and military veterans assists public servants with an affordable option for retirement and continuing care. In addition, we provide thousands of volunteer hours for the benefit of the local community.

I'm a retired Naval officer who was born in Tarpon Springs. After 23 years of active military service, I returned to Florida establishing residency in Manatee County. My wife and I have lived here for 25 years. As a retired Pastor as well, I've been active in church and community the whole time. Ten years ago, we moved from out in the County to the city of Bradenton.

Please vote for the amendment to increase building density to, the zone density appropriate for a full-service retirement facility in a city.

Gratefully,
William R. Clough
Resident, Westminster, Point Pleasant

"It is not your responsibility to finish the work of perfecting the world, but you are not free to desist from it either." Rabbi Tarfon, *Pirke Avot 2:21*

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Fred Longhi
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Proposed Amendment to Zoning Laws
Date: Wednesday, January 29, 2025 6:39:50 AM

Hello Mr. Longhi,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 4:12 PM, Fred Longhi <rvlonghi@gmail.com> wrote:

> You don't often get email from rvlonghi@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms. Moore,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Fred Longhi and my wife and I are two of more than 400 residents who call Westminster Bradenton home. My wife and I have been tax paying and voting residents of Manatee County since beginning high school here in 1960. I am a retired US Army Officer, having served over 20 years of active duty. There are many such resident veterans on our Wall of Honor here in our Shores Building.

I respectfully urge the City Council to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, over 300 team members (employees), and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Fred Longhi
LTC, US Army (retired)
Resident of Westminster Point Pleasant

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Bill Murphy
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Proposed amendment to zoning laws
Date: Wednesday, January 29, 2025 2:43:15 PM

Hello Mr. Murphy,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 7:34 PM, Bill Murphy <billsara62@gmail.com> wrote:

You don't often get email from billsara62@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Mayor Gene Brown

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Bill Murphy. My wife and I are very happy residents of Westminster Bradenton. Our home is The Courtyard on 12th Street, Bradenton.

Although I am a senior, I have been an active member of this city for the past 13 years, voting in local and national elections, supporting local businesses, and members of a local church. I volunteer locally 300 hours a year in this greater community, and I am a tax paying citizen. I am a retired military veteran, and served in the US Navy for 20 years.

Respectfully, I urge the City Council to support the amendment that will be presented at the meeting on February 12, 2025, regarding zoning in this area, specifically including Westminster Bradenton by changing their zone from T4 to T5 in the new proposed plan.

This amendment will greatly benefit more than 400 residents at Westminster Bradenton, plus our team members and supporters of Westminster Bradenton. I believe this amendment will significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Bill Murphy
22212th St. West
Bradenton, FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Sara Murphy
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Proposed Amendment to zoning laws
Date: Wednesday, January 29, 2025 6:40:12 AM

Hello Sara,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 7:06 PM, Sara Murphy <sarabill62@gmail.com> wrote:

Some people who received this message don't often get email from sarabill62@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Mayor Gene Brown,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Sara Murphy. My husband and I are very happy residents of Westminster Bradenton. Our home is The Courtyard on 12th Street, Bradenton.

Although I am a senior, I have been an active member of this city for the past 13 years, voting in local and national elections, supporting local businesses, and we are members of a local church. I volunteer locally 250 hours a year in this greater community, and I am a tax paying citizen. We were a military family and served in the United States Navy for 20 years.

Respectfully, I urge the City Council to support the amendment that will be presented at the meeting on February 12, 2025, regarding zoning in this area, specifically, including Westminster Bradenton by changing their zone from T4 to T5 in the new proposed plan.

This amendment will greatly benefit more than 400 residents at Westminster Bradenton, plus our team members and supporters of Westminster Bradenton. I believe this amendment will significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Sara Murphy
Resident of Westminster Bradenton
222 12th St. West
Bradenton, FL, 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

3 February 2025

BRADENTON CITY COUNCIL
ATTN: Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

SUBJECT: Westminster Re-zoning Applications

We, the undersigned, are in favor of the Westminster applications to change the current density and building height zoning codes from T4 to T5.

The first reason for restoring the zoning density units and building heights to the same requirements as those that existed when the buildings on campus were built, would allow both our current residents and future residents to experience the quality of life in this excellent continuous care retirement community that offers active independent living, as well as assisted living, memory care and nursing care here in Bradenton- "The Friendly City." Westminster Point Pleasant is an affordable not-for-profit campus that hosts many local Bradenton/Sarasota residents who have already lived in the area for many years. This campus allows them to stay connected to local families, friends, churches and organizations. As you can well imagine, moving from the home that you lived in for years to a retirement community is very stressful, but if you can continue to keep your community ties, it becomes less so. Thus, location is a primary draw for many people to come to Westminster Point Pleasant, along with their policy to offer first responders, clergy and military veterans reduced pricing that provides these public servants affordable continuity of care from active living to nursing home. Not allowing Westminster to operate with the original density building codes puts all of this in jeopardy.

The second major reason primarily affects us, the current residents. We acknowledge that most of us will not be here in 20-25 years when the new Point Pleasant buildings will be built. Our concern is what if something would happen now – a weather disaster or fire that would destroy one of our current campus buildings to the extent it could not be repaired but would have to be rebuilt. The current code does not allow the required density for a rebuild. Residents that would have to be relocated to other Westminster campuses during a rebuild, would be in jeopardy of not being able to return to Point Pleasant because there would not be enough unit space in the greatly reduce size of the building, that resulted from imposing the current T4 zoning code instead of that used in the original zoning. Approving Westminster's application requesting rezoning would resolve this issue and permit all residents to eventually return to the Point Pleasant campus, which was where they chose to live. Rezoning to T5 would not only restore the previous zone requirements to the Point Pleasant campus, it is also the only logical zone density that makes sense for a full service retirement community located in a city.

We, the current residents of Westminster Point Pleasant are the FACES of Westminster. We employ 300 personnel, with annual salaries of $14.7 million, (many of whom are city citizens), we provide to Westminster over $35 million in revenue and pay over $510,000 in property taxes. Our residents also have completed over 11,000 hours of volunteer service to services organizations, churches, outreach facilities and medical organizations in the Bradenton area.

Again, we and the other 400 registered voters that live at Westminster request that you approve the three Westminster Point Pleasant zoning requests.

George M. & Annalisa Claxton
US Army (LTC ret)
1700 3rd Ave West, Bradenton, FL 34205

Bradenton City Council
Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

We are in favor of the Westminster application to change the current density and building height zoning codes to put them more in line with the zoning codes that were in place when the campus was built in the 1960's-1970's, over 50 years ago. We support Westminster's application for two community-wide reasons and many individual reasons.

The first reason for restoring the zoning density units and building heights to the same requirements as those that existed when the buildings on campus were built, would allow both our current residents and future residents to experience the quality of life in this excellent continuous care retirement community that offers active independent living, as well as assisted living, memory care and nursing care here in Bradenton- "The Friendly City." Westminster Point Pleasant is an affordable not-for-profit campus that hosts many local Bradenton/Sarasota residents who have already lived in the area for many years. This campus allows them to stay connected to local families, friends, churches and organizations. As you can well imagine, moving from the home that you lived in for years to a retirement community is very stressful, but if you can continue to keep your community ties, it becomes less so. Thus, location is a primary draw for many people to come to Westminster Point Pleasant, along with their policy to offer first responders, clergy and military veterans reduced pricing that provides these public servants an affordable continuity of care from active living to nursing home. Not allowing Westminster to operate with the original density building codes puts all of this in jeopardy.

The second major reason primarily affects us, the current residents. We acknowledge that most of us will not be here in 20-25 years when the new Point Pleasant buildings will be built. Our concern is what if something would happen now – a weather disaster or fire that would destroy one of our current campus buildings to the extent it could not be repaired but would have to be rebuilt. The current code does not allow the required density for a rebuild. Residents that would have to be relocated to other Westminster campuses during a rebuild, would be in jeopardy of not being able to return to Point Pleasant because there would not be enough space in the greatly reduce size of the building, that resulted from imposing the current code instead of that used in the original building. Approving Westminster's application requesting rezoning would resolve this issue and permit all residents to eventually return to the Point Pleasant campus, which was where they chose to live. Furthermore, although the T5 zoning that exists in the areas adjacent to the current T4 zone permits significantly higher buildings, Westminster has stated they would self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new facilities in the rezoned property. Rezoning to T5 would not only restore the previous zone requirements to the Point Pleasant campus, it is also the only logical zone density that makes sense for a full service retirement community located in a city.

Again, we and the other 400 current residents request that you approve the three Westminster Point Pleasant zoning requests.

P.S. Please, could you be considerate of our care and needs in our latter years. We can't see how more Seniors would affect the density, when most of us are using a walker or wheelchair!

Thank You,

Frederick H. Cornell

Maria G. Cornell

S-602

Frederick H. Cornell

Maria G Cornell

Carl Blesch
1700 3rd Ave W Apt 920
Bradenton, FL 34205

January 29, 2025

Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

Dear Mr. Brown:

I am a resident of the Westminster Bradenton continuing care retirement community, and I am writing to support an issue that is important to me and more than 400 of my fellow residents: properly zoning our Point Pleasant campus to accurately reflect the density that has existed here for more than 50 years.

I was surprised to learn from our management that a decade or so ago, a change was made that caused our campus to be zoned to a residential standard that allows considerably less density than applied when our buildings were first built. It is essential that the zoning standards accurately reflect what exists today, so we can improve our current facilities and add facilities that make our campus more safe, attractive and desirable for current and future residents.

My major concern is how the residential zoning currently assigned to us could make it impossible to replace our independent living units should a fire, weather event or other catastrophe cause damage that could not be economically repaired. Replacement buildings conforming to current residential zoning would not accommodate our population, thereby breaking existing relationships as Westminster relocated us to other campuses around the state.

Also, the age of our facilities means they don't have the kind of amenities that newer residents like me expect in a continuing care retirement community: spacious apartments, contemporary dining offerings and a greater variety of recreational and entertainment facilities. Management is planning for such amenities in future construction, but these are non-starters if we lack proper zoning.

I became a resident here seven years ago and have found the Westminster campus and the greater Bradenton community a welcoming place to live as a younger senior – I'm now in my early 70s. I look forward to Westminster providing a safe, secure and caring environment for me here in Bradenton as I age into my 80s and 90s. The City Council's rectifying our zoning situation will be a welcome step to help Westminster deliver on this promise.

Sincerely,

Carl Blesch

Gene Brown
Mayor

FEB 05 2025

RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

January 31, 2025

Dear Mayor Brown,

I want to voice my support for the proposed amendment to the zoning laws that will allow for increased building density at Westminster Bradenton.

My name is Constance Hill and I have lived at Westminster Bradenton for the past six years. My husband and I are originally from Tennessee. We had been looking for many years for a place to retire and had come to the decision that a continuing care community might be best for us. We looked in various cities and towns in Tennessee, Virginia and Texas and were making plans to visit Arizona when we found Bradenton through a Westminster Bradenton marketing advertisement. Once we saw the Westminster Point Pleasant independent living residences on Wares Creek (the Towers and the Shores), walked around the Point Pleasant neighborhood behind the Shores, and toured the Bradenton downtown, marina and Riverwalk areas, we knew we had found our retirement home.

We have made Bradenton our home and have supported local downtown businesses as well as other city and county businesses, have volunteered not only within our Westminster community but also in the Bradenton community, have voted on a regular basis (taking the time and making the effort to obtain as much information about the individuals running for various offices), and pay our fair share of taxes. Our Westminster Team Members, many of whom live as well as work in this area and send their children to school here as well as seeking further education for themselves, local vendors, contractors, repairmen, etc. also help support the local economy.

I understand that the initial zoning of Westminster, which allowed for the current multi-story buildings and appropriate density, was changed at some point to the current zoning which is more restrictive. No one I have spoken with can tell me why that change was made. Our buildings are getting older and new plans are being considered to meet the needs of a new generation of retirees seeking care in their senior years. This type of community provides an invaluable service for several hundred residents as well as providing employment for over 1000 people and needs to be able to grow in order to continue providing the services and employment that benefits so many and benefits Bradenton and Manatee County in so many ways. I believe Westminster can continue to be so in the future with upgraded and new buildings and encourage City Council to amend the zoning laws to allow for increased density.

Thank you,
Constance J. Hill
Resident of Westminster Bradenton
1700 3rd Ave W
Apt. 102
Bradenton, FL 34205

Constance J. Hill

1700 3rd Ave., W., Apt. 819
Bradenton, FL 34205
January 28, 2025

Mayor Gene Brown
and all Council Members
Bradenton City Council
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown and all Council Members:

My name is Margaret Daniel and I have lived at Westminster Point Pleasant Shores since 2014. My husband and I had at that time been on a wait list for Sunnyside CCRC in Sarasota when we had an opportunity to visit Westminster PP and loved the area due to its location to downtown with the library so close and so many other things within walking distance. I am sorry to hear that somewhere in the past the zoning density for Westminster was changed to a T4-O rather than T-5. My husband passed away three yrs. ago and I am still in independent living here as I love it.

I volunteer here as Floor Rep, have participated in reading of books for a 2nd grade class at Samoset Elementary, I'm a pen pal for a 3rd grader at Ballard Elementary School and volunteer at Bible Baptist Church in Bradenton helping during VBS, Joseph's Pantry and in the Nursery there. Also I have volunteered in the office at Realize Bradenton and helped to pick up trash along the road and Wares Creek.

We had moved to the Sarasota area in 1970 and at one time, I even worked at Mann and Fay, Attorneys here in downtown Bradenton. Eventually, I went to work in Sarasota as it was closer to where I lived at the time for Ferrell, Ferrell and Yetter, Attorneys. I finally was able to get a job with the Sarasota County School Board where I worked until I retired. During my working years, I also went back to school and obtained my Bachelor's Degree in Information Management with the University of South Florida transferring from Manatee Community College prior to that.

I was surprised to hear that at the last City Council meeting that some of the neighbors don't like us. I have walked through the neighborhood, spoke to people here and there and have never noticed any animosity towards us. This community provides a service that is needed as we all age. Even some of them may at some time need the type of help that is provided here. Westminster has to be able to maintain and upgrade these facilities as needed in the future.

Sincerely,

Margaret Daniel

Margaret Daniel
Resident of Westminster Bradenton

Mayor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Gary Hill and I am one off more than 400 individuals who call Westminster Bradenton home. For six years I have been an active member of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

I am a veteran who served in our military for nine years and I am also a United Methodist minister who cares a great deal about this community. It is extremely distressing to me that the neighborhood I enjoy walking, saying hello to the people I meet, appeared so negative about Westminster's presence in this area in the opinions they voiced to the zoning board. This is especially so because so many of these neighbors have come to this area long after the Westminster buildings were built. Surely they knew that when those buildings got old they would eventually have to be replaced.

Westminster is a good neighbor in this city, employing 1600 local residents who contribute to the local economy, as do our residents. Our residents also support many local institutions and organizations with their patronage and thousands of volunteer hours.

I respectfully urge the City Council to support thee amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Gary Hill, D.Min.
Resident of Westminster Bradenton

Maor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown,

I am writing in support of the rezoning of the Westminster Point Pleasant properties to that which reflects the buildings that are currently in use. I am a resident of the Shores, which has been in this community since the 1970's.

I would like to suggest that rezoning the property will benefit you and the rest of this community. Everyone gets older or dies and there may come a day when you are seeking a place where you no longer have to mow your grass or repair your home. Or tomorrow you could be in an accident and need a place to rehab. Westminster is a premier place for people in this community when they need it.

You may be aware that it is hard to find a quality nursing home and this is going to become even more difficult as the population ages. We came to Westminster almost six years ago because my husband fell and broke his hip in downtown Bradenton. We looked at the places for rehab and Westminster had the highest--a 5-star rating. He was treated so well we decided to move to the Shores and make this our permanent home. He is now a permanent resident in the nursing home and we feel fortunate that he can be in such an excellent facility.

The residents here are active as long as they are physically able. We pay taxes, vote, and volunteer because this is our home for the rest of our lives. Our community includes retired educators, ministers, lawyers, business executives, realtors, and doctors, along with many others who have contributed to society for many years.

The buildings here are old and one day will need to be replaced. But if this rezoning does not occur, their replacements will not be able to house the current or future residents who would like to live in such a beautiful location and with the amenities offered to residents.

Please consider the long-term needs of this community and rezone this area so Westminster can continue to provide a wonderful place for residents to live. We all need a pleasant location to spend the rest of our lives.

Sincerely,

Betty L. Goerss

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

January 30, 2025

. Dear Bradenton City Council members.

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My names is James C. Dart, and I am one of more than 400 individuals who call Westminster Bradenton home. For almost 33 years I've been an active member in this area, supporting businesses, voting, volunteering, working and paying taxes.

I'm a veteran who served during the Vietnam conflict in late 60s.

I respectfully urge the City Counsil to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our great town

Sincerely,

James C. Dart...resident of Westminster Bradenton

222 12th street W. APT 201

Bradenton, Fl 34205

Proposed amendment on zoning laws

Dear member of the Bradenton City Council,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Jan Dart and I have lived on Anna Maria island for 31 years before I moved to Westminster Bradenton. I was a teacher for the Manatee County schools for 20 years, most of those years in Bradenton.

Here are some of the reasons why I think this amendment needs to pass:

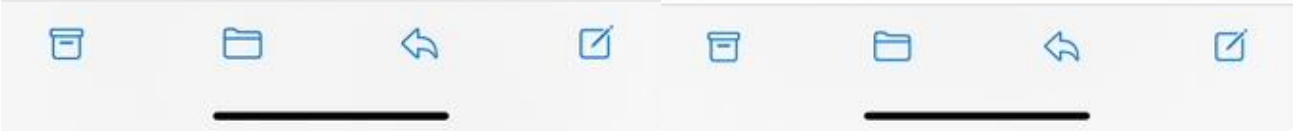
*Current zoning restrictions make it challenging to replace, repair or renovate for Westminster. We found out from the recent hurricanes that it is very possible to have irreparable damage and would have to rebuild. With the zone we live in now, we could not accommodate all Westminster residents who call Westminster their home. Plus population projections by 2030 for Florida's population over 65 at 25.5%.

*We are good neighbors and actively support the downtown area and frequently patronize local businesses, churches and organizations. Last year alone, Westminster residents logged approximately 1100 hours of volunteer service outside of Westminster. So we are very vital and active in the community.

*This amendment will ensure the continued vitality of Westminster Bradenton, supporting both the community and the city's economic and social fabric.

*Westminster Bradenton provides a wide range of essential services and support for the community, such as: independent living, assisted living, memory care, short-term rehabilitation, skilled nursing care, outpatient therapy, home care, pharmacy services and jobs for team members from the local community.

Therefore, I strongly urge the City Council to approve the amendment at your meeting on February 12th. This change will not only benefit the many who live, work and support Westminster Bradenton, but will also contribute to the overall growth and prosperity of our city.



Thank you for time and service as you decide your vote on such an important matter.

Sincerely,
Jan Dart
Resident of Westminster Bradenton
222 12th St W Apt 201
Bradenton, FL 34205

From: Lisa Moore
To: pp
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Zoning
Date: Wednesday, February 5, 2025 3:43:49 PM

Hello Kevin and Janet,

Thank you for your email. Because this item is quasi-judicial in nature, I am not able to discuss it before the meeting, but am copying staff to include your remarks in the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Jan 30, 2025, at 2:30 PM, pp <ksandjr@aol.com> wrote:

> You don't often get email from ksandjr@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Councilwoman Moore,

This e-mail is in the regards to the proposed amendment to the zoning laws for Westminster Bradenton to allow for increased building density.

Our names are Kevin and Janet Life. Prior to moving to Bradenton, we visited this beautiful city several times and realized what a friendly, vibrant community it is. Now after living here, we realize an important part of this is the Westminster community. As retired senior citizens, we are so happy that there is such a place that promotes health, wellness and longevity of life. Not only do they keep you mobile and vibrant, they assist you with continuous care throughout the rest of your life.

We respectfully ask that you will support the amendment that will be

presented on February 12. This change is important for Westminster Bradenton to continue to care for its 400 residents. It is also important so Westminster can continue to support the Bradenton community thru taxes, employment, support of local businesses and restuarants and volunteer hours contributed by the residents.

We are not asking for a monumental change. We have been here for 70 years in a historically approved density. As you are aware, for unknown reasons, when Bradenton adopted new zoning laws we were labeled T-4. If you look at the buildings that have been here since 1965 and 1974, they fall more closely into the T-5 category and should have been grandfathered in. Look at the newer property around us and you will see they are already in T-5.

We understand there are a few residential neighbors that oppose this. All we can say is, unless they have been here 70 years, our buildings were here when they bought the house!! Due diligence requires you to look at your neighbors' property and see they own buildings.

Thank you so much for your consideration and we look forward to meeting you on February 12.

Kevin & Janet Life

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

January 30, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St.
Bradenton, FL 34205

Dear Mayor Brown,

This e-mail is in the regards to the proposed amendment to the zoning laws for Westminster Bradenton to allow for increased building density.

Our names are Kevin and Janet Life. Prior to moving to Bradenton, we visited this beautiful city several times and realized what a friendly, vibrant community it is. Now after living here, we realize an important part of this is the Westminster community. As retired senior citizens, we are so happy that there is such a place that promotes health, wellness and longevity of life. Not only do they keep you mobile and vibrant, they assist you with continuous care throughout the rest of your life.

We respectfully ask that you will support the amendment that will be presented on February 12. This change is important for Westminster Bradenton to continue to care for its 400 residents. It is also important so Westminster can continue to support the Bradenton community thru taxes, employment, support of local businesses and restuarants and volunteer hours contributed by the residents.

We are not asking for a monumental change. We have been here for 70 years in a historically approved density. As you are aware, for unknown reasons, when Bradenton adopted new zoning laws we were labeled T-4. If you look at the buildings that have been here since 1965 and 1974, they fall more closely into the T-5 category and should have been grandfathered in. Look at the newer property around us and you will see they are already in T-5.

We understand there are a few residential neighbors that oppose this. All we can say is, unless they have been here 70 years, our buildings were here when they bought the house!! Due diligence requires you to look at your neighbors' property and see they own buildings.

Thank you so much for your consideration and we look forward to meeting you on February 12.

K Life
Kevin Life

Janet Life
Janet Life

From: Lisa Moore
To: Jo Ann Lovell
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Point Pleasant Zoning
Date: Wednesday, February 5, 2025 4:23:40 PM

Hello Jo Ann,

Thank you for your email. Because of the quasi-judicial nature of this item, I am not permitted to discuss it outside of the meeting. I am including staff so that they can include your comments to the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Feb 2, 2025, at 7:50 AM, Jo Ann Lovell <joannlovell@yahoo.com> wrote:

You don't often get email from joannlovell@yahoo.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Councilwoman Moore,

I'm sure you are aware of the Westminster Senior Living properties and the service the facility brings to older adults. Most members of the Point Pleasant community have deep roots in Manatee and Sarasota counties and add to the life of these communities. In addition, the facility employs some 1600 staff from the local community. Through the Westminster scholarship program, these employees have opportunity to develop additional skills contributing to the future of the wider community.

Westminster Point Pleasant is requesting the Bradenton City Commission to reinstate the zoning in place when the facilities were built. The current T-4 status does not reflect the reality of the existing facility and doesn't allow for replacement/enhancement of buildings on the current campus. The original status, T- 5, needs to be reinstated.

Your support is appreciated as our residents continue to live out their lives knowing the future of Point Pleasant is possible.

Sincerely,
Jo Ann Lovell
JoAnnLovell@yahoo.com
1700 3rd Ave W Apt 222
Bradenton, FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

January 30, 2025

Dear Members of the Bradenton City Council,

I support the amendment Westminster Bradenton has proposed to increase building density. I am just one of the 400+ residents who call this place home. Many of us have taken an active role in our community, volunteering to work with children/reading programs, helping at the libraries, working at the Market and working to keep our property beautiful.

I was a labor and delivery. RN for 28 years at Manatee Memorial. My husband was a Marine and my son a paratrooper. My husband's ashes rest in the National Cemetery. He was a small business owner. I am 78, a senior citizen, a volunteer, and a voter.

I respectfully ask the City Council to support the amendment that will be presented at the February12th meeting. Thank you for considering our perspective.

Sincerely,

Zoe A Martin

Resident of Westminster Point Pleasant
3315 4th Ave. W. Apt. 324
Bradenton, Florida 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Richard G Matheson
222 12th St. W. – Apt 102
Bradenton, FL 34204

1/28 2025

Mayor Gene Brown & Members of the Citify Council

As a10-year resident of "Downtown" Bradenton, I am writing to enlist you support to act positively and appropriately regarding the Westminster communities of Florida Corrected Zoning Petition to correct current unintended errors and restrictions currently contain in the city zoning City records that prejudicially affect the zoning on the property currently used by Westminster Communities in the downtown footprint.

The Westminster Community is my home and I share it with almost 400 senior Bradenton citizens. We Vote locally. We Shope local. We Dine locally. We are good law abiding and quiet neighbors and we love our home town and desire nothing but success and prosperity for the place we call home.

I am a 13-year US Coast Guard Veteran and a 30-year commercial airline pilot and have in lived in retirement in Florida for over thirty years with more than 20 of those years in Manatee County and Bradenton.

Please support the zoning amendment corrective action for the Westminster Community which you will consider on 12 February with a positive vote for the change petitioned.

Thank you.

Most Sincerely,

Richard G. Matheson

Richard G Matheson

January 30, 2025

Mayor Gene Brown and Members of the Bradenton City Council,

I support the restoration of the T5 Zone designation to the Westminster Bradenton property.

My name is Patricia Paul. I am one of more than 400 people who reside at Westminster Bradenton. I am a voter, a tax payer, and contribute to the prosperity of the Bradenton community.

Restoring the zoning density and building heights to the same requirements as those that existed when the buildings were built over 50 years ago would allow Westminster Bradenton to create and/or restore existing buildings to 21st century requirements. With updated buildings Westminster would be a greater asset to Bradenton. Newer buildings would enable Westminster to continue to attract residents that would contribute taxes, talents and prosperity to the Bradenton community.

Sincerely,

Patricia W. Paul
Resident of Westminster Bradenton
1700 3rd Ave West
Apartment 106
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

From: Lisa Moore
To: Barry Phelps
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Support for Westminster Amendment Feb.12
Date: Wednesday, February 5, 2025 4:00:35 PM

Hello Mrs. And Dr. Phelps,

Thank you for your email and your continued service to our wonderful community. Because of the quasi-judicial nature of this item, I am not permitted to discuss it outside of the meeting. I am copying staff so that your comments can be included in the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Jan 30, 2025, at 7:38 PM, Barry Phelps <cbphelps71@gmail.com> wrote:

You don't often get email from cbphelps71@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms Moore:

When we moved to Bradenton almost 12 years ago and became members of the Westminster Community our goal was to be active walkers in this delightful part of the city.

We could walk to church (FPC), walk to the public library for classes and read all sorts of books. We became financial contributors to the "Friends of the Library", walk the River Walk, even walk to doctors and Quest. Weather permitting, I walk to my hairdresser.

One of our favorites is our regular twice weekly walks to breakfast at Robbins Downtown on Old Main.

Local volunteering became an important of enjoying and GIVING BACK to

Bradenton. This includes:

Giving information to visitors at the weekly market at the Realize Bradenton Booth (and supporting them financially)

Working at the twice weekly pantry at our church

Being a pen pal to students at Ballard Elementary

Taking tickets at the Blues Festival

Getting ready for 5th year of Dive Into Reading (held at O'Bricks) for local children needing some extra help with reading

Participating in several "Keep Manatee Beautiful" clean up events

Donating frequently to local charity-based thrift shops like HOPE CHEST & ST VINCENT DE PAUL and patronizing Women's Resource center UNIQUE BOUTIQUE.

We are fully integrated into this community having voted in every local election and therefore we feel that we not only have the right but the obligation to ask you, our elected officials, to support that which will be presented to you on February 12.

Yours truly,

Catherine Phelps M.S. Principal American School SA

Barry Phelps Ph.D Penn State Engineering Prof. Emeritus

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

January 27, 2025

Dear Members of the Bradenton City Council:

I have been a member of the Westminster Point Pleasant community in Independent Living since June, 2023. I very much want to remain in this community in the city of Bradenton at this location.

I respectfully urge the City Council to support the amendment that will be presented at the meeting on 2/12. This change will not only benefit me but will also significantly contribute to the overall diversity and continuity of care for the development planned in the downtown community.

Thank you, Sincerely,

Resident of Westminster Bradenton
Towers 420
1533 4th Avenue West
Bradenton Florida 34205

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

Jan. 29.2025

Dear Mayor Brown:

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Richard Uttich and I am one of more than 400 individuals who call Westminster Bradenton home. For 5 years, I have been an active member of this city, supporting local businesses, voting in local elections, volunteering paying taxes.

I am a veteran and served in the Navy for 20 years.

I respectfully urge the you and the City Council to support the amendment that will be presented at the meeting on Feb. 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Richard Uttich

Richard Uttich
Resident of Westminster Bradenton
1533 4th Ave. W.
Bradenton, FL 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Jan. 29.2025

Dear Mayor Brown:

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Roberta Uttich and I am one of more than 400 individuals who call Westminster Bradenton home. For 5 years, I have been an active member of this city, supporting local businesses, voting in local elections, volunteering paying taxes.

I respectfully urge the you and the City Council to support the amendment that will be presented at the meeting on Feb. 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

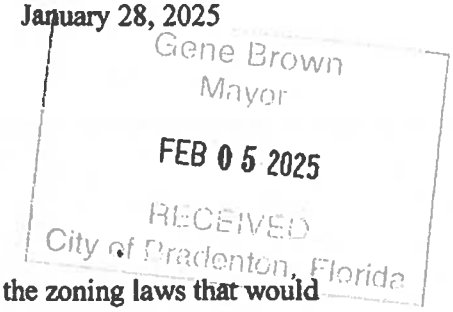
Thank you for considering our perspective.

Sincerely,

Roberta Uttich

Roberta Uttich
Resident of Westminster Bradenton
1533 4th Ave. W.
Bradenton, FL 34205

1700 3rd Ave. W
Apt. 1020
Bradenton, FL 34205
January 28, 2025



Mayor Gene Brown
Bradenton City Council
City Hall
Bradenton, Fl

Dear Mayor Brown,

I am writing to tell you that I support the proposed amendment to the zoning laws that would increase the current zoning density so that Westminster Communities can build appropriate buildings to house and ensure the well-being of its current and future residents. It is my understanding that when the area was last zoned, some sort of error was made so that Westminster Point Pleasant was included in the residentially zoned area instead of the zoning density that applied when the buildings here were built. Certainly the Zoning Board could not have intentionally reduced the approved density of buildings that already existed on the site, and had been there for about 50 years.

I have been living in the Shores Building for over three years, having moved here from Lakewood Ranch. I am an active, engaged, senior, who regularly votes. I also contribute hours of volunteer time, both in the City of Bradenton as well as in my immediate community. I also have a daughter who lives nearby who might want to come to live here at some point. I have been a resident of Manatee County for six years, having moved here from Pinehurst, NC, where I retired after 30 years working in the federal government as a writer, attorney and member of the Senior Executive Service. I moved here because I liked the idea of living in a Continuous Care Retirement Community in a small city where I would have walkable access to restaurants, shops, and other amenities, especially the beautiful Riverwalk, all of which I use regularly.

It was extremely distressing to me to learn that the neighborhood I enjoy walking in, saying hello to the people as I pass by, appeared to be so negative about Westminster's presence in this area in the opinions they voiced to the zoning board. This is especially so because so many of these neighbors have come to this area long after the Westminster buildings were built. Surely they knew that when those buildings got old they would eventually have to be replaced.

However, under the current zoning limits, these buildings could not be rebuilt to house the same number of people if it were necessary to do so. Nor is it possible for Westminster to build new buildings to house us in in the event that the current buildings would have to be razed for safety reasons. In fact, without the ability to improve its facilities, it is entirely possible that Westminster Point Pleasant would have to relocate to a more hospitable location. This would be a great shame because Westminster Communities of Florida got its start right here in Bradenton over 70 years ago.

As I am sure you know, Westminster is a good and valuable neighbor in this city. Our facility pays a substantial amount in property taxes. It employs about 1600 local residents who contribute to the local economy, as do our residents. Our residents also support many local institutions and organizations with their patronage and thousands of volunteer hours.

I believe that at this point, Westminster Communities would like to focus on our Bradenton Campus to create a premier attractive, upscale Retirement Community that would be an even greater asset to the city and would continue to bring more active, and financially able residents who would support the city's own efforts to modernize the infrastructure and improve the local amenities. This can only happen if the current misapplied zoning designation is corrected.

Sincerely yours,

Ruth Walker Robinson, Esq.

January 26, 2025

Dear Members of the Bradenton City Council,

We support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

We are Marcia and Robert Schleif and are one of more than 400 individuals who call Westminster Bradenton home. We have lived here for 12 years. We have been active members of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

I am a veteran and served in the US Army for 3 years.

We volunteered with Realize Bradenton for 8 years including with two Blues Festivals.

We respectfully urge the City Council to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Marcia Schleif Robert Schleif

Marcia and Robert Schleif

Residents of Westminster Bradenton

1700 3rd Ave. W #1004

Bradenton, FL 34205

AGENDA ITEM NO. 8.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: Ordinance 4035 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, OBJECTIVE 1.5.2, HURRICANE EVACUATION ZONE; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, OBJECTIVE 5.3, COASTAL AREA DEVELOPMENT, POLICY 5.3.1, COASTAL HIGH HAZARD AREA AND POLICY 5.3.2, CONSERVATION ZONE; ADDING A NEW POLICY 5.3.1.1 AND POLICY 5.3.1.2 TO THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT RELATED TO COMPREHENSIVE PLAN AMENDMENTS WITHIN THE COASTAL HIGH HAZARD AREA; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, POLICY 6.2.1, COASTAL DENSITY AND INTENSITY, AND POLICY 6.2.5, PRIORITY HURRICANE EVACUATION ZONES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:
Motion to recommend either approval or denial of Ordinance 4035, Case CP.24.0363.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted a request for text amendments to the Comprehensive Plan. These requests are directly related to the regulation of properties within the Coastal High Hazard Area (CHHA) and will allow Comprehensive Plan amendments that will allow for the increase in density in the CHHA, consistent with State Statutes.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Attorney Scott Rudacille.

SUGGESTED MOTION:

Motion to either approve and transmit to the State for review or deny Ordinance 4035, Case CP.24.0363.

ATTACHMENTS:
Ordinance 4035
Application
Strikethrough Underline Amendment from Applicant
Examples of Coastal High Hazard Area Regulations from Applicant
Staff Report
Draft Planning Commission Meeting Minutes 01/15/2025
Letters of Objection
Letters of Support

ORDINANCE NO. 4035

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, OBJECTIVE 1.5.2, HURRICANE EVACUATION ZONE; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, OBJECTIVE 5.3, COASTAL AREA DEVELOPMENT, POLICY 5.3.1, COASTAL HIGH HAZARD AREA AND POLICY 5.3.2, CONSERVATION ZONE; ADDING A NEW POLICY 5.3.1.1 AND POLICY 5.3.1.2 TO THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT RELATED TO COMPREHENSIVE PLAN AMENDMENTS WITHIN THE COASTAL HIGH HAZARD AREA; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, POLICY 6.2.1, COASTAL DENSITY AND INTENSITY, AND POLICY 6.2.5, PRIORITY HURRICANE EVACUATION ZONES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and

WHEREAS, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and

WHEREAS, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission

as the Local Planning Agency (the "LPA") for the City of Bradenton; and

WHEREAS, Presbyterian Retirement Communities, Inc. (the "Applicant") owns the property located at 1700 3rd Ave W., Bradenton, Florida, 34205 (the "Property") and various other parcels surrounding the Property; and

WHEREAS, Stantec Consulting Services Inc., Agent for the Applicant, initiated the subject petition to amend the Comprehensive Plan, to revise policies and objectives regarding coastal development, as described further herein, ("Amendment"); and

WHEREAS, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, work-shops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and

WHEREAS, the City of Bradenton's LPA held a public hearing on January 15, 2025, to consider the proposed Amendment; and

WHEREAS, the LPA, having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and

WHEREAS, the City Council held its first of two required public hearings on _____, and approved the Amendment for transmittal to applicable reviewing agencies; and

WHEREAS, based on the matters of record received by the City Council at the required public hearings held on _____ and _____ after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance.

2. The City Council hereby adopts the following amendments to the City of Bradenton Comprehensive Plan as detailed below:

- The Future Land Use Element of the Comprehensive Plan, Objective 1.5.2 is hereby amended to read as shown in Exhibit A, which is attached hereto and made a part hereof by reference.

- The Coastal Management and Conservation Element of the Comprehensive Plan, Objective 5.3, Policy 5.3.1, and Policy 5.3.2 are hereby amended to read as shown in Exhibit A, which is attached hereto and made a part hereof by reference.

- The Coastal Management and Conservation Element of the Comprehensive Plan, is hereby amended to add Policy 5.3.1.1 and Policy 5.3.1.2 as shown in Exhibit A, which is attached hereto and made a part hereof by reference.

- The Coastal Management and Conservation Element of the Comprehensive Plan, Policy 6.2.1 and Policy 6.2.5, are hereby amended to read as shown in Exhibit A, which is attached hereto and made a part hereof by reference.

3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by Chapter 163, Florida Statutes, and this Ordinance. Except to the extent amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. This Ordinance adopting the Amendment shall become effective as provided by law.

DRAFT

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS "NUMERICAL DATE" DAY OF "MONTH", 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 4036.

_____

Scott Rudacille
CITY ATTORNEY

Planning Commission:	January 15, 2025
City Council First Reading/Transmittal Hearing:	February 12, 2025
City Council Second Reading/Adoption Hearing:	TBD

DRAFT

Exhibit "A"

Future Land Use Element

Goals Objectives and Policies

Objective 1.5.2 Hurricane Evacuation Zone

- *The City shall only consider ~~deny~~ requests for increases in gross density ~~if the~~ for property ~~is~~ located in the Coastal High Hazard Areas (CHHA) if the request demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element. Construction of public facilities in coastal high hazard areas will be in furtherance of one or more of the following: downtown revitalization, efficiencies in the provision of service, or service to existing populations.*

* * *

Coastal Management and Conservation Element

Goals Objectives and Policies

Objective 5.3 Coastal Area Development

Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA). The City shall endeavor to protect the safety of residents by ensuring that all new development within the CHHA is compliant with Florida Statutes Section 163.3178(8)(a).

~~Severely limit development in low-lying coastal areas.~~

Policy 5.3.1 Coastal High Hazard Area

A Coastal High-Hazard area (CHHA) shall be established through the Land Development Regulations to include the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges (SLOSH) computerized storm model. ~~The City council shall deny FLUM applications that increase density in the CHHA~~.

Policy 5.3.1.1 *Comprehensive plan amendments within the CHHA shall meet one of the criteria established in Section 163.3178(8)(a), F.S.*

Policy 5.3.1.2 *Comprehensive Plan Amendments within the CHHA which would increase the maximum allowable density for the subject property shall be subject to a Development Agreement with the City which shall include, at a minimum, a binding conceptual site plan and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), F.S.. The Development Agreement shall be approved by the City Council prior to or concurrent with the adoption of the proposed map amendment.*

Policy 5.3.2 Conservation Zone

Establish a conservation zone including all conservation lands as shown on the Future Land Use Map and all undeveloped areas below the 2-foot contour line and prohibit construction of buildings, roadways, and parking areas in that zone except to provide shoreline access points as determined necessary or of overriding public interest by City Council. This policy shall not prohibit the consideration of comprehensive plan amendments under Policy 5.3.1 or limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith.

* * *

Objective 6.2 Protect Population and Investment

Policy 6.2.1 Coastal Density and Intensity

The City shall only consider requests for increases in gross density for property located in the Coastal High Hazard Areas (CHHA) if the request demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element.

~~*The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.*~~

Policy 6.2.5 Priority Hurricane Evacuation Zones

Discourage the location of high density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones unless the project demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element and results in resilient, FEMA compliant development. ~~*through the Land Use Development Regulations*~~*.*

Stantec

Westminster Point Pleasant

Comprehensive Plan Text Amendment Application

January 2024

Prepared for:

Westminster Communities of Florida

Prepared by:

Stantec Consulting Services Inc.

6920 Professional Parkway

Sarasota, Florida 34240-8414

Letter of Request

Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

January 16, 2024

Project/File: Westminster Point Pleasant / 215617665

Robin Singer, Director
Department of Planning & Community Development
101 Old Main Street
Bradenton, FL 34205

Reference: Letter of Request – Comprehensive Plan Text Amendment Application

Dear Ms. Singer,

On behalf of our client, Westminster Communities of Florida, we are submitting a Comprehensive Plan text amendment application. The purpose of the application is to amend certain elements of the Comprehensive Plan to ensure consistency with Section 163.3178(8), Florida Statues, regarding development of properties that are located in the Coastal High Hazard Area (CHHA). In support of this submittal, enclosed please find the following:

1. Comprehensive Plan Text Amendment Application;
2. Application Fee of $6,020;
3. Notarized Agent Authorization Form;
4. Proposed Text Amendment in Strikethrough-Underline;
5. Sketch and Description; and
6. Concept Plan.

Westminster Communities has existed as a progressive care community for over 50 years in the City of Bradenton. The community attracts retirees who desire assurances of the continuum of care as they age. It has attracted residents who call downtown home. They are able to walk to nearby churches, coffee shops and restaurants. They can maintain an active lifestyle and enjoy the views of the Manatee River. Existing residential buildings on the campus are nearing the end of their useful life. A long-range redevelopment program envisions development in the CHHA, consistent with Florida Statutes. Building construction methods, coupled with modern finished floor elevations will ensure redevelopment occurs in a resilient manner, promoting the protection of health, safety, and welfare, for the Westminster population.

Thank you for your assistance in processing this application. Should you have any questions or concerns please do not hesitate to contact me.

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr

Katie LaBarr, AICP
Principal, Community Development
Katie.LaBarr@stantec.com

Comprehensive Plan Text Amendment Application Forms

Comprehensive Plan Map or Text Amendment Application

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

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Owner Address: 80 W LUCERNE CIR, ORLANDO FL 32801 Telephone: 407-839-5050

Name of Agent: Stantec Consulting Services Inc, Katie LaBarr, AICP

Agent Address: 6920 Professional Pkwy, Sarasota, FL 34240 Telephone: 941-907-6900

Owner/Agent Email: katie.labarr@stantec.com

PROPERTY INFORMATION (REQUIRED)

Property Address: several addresses

Parcel ID: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000. Total Acreage: 15.9

Existing Future Land Use: RESHIGH Proposed Future Land Use: UCBD

*click to view city FLU map *click to view city FLU map

(Manatee County Future Land Use information can be obtained by contacting 941-748-4501 or www.mymanatee.org)

CPA

Type of Amendment Requested: [Large Scale (10 acre or more)] Small Scale (9.99 acres or less)

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.

- ► Comprehensive Plan Map or Text Amendment Application
- ► Application Fee: *(Tampa Bay Regional Planning Council fee will as be charged, as applicable)*
  - • Large & Small Scale - $6,020*
  - * Tampa Bay Regional Planning Council fee will also be charged (if applicable)
- ► Notarized Agent Authorization Form, if applicable
- ► Letter of Request
- ► Community Impact Report (CIR) (see page 2 for CIR requirements)
- ► Comparison of City and County Comprehensive Plans, if applicable
- ► Property Survey (signed & sealed within the last three years)
- ► One (1) electronic copy in pdf format of Application and all required support materials

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.

Katie Labarr 1-16-2024

Signature of Owner/Applicant Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$6,020**

**Additional TBRPC fees may apply*

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☒ X
Incomplete: ☐ _____

APPLICATION #: 240363

CITY STAFF ONLY

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

2nd CC READ: _____

1st CC READ: _____

PC: _____

DRC: _____

Notarized Agent Authorization Form

Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

AGENT AUTHORIZATION — REQUIRED

Property Address: Several addresses, see Legal Description attached

I, Presbyterian Retirement Communities, Inc./West, the registered property owner(s) of the above noted property, do hereby authorize

Stephen R. Dye, Esq. & Katie LaBarr, AICP	Dye Harrison Knowles Kirkland, Pratt & DePaola, PLLC St
Print Name of Agent	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.

	80 West Lucerne Cir. Orlando FL 32801
Signature of Owner(s)	Owner(s) Address (if different than property above)
Signature of Agent	1206 Manatee Ave. W. Bradenton, FL 34205/941-748-4411 Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 16 day of January 2024 produced _____ personally known to me respectively, as identification and who did (did not) take an oath:

Geneen D. Scott
Signature

Geneen D. Scott, Notary Public
Print Name

State of Florida
My Commission Expires: 07/20/2024

GENEEN D. SCOTT
Notary Public - State of Florida
My Comm. Expires July 20, 2024
Commission #HH21339

Stantec

Legal Descriptions (Source: Manatee County Property Appraiser)

Parcel ID: 3346800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF 176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING PI#33468.0000/0

Parcel ID: 3346600004

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SELY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) PI#33466.0000/4

Parcel ID: 3373700008

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Stantec

Description: LOTS 9,10,11,12 & 13, OF E A VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NE1/4 OF SE1/4 & PARTLY IN LOT 4 U S OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE W AS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W 22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FT TO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMD PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THE N LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO A C. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), PI#33737.0000/8

Parcel ID: 3373500002

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MIN E 234 FT TO THE N LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SE COR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BDRY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SE COR. (1651/6744) PI#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MIN E 234 FT TO N

Stantec

LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH E ON S SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SE COR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) PI#33733.0000/7

Parcel ID: 3352500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF S C UPHAM REC IN DB G P 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; TH E 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLING S 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THE E BY THE W LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THE W BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, PI#33525.0010/9

Parcel ID: 3337900059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF H G H REEDS SUB; TH W BDRY LN OF THE E 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS,

Stantec

VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE W1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE W1/2 OF LOT 2 BLK A OF H G H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 P G 806, LESS THE S1/2 OF THE E 90 FT & LESS THE S1/2 OF TH E W 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THEN S 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1 BLK A REED SUB (640/77), TOGETHER WITH THE S1/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. PI#33379.0005/9

Parcel ID: 3340600158

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST W AND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH AVE W A DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A

Stantec

PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THE N BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THE W LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALG A LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE E1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. PI#33406.0010/9

Parcel ID: 3338800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK C REED SUB PI#33388.0000/0

Parcel ID: 3339000006

Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Stantec

Description: LOT 4 BLK C REED SUB PI#33390.0000/6

Parcel ID: 3339500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THE E LN OF SD STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THE W 134 FT OF LOT 1, BLK F JOHNSON SUB. PI#33395.0010/9

Parcel ID: 3340910052

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FT TO NW COR OF LOT 3; TH RUN E 134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF SD LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUN S AND PARALLEL TO THE E LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALG A LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), PI#33409.1005/2

Parcel ID: 3335100059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THE W R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THE W R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S 00 DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF 12.21 FT; TH S 31 DEG 52 MIN 00 SEC W ALG SD LN, A DIST OF 27.92 FT TO THE N R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD N R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED

Stantec

BUSINESS #6668 MARKING THE N R/W LN SD MANATEE AVE W AT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALG A SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH A C/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH A C/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THE W R/W LN OF 15TH ST W AND 115 FT WLY THEREOF, A DIST OF 330.99 FT TO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) PI #33351.0005/9

Proposed Text Amendment Language

City of Bradenton Comprehensive Plan

Proposed Text Amendment in Strikethrough-Underline

Future Land Use Element

Policy 1.5.2 Hurricane Evacuation Zone

The City shall consider ~~deny~~ requests for increases in gross density if the property is located in the Coastal High Hazard Area (CHHA) and the request includes demonstration of compliance with Policy 5.3.1. Construction of public facilities in coastal high hazard areas will be in furtherance of one or more of the following: downtown revitalization, efficiencies in the provision of service, or service to existing populations.

Coastal Management and Conservation Element

Objective 5.3 Coastal Area Development

Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA).

Policy 5.3.1: Comprehensive plan amendments within the CHHA must meet one of the criteria established in Section 163.3178(8)(a), F.S.

~~Severely limit development in low-lying coastal areas.~~

~~**Policy 5.3.1 Coastal High Hazard Area**~~

~~A Coastal High-Hazard area (CHHA) shall be established through the Land Development Regulations to include the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges (SLOSH) computerized storm model. The City council shall deny FLUM applications that increase density in the CHHA.~~

Policy 5.3.2 Conservation Zone

Establish a conservation zone including all conservation lands as shown on the Future Land Use Map and all undeveloped areas below the 2-foot contour line and prohibit construction of buildings, roadways, and parking areas in that zone except to provide shoreline access points as determined necessary or of overriding public interest by City Council. This policy shall not limit or modify the rights of any person to comply with Policy 5.3.1, complete any development that has been authorized as a development of regional impact pursuant to Chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith.

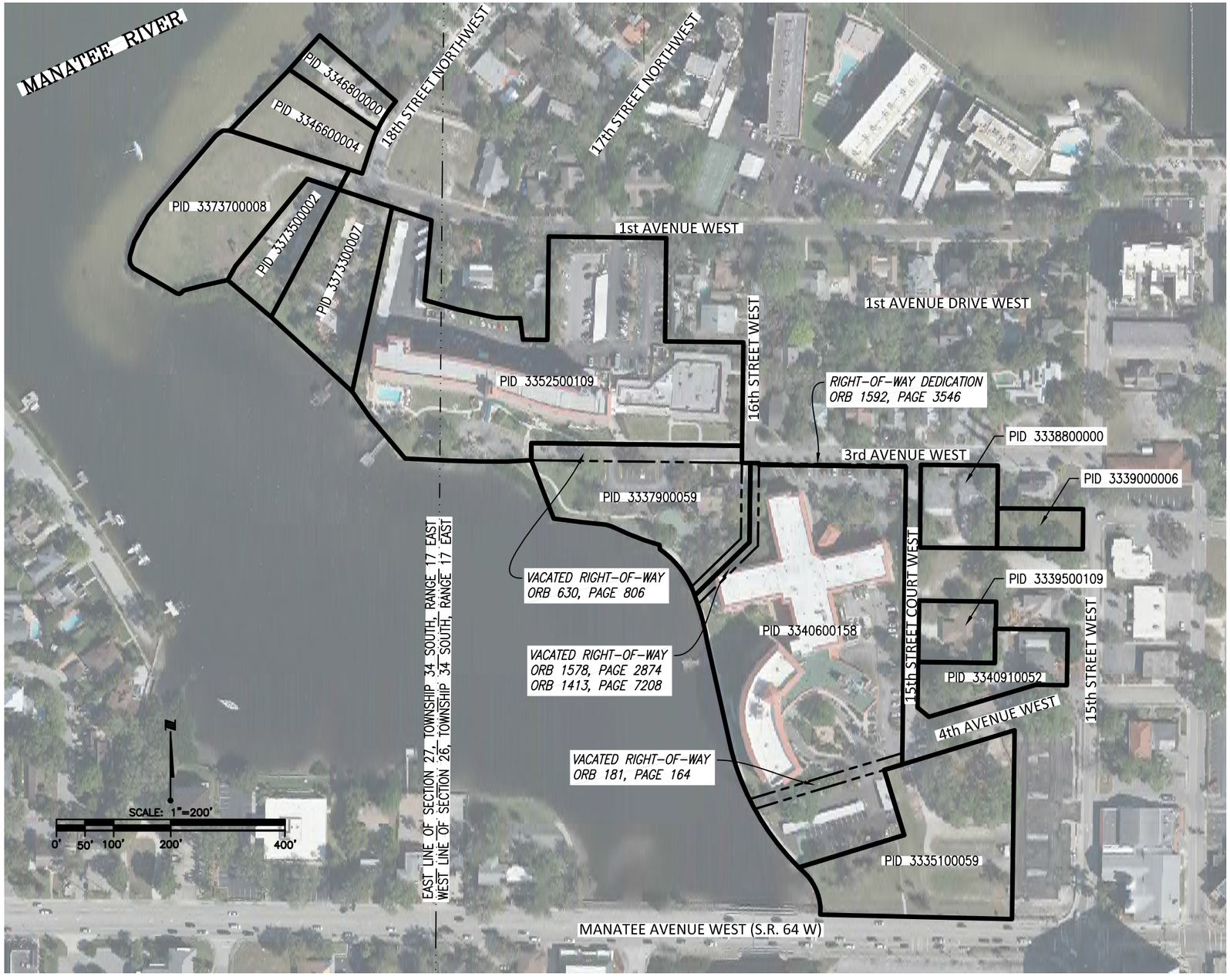
Policy 5.3.4 Funding Priority

The City Council shall establish a lower priority for the funding of public infrastructure with the CHHA as compared to non-CHHA areas, except as follows:

4. Where expenditures are necessary to:
    a. Alleviate dangerously overcrowded or otherwise hazardous roads:
    b. Replace or construct wastewater or potable water facilities;
    c. Alleviate or prevent potential violations or potable water quality standards, or water quality standards applicable to surface waters; or
    d. Construct recreational facilities to coastal sites.

~~For the purpose of determining dwelling unit density in coastal areas, residential or non-residential developments may transfer density to upland portions of the same project site. Such transfers from the coastal area shall be limited to acreages less than or equal to 20% of total gross project acreage. Any such development transfer is subject to project approval through the site plan process, as determined necessary or of overriding pubic interest by the City Council.~~

Sketch and Description



REV NO.	REVISION	DATE	DRAWN BY	EMP. NO.

Jan 26, 2024 – 10:38:23 EDMEJIA|\\Us0227-ppfss01\shared_projects\215617665\survey\drawing\215617665v-spex01.dwg

CLIENT:

ACTIVITY	INITIALS	EMP. NO.	DATE	
DRAWN BY:	EDM		01/26/24	
CHECKED BY:	SE		01/26/24	
COMPUTED BY:	EDM		01/24/24	

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

DATE:	HORIZONTAL SCALE:	VERTICAL SCALE:	SEC: TWP: RGE:	FIELD BOOK:	FIELD BOOK PAGE:
01/26/24	1" = 200'	N/A	26&27-34S-17E		

TITLE:

EXHIBIT OF

TRACTS OF LAND LOCATED IN SECTIONS 26 & 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

TASK:	PROJECT NO.:	SHEET NUMBER:	DRAWING NUMBER:
	215617665	1 OF	215617665v-spex01

Concept Plan



DEVELOPMENT STANDARDS

PROPOSED BUILDING STANDARDS:
BUILDING HEIGHT MAXIMUM*:
PRINCIPAL BUILDING - 5 STORIES MAX., 2 MIN.
OUTBUILDING - 2 STORIES MAX.

SETBACKS- PRINCIPAL BUILDING:
FRONT PRINCIPAL - 0 FT. MIN., 8 FT MAX.
FRONT SECONDARY - 0 FT MIN., 8 FT MAX.
SIDE - 0 FT MIN., 24 FT MAX.
REAR - 3 FT MIN. OR 15 FT FROM CENTERLINE OF ALLEY

LOT WIDTH: 18 FT MIN.
LOT COVERAGE: 80%

PARKING: PER T-5 DEVELOPMENT STANDARDS
MAX. BASE DENSITY: 40 DU/AC

TOTAL AREA - 15.85 ACRES

* BUILDING HEIGHT BONUSES SHALL BE IN ACCORDANCE WITH FORM BASED CODE AND TEMPORARY BUILDING HEIGHT INCENTIVES

LEGEND

- PHASE-1 BOUNDARY
- PHASE-2 BOUNDARY
- PHASE-3 BOUNDARY
- PHASE-4 BOUNDARY
- PHASE-5 BOUNDARY
- EXISTING ROAD
- ACCESS ARROW

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

WESTMINSTER POINT PLEASANT

CONCEPTUAL PLAN

JANUARY 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 500 1,000

City of Bradenton Comprehensive Plan

Proposed Text Amendment in Strikethrough-Underline

Future Land Use Element

Policy 1.5.2 Hurricane Evacuation Zone

The City shall consider ~~deny~~ requests for increases in gross density if the property is located in the Coastal High Hazard Area (CHHA) and the request includes demonstration of compliance with Policy 5.3.1. Construction of public facilities in coastal high hazard areas will be in furtherance of one or more of the following: downtown revitalization, efficiencies in the provision of service, or service to existing populations.

Coastal Management and Conservation Element

Objective 5.3 Coastal Area Development

Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise within the City's Coastal High Hazard Areas (CHHA) by ensuring that new development within the CHHA complies with State Statutes, including, but not limited to, Section 163.3178(8)(a), F.S.

Policy 5.3.1~~:~~ Comprehensive plan amendments within the CHHA must meet one of the criteria established in Section 163.3178(8)(a), F.S.

Policy 5.3.2 Development that proposes to increase density in the CHHA, in compliance with Policy 5.3.1, above, must submit a conceptual master plan to illustrate how the proposed form of development will result in resilient development within the City. The master plan must be reviewed and approved by the City Commission at the adoption hearing for the proposed map amendment.

Policy 5.3.3 Development in the CHHA that is approved, pursuant to Policies 5.3.1 and 5.3.2 may be developed in accordance with the City of Bradenton Form Based Code Land Use and Development Regulations and/or the City of Bradenton Land Use Regulations, as may be amended.

~~Severely limit development in low-lying coastal areas.~~

~~**Policy 5.3.1 Coastal High Hazard Area**~~

~~A Coastal High Hazard area (CHHA) shall be established through the Land Development Regulations to include the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges (SLOSH) computerized storm model. The City council shall deny FLUM applications that increase density in the CHHA.~~

Policy 5.3.2 Conservation Zone

Establish a conservation zone including all conservation lands as shown on the Future Land Use Map and all undeveloped areas below the 2-foot contour line and prohibit construction of buildings, roadways, and

Formatted: Font: Not Bold

Formatted: Font: Bold, No underline

Formatted: Font: Bold

Formatted: Font: Bold

parking areas in that zone except to provide shoreline access points as determined necessary or of overriding public interest by City Council. This policy shall not limit or modify the rights of any person to comply with Policy 5.3.1, complete any development that has been authorized as a development of regional impact pursuant to Chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith.

Policy 5.3.4 Funding Priority

The City Council shall establish a lower priority for the funding of public infrastructure with the CHHA as compared to non-CHHA areas, except as follows:

4. Where expenditures are necessary to:
    a. Alleviate dangerously overcrowded or otherwise hazardous roads:
    b. Replace or construct wastewater or potable water facilities;
    c. Alleviate or prevent potential violations or potable water quality standards, or water quality standards applicable to surface waters; or
    d. Construct recreational facilities to coastal sites.

~~For the purpose of determining dwelling unit density in coastal areas, residential or non-residential developments may transfer density to upland portions of the same project site. Such transfers from the coastal area shall be limited to acreages less than or equal to 20% of total gross project acreage. Any such development transfer is subject to project approval through the site plan process, as determined necessary or of overriding pubic interest by the City Council.~~

~~**Policy 6.2.1 Coastal Density and Intensity**~~

~~The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.~~

~~**Policy 6.2.5 Priority Hurricane Evacuation Zones**~~

~~Discourage the location of high density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones through the Land Use Development Regulations.~~

2023 Florida Statutes Section 163.3178 Coastal Management

(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:

1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or

2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

(b) For those local governments that have not established a level of service for out-of-county hurricane evacuation by following the process in paragraph (a), the level of service shall be no greater than 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale.

(c) This subsection shall become effective immediately and shall apply to all local governments. Local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map.

Examples of regulatory frameworks in Florida communities allowing increased density in a Coastal High Hazard Area

City of Marco Island:

Conservation and Coastal Management Section

Policy 2.2.1 - Comprehensive plan amendments within the City's Coastal High Hazard Area (CHHA) must meet one of the following criteria in accordance with State statutory requirements in Section 163.3178(8)(a), F.S., as may be amended from time to time.

a. The proposed amendment shall demonstrate that a 16-hour out of county hurricane evacuation time for a category 5 storm event, as measured on the Saffir-Simpson scale, is maintained; or
b. The proposed amendment shall demonstrate that a 12-hour evacuation time to shelter for a category 5 storm event is maintained, and ensure adequate shelter space is available to accommodate the additional residents of the development allowed by the proposed amendment; or
c. The proposed amendment shall provide mitigation to satisfy the provisions of evacuation time and shelter space, which may include payment of money, contribution of land, and/or construction of hurricane shelters and/or transportation facilities. The required mitigation shall be addressed in a binding agreement and shall not exceed the amount required to accommodate the impacts reasonably attributable to the development.

City of Naples

Conservation and Coastal Management Element:

Objective 3: Land uses and population densities shall be coordinated with the City's and Collier County's hurricane evacuation policies and with other relevant plans and policies.

Policy 3-5: Direct new population growth away from known or predicted coastal high hazard areas except for residential development in compliance with the FLUM and as may be further limited by the Code of Ordinances.

Objective 5: Coastal High-Hazard Areas

Policy 5-1: Encourage undeveloped land to be used for preservation of coastal natural areas.

Policy 5-2: Direct new population growth away from known or predicted CHHAs except:

1. Mixed use projects which further economic development and revitalization efforts in the Downtown Mixed Use and Limited Commercial designations; and

2. Residential development in compliance with the FLUM and as further limited by City regulations.

Policy 5-5: Development in the CHHA will be reviewed for significant impacts upon evacuation routes and will require any roadway improvements deemed necessary.

City of Ft. Myers

Future Land Use Element

Action 3.4.5 - The City shall implement measures that require new developments within the entire CHHA of the City of Fort Myers to contribute to the creation of additional public shelters in proportion to the development's identified impacts on Lee County's public shelter space deficit and/or hurricane evacuation clearance times.

Standard 3.4.5.7 - The City shall require when property is conveyed in the Coastal High Hazard Area, the developer must include a disclosure statement in the form of a covenant in the deed, which states that the property is located in the hurricane vulnerability zone, that the hurricane clearance time for the county is high, and that shelter space is limited.

Action 3.4.6 - The City shall ensure that public expenditures within the Coastal High Hazard Area are limited to those expenditures to maintain existing public facilities, and to make such existing public facilities and new private facilities more disaster-resistant, provide or maintain public shoreline access, and restore and protect natural systems.

Standard 3.4.6.2 - The City shall require developers within the CHHA to contribute to a hurricane shelter fund, based upon the formula used by the Lee County Division of Emergency Management for retrofit costs for shelters. This formula shall be re-evaluated on an as needed basis, or if Lee County adjusts its formula.

City of Sarasota

Environmental Protection and Coastal Islands

4.1 Development and Evacuation: The City shall ensure that future development within the Coastal High Hazard Area does not occur in amounts, types, or locations that would cause total evacuation time to exceed those established by the City's Emergency Operations Plan; that is, they shall not exceed more than 16 hours.

City of Bonita Springs

Conservation/Coastal Management

Goal 5: Protection of Life and Property in Coastal High Hazard and Coastal Management Areas. To protect human life and developed property from natural disasters.

Objective 5.1: Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA).

Policy 5.1.1: Comprehensive plan amendments within the CHHA must meet one of the following criteria in accordance with state statutory requirements in Section 163.3178(8)(a), F.S.

a) The proposed amendment shall demonstrate that a 16-hour out of county hurricane evacuation time for a category 5 storm event, as measured on the Saffir-Simpson scale, is maintained; or

b) The proposed amendment shall demonstrate that a 12-hour evacuation time to shelter for a category 5 storm event is maintained, and ensure adequate shelter space is available to accommodate the additional residents of the development allowed by the proposed amendment; or

c)The proposed amendment shall provide mitigation to satisfy the provisions of evacuation time and shelter space as defined in Policy 5.1.1(a) and (b) above. Mitigation may include payment of money, contribution of land, and/or construction of hurricane shelters and/or transportation facilities. The required mitigation shall be addressed in a binding agreement and shall not exceed the amount required to accommodate the impacts reasonably attributable to the development.

City of Miami

Future Land Use Element

Policy LU-6.1.3 - New development and infrastructure in areas modeled to be within the Coastal High Hazard Area or FEMA flood zones are encouraged to use best practices to address sea level rise. (See Coastal Management Policy CM-6.2.2) Such best practices may include, but are not limited to, low impact development, raising existing development and constructing new development above established flood levels, and discouraging new residential development within areas modeled to be inundated by storm surge or sea level rise related flooding.

City of West Palm Beach

Coastal Management Element

Objective 2.2: The City shall continue monitoring permitted population densities in the coastal areas to ensure that evacuation order times established in the Palm Beach County Emergency Management Plan, as amended, are not increased.

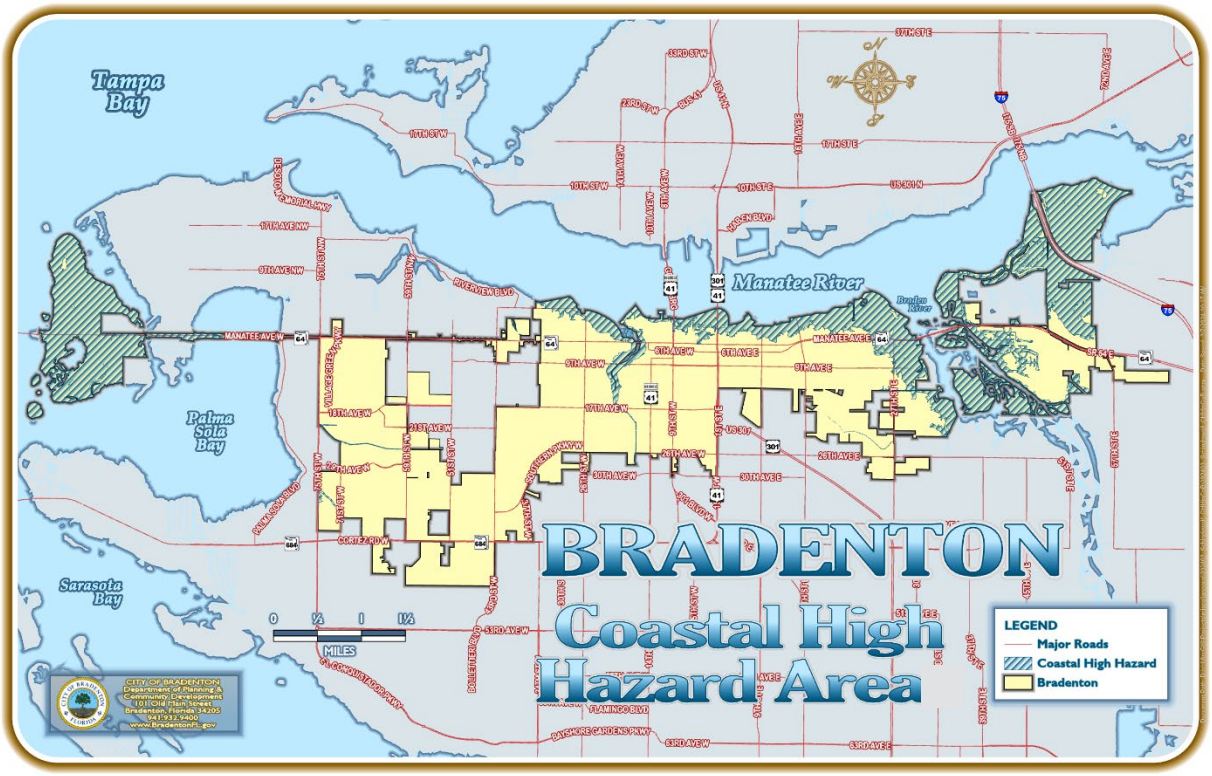
City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 15, 2025

Staff Report

Case Number: CP.24.0363
Applicant: Katie LaBarr, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities

SUMMARY OF REQUEST

The applicant has submitted a request for text amendments to the Comprehensive Plan. These requests are directly related to the regulation of properties within the Coastal High Hazard Area (CHHA). While particular parcels are called out on the application, the text of the Comprehensive Plan is applicable to the entire City. If approved after review by Planning Commission, applicable state agencies, and City Council, the proposed amendments will impact over 4,000 parcels within the city, representing approximately 28% of the city's total land area. The map below shows the Coastal High Hazard Area, crosshatched in blue-green.



The proposed amendment includes portions of the Future Land Use Element and the Coastal Management and Conservation Element of the Comprehensive Plan. Staff responded to the request with modifications, keeping in mind the general principles of: limiting investment in high risk areas while maintaining property rights; securing the safety of its residents by insuring evacuation in emergency events; and, allowing for the replacement of nonconforming structures with more resilient construction in flood prone areas.

If adopted, this amendment will allow for the consideration of applications for land use changes that increase the allowable residential density on parcels located in Coastal High Hazard Areas. It would also allow a project to allocate allowable density within the project boundaries including from the upland portion of the project to the adjacent CHHA.

Coastal High Hazard Areas are determined by a model that anticipates storm surge. These areas include areas along rivers that may experience storm surge. The CHHA is generally but not exactly coterminous with Evacuation Zone A. Coastal High Hazard Areas are different from floodplains established by FEMA that may have flooding due to the elevation of the land and structures regardless of the proximity to a water body and not necessarily due to storm surge. This is also different from the Coastal Construction Control Line that limits construction where a property directly abuts the Gulf of Mexico and the Atlantic Ocean.

In the original iterations of the States growth management legislation the CHHA's, limited density due to concerns about the ability to evacuate an area in a major storm event. Evacuation times can be more severely impacted by location and the transportation structure of a community when located on barrier islands where CHHA's are prevalent. State Statutes currently provide review standards for comprehensive plan amendments aimed at maintaining evacuation level of service standards.

Staff felt it was important that in addition to meeting the Statutory requirements relative to CHHA's, there should also be a commitment to the City through a development agreement insuring that developments will follow the standards agreed to at the time the increase in density is approved, including the allocation of units and consistency with the Statutes.

COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT

Objective 1.5.2 Hurricane Evacuation Zone currently reads:

"The City shall deny requests for increases in gross density if the property is located in the Coastal High Hazard Area (CHHA). Construction of public facilities in coastal high hazard areas will be in furtherance of one or more of the following: downtown revitalization, efficiencies in the provision of service, or service to existing populations."

The following changes are proposed:

"The City shall only consider ~~deny~~ requests for increases in gross density ~~if the~~ for property ~~is~~ located in the Coastal High Hazard Areas (CHHA) if the request demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element. Construction of public facilities in coastal high hazard areas will be in furtherance of one or more of the following: downtown revitalization, efficiencies in the provision of service, or service to existing populations."

COMPREHENSIVE PLAN COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Objective 5.3 Coastal Area Development currently reads:

"Severely limit development in low-lying coastal areas.

Policy 5.3.1 Coastal High Hazard Area

A Coastal High-Hazard area (CHHA) shall be established through the Land Development Regulations to include the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges (SLOSH) computerized storm model. The City council shall deny FLUM applications that increase density in the CHHA.

Policy 5.3.2 Conservation Zone

Establish a conservation zone including all conservation lands as shown on the Future Land Use Map and all undeveloped areas below the 2-foot contour line and prohibit construction of buildings, roadways, and parking areas in that zone except to provide shoreline access points as determined necessary or of overriding public interest by City Council. This policy shall not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380 or who has been issued a final local

development order and development has commenced and is continuing in good faith.

Policy 5.3.3 Land Filling - Coastal Areas

Prohibit the filling of coastal areas below the 2-foot contour line except in cases where the DEP or SWFWMD has issued a permit to fill and donate to a mitigation bank.

Policy 5.3.4 Funding Priority

The City Council shall establish a lower priority for the funding of public infrastructure with the CHHA as compared to non-CHHA areas, except as follows:

4. Where expenditures are necessary to:
a. Alleviate dangerously overcrowded or otherwise hazardous roads:
b. Replace or construct wastewater or potable water facilities;
c. Alleviate or prevent potential violations or potable water quality standards, or water quality standards applicable to surface waters; or
d. Construct recreational facilities to coastal sites.

For the purpose of determining dwelling unit density in coastal areas, residential or non-residential developments may transfer density to upland portions of the same project site. Such transfers from the coastal area shall be limited to acreages less than or equal to 20% of total gross project acreage. Any such development transfer is subject to project approval through the site plan process, as determined necessary or of overriding pubic interest by the City Council."

The following changes are proposed:

"Objective 5.3 Coastal Area Development

Development in Coastal High Hazard Areas - The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA). The City shall endeavor to protect the safety of residents by ensuring that all new development within the CHHA is compliant with

Florida Statutes Section 163.3178(8)(a).

~~*Severely limit development in low-lying coastal areas.*~~

Policy 5.3.1 Coastal High Hazard Area
A Coastal High-Hazard area (CHHA) shall be established through the Land Development Regulations to include the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges (SLOSH) computerized storm model. ~~*The City council shall deny FLUM applications that increase density in the CHHA.*~~

Policy 5.3.1.1 *Comprehensive plan amendments within the CHHA shall meet one of the criteria established in Section 163.3178(8)(a), F.S.*

Policy 5.3.1.2 *Comprehensive Plan Amendments within the CHHA which would increase the maximum allowable density for the subject property shall be subject to a Development Agreement with the City which shall include, at a minimum, a binding conceptual site plan and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), F.S.. The Development Agreement shall be approved by the City Council prior to or concurrent with the adoption of the proposed map amendment.*

Policy 5.3.2 Conservation Zone

Establish a conservation zone including all conservation lands as shown on the Future Land Use Map and all undeveloped areas below the 2-foot contour line and prohibit construction of buildings, roadways, and parking areas in that zone except to provide shoreline access points as determined necessary or of overriding public interest by City Council. This policy shall not prohibit the consideration of comprehensive plan amendments under Policy 5.3.1 or limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380 or who has been issued a final local development order and development has commenced and is continuing in good faith."

Policies 6.2.1 and 6.2.5 currently read as follows:

Policy 6.2.1 Coastal Density and Intensity
The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.

Policy 6.2.5 Priority Hurricane Evacuation Zones
Discourage the location of high density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones through the Land Use Development Regulations.

The following changes are proposed:

Policy 6.2.1 Coastal Density and Intensity
The City shall only consider requests for increases in gross density for property located in the Coastal High Hazard Areas (CHHA) if the request demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element.

~~*The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.*~~

* * *

Policy 6.2.5 Priority Hurricane Evacuation Zones
Discourage the location of high density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones unless the project demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element and results in resilient, FEMA compliant development. ~~*through the Land Use Development Regulations.*~~

ANALYSIS

The applicant is requesting these changes to support redevelopment to the northwest of downtown Bradenton, as shown by the following map:



Florida Statutes Section 163.3178(8) addresses how "proposed comprehensive plan amendments shall be found in compliance with state coastal high-hazard provisions". It is not prescriptive for how local governments must structure local provisions. The Statute does not seem to indicate that local governments cannot apply a stricter standard for comprehensive plan amendments. The "definition of Coastal High Hazard Area" matches a portion of the Bradenton Comprehensive Plan. The criteria for compliance with state coastal high-hazard provisions requires that the following criteria be met for development within a coastal high hazard area:

"1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or

2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

(b) For those local governments that have not established a level of service for out-of-county hurricane evacuation by following the process in paragraph (a), the level of service shall be no greater than 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale.

(c) This subsection shall become effective immediately and shall apply to all local governments. Local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map."

Staff has been and remains concerned about the amendments to the Comprehensive Plan and the potential increase in density in Coastal High Hazard Areas. The primary issue is that, while the amendment was proposed with a particular property in mind, changes to the governing policies regarding the CHHA potentially impact 28% of the City's jurisdiction. In response to these concerns, staff has proposed changes to the amendments in order to maintain consistency with the Plan and State Statutes. A requirement for a development agreement is proposed to ensure that City Council will have the opportunity to review each project for consistency with Statutes, the City's Comprehensive Plan and basic public safety issues.

Should City Council determine to pass this amendment on First Reading, it will be transmitted to the State for review. Should the State have no objection, the amendment will return for adoption at Second Reading.

Respectfully submitted,



Jamie Schindewolf, Senior Planner

And

Robin Singer, Planning and Community Development Director

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
January 15, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Michael Neal-Vice Chair, Michael Jones, Keith Green-Alternate.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the December 11, 2024, Meeting Minutes by Commissioner Jones, and seconded by Commissioner Neal. Motion passed unanimously.

Items 5 and 6, Election of Officers and Review of By-Laws, were both postponed.

PUBLIC COMMENT
No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-03; Case SUP.24.0004
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 406 12th Street West (Parcel ID 3319400002) in the T5 (Urban Center) transect zoning district. Application filed by Robert Allen Woodring (agent) for CBR Holdings, LLC (owner).

Staff: Greg DeLong described the Special Use Case request.

Applicant: Robert Woodring, 406 12th St. W., Bradenton, stated that he is present for the application of a sidewalk café license and that his business has been in business for over 30 years on Old Main Street.

Mr. DeLong went over the proposed request which is consistent with the Land Use Regulations. He discussed the stipulations which were provided to the Board.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

2. Resolution 25-02, Case SUP.24.0003
Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam and Kathleen LaFavre (owners).

Staff: Greg DeLong gave a summary of the Special Use Permit and showed maps, as well as a site location.

Applicant: Adam LaFavre, 1717 79th Ct. W., Bradenton, and Kathleen LaFavre, 1720 Manatee Ave. W., Bradenton, discussed the wedding venue. This will be a 4-to-5-hour venue and they have worked out the parking with the neighboring church, as well as valet parking. This will be primarily on the weekend. Traffic flow was also discussed; signs will be posted due to the location.

Mr. DeLong presented a zoning map and stated that they have been operating without a permit. He stated that there is nothing in the code that represents this type of use. He discussed the parking situation and suggested a stipulation, if approved. He also stated that in their application, there would be no cooking on site; just catering, and alcohol will be sold and served with the proper permit. This was also brought before the Development Review Committee and the Building Department is requesting a change of occupancy, due to the current classification. The Fire Department stated that one of the doors needs to be changed to an egress for exiting. The Police Department stated some concerns about the parking. The Comprehensive Plan design was discussed. Staff recommends stipulations. Mr. DeLong also mentioned the email that was sent to Robin Singer from Fred Longhi which was included in the meeting packet.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Mr. LaFavre stated that he has no objection to the stipulations suggested.

Motion: Commissioner Green motioned to approve with the stipulations, and Commissioner Jones seconded. Motion passed unanimously.

3. Ordinance 4035, Case CP.24.0363
An Ordinance of the City of Bradenton, Florida, amending objective 1.5.2

of the Future Land Use Element of the City's Comprehensive Plan and amending Objective 5.3, Policy 5.3.1, Policy 5.3.2, Policy 6.2.1 and Policy 6.2.5 of the Coastal Management and Conservation Element of the City's Comprehensive Plan, and adding Policy 5.3.1.1 and Policy 5.3.1.2 to the Coastal Management and Conservation Element of the City's Comprehensive Plan; providing for applicability; providing for severability; and providing for an effective date.

Staff: Robin Singer introduced the ordinance which is modifying the Comprehensive Plan to allow for map amendments allowing for additional density within the coastal high hazard area.

Applicant: Katie LaBarr, Stantec, 6920 Professional Parkway, Sarasota, on behalf of Westminster. Ms. LaBarr introduced Jim Palaski, Senior Vice President of Westminster, and Chris Wickburg, Vice President of Design and Construction at Westminster, as well as their legal counsel Stephen Dye and Patricia Petra of Dye Harrison.
Jim Palaski, 5304 Bay State Rd., Palmetto, spoke about Westminster Communities of Bradenton, in the Point Pleasant neighborhood. He gave a presentation with maps of all the communities (22) across Florida.
Chris Wickburg, 116 America St., Orlando, discussed the plan, design, and redevelopment success. This includes a multi-phase plan which creates modern standards and life safety for the residents.
Ms. LaBarr went over the Comprehensive Plan text amendment proposal. She stated that their primary purpose is to ensure consistency regarding development within the coastal high hazard areas and their client's goal is to preserve an institution that has been a prominent fixture in the City of Bradenton for over 70 years, can continue. She discussed statutory language compliance and the impact of natural disasters, as well as the evacuation plan.
Patricia Petra, certified land use attorney, Dye, Harrison, Knowles, 1206 Manatee Ave. W., Bradenton. She has represented this client for 46 years. She discussed the original coastal high hazard zones and the verbiage of when the Comprehensive Plans were originally written. She went over changes in units and future land use. She stated that this property is not subject to the overlay district; it is not part of that neighborhood; it is an institution, not residential. Ms. Petra showed a map of the area and stated that this is not a T-4O zoning category. She stated that with the current ordinances, they would not be able to rebuild should buildings be destroyed.
Mr. Wickburg discussed the Shores building and renovations. Due to age, design, demand of residents, etc., renovations become an economic issue. They have been upgrading buildings, however, residents do not want to live in an older building.

Robin Singer reiterated that this is about text amendments that impact the coastal high hazard area as shown on land use maps within the City. She discussed the impacts of changing the land use designations.

The Board decided to listen to all presentations first, then make separate motions when all are complete. Public comments will be more than 3 minutes if needed.

DRAFT

4. Ordinance 4036, Case CP.24.0364

An Ordinance of the City of Bradenton, Florida, providing for amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from High Density Residential to Urban Central Business District for property located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000 and more particularly described in the attached "Exhibit A"; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the case for the Comprehensive Plan Land Use Map amendment. She showed tables to break down the differences between what is currently allowed and what they are seeking.
Patricia Petra stated that typically when a text amendment is done, a map amendment is often done as well.

Robin Singer showed current zoning and future land use maps. The change of use would be from High Density Residential to Urban Central Business District. She explained the difference between them.

5. Ordinance 4037, Case LU.24.0361

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O (General Urban – Open) and T4-R (General Urban – Restricted) to T5 (Urban Center) for 15.9 acres located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the re-zone application. She discussed the differences between T4-O and T4-R, and why they are proposing the change to T5. Building height is one of the key differences. This plan helps to illustrate the overall development strategy. She showed a conceptual rendering of the plan.
Patricia Petra stated that this is the best route forward. The current density is the issue for rebuilding. This is a long-standing residence, since 1954, and all will be incompliance with FEMA, etc. This is an investment in the City.

The Board discussed the amount of units with the applicant. The evacuation plans were questioned, as well as flooding and habitable floors to be over the parking area.
The current occupancy is 85 percent full.

DRAFT

Robin Singer went over the current zoning and future land use maps. She showed photos of the existing sight, and discussed the criteria for land use district designations.

Public Comment: Chair Bakker opened the Public Hearing.

Jeff Corey, 203 N. 18th St., Bradenton. Opposed.
Terry Carr, 1533 4th St. W., Bradenton. In favor.
Susan Miller Kelly, 2412 45th Ct. W. Bradenton. Opposed.
William Miller, 112 16th St. W., Bradenton. Opposed.
Mike Carter, 1018 1st Ave., Bradenton. Opposed.
Todd Lott, 1600 1st Ave. W., Unit 108 A, River Oaks, Bradenton. Opposed.
James Park, 117 N. 18th St. W., Bradenton. Opposed.
Michael K. Nolan, 1650 1st Ave. W., #401, Bradenton. Opposed.
Donna Mathias, 1600 1st Ave. W., Unit 501, Bradenton. Opposed.
Bonnie Brinson, 1600 1st Ave. W., Unit 405A, Bradenton (via email; spoken by Donna Mathias). Opposed.
Clare Ward, 1609 1st Ave., Bradenton. Opposed.
Debra Schreiber, 1717 1st Ave. W., Bradenton. Opposed.

Applicant: Patricia Petra responded to the public comments. She spoke about units per acre; current and proposed. She also discussed the coastal high hazard area and traffic.

Public Hearing was closed.

Motions:

Ordinance 4035, Case CP.24.0363: Commissioner Neal motioned to approve, and Commissioner Green seconded. Motion passed with 3 votes in favor and 1 vote against.

Ordinance 4036, Case CP.24.0364: Commissioner Green motioned to approve, and Commissioner Neal seconded. 2 votes in favor and 2 votes against.

Ordinance 4037, Case LU.24.0361: Commissioner Neal motioned to approve, and Commissioner Green seconded. 2 votes in favor and 2 votes against.

City Attorney Scott Rudacille stated that the last 2 items will move forward to the City Council without a recommendation.

Adjournment: The meeting adjourned at 5:26 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

DRAFT

From:	Robin D. Singer
To:	Roberta Bass
Cc:	Greg DeLong
Subject:	RE: [EXTERNAL] Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)
Date:	Monday, January 13, 2025 8:31:14 AM

Ms. Bass,

Thank you for your comments. We will distribute your email to the Planning Commission and include it in the package materials for City Council.

Robin Singer
Planning and Community Development Director
City of Bradenton, Florida

-----Original Message-----
From: Roberta Bass <bertiebass3@gmail.com>
Sent: Saturday, January 11, 2025 8:21 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)

[You don't often get email from bertiebass3@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms Singer,

I am unable to attend the Bradenton Planning Meeting being held on 1/15/2025, as i am currently in Maine helping my son.

i am sending this email as i am OPPOSED to any zoning and comprehensive plan changes to the Point Pleasant Neighbohood being proposed by Westminsither. I live at River Oaks Condo's which was built in 1973, Point Pleasant is currently a beautiful and architecturally diverse neighborhood with many historic homes. Please leave it in peace and intact!!!! Currently, i already stare out my window to two high-rise Westminster buildings. It would be horrific to have more of these in such a peaceful, beautiful and homey nieghborhood. Enough is enough! And the additional traffic caused by even more population density in this small neighborhood is just not feasible.

Thank you for your time and energy, roberta bass (Point Pleasant resident)

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free,

however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Bill
Cc: Greg DeLong
Subject: RE: [EXTERNAL] Westminister planning change request
Date: Monday, January 13, 2025 8:29:22 AM
Attachments: image002.png

Mr. Peruzzi,

Thank you for your comments. We will distribute your email to the Planning Commission and include it in the package for City Council.

Robin D. Singer, AICP
Planning & Community Development Director

(941) 932-9408
(941) 290-9322
101 Old Main Street, Bradenton, FL 34205
Robin.singer@BradentonFL.gov

From: Bill <billperuz@aol.com>
Sent: Saturday, January 11, 2025 9:22 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Westminister planning change request

You don't often get email from billperuz@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

I have been a resident of the River Oaks Condominiums at Point Pleasant since 2002 and I have a PhD in ecology. Unfortunately, I have a conflict and will be unable to attend the January 15 planning meeting to discuss the proposal by Westminister to change zoning and plan changes at Point Pleasant. I have read the proposed changes to our peninsular and am appalled that the Westminister requests may be granted.

Since you work at the Bradenton City offices, I am sure that you are aware of the ever increasing traffic problems as the infrastructure and population increases. In particular, 3rd Avenue and the streets parallel to it are now congested on a daily basis and would only worsen should the Westminister request be granted.

I am also concerned about the effects that shall occur should too much of the surface of the peninsular be overly covered by buildings and parking lots. Open land is very important for proper drainage of rainfall plus

continually increasing the old Bradenton population places too much stress on the existing infrastructure. Our streets are often being dug up to address drainage problems, particularly caused by solid waste disposal. More buildings and more residents will only worsen this problem.

I trust that the proposed changes will be denied.

Sincerely, William T. Peruzzi 941-749-0234

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Jessica Chalker
Cc: Greg DeLong
Subject: RE: [EXTERNAL] Letter of opposition to 1/15/22 agenda items 8 c-e
Date: Tuesday, January 14, 2025 8:58:37 PM
Attachments: image002.png

Ms. Chalker,

Thank your for your input. We will share your email with the Planning Commission and include it with the package materials for City Council.

Robin D. Singer, AICP
Planning & Community Development Director

(941) 932-9408
(941) 290-9322
101 Old Main Street, Bradenton, FL 34205
Robin.singer@BradentonFL.gov

From: Jessica Chalker <jessica.chalker@gmail.com>
Sent: Tuesday, January 14, 2025 8:19 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Letter of opposition to 1/15/22 agenda items 8 c-e

You don't often get email from jessica.chalker@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms. Singer,

Please find an attached letter expressing my opposition to the proposals to be discussed at tomorrow's meeting (agenda items 8 c-e). I am unable to attend the meeting but a neighbor has offered to read my letter in my absence. I wanted to make sure it reached your office directly, in the event anything prevents my neighbor from attending.

I'd appreciate it if you could let me know that you have received and were able to access the letter. Thank you for your time and consideration.

Jessica Chalker

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Jessica & Jonathan Chalker
104 15th St. W.
Bradenton, FL 34205

Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Subject: Opposition to Proposed Changes in Ordinances 4035, 4036, and 4037

Dear Members of the Bradenton Planning Department,

Due to the limited amount of time between receiving the letter of notification and the meeting date to discuss the referenced changes, we are unable to attend the meeting due to work obligations. We have asked our neighbor, Deborah Schrieber, to read our comments in our absence.

We are writing to express my strong opposition to the proposed changes to Ordinances 4035, 4036, and 4037 as submitted by Katie LaBarr of Stantec. These amendments, which seek to alter zoning and land-use regulations in sensitive and residentially focused areas, pose significant risks to the safety, character, and environmental sustainability of our community.

The proposed changes appear to prioritize high-density development in areas that are ill-suited for such purposes. Specifically, I have the following concerns:

1. **Increased Risk in Coastal High Hazard Areas (CHHAs):** Ordinance 4035 would allow increased housing density in CHHAs, areas already identified as vulnerable to hurricanes and flooding. This could exacerbate evacuation challenges and endanger residents' lives during natural disasters. In light of the three back to back hurricanes in the fall of 2024, one of which had a mandatory evacuation of this neighborhood, this change seems ill-advised.
2. **Strain on Infrastructure, Services, and Roadways:** Ordinances 4036 and 4037 appear to relax existing development standards, which could lead to overburdened water and sewage utilities, emergency services, and especially, residential roadways. It is my understanding that a traffic study was conducted by Presbyterian Retirement Communities, Inc., but that not all impacted roads were included in the study. It is imperative that all roads that would provide primary access to the proposed properties be studied. This includes 1st Ave., West, which directly impacts my family.
3. **Loss of Neighborhood Character:** Point Pleasant has been designated as a conservation district and adds to the individuality and charm of the downtown Bradenton area. Many visitors walking by our home often comment to us on how much they enjoy the character of the houses and neighborhood. Changing the balance of land use in this neighborhood by adding high-rise buildings and commercial activity into these areas risks eroding this balance, resulting in a loss of the community atmosphere that residents and visitors to Bradenton value.

4. **Environmental Impacts:** Expanding development in vulnerable areas threatens local ecosystems and could lead to more impervious surfaces, increasing runoff and contributing to flooding and water quality issues in adjacent waterways.

While I understand the need for responsible growth, these proposed changes do not align with the principles of safe and sustainable urban planning. I urge the Planning Department to reject these amendments and instead pursue alternatives that prioritize the safety, character, and quality of life of Bradenton's residents.

Thank you for your time and for considering the concerns of community members who are deeply invested in the future of Bradenton.

Sincerely,

Jessica & Jonathan Chalker
Point Pleasant Residents

From: Robin D. Singer
To: Greg DeLong
Subject: FW: [EXTERNAL] Please review and take in consideration of our views concerning the changes in zoning for Westminister, thank you!
Date: Wednesday, January 15, 2025 9:11:33 AM

-----Original Message-----
From: Michael Eagen <mieagen1@gmail.com>
Sent: Wednesday, January 15, 2025 8:06 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Please review and take in consideration of our views concerning the changes in zoning for Westminister, thank you!

[You don't often get email from mieagen1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Robin
Thank you. My letter is written below:

City of Bradenton Planning Commission
My name is Marjorie Eagen. My husband (Michael) and I own a condo at River Oakes, 1600 1st Avenue West, we bought in 2013. We are from Michigan and consider our place in Florida our little piece of paradise! Six or seven years ago there was a movement to change the zoning to make room for development of structures over 3 stories high in the Point Pleasant area. There was a protest and we won. No structures over 3 stories allowed! A couple of years ago there was a movement to sell the block City Hall sits on. We attended those meetings under the impression we had a say as to what type/style those new buildings would look like and to give input on what we thought about the plan to sell and redevelop! What a joke that was! Once the property was sold the developer makes that decision! We are so unhappy with the future plans on that property. Our little piece of paradise is going in the wrong direction!
Every year we have been here the traffic gets worse and worse! In our opinion the infrastructure cannot sustain the development the city wants 8to do. It barely sustains it now, not to mention the times raw sewage has leaked into our beautiful Manatee River. Westminister wants to change the existing Zoning and Comprehensive Plan for new development! Westminister's idea that "existing city water and sewer lines serve the subject property " is ridiculous! Now Westminster's applications for both the rezoning application and their application to change the Comprehensive Plan where they are also asking that they'll be designated an Urban Central Business District is at the forefront! We oppose this request!
We are unable to attend the meeting on the 21st but we are very concerned residents who care about our Point Pleasant neighborhood and downtown area!
Thank you,
Marjorie and Michael Eagen 1600 1st Avenue West 308A Bradenton, Fl

Sent from my iPad

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail

sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Good afternoon. My name is Donna Mathias 1600 1st Ave W Unit 501, Bradenton FL

Ordinance 4035

Changes to the Coastal High Hazard Area (CHHA) will impact all of Bradenton not just Point Pleasant.

We just went through two back-to-back hurricanes and experienced historical storm surges. The Comprehensive Plan was written to deny such requests for a reason - safety of residents, ability to evacuate, and to alleviate additional burdens on our Public Safety folks. Increasing the density in this neighborhood would put the neighborhood at risk.

a. Almost tripling the density, traffic on 1st Avenue W will be unreasonable and overcrowded. When road work takes place on 1st Avenue River Oaks' parking lot becomes a thoroughfare, which is dangerous to its residents.

b. Increasing the density put more demands on infrastructure. Many residents currently have sewage that backs up in their homes or the odor encroaches in the interior of their home through the pipes when work is being done.

   We have seen the pumping station on 15th St fail multiple times, generators brought in, sewage seeping into the river and the odor is beyond belief.

Ordinance 4036

Proposal to change the density from 238 units to 636 units is a 266% increase

The traffic study was done only for the impact on 64 not the impact to the neighborhood roads. This plan shows that 5 levels of parking will be accessed from 1st Ave. Traffic will increase on 1st Avenue not only due to the additional residents, but also the increased staff and deliveries of supplies and services.

During construction of the proposed buildings, there will be heavy construction vehicles on 1st Avenue. Over the past several years, 1st Avenue has been consistently torn up due to sink holes or sewage/water issues. (**See Exhibit 1**)

EMERGENCY MANAGEMENT PLAN

Hurricane Evacuation Zone A

In 2017 when Hurricane Irma visited, my Mother-in-Law resided at Westminster in Independent Living and was told that she had to evacuate to a public shelter.. She no longer had a car and was using a walker. If we hadn't lived here she would have been pretty much

on her own. I spoke to one gentleman who was distressed as he had no one to help him- but was told he needed to go to a shelter. The emotional stress he was under was disturbing. Since my mother-in-law had medical issues and we lived in a mandatory evacuation zone we went to a shelter.where if needed she could get care. **(see exhibit 2)**. A shelter is not something I want to experience again but I am very grateful that we were with her. She was a real trooper.

This is also corroborated by the email from Regina Smith on May 30, 2024. **(See Exhibit 3)**

Ordinance 4037, Case LU.24.0361

The Subject Property will blend seamlessly with the mixed-use, residential area.

The homes in Point Pleasant are classified as Point Pleasant Neighborhood Conservation District. The construction of a 9 story building sandwiched between two residential PPNCD designated homes doesn't make any sense and is a disservice to the neighborhood and certainly the residents.

According to Alex Cecchini - Should we let people in apartments live on the quiet side-streets single family dwellers desire even if the scale isn't "compatible" with its neighbor? Just because we have the legal power to zone our city this way doesn't mean we *should*.

Allowing this type of construction on 1st Avenue West will increase traffic, increase noise, challenge the integrity of 1st Avenue W, and put an additional strain on our sewage and water systems. There will be more emergency traffic, sirens, buses, and golf carts. Traffic on 1st Avenue will not diminish, it will greatly increase.

Another concern is the demolition of the Shores. How will this impact the structural integrity of the surrounding homes/buildings?

One last aspect is who is really paying for what. Based on property tax records, between the Shores, the Towers and the Office Building (which most of the new construction will fall into these categories), in 2024 the assessed property value was $30,680,657. The Exemptions were $16,569,275 with the total taxable value of these properties at $14,111,382. Westminster paid $250,214 in taxes for 2024 on these properties. - **(See Exhibit 4)**

EXHIBIT 1

1600 1st Avenue W on January 14, 2025 -. This road was completely repaved about 5 years ago. Since then, it has been torn up multiple times due to sewage, water and sink hole issues.



May 18, 2023



May 18, 2023



July 7, 2023

EXHIBIT 1 (CONT'D)

1600 1st Avenue W on January 14, 2025 -. Notice the patches, dips and broken pavement.





EXHIBIT 2

Shelter with 85 year old mother-in-law on September 9, 2017



Our Room Mates

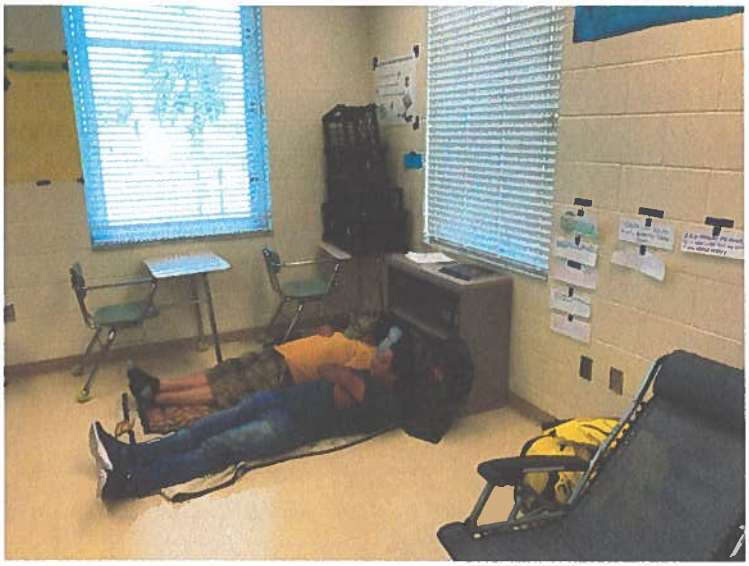




EXHIBIT 3

From: Ginger Smith <ginger397@msn.com>
Sent: Thursday, May 30, 2024 7:42 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Application from Presbyterian Retirement Community

I am currently a Resident of Westminster Point Pleasant and I have looked at the application that was submitted by Stantec for a change in the Future Land Use plan. I wish to express my dismay at that which is presented under the application "Future Land Use amendment application. It states that "before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12 hour evacuation for a category 5 storm."

I have lived in Westminster for 11+ years and the only people that Westminster does evacuate are those that reside in Assisted Living or the Health Center. As an independent resident I am required to make my own arrangements, to either re-locate or go to a shelter. Therefore, there will be more residents in need of shelter and or will be on the road during an evacuation.

Changing the zoning to allow buildings over the current zoning will have a large impact on the Point Pleasant area and the areas surrounding .
I am asking that the proposal to change the zoning be denied.

Regina Smith

941-932-6708

222 12th St W Bradenton FL 34205

Exhibit 4

Westminster - Towers-Shores-Office

	Parcel ID	Owner	Location	LUC Desc	Current Zoning	Property Description	Historic	Land Use	Exemption Description from Tax Bill - 2024	Assessed Value Tax Yr 2024	Exemption Tax Yr 2024	Taxable Value Tax Yr 2024	Taxes Billed Tax Yr 2024	Taxes Paid Tax Yr 2024 Discount Taken
6	3352500109	PRESBYTERIAN RETIREMENT COMMUNITIES INC	1700 3RD AVE W	Homes for the Aged (1555)	BR_T4-O	The Shores and parking lots surrounding the shores including memory unit on 6th Street W	URBAN-A,URBAN-C	7400; Homes for the aged	Part Exempt Homes for Aged-SC Part Exempt Homes for Aged-CI Part Exempt Homes for Aged-CO	13,908,000.00	5,171,530.00	8,736,470.00	161,364.36	154,909.79
7	3337900059	PRESBYTERIAN RETIREMENT COMMUNITIES INC	1625 3RD AVE W	Office Buildings-One Story (1555)	BR_T4-O	Administrative Offices for Westminster	URBAN-A,URBAN-C	1700; Office Buildings-One Story	Charitable Homes for Aged-SC Charitable Homes For Aged-CI Charitable Homes For Aged-CO	1,191,657.00	1,191,657.00	0.00	0.00	0.00
8	3340600158	PRESBYTERIAN RETIREMENT COMMUNITIES INC	312 15TH STREET CT W	Convalescent Homes (1555)	BR_T4-O	The Towers	URBAN-C	7800; Sanitary, Convalescent Home	Part Exempt Homes for Aged-SC Part Exempt Homes for Aged-CI Part Exempt Homes for Aged-CO	15,581,000.00	10,206,088.00	5,374,912.00	99,275.70	95,304.67
			Totals						0.00	30,680,657.00	16,569,275.00	14,111,382.00	260,640.06	250,214.46

City of Bradenton
Planning Commission

My name is Marjorie Eagen. My husband (Michael) and I own a condo at River Oakes, 1600 1st Avenue West, we bought in 2013. We are from Michigan and consider our place in Florida our little piece of paradise! Six or seven years ago there was a movement to change the zoning to make room for development of structures over 3 stories high in the Point Pleasant area. There was a protest and we won. No structures over 3 stories allowed! A couple of years ago there was a movement to sell the block City Hall sits on. We attended those meetings under the impression we had a say as to what type/style those new buildings would look like and to give input on what we thought about the plan to sell and redevelop! What a joke that was! Once the property was sold the developer makes that decision! We are so unhappy with the future plans on that property. Our little piece of paradise is going in the wrong direction!

Every year we have been here the traffic gets worse and worse! In our opinion the infrastructure cannot sustain the development the city wants to do. It barely sustains it now, not to mention the times raw sewage has leaked into our beautiful Manatee River. Westminister wants to change the existing Zoning and Comprehensive Plan for new development! Westminister's idea that "existing city water and sewer lines serve the subject property " is ridiculous!

Now Westminster's applications for both the rezoning application and their application to change the Comprehensive Plan where they are also asking that they'll be designated an Urban Central Business District is at the forefront! We oppose this request!

We are unable to attend the meeting on the 21st but we are very concerned residents who care about our Point Pleasant neighborhood and downtown area!

Thank you,
Marjorie and Michael Eagen
1600 1st Avenue West
308A
Bradenton, Fl

From: Roberta Bass <bertiebass3@gmail.com>
Subject: Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)
Date: January 11, 2025 at 8:21:13 PM EST
To: robin.singer@cityofbradenton.com

Dear Ms Singer,

I am unable to attend the Bradenton Planning Meeting being held on 1/15/2025, as i am currently in Maine helping my son.

i am sending this email as i am OPPOSED to any zoning and comprehensive plan changes to the Point Pleasant Neighbohood being proposed by Westminsither. I live at River Oaks Condo's which was built in 1973, Point Pleasant is currently a beautiful and architecturally diverse neighborhood with many historic homes. Please leave it in peace and intact!!!! Currently, i already stare out my window to two high-rise Westminster buildings. It would be horrific to have more of these in such a peaceful, beautiful and homey nieghborhood. Enough is enough! And the additional traffic caused by even more population density in this small neighborhood is just not feasible.

Thank you for your time and energy, roberta bass (Point Pleasant resident)



MANASOTA — 88

A Project for Environmental Quality 1968 - 2088

Mayor Gene Brown
City of Bradenton, Florida
101 Old Main St.
34205-7865
February 2, 2025

Re: Presbyterian Retirement Communities, Inc., Ordinance 4035 - Case CP.24.0363, Ordinance 4036 – Case CP 24.0364 & Ordinance 4037 - Case LU.24.0361

Dear Mayor Brown & Council:

ManaSota-88, Inc strongly opposes Ordinance No. 4035, 4036 & 4037, if approved, the proposed ordinances will cause delays in hurricane evacuation, incompatibility of building types with surrounding neighborhoods, degradation of water quality and natural resource impacts throughout the City of Bradenton.

ManaSota-88, Inc. (hereinafter, "ManaSota-88") is a public interest conservation and environmental protection organization, which is a Florida not-for-profit corporation and a citizen of the State of Florida. The corporate purposes of ManaSota-88 include the protection and preservation of water quality and wildlife habitat in Manatee and Sarasota Counties, and the protection of public health and safety of residents of Manatee and Sarasota Counties. Objecting to Ordinance 4035, 4036 and 4037 falls within ManaSota-88's general scope of interest and activity.

A number of ManaSota-88's members own real property and reside in Manatee County, the City of Bradenton, Holmes Beach, Bradenton Beach, and Anna Marie and will be substantially adversely affected if the Bradenton City Council approves the proposed ordinance.

A vote to approve will place existing and future residents at needless risk from the effects of a catastrophic storm.

The text amendments to the Comprehensive Plan are directly related to the regulation of properties within the Coastal High Hazard Area (CHHA) and will allow for the increase in density in the CHHA.

Ordinance 4035 will be applicable to the entire City, the proposed amendments will impact over 4,000 parcels within the city, representing approximately 28% of the city's total land area.

ManaSota-88 recommends ***denial*** of Ordinance 4035, 4036 & 4037 for the following reasons:

ManaSota-88
www.manasota88.org
P.O. Box 1728, Nokomis, FL 34274
email contact: manasota88@comcast.net
(941) 966-6256

Reduction in Clearance Times for Hurricane Evacuation

The hazard of storm surges is significant given that the Presbyterian Retirement Communities property would be completely inundated in significant storm event such as a hurricane. A Category 1 hurricane would require the complete evacuation of the Presbyterian Retirement Communities property. Storm surge is the most dangerous hazard from a hurricane. A Category 5 hurricane could produce an eighteen-foot storm surge. The City of Bradenton has the responsibility for the safe evacuation of, not only its residents and property owners, but others as well.

Bradenton is venerable not only to storm surge flooding but also to the wind effects of a hurricane. Manatee County, including the City of Bradenton, is in one of the greatest areas of high-speed wind hazard in the entire United States.

Hurricane evacuation clearance times for Longboat Key, Anna Maria and Perico are among the highest for any area of Florida and the coastal United States. The impact of additional development in the City of Bradenton is significant considering the already congested state of the existing hurricane evacuation route.

State Road 64 (Manatee Avenue) from Palma Sola Boulevard to the Bradenton City Limit has traffic flows designated the worst possible level of traffic congestion. Manatee Avenue is the hurricane evacuation route for Anna Marie Island, City of Holmes Beach, Bradenton Beach and Longboat Key. The present level of service for this road is inadequate to ensure safe hurricane evacuation. Additional increases in density in the City of Bradenton will only place more residents at additional risks.

State Road 64 is a major hurricane evacuation route in Manatee County. Based on the elevations of State Road 64, the road is likely to be underwater and unusable in Category 2 hurricane or higher, thus preventing evacuation. The intersection of I-75 and State Road 64 will likely become bottlenecked in the event of a major hurricane evacuation event.

Bradenton currently lacks sufficient hurricane shelter capacity to accommodate persons evacuating a Category 3, 4 or 5 hurricanes. Ordinance 4035 should be denied based on the current deficiency of hurricane shelters.

Wildlife Habitat and Vegetation Impacts

The direct, secondary and cumulative impacts of the proposed Ordinances fail to conserve, protect wildlife habitat, or protect native vegetative communities. There will likely be adverse impacts on endangered and threatened wildlife, and environmentally sensitive lands. Ordinance 4035 will relate to the entire City of Bradenton, not just the Presbyterian Retirement Communities, Inc., property.

Degradation of Water Quality

Pollution associated with increased traffic and run-off from an increase in development in the CHHA will likely increase over time and will likely be much greater than permitted for the ambient background non-degradation standards.

The direct, secondary and cumulative impacts of Ordinance 4035 will likely result in unpermittable adverse impacts, which may violate water quality standards. Reasonable assurances have not been provided that the proposed changes would not adversely affect the conservation of fish and wildlife, including endangered or threatened species or their habitats.

Degradation of the Level of Service of Roads

The proposed Ordinances will likely increase traffic congestion on State Road 64. There are existing problems regarding adequate traffic flow on State Road 64 on a day-to-day basis. The level of service of State Road 64 will continue to deteriorate; with additional road segments failing. Traffic congestion has adverse impacts upon neighborhoods, property values, safety, business, and the environment.

Neighborhood Incompatibility

High-rise development by Presbyterian Retirement Communities, is not compatible with the present building types and residential densities. The planned construction will be grossly out of place and will be an eyesore.

Fire Department Objections

According to the staff report for Ordinance 4036:

The Fire Marshal has commented that large-scale projects can no longer simply use a fire pump to account for supply concerns, and that water supply, access, and future equipment needs will need to be evaluated for this project and its location.

Deficiencies in infrastructure and public services exist in Bradenton and will only be compounded if the proposed Ordinances are adopted.

Public Interest not met for Ordinance 4037

3.1.5.4 Public interest. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Ordinance 4037 should be denied as the changes proposed in Ordinance 4035 are not in the publics interests due to delays in hurricane evacuation, incompatibility of building

types with surrounding neighborhoods, degradation of water quality and natural resource impacts.

ManaSota-88 specifically opposes the changes being proposed to the following Objectives and Policies for reasons mentioned above:

- Objective 1.5.2 Hurricane Evacuation Zone
- Objective 5.3 Coastal Area Development
- Policy 5.3.1 Coastal High Hazard Area, Policy 5.3.1.1, Policy 5.3.1.2
- Policy 5.3.2 Conservation Zone
- Policy 6.2.1 Coastal Density and Intensity
- Policy 6.2.5 Priority Hurricane Evacuation Zones

Sincerely,

Glenn Compton

Chairman, ManaSota-88, Inc.

May 10, 2024

To: Bradenton Planning & Community Development
101 12th St W
Bradenton, FL 34205

Re: Case # LU.24.0361 - ORD 4037
Westminster Retirement Communities

My wife, Jaymie and I live at 1618 1st. Ave W. in the Point Pleasant neighborhood. Our single-story home is directly across the street from the subject site. We have received the public notice, the applications, the staff reports and discussed the application with the applicant. Our primary objections to the rezone application are:

1. **Increase in density** – Current zoning allows 15 units per acre. Proposed zoning allows 40 units per acre, this is a 266% increase. The applicants concept plan shows 165 units on the western tip on 2.63 acres or 62 units per acre. It appears the applicant intends on unifying all of their parcels in order to transfer density to the west end.

2. **Increase in height** – Current zoning allows a maximum of 6 stores. Proposed zoning allows a maximum of 12 stories, double what is currently allowed.

3. **Building locations** – Form based code setbacks are front yard o-ft. Min. And 8-ft. Max. This would allow a 12-story building with 0-ft. Set back on 1st. Av. Form based code T5 states "building placement: shallow setbacks or none, building oriented to street defining a street wall" this "street wall" would face the 1 and 2 story residential buildings on the north side of 1st Ave W.

4. **Compatibility** – The Point Pleasant neighborhood directly across the street is a designated "neighborhood conversation district" established to "protect and preserve the character of the point pleasant neighborhood". Doubling the height and increasing density by 266% across the street will severely impact the goals of the conservation district.

5. **Access Control** – The requested rezone does not address access points, parking and delivery locations. This is especially important during construction. The applicant stated that construction would occur over a 5-to-10-year period. The only current access to the western end of the site is 1st Ave. The construction phase would create thousands of trucks and vehicle trips on 1st Ave.

6. **Site Plan Control** – The rezone is not site plan specific. A straight rezone would not provide for any control of building placement, setbacks, buffers, height or density locations. The applicant's narrative and concept plan are non-binding. If approved the applicant could do anything allowed under the T5 zoning category.

Please consider the impacts to the point pleasant neighborhood and recommend denial to the City Council.

Sincerely,

Mike & Jaymie Carter

From:	Deborah Schreiber
To:	Robin D. Singer; docksidejd@bellsouth.net; Mike Carter
Cc:	Greg DeLong; Rob Perry; Jaymie Carter (JaymieCarter@michaelsaunders.com); abrown@mywrc.org
Subject:	[EXTERNAL] Re: Westminster petitions
Date:	Friday, May 10, 2024 3:13:52 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Thank you for the heads up. Some of us will try to get the word out about yet another cancellation.

Response and Objection to Staff Report
Re: Change in Zoning from T4-0 & T-4R to T-5

Case Number: LU.24.0361 – ORD 4037

The map submitted with the Staff Report shows that my home, the Shumaker's home, the Alvis home, the Park's home and the Unitarian Church are all adjacent to the propose zoning change. If Westminster is allowed to move ahead with their planned development, we will have buildings of anywhere from 7 -11 stories next door to our homes.

Parcel ID 3346800000 is next to the Park's home, Parcel ID 3347200002

Parcel ID 3352500109 is next to my home, Parcel ID 3352700003, the Alvis home, Parcel ID 3354000006 and the Shumaker home, Parcel ID3353600004.

Parcel ID 3339000006 is next to the Unitarian Church, Parcel ID 3339700001

The Staff report is misleading regarding the current zoning status and the extraordinary quality of our neighborhood.

With the exception of the condominium buildings on our NE edge and excluding the empty lots owned by Westminster, all the Parcels that are zoned T4-0 have beautifully and lovingly maintained single- family homes. The Staff argues that the T4-O zoning differs very little from the T-5 zoning. The warped logic is so what does it matter if Westminster gets to change that zoning, because at present any of us in the T4-O zoned homes could turn our home into a café, office building or restaurant. That we could, does not equate as we will. But that is what Westminster plans.

The huge problem, as demonstrated above, is all of Westminster's buildings, if you allow them to do so, will loom over our homes, blocking sunlight, arrest circulation, diminish property values and destroy the unique qualities that make Point Pleasant a complimentary extension of the Riverwalk and one of the most popular walking neighborhoods in the city. The Point Pleasant Neighborhood Conservation District was created to protect this unique place.

The rezoning of Westminster's empty lots in our neighborhood is most certainly NOT "a continuation of the existing T-5 zoning to our east and south. The T-5 zoned buildings to our east are on the opposite side of the street, 15th Street, and all are one-story businesses with the exception of the condominiums that face Bacarrota. That you use these as s a reason why everything on the west side of 15th Street should be open game for Westminster is insulting. The T-5 zoning to our south is on the opposite side of Manatee and is across the street from Westminster's The Towers. Certainly not close enough to use as a reason to give Westminster further claim to our neighborhood. In fact, maybe Westminster should buy that land and build in that direction and leave us alone.

You need to pay attention to all their future plans, Phases 1-5 where they will have forced out all the single-family homeowners, laid claim to all the streets and then privatize them as they did with one part of 3rd Ave near The Shores.

We will not go away quietly. This is not the first rodeo for most of us.

On Friday, May 10, 2024 at 01:56:44 PM EDT, Mike Carter <mike@mcconst.com> wrote:

> Good afternoon Robin
>
> Thank you for the notice. we will wait to hear of any further development.
>
> I have attached a letter that I was preparing to send to the PC members. It does not address every possible concern but speaks to the areas of most concern. I would appreciate your "fact checking" to make sure I have not stated anything incorrectly.
>
> Thanks,
>
> Mike Carter
>
> Mike Carter Construction, Inc.
>
> 435 12th St W
>
> Bradenton, FL 34205
>
> ---
>
> **From:** Robin D. Singer <Robin.Singer@bradentonFL.gov>
> **Sent:** Friday, May 10, 2024 11:55 AM
> **To:** Mike Carter <Mike@mcconst.com>; animallawyer@verizon.net; docksidejd@bellsouth.net
> **Cc:** Greg DeLong <Greg.Delong@bradentonfl.gov>; Rob Perry <Rob.Perry@BradentonFL.gov>

Subject: Westminster petitions

Mr. Carter, Ms. Schreiber and Ms. Mathias,

I am writing to you because you have expressed an interest in the pending petitions for the Westminster project. After consideration of the petition and input from the City Attorney, we are pulling those three petitions from the Planning Commission agenda on May 15, 2024. The reason for the delay in the hearing is that we need additional legal review prior to the hearing. We want to make sure we are proceeding with the best information possible before the public hearing.

We will be sending out a letter to all recipients of previous notification letters but it is unlikely to reach everyone prior to the meeting. We will re-notice the petitions prior to the hearing date for the Planning Commission in the future. Any written comments received will be included in the package materials for review when the project moves forward.

Robin D. Singer

Planning and Community Development Director

City of Bradenton, Florida

(941) 932-9408

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Ginger Smith
Cc: Jamie Schindewolf; Greg DeLong
Subject: RE: [EXTERNAL] Application from Presbyterian Retirement Community
Date: Friday, May 31, 2024 8:24:28 AM

Ms. Smith,

Thank you for your input. We will include it in the package materials for the Planning Commission and City Council.

Robin D. Singer
Planning and Community Development Director
City of Bradenton, Florida
(941) 932-9408

From: Ginger Smith <ginger397@msn.com>
Sent: Thursday, May 30, 2024 7:42 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Application from Presbyterian Retirement Community

You don't often get email from ginger397@msn.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

I am currently a Resident of Westminster Point Pleasant and I have looked at the application that was submitted by Stantec for a change in the Future Land Use plan. I wish to express my dismay at that which is presented under the application "Future Land Use amendment application. It states that "before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12 hour evacuation for a category 5 storm."
I have lived in Westminster for 11+ years and the only people that Westminster does evacuate are those that reside in Assisted Living or the Health Center. As an independent resident I am required to make my own arrangements, to either re-locate or go to a shelter. Therefore, there will be more residents in need of shelter and or will be on the road during an evacuation.
Changing the zoning to allow buildings over the current zoning will have a large impact on the Point Pleasant area and the areas surrounding .
I am asking that the proposal to change the zoning be denied.
Regina Smith

941-932-6708
222 12th St W
Bradenton FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Marianne Barnebey
To: ddye1223456@gmail.com
Cc: Robin D. Singer; Greg DeLong
Subject: FW: [EXTERNAL] Westminster Community
Date: Wednesday, January 22, 2025 8:09:40 AM

Good morning - Thank you for your email.

This is considered a quasi-judicial matter coming before the Council. As such I am prohibited from discussing this outside of the noticed public City Council meeting for this matter.

I am forwarding it to our planning department to have it included in the public record for the project.

Marianne Barnebey
Bradenton City Council – Ward 2

-----Original Message-----
From: Debbie Gmail <ddye123456@gmail.com>
Sent: Monday, January 20, 2025 3:56 PM
To: Marianne Barnebey <Marianne.Barnebey@bradentonFL.gov>
Subject: [EXTERNAL] Westminster Community

[You don't often get email from ddye123456@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Hi Marianne,
Joe and I had deposits at Westminster. We liked the new community design. I have kept mine as it has the best nursing facility and care in the area. When he was at Mayo they also suggested it as top rated for our area.

The new plans are amazing and will add so much to downtown. I believe they are adding community rooms and auditorium.
My concern as many of old Bradenton is going to LWR and south to Sarasota because their facilities are new and up to date and that would be a shame.
My Grandmother lived there in the 80's and loved it. My other grandparents lived on Point Pleasant so I have always kept an eye on the area as it did become blighted and we don'[t want that to happen again.

The owners of Westminster are planning to invest a huge amount to our area and update/add new buildings which it definitely needs, especially for hurricane improvements. This update and new addition is a huge plus to the other plans coming into the downtown area.

I hope you will support their plans as we can make the downtown stronger and something we can be proud of.
Thanks. Debbie Gigliotti

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Carol Lee Gilbert, 222 12th Street West (#102), Bradenton, FL 34205

Mayor Gene Brown & Members of City Council January 24, 2025

101 12th Street West, Bradenton FL 34205

Dear Mayor Brown & Members of the City Council:

As a 10-year Resident of OUR City, I join you daily in making this the best city in Manatee County & The State of Florida. In this regard, I am writing to request your support to act appropriately and positively on The Westminster Communities of Florida action for "Corrected/Re-ZONING" of its property Westminster Bradenton/Point Pleasant located just around the corner from City Hall. Looking at City records, I would think that the current zoning must have been an error or oversight when the update/newly zoning of Downtown was effected a few years ago. The zone does not reflect nor accurately categorize the property.

This Westminster Community is my home which I share with another 350-400 valuable Bradenton/Manatee County citizens and YOUR Supporters. I love "Old Bradenton" and frequent regularly our Downtown businesses to ensure they thrive and maintain operational success, ie. Saturday Farmer's Market, Orange Blossom Coffee Café, O'Brick's, Fav's, Robin's, Pier-22, Mattison's, The Bishop, Manatee Hospital, etc.

As a retired Federal Manager (U.S. Department of Justice, D.C.), I carefully selected my retirement locale and have enjoyed life for 32 years in Florida since 1993. Here, I am a responsible citizen and contributor like The Mayor & Council. I am a VOTER, participating in elections—YOU relied on me to vote for you and bring you into office. I give back—as a volunteer, spend money and pay taxes, support our local charities, and contribute to other community involvements.

I hope you will make things right: Please, please support the amendment which you will consider February 12. A positive vote and corrective action will have significant impact and benefit many City Residents, Company Employees, Vendors, Contractors and our overall City of Bradenton Community.

Most Respectfully, Carol Lee Gilbert

Carol Lee Gilbert

January 24, 2025

Dear Members of the Bradenton City Council,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would bring our zoning designation to align with the neighborhood.

My name is Mary Ann Murphy and I have lived at this address for 8+ years, in Manatee County for 21 years, with family connections to Bradenton for 40 years. During these time periods I have totally supported grocers, restaurants, plumbers, electricians, medical services, etc. I am the spouse of a career USAF member and Civilian honoring 32 years of service to United States Air Defense operations.

I urge the City Council to support the amendment that will be presented on February 12. This change will benefit residents, staff, team members and supporters of Westminster Bradenton.

Thank you for your consideration to our prospective of the amendment.

Sincerely,

Mary Ann Murphy

Mary Ann Murphy, Westminster Bradenton Towers #524

1533 4th Ave W, Bradenton, Fl 34205

January 25, 2025

Monica S. Reiley
1533 4th Avenue W, Apt 716
Bradenton, Fl 34205

Mayor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL. 34205

Dear Mayor Brown,

I support Westminster Bradenton and its proposed amendment to the zoning law that would allow for increased building density. This would require Westminster property to be assigned from T4 to T5 zoning.

Since 2016, I have voted in local elections, supported local businesses, volunteered, and paid taxes; therefore, the above zoning should be amended to enhance the community.

I respectfully urge the City Council to support the rezoning amendment that will be presented at the meeting on February 12, 2025. This change will benefit the many residents, team members, and supporters of Westminster Bradenton. It will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Monica S Reiley
A resident of Westminster Bradenton

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

Copied: CC Council

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

January 26, 2025

Esteemed Members of the Bradenton City Council,

I am writing to support Westminster Bradenton's proposed amendment to the Zoning Laws that would allow for increased building density.

My name is Elizabeth M. Clough, and along with more than 400 other people, Westminster Bradenton is my chosen final retirement home. To live in this excellent Continuing Care Community in the heart of Bradenton is a blessing. There is great security knowing that if I am no longer able to live in my own independent apartment, I am guaranteed availability of higher levels of care from assisted living, to memory care, or skilled nursing care.

My husband is a retired US Navy Chaplain. After the frequent moves required by his 23 years of active military service, we looked forward to the stability of retirement in one place. We bought a home in Manatee County where we lived for 15 years. However, desiring to free our sons and their families from concerns for providing for our care as we aged, we searched for a Continuing Care Retirement Community in this same area.

For the past 10 years, we have been active citizens of the city of Bradenton, living at Westminster Point Pleasant. We chose here partially because of the ability to continue our relationship with our faith family at Peace Presbyterian Church. Westminster's policy of offering clergy and military veterans discounts on their entry fees made it affordable for us to have the guarantee of a forever home, even if we outlive our resources, and the assurance of the availability of increasing levels of care as our needs change.

During this past season, our 50-year-old Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Helene and Milton from which we are still trying to recover. If the 15-foot storm surge which had been predicted for a Bradenton landfall, had occurred, we would not have had a home to which we could return. Under the current Zoning Code, allowing only 15 people per acre, Westminster Bradenton would be prohibited from rebuilding to capacity to allow most Point Pleasant residents to come back to their homes.

Please vote for the amendment to increase building density to 34 persons per acre, the zone density appropriate for a full-service retirement facility in a city.

Sincerely,
Elizabeth M. Clough
Elizabeth M. Clough
1700 3rd Ave W #120
Bradenton, FL 34205

cc: City Council

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

City Council of Bradenton

Gene Brown Mayor of Bradenton

101 12 th St. W. Bradenton, FL 34205

January 27 2025

Dear Members of the Bradenton City Council,

My name is Gertrud Clarke. I worked for GSK for many years and then worked for Cole Parmer Instrument Co as technical support, before retiring in Palmetto, FL in 2007. My family still resides in Palmetto. I volunteered at Manatee Memorial Hospital at the reception desk for over 8 years and know that Westminster is their preferred rehab facility.

I call Westminster Point Pleasant my home for the past 8 years and I am one of more than 400 individuals residing on this 11 acre property. I am shocked to learn that our property was rezoned as residential T4 with a density of 15 people/units per acre, without it being grandfathered in. I hope this was an oversight. Our buildings standing on 11 acres have a density of 36 people per acre. If one of our buildings on our campus was to burn down to the ground or suffers catastrophic damage, we would not be able to rebuild it, with the current zoning law, and that would leave us with nowhere to go. Many of us invested our fortune in this residence, live on fixed incomes and call it our forever home. As a Community we pay currently $510,802 in annual property taxes.

I strongly support Westminster Bradenton Communities and the proposed amendment to the zoning-laws that would allow for increased building density. For eight years I have been an active member of this City, supporting local businesses, voting in local elections, volunteering and paying taxes.

I respectfully urge the City Council members to support the amendment that will be presented at the February 12 meeting. This change will not only benefit our many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for taking our perspective into consideration.

Sincerely,

Gertrud E. Clarke,

Gertrud E Clarke

Loyola University of Chicago, International Business Major

1700 Third Ave. W. Unit 716, Bradenton, Florida 34205

cc: City Clerk & Council

Mayor Gene Brown and City Council Members
101 Old Main Street
Bradenton, Florida 34205

Eileen Peacock Dunkle
1533 4th Ave West, apt 510
Bradenton, Florida 34205
January 27, 2025

Dear Mayor Brown and City Council Members,

Except for the two short stints in the 1960s as a Navy wife, it took me 75 years to move to my grandmother's home state. My husband and I followed sons who had come to Bradenton 14 years prior. We chose the convenience of moving directly to a senior living facility rather than a single-family home. Someday, I expect the sons will want to live as we do.

The economy in recent years demands a community such as our Westminster one to grow a bit to survive. Please look at the size of the Erickson Living Community to be built in Lakewood Ranch. While we do not want to become a massive facility like theirs with thousands of residents, we do need to expand. We have the land to do so.

Thanks to the weather, we also need construction of buildings better suited to that weather. We must build. Under the city's zoning laws years ago when our current Shores and Towers were built, we would be able to do so. Yet today, we are not as the city has caved to a handful of residents who resent our very presence.

While we who currently live here made sacrifices in our housing in order to enjoy our location, younger people demand amenities in housing that exceed what our current buildings can provide. It is for them we come to you as the likelihood of those of us currently living here will never enjoy new construction.

This is our home. The majority of us either grew up in Bradenton or had lived here for years here before moving to Westminster. We live and shop locally. Unlike the vast majority of senior living communities, we enjoy the freedom of our downtown. We do not want to live in isolation as so many senior communities do. We are contributing members of this city as we pay our taxes and vote in our elections. The city not only benefits from the very presence of our residents, the city benefits from those who work in our community. Please do not take it away from us and them as well as future residents. I, with my husband, ask you to support the amendment to be presented on the 12th of February. Without this change, not only is our living here endangered so is the employment of our supporting team members, who number in the hundreds.

Respectfully,

Eileen Peacock Dunkle and Roy Douglas Dunkle

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

January 27, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St
Bradenton, Florida 34205

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendments to the zoning laws that would allow for increased building density and height.

My name is Kendall Taylor, and I am one of more than 400 individuals who call Westminster Bradenton home. I have lived in Florida for more than 50 years and of all the places I could have chosen to retire, Bradenton was my choice. Westminster Bradenton was a major reason for that choice. For seven years I have been an active resident of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

> I volunteered at Turning Points for a year, the Manatee Performing Arts center in Bradenton for four years, First United Methodist Church for five years, and the Realize Bradenton Street Market for five years.

I respectfully urge the City Council to approve the amendments that will be presented at the meeting on February 12. These changes will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our whole community.

Thank you for considering my perspective.

Sincerely,

Karen Taylor
Resident of Westminster Bradenton
222 12th St W, Apt 212
Bradenton, Florida 34205

CC: Cramer, Kocher, Barnebey, Moore, Coachman

Copied: Council, City Clerk

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

January 27, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St
Bradenton, Florida 34205

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendments to the zoning laws that would allow for increased building density and height.

My name is Kendall Taylor, and I am one of more than 400 individuals who call Westminster Bradenton home. I have lived in Florida for more than 50 years and of all the places I could have chosen to retire, Bradenton was my choice. Westminster Bradenton was a major reason for that choice. For seven years I have been an active resident of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

> I volunteered at Turning Points for a year, the Manatee Performing Arts center in Bradenton for four years, First United Methodist Church for five years, and the Realize Bradenton Street Market for five years.

I respectfully urge the City Council to approve the amendments that will be presented at the meeting on February 12. These changes will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our whole community.

Thank you for considering my perspective.

Sincerely,

Kendall Taylor

Kendall Taylor
Resident of Westminster Bradenton
President of the Resident Council
222 12th St W, Apt 212
Bradenton, Florida 34205

CC: Cramer, Kocher, Barnebey, Moore, Coachman

Copies: CC's Council

From: Tamara Melton
To: Greg DeLong
Subject: Fwd: [EXTERNAL] Westminster Bradenton"s request for a proposed amendment to the Zoning Laws
Date: Tuesday, January 28, 2025 6:39:34 PM

Another one. Please disregard if Josh already sent the email to you.

Sent from my iPhone

Begin forwarded message:

> **From:** Josh Cramer <josh.cramer@bradentonfl.gov>
> **Date:** January 28, 2025 at 6:18:21 PM EST
> **To:** Corey Fortin <Corey.Fortin@bradentonfl.gov>, Tamara Melton <tamara.melton@bradentonfl.gov>
> **Subject: Fwd: [EXTERNAL] Westminster Bradenton's request for a proposed amendment to the Zoning Laws**
>
> FYI.
>
> Get Outlook for iOS
>
> ---
>
> **From:** sundoc@verizon.net <sundoc@verizon.net>
> **Sent:** Tuesday, January 28, 2025 5:58:19 PM
> **To:** Josh Cramer <Josh.Cramer@bradentonFL.gov>
> **Subject:** [EXTERNAL] Westminster Bradenton's request for a proposed amendment to the Zoning Laws
>
> You don't often get email from sundoc@verizon.net. Learn why this is important
>
> **[EXTERNAL EMAIL]** This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.
>
> Mr. Vice-Mayor
>
> Please support Westminster Bradenton’s request for a proposed amendment to the Zoning Laws that would allow for increased building density. That would allow for the healthy and proper operation of their properties in the Point Pleasant area. The amendment will correct a clerical error, which suddenly, and without discussion or opportunity for input or adjustment, changed our original zoning from T-5 to T-4.
>
> I understand resistance to, what residents perceive to be an increase in density, but the Westminster buildings have been here for some 50 years, and leaving the restriction at 15 people per acre would not improve the Point

Pleasant neighborhood, rather it would start a cycle of deterioration, with buildings either not being adequately rehabbed or sold creating more disruption and construction.

During this past season, the Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Ian, Helene, and Milton from which we are still trying to recover. If the current Zoning Code of 15 people per acre remains in effect, we would be prohibited from rebuilding properly and many Point Pleasant residents would be adversely effected.

Westminster strives to be a good neighbor and has pledged to self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new construction in the rezoned property. Since any new construction would have to be built to current hurricane standards that pledge seems reasonable for fiscal and quality of life reasons. We provide the City of Bradenton with $35 million dollars in revenue, pay some $14.7 million in wages to local workers, $510,802 annually in property taxes, and have budgeted $12 million for Capital expenses in FY 2026. The policy of providing reduced pricing to first responders, clergy, and military veterans assists public servants with an affordable option for retirement and continuing care. In addition, we provide thousands of volunteer hours for the benefit of the local community.

I'm a retired Naval officer who was born in Tarpon Springs. After 23 years of active military service, I returned to Florida establishing residency in Manatee County. My wife and I have lived here for 25 years. As a retired Pastor as well, I've been active in church and community the whole time. Ten years ago, we moved from out in the County to the city of Bradenton.

Please vote for the amendment to increase building density to, the zone density appropriate for a full-service retirement facility in a city.

Peace,

William R. Clough

Resident, Westminster Point Pleasant

"It is not your responsibility to finish the work of perfecting the world, but you are not free to desist from it either." Rabbi Tarfon, Pirke Avot 2:21

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by

the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: sundoc@verizon.net
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Bradenton"s request for a proposed amendment to the Zoning Laws
Date: Wednesday, January 29, 2025 6:42:32 AM

Hello Mr. Clough,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 6:05 PM, sundoc@verizon.net wrote:

> You don't often get email from sundoc@verizon.net. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Councilwoman Moore,

Please support Westminster Bradenton's request for a proposed amendment to the Zoning Laws that would allow for increased building density. That would allow for the healthy and proper operation of their properties in the Point Pleasant area. The amendment will correct a clerical error, which suddenly, and without discussion or opportunity for input or adjustment, changed our original zoning from T-5 to T-4.

I understand resistance to, what residents perceive to be an increase in density, but the Westminster buildings have been here for some 50 years, and leaving the restriction at 15 people per acre would not improve the Point Pleasant neighborhood, rather it would start a cycle of deterioration, with buildings either not being adequately rehabbed or sold creating more disruption and construction.

During this past season, the Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Ian, Helene, and Milton from which we are still trying to recover. If the current Zoning Code of 15 people per acre remains in effect, we would be prohibited from rebuilding properly and many Point Pleasant residents would be adversely effected.

Westminster strives to be a good neighbor and has pledged to self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new construction in the rezoned property. Since any new construction would have to be built to current hurricane standards that pledge seems reasonable for fiscal and quality of life reasons. We provide the City of Bradenton with $35 million dollars in revenue, pay some $14.7 million in wages to local workers, $510,802 annually in property taxes, and have budgeted $12 million for Capital expenses in FY 2026. The policy of providing reduced pricing to first responders, clergy, and military veterans assists public servants with an affordable option for retirement and continuing care. In addition, we provide thousands of volunteer hours for the benefit of the local community.

I'm a retired Naval officer who was born in Tarpon Springs. After 23 years of active military service, I returned to Florida establishing residency in Manatee County. My wife and I have lived here for 25 years. As a retired Pastor as well, I've been active in church and community the whole time. Ten years ago, we moved from out in the County to the city of Bradenton.

Please vote for the amendment to increase building density to, the zone density appropriate for a full-service retirement facility in a city.

Gratefully,
William R. Clough
Resident, Westminster, Point Pleasant

"It is not your responsibility to finish the work of perfecting the world, but you are not free to desist from it either." Rabbi Tarfon, *Pirke Avot 2:21*

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Fred Longhi
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Proposed Amendment to Zoning Laws
Date: Wednesday, January 29, 2025 6:39:50 AM

Hello Mr. Longhi,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 4:12 PM, Fred Longhi <rvlonghi@gmail.com> wrote:

> You don't often get email from rvlonghi@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms. Moore,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Fred Longhi and my wife and I are two of more than 400 residents who call Westminster Bradenton home. My wife and I have been tax paying and voting residents of Manatee County since beginning high school here in 1960. I am a retired US Army Officer, having served over 20 years of active duty. There are many such resident veterans on our Wall of Honor here in our Shores Building.

I respectfully urge the City Council to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, over 300 team members (employees), and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Fred Longhi
LTC, US Army (retired)
Resident of Westminster Point Pleasant

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Bill Murphy
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Proposed amendment to zoning laws
Date: Wednesday, January 29, 2025 2:43:15 PM

Hello Mr. Murphy,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 7:34 PM, Bill Murphy <billsara62@gmail.com> wrote:

You don't often get email from billsara62@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Mayor Gene Brown

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Bill Murphy. My wife and I are very happy residents of Westminster Bradenton. Our home is The Courtyard on 12th Street, Bradenton.

Although I am a senior, I have been an active member of this city for the past 13 years, voting in local and national elections, supporting local businesses, and members of a local church. I volunteer locally 300 hours a year in this greater community, and I am a tax paying citizen. I am a retired military veteran, and served in the US Navy for 20 years.

Respectfully, I urge the City Council to support the amendment that will be presented at the meeting on February 12, 2025, regarding zoning in this area, specifically including Westminster Bradenton by changing their zone from T4 to T5 in the new proposed plan.

This amendment will greatly benefit more than 400 residents at Westminster Bradenton, plus our team members and supporters of Westminster Bradenton. I believe this amendment will significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Bill Murphy
22212th St. West
Bradenton, FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Sara Murphy
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Proposed Amendment to zoning laws
Date: Wednesday, January 29, 2025 6:40:12 AM

Hello Sara,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 7:06 PM, Sara Murphy <sarabill62@gmail.com> wrote:

Some people who received this message don't often get email from sarabill62@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Mayor Gene Brown,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Sara Murphy. My husband and I are very happy residents of Westminster Bradenton. Our home is The Courtyard on 12th Street, Bradenton.

Although I am a senior, I have been an active member of this city for the past 13 years, voting in local and national elections, supporting local businesses, and we are members of a local church. I volunteer locally 250 hours a year in this greater community, and I am a tax paying citizen. We were a military family and served in the United States Navy for 20 years.

Respectfully, I urge the City Council to support the amendment that will be presented at the meeting on February 12, 2025, regarding zoning in this area, specifically, including Westminster Bradenton by changing their zone from T4 to T5 in the new proposed plan.

This amendment will greatly benefit more than 400 residents at Westminster Bradenton, plus our team members and supporters of Westminster Bradenton. I believe this amendment will significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Sara Murphy
Resident of Westminster Bradenton
222 12th St. West
Bradenton, FL, 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

3 February 2025

BRADENTON CITY COUNCIL
ATTN: Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

SUBJECT: Westminster Re-zoning Applications

We, the undersigned, are in favor of the Westminster applications to change the current density and building height zoning codes from T4 to T5.

The first reason for restoring the zoning density units and building heights to the same requirements as those that existed when the buildings on campus were built, would allow both our current residents and future residents to experience the quality of life in this excellent continuous care retirement community that offers active independent living, as well as assisted living, memory care and nursing care here in Bradenton- "The Friendly City." Westminster Point Pleasant is an affordable not-for-profit campus that hosts many local Bradenton/Sarasota residents who have already lived in the area for many years. This campus allows them to stay connected to local families, friends, churches and organizations. As you can well imagine, moving from the home that you lived in for years to a retirement community is very stressful, but if you can continue to keep your community ties, it becomes less so. Thus, location is a primary draw for many people to come to Westminster Point Pleasant, along with their policy to offer first responders, clergy and military veterans reduced pricing that provides these public servants affordable continuity of care from active living to nursing home. Not allowing Westminster to operate with the original density building codes puts all of this in jeopardy.

The second major reason primarily affects us, the current residents. We acknowledge that most of us will not be here in 20-25 years when the new Point Pleasant buildings will be built. Our concern is what if something would happen now – a weather disaster or fire that would destroy one of our current campus buildings to the extent it could not be repaired but would have to be rebuilt. The current code does not allow the required density for a rebuild. Residents that would have to be relocated to other Westminster campuses during a rebuild, would be in jeopardy of not being able to return to Point Pleasant because there would not be enough unit space in the greatly reduce size of the building, that resulted from imposing the current T4 zoning code instead of that used in the original zoning. Approving Westminster's application requesting rezoning would resolve this issue and permit all residents to eventually return to the Point Pleasant campus, which was where they chose to live. Rezoning to T5 would not only restore the previous zone requirements to the Point Pleasant campus, it is also the only logical zone density that makes sense for a full service retirement community located in a city.

We, the current residents of Westminster Point Pleasant are the FACES of Westminster. We employ 300 personnel, with annual salaries of $14.7 million, (many of whom are city citizens), we provide to Westminster over $35 million in revenue and pay over $510,000 in property taxes. Our residents also have completed over 11,000 hours of volunteer service to services organizations, churches, outreach facilities and medical organizations in the Bradenton area.

Again, we and the other 400 registered voters that live at Westminster request that you approve the three Westminster Point Pleasant zoning requests.

George M. & Annalisa Claxton
US Army (LTC ret)
1700 3rd Ave West, Bradenton, FL 34205

Bradenton City Council
Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

We are in favor of the Westminster application to change the current density and building height zoning codes to put them more in line with the zoning codes that were in place when the campus was built in the 1960's-1970's, over 50 years ago. We support Westminster's application for two community-wide reasons and many individual reasons.

The first reason for restoring the zoning density units and building heights to the same requirements as those that existed when the buildings on campus were built, would allow both our current residents and future residents to experience the quality of life in this excellent continuous care retirement community that offers active independent living, as well as assisted living, memory care and nursing care here in Bradenton- "The Friendly City." Westminster Point Pleasant is an affordable not-for-profit campus that hosts many local Bradenton/Sarasota residents who have already lived in the area for many years. This campus allows them to stay connected to local families, friends, churches and organizations. As you can well imagine, moving from the home that you lived in for years to a retirement community is very stressful, but if you can continue to keep your community ties, it becomes less so. Thus, location is a primary draw for many people to come to Westminster Point Pleasant, along with their policy to offer first responders, clergy and military veterans reduced pricing that provides these public servants an affordable continuity of care from active living to nursing home. Not allowing Westminster to operate with the original density building codes puts all of this in jeopardy.

The second major reason primarily affects us, the current residents. We acknowledge that most of us will not be here in 20-25 years when the new Point Pleasant buildings will be built. Our concern is what if something would happen now – a weather disaster or fire that would destroy one of our current campus buildings to the extent it could not be repaired but would have to be rebuilt. The current code does not allow the required density for a rebuild. Residents that would have to be relocated to other Westminster campuses during a rebuild, would be in jeopardy of not being able to return to Point Pleasant because there would not be enough space in the greatly reduce size of the building, that resulted from imposing the current code instead of that used in the original building. Approving Westminster's application requesting rezoning would resolve this issue and permit all residents to eventually return to the Point Pleasant campus, which was where they chose to live. Furthermore, although the T5 zoning that exists in the areas adjacent to the current T4 zone permits significantly higher buildings, Westminster has stated they would self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new facilities in the rezoned property. Rezoning to T5 would not only restore the previous zone requirements to the Point Pleasant campus, it is also the only logical zone density that makes sense for a full service retirement community located in a city.

Again, we and the other 400 current residents request that you approve the three Westminster Point Pleasant zoning requests.

P.S. Please, could you be considerate of our care and needs in our latter years. We can't see how more Seniors would affect the density, when most of us are using a walker or wheelchair!

Thank You,

Frederick H. Cornell

Maria G. Cornell

S-602

Frederick H. Cornell

Maria G Cornell

Carl Blesch
1700 3rd Ave W Apt 920
Bradenton, FL 34205

January 29, 2025

Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

Dear Mr. Brown:

I am a resident of the Westminster Bradenton continuing care retirement community, and I am writing to support an issue that is important to me and more than 400 of my fellow residents: properly zoning our Point Pleasant campus to accurately reflect the density that has existed here for more than 50 years.

I was surprised to learn from our management that a decade or so ago, a change was made that caused our campus to be zoned to a residential standard that allows considerably less density than applied when our buildings were first built. It is essential that the zoning standards accurately reflect what exists today, so we can improve our current facilities and add facilities that make our campus more safe, attractive and desirable for current and future residents.

My major concern is how the residential zoning currently assigned to us could make it impossible to replace our independent living units should a fire, weather event or other catastrophe cause damage that could not be economically repaired. Replacement buildings conforming to current residential zoning would not accommodate our population, thereby breaking existing relationships as Westminster relocated us to other campuses around the state.

Also, the age of our facilities means they don't have the kind of amenities that newer residents like me expect in a continuing care retirement community: spacious apartments, contemporary dining offerings and a greater variety of recreational and entertainment facilities. Management is planning for such amenities in future construction, but these are non-starters if we lack proper zoning.

I became a resident here seven years ago and have found the Westminster campus and the greater Bradenton community a welcoming place to live as a younger senior – I'm now in my early 70s. I look forward to Westminster providing a safe, secure and caring environment for me here in Bradenton as I age into my 80s and 90s. The City Council's rectifying our zoning situation will be a welcome step to help Westminster deliver on this promise.

Sincerely,

Carl Blesch

Gene Brown
Mayor

FEB 05 2025

RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

January 31, 2025

Dear Mayor Brown,

I want to voice my support for the proposed amendment to the zoning laws that will allow for increased building density at Westminster Bradenton.

My name is Constance Hill and I have lived at Westminster Bradenton for the past six years. My husband and I are originally from Tennessee. We had been looking for many years for a place to retire and had come to the decision that a continuing care community might be best for us. We looked in various cities and towns in Tennessee, Virginia and Texas and were making plans to visit Arizona when we found Bradenton through a Westminster Bradenton marketing advertisement. Once we saw the Westminster Point Pleasant independent living residences on Wares Creek (the Towers and the Shores), walked around the Point Pleasant neighborhood behind the Shores, and toured the Bradenton downtown, marina and Riverwalk areas, we knew we had found our retirement home.

We have made Bradenton our home and have supported local downtown businesses as well as other city and county businesses, have volunteered not only within our Westminster community but also in the Bradenton community, have voted on a regular basis (taking the time and making the effort to obtain as much information about the individuals running for various offices), and pay our fair share of taxes. Our Westminster Team Members, many of whom live as well as work in this area and send their children to school here as well as seeking further education for themselves, local vendors, contractors, repairmen, etc. also help support the local economy.

I understand that the initial zoning of Westminster, which allowed for the current multi-story buildings and appropriate density, was changed at some point to the current zoning which is more restrictive. No one I have spoken with can tell me why that change was made. Our buildings are getting older and new plans are being considered to meet the needs of a new generation of retirees seeking care in their senior years. This type of community provides an invaluable service for several hundred residents as well as providing employment for over 1000 people and needs to be able to grow in order to continue providing the services and employment that benefits so many and benefits Bradenton and Manatee County in so many ways. I believe Westminster can continue to be so in the future with upgraded and new buildings and encourage City Council to amend the zoning laws to allow for increased density.

Thank you,
Constance J. Hill
Resident of Westminster Bradenton
1700 3rd Ave W
Apt. 102
Bradenton, FL 34205

Constance J. Hill

1700 3rd Ave., W., Apt. 819
Bradenton, FL 34205
January 28, 2025

Mayor Gene Brown
and all Council Members
Bradenton City Council
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown and all Council Members:

My name is Margaret Daniel and I have lived at Westminster Point Pleasant Shores since 2014. My husband and I had at that time been on a wait list for Sunnyside CCRC in Sarasota when we had an opportunity to visit Westminster PP and loved the area due to its location to downtown with the library so close and so many other things within walking distance. I am sorry to hear that somewhere in the past the zoning density for Westminster was changed to a T4-O rather than T-5. My husband passed away three yrs. ago and I am still in independent living here as I love it.

I volunteer here as Floor Rep, have participated in reading of books for a 2nd grade class at Samoset Elementary, I'm a pen pal for a 3rd grader at Ballard Elementary School and volunteer at Bible Baptist Church in Bradenton helping during VBS, Joseph's Pantry and in the Nursery there. Also I have volunteered in the office at Realize Bradenton and helped to pick up trash along the road and Wares Creek.

We had moved to the Sarasota area in 1970 and at one time, I even worked at Mann and Fay, Attorneys here in downtown Bradenton. Eventually, I went to work in Sarasota as it was closer to where I lived at the time for Ferrell, Ferrell and Yetter, Attorneys. I finally was able to get a job with the Sarasota County School Board where I worked until I retired. During my working years, I also went back to school and obtained my Bachelor's Degree in Information Management with the University of South Florida transferring from Manatee Community College prior to that.

I was surprised to hear that at the last City Council meeting that some of the neighbors don't like us. I have walked through the neighborhood, spoke to people here and there and have never noticed any animosity towards us. This community provides a service that is needed as we all age. Even some of them may at some time need the type of help that is provided here. Westminster has to be able to maintain and upgrade these facilities as needed in the future.

Sincerely,

Margaret Daniel

Margaret Daniel
Resident of Westminster Bradenton

Mayor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Gary Hill and I am one off more than 400 individuals who call Westminster Bradenton home. For six years I have been an active member of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

I am a veteran who served in our military for nine years and I am also a United Methodist minister who cares a great deal about this community. It is extremely distressing to me that the neighborhood I enjoy walking, saying hello to the people I meet, appeared so negative about Westminster's presence in this area in the opinions they voiced to the zoning board. This is especially so because so many of these neighbors have come to this area long after the Westminster buildings were built. Surely they knew that when those buildings got old they would eventually have to be replaced.

Westminster is a good neighbor in this city, employing 1600 local residents who contribute to the local economy, as do our residents. Our residents also support many local institutions and organizations with their patronage and thousands of volunteer hours.

I respectfully urge the City Council to support thee amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Gary Hill, D.Min.
Resident of Westminster Bradenton

Maor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown,

I am writing in support of the rezoning of the Westminster Point Pleasant properties to that which reflects the buildings that are currently in use. I am a resident of the Shores, which has been in this community since the 1970's.

I would like to suggest that rezoning the property will benefit you and the rest of this community. Everyone gets older or dies and there may come a day when you are seeking a place where you no longer have to mow your grass or repair your home. Or tomorrow you could be in an accident and need a place to rehab. Westminster is a premier place for people in this community when they need it.

You may be aware that it is hard to find a quality nursing home and this is going to become even more difficult as the population ages. We came to Westminster almost six years ago because my husband fell and broke his hip in downtown Bradenton. We looked at the places for rehab and Westminster had the highest--a 5-star rating. He was treated so well we decided to move to the Shores and make this our permanent home. He is now a permanent resident in the nursing home and we feel fortunate that he can be in such an excellent facility.

The residents here are active as long as they are physically able. We pay taxes, vote, and volunteer because this is our home for the rest of our lives. Our community includes retired educators, ministers, lawyers, business executives, realtors, and doctors, along with many others who have contributed to society for many years.

The buildings here are old and one day will need to be replaced. But if this rezoning does not occur, their replacements will not be able to house the current or future residents who would like to live in such a beautiful location and with the amenities offered to residents.

Please consider the long-term needs of this community and rezone this area so Westminster can continue to provide a wonderful place for residents to live. We all need a pleasant location to spend the rest of our lives.

Sincerely,

Betty L. Goerss

January 30, 2025

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

. Dear Bradenton City Council members.

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My names is James C. Dart, and I am one of more than 400 individuals who call Westminster Bradenton home. For almost 33 years I've been an active member in this area, supporting businesses, voting, volunteering, working and paying taxes.

I'm a veteran who served during the Vietnam conflict in late 60s.

I respectfully urge the City Counsil to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our great town

Sincerely,

James C. Dart...resident of Westminster Bradenton

222 12th street W. APT 201

Bradenton, Fl 34205

Proposed amendment on zoning laws

Dear member of the Bradenton City Council,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Jan Dart and I have lived on Anna Maria island for 31 years before I moved to Westminster Bradenton. I was a teacher for the Manatee County schools for 20 years, most of those years in Bradenton.

Here are some of the reasons why I think this amendment needs to pass:

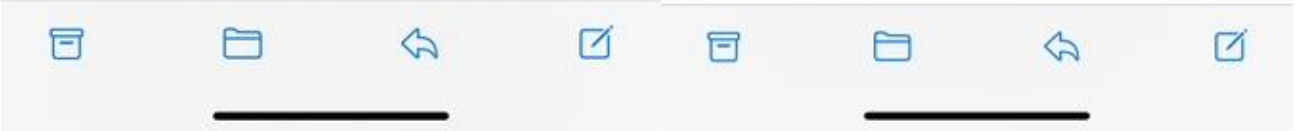
*Current zoning restrictions make it challenging to replace, repair or renovate for Westminster. We found out from the recent hurricanes that it is very possible to have irreparable damage and would have to rebuild. With the zone we live in now, we could not accommodate all Westminster residents who call Westminster their home. Plus population projections by 2030 for Florida's population over 65 at 25.5%.

*We are good neighbors and actively support the downtown area and frequently patronize local businesses, churches and organizations. Last year alone, Westminster residents logged approximately 1100 hours of volunteer service outside of Westminster. So we are very vital and active in the community.

*This amendment will ensure the continued vitality of Westminster Bradenton, supporting both the community and the city's economic and social fabric.

*Westminster Bradenton provides a wide range of essential services and support for the community, such as: independent living, assisted living, memory care, short-term rehabilitation, skilled nursing care, outpatient therapy, home care, pharmacy services and jobs for team members from the local community.

Therefore, I strongly urge the City Council to approve the amendment at your meeting on February 12th. This change will not only benefit the many who live, work and support Westminster Bradenton, but will also contribute to the overall growth and prosperity of our city.



Thank you for time and service as you decide your vote on such an important matter.

Sincerely,
Jan Dart
Resident of Westminster Bradenton
222 12th St W Apt 201
Bradenton, FL 34205

From: Lisa Moore
To: pp
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Zoning
Date: Wednesday, February 5, 2025 3:43:49 PM

Hello Kevin and Janet,

Thank you for your email. Because this item is quasi-judicial in nature, I am not able to discuss it before the meeting, but am copying staff to include your remarks in the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Jan 30, 2025, at 2:30 PM, pp <ksandjr@aol.com> wrote:

You don't often get email from ksandjr@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Councilwoman Moore,

This e-mail is in the regards to the proposed amendment to the zoning laws for Westminster Bradenton to allow for increased building density.

Our names are Kevin and Janet Life. Prior to moving to Bradenton, we visited this beautiful city several times and realized what a friendly, vibrant community it is. Now after living here, we realize an important part of this is the Westminster community. As retired senior citizens, we are so happy that there is such a place that promotes health, wellness and longevity of life. Not only do they keep you mobile and vibrant, they assist you with continuous care throughout the rest of your life.

We respectfully ask that you will support the amendment that will be

presented on February 12. This change is important for Westminster Bradenton to continue to care for its 400 residents. It is also important so Westminster can continue to support the Bradenton community thru taxes, employment, support of local businesses and restuarants and volunteer hours contributed by the residents.

We are not asking for a monumental change. We have been here for 70 years in a historically approved density. As you are aware, for unknown reasons, when Bradenton adopted new zoning laws we were labeled T-4. If you look at the buildings that have been here since 1965 and 1974, they fall more closely into the T-5 category and should have been grandfathered in. Look at the newer property around us and you will see they are already in T-5.

We understand there are a few residential neighbors that oppose this. All we can say is, unless they have been here 70 years, our buildings were here when they bought the house!! Due diligence requires you to look at your neighbors' property and see they own buildings.

Thank you so much for your consideration and we look forward to meeting you on February 12.

Kevin & Janet Life

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

January 30, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St.
Bradenton, FL 34205

Dear Mayor Brown,

This e-mail is in the regards to the proposed amendment to the zoning laws for Westminster Bradenton to allow for increased building density.

Our names are Kevin and Janet Life. Prior to moving to Bradenton, we visited this beautiful city several times and realized what a friendly, vibrant community it is. Now after living here, we realize an important part of this is the Westminster community. As retired senior citizens, we are so happy that there is such a place that promotes health, wellness and longevity of life. Not only do they keep you mobile and vibrant, they assist you with continuous care throughout the rest of your life.

We respectfully ask that you will support the amendment that will be presented on February 12. This change is important for Westminster Bradenton to continue to care for its 400 residents. It is also important so Westminster can continue to support the Bradenton community thru taxes, employment, support of local businesses and restuarants and volunteer hours contributed by the residents.

We are not asking for a monumental change. We have been here for 70 years in a historically approved density. As you are aware, for unknown reasons, when Bradenton adopted new zoning laws we were labeled T-4. If you look at the buildings that have been here since 1965 and 1974, they fall more closely into the T-5 category and should have been grandfathered in. Look at the newer property around us and you will see they are already in T-5.

We understand there are a few residential neighbors that oppose this. All we can say is, unless they have been here 70 years, our buildings were here when they bought the house!! Due diligence requires you to look at your neighbors' property and see they own buildings.

Thank you so much for your consideration and we look forward to meeting you on February 12.

K Life
Kevin Life

Janet Life
Janet Life

From: Lisa Moore
To: Jo Ann Lovell
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Point Pleasant Zoning
Date: Wednesday, February 5, 2025 4:23:40 PM

Hello Jo Ann,

Thank you for your email. Because of the quasi-judicial nature of this item, I am not permitted to discuss it outside of the meeting. I am including staff so that they can include your comments to the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Feb 2, 2025, at 7:50 AM, Jo Ann Lovell <joannlovell@yahoo.com> wrote:

You don't often get email from joannlovell@yahoo.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Councilwoman Moore,

I'm sure you are aware of the Westminster Senior Living properties and the service the facility brings to older adults. Most members of the Point Pleasant community have deep roots in Manatee and Sarasota counties and add to the life of these communities. In addition, the facility employs some 1600 staff from the local community. Through the Westminster scholarship program, these employees have opportunity to develop additional skills contributing to the future of the wider community.

Westminster Point Pleasant is requesting the Bradenton City Commission to reinstate the zoning in place when the facilities were built. The current T-4 status does not reflect the reality of the existing facility and doesn't allow for replacement/enhancement of buildings on the current campus. The original status, T- 5, needs to be reinstated.

Your support is appreciated as our residents continue to live out their lives knowing the future of Point Pleasant is possible.

Sincerely,
Jo Ann Lovell
JoAnnLovell@yahoo.com
1700 3rd Ave W Apt 222
Bradenton, FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

January 30, 2025

Dear Members of the Bradenton City Council,

I support the amendment Westminster Bradenton has proposed to increase building density. I am just one of the 400+ residents who call this place home. Many of us have taken an active role in our community, volunteering to work with children/reading programs, helping at the libraries, working at the Market and working to keep our property beautiful.

I was a labor and delivery. RN for 28 years at Manatee Memorial. My husband was a Marine and my son a paratrooper. My husband's ashes rest in the National Cemetery. He was a small business owner. I am 78, a senior citizen, a volunteer, and a voter.

I respectfully ask the City Council to support the amendment that will be presented at the February12th meeting. Thank you for considering our perspective.

Sincerely,

Zoe A Martin

Resident of Westminster Point Pleasant
3315 4th Ave. W. Apt. 324
Bradenton, Florida 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Richard G Matheson
222 12th St. W. – Apt 102
Bradenton, FL 34204

1/28 2025

Mayor Gene Brown & Members of the Citify Council

As a10-year resident of "Downtown" Bradenton, I am writing to enlist you support to act positively and appropriately regarding the Westminster communities of Florida Corrected Zoning Petition to correct current unintended errors and restrictions currently contain in the city zoning City records that prejudicially affect the zoning on the property currently used by Westminster Communities in the downtown footprint.

The Westminster Community is my home and I share it with almost 400 senior Bradenton citizens. We Vote locally. We Shope local. We Dine locally. We are good law abiding and quiet neighbors and we love our home town and desire nothing but success and prosperity for the place we call home.

I am a 13-year US Coast Guard Veteran and a 30-year commercial airline pilot and have in lived in retirement in Florida for over thirty years with more than 20 of those years in Manatee County and Bradenton.

Please support the zoning amendment corrective action for the Westminster Community which you will consider on 12 February with a positive vote for the change petitioned.

Thank you.

Most Sincerely,

Richard G. Matheson

Richard G Matheson

January 30, 2025

Mayor Gene Brown and Members of the Bradenton City Council,

I support the restoration of the T5 Zone designation to the Westminster Bradenton property.

My name is Patricia Paul. I am one of more than 400 people who reside at Westminster Bradenton. I am a voter, a tax payer, and contribute to the prosperity of the Bradenton community.

Restoring the zoning density and building heights to the same requirements as those that existed when the buildings were built over 50 years ago would allow Westminster Bradenton to create and/or restore existing buildings to 21st century requirements. With updated buildings Westminster would be a greater asset to Bradenton. Newer buildings would enable Westminster to continue to attract residents that would contribute taxes, talents and prosperity to the Bradenton community.

Sincerely,

Patricia W. Paul
Resident of Westminster Bradenton
1700 3rd Ave West
Apartment 106
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

From: Lisa Moore
To: Barry Phelps
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Support for Westminster Amendment Feb.12
Date: Wednesday, February 5, 2025 4:00:35 PM

Hello Mrs. And Dr. Phelps,

Thank you for your email and your continued service to our wonderful community. Because of the quasi-judicial nature of this item, I am not permitted to discuss it outside of the meeting. I am copying staff so that your comments can be included in the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Jan 30, 2025, at 7:38 PM, Barry Phelps <cbphelps71@gmail.com> wrote:

You don't often get email from cbphelps71@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms Moore:

When we moved to Bradenton almost 12 years ago and became members of the Westminster Community our goal was to be active walkers in this delightful part of the city.

We could walk to church (FPC), walk to the public library for classes and read all sorts of books. We became financial contributors to the "Friends of the Library", walk the River Walk, even walk to doctors and Quest. Weather permitting, I walk to my hairdresser.

One of our favorites is our regular twice weekly walks to breakfast at Robbins Downtown on Old Main.

Local volunteering became an important of enjoying and GIVING BACK to

Bradenton. This includes:

Giving information to visitors at the weekly market at the Realize Bradenton Booth (and supporting them financially)

Working at the twice weekly pantry at our church

Being a pen pal to students at Ballard Elementary

Taking tickets at the Blues Festival

Getting ready for 5th year of Dive Into Reading (held at O'Bricks) for local children needing some extra help with reading

Participating in several "Keep Manatee Beautiful" clean up events

Donating frequently to local charity-based thrift shops like HOPE CHEST & ST VINCENT DE PAUL and patronizing Women's Resource center UNIQUE BOUTIQUE.

We are fully integrated into this community having voted in every local election and therefore we feel that we not only have the right but the obligation to ask you, our elected officials, to support that which will be presented to you on February 12.

Yours truly,

Catherine Phelps M.S. Principal American School SA

Barry Phelps Ph.D Penn State Engineering Prof. Emeritus

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

January 27, 2025

Dear Members of the Bradenton City Council:

I have been a member of the Westminster Point Pleasant community in Independent Living since June, 2023. I very much want to remain in this community in the city of Bradenton at this location.

I respectfully urge the City Council to support the amendment that will be presented at the meeting on 2/12. This change will not only benefit me but will also significantly contribute to the overall diversity and continuity of care for the development planned in the downtown community.

Thank you, Sincerely,

Resident of Westminster Bradenton
Towers 420
1533 4th Avenue West
Bradenton Florida 34205

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Jan. 29.2025

Dear Mayor Brown:

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Richard Uttich and I am one of more than 400 individuals who call Westminster Bradenton home. For 5 years, I have been an active member of this city, supporting local businesses, voting in local elections, volunteering paying taxes.

I am a veteran and served in the Navy for 20 years.

I respectfully urge the you and the City Council to support the amendment that will be presented at the meeting on Feb. 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Richard Uttich

Richard Uttich
Resident of Westminster Bradenton
1533 4th Ave. W.
Bradenton, FL 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Jan. 29.2025

Dear Mayor Brown:

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Roberta Uttich and I am one of more than 400 individuals who call Westminster Bradenton home. For 5 years, I have been an active member of this city, supporting local businesses, voting in local elections, volunteering paying taxes.

I respectfully urge the you and the City Council to support the amendment that will be presented at the meeting on Feb. 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

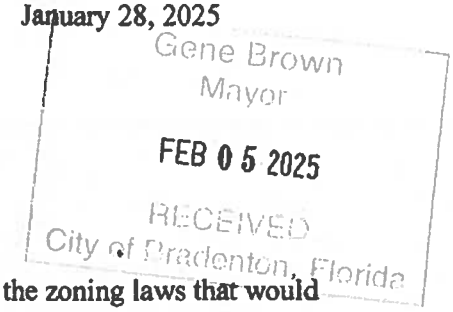
Thank you for considering our perspective.

Sincerely,

Roberta Uttich

Roberta Uttich
Resident of Westminster Bradenton
1533 4th Ave. W.
Bradenton, FL 34205

1700 3rd Ave. W
Apt. 1020
Bradenton, FL 34205
January 28, 2025



Mayor Gene Brown
Bradenton City Council
City Hall
Bradenton, Fl

Dear Mayor Brown,

I am writing to tell you that I support the proposed amendment to the zoning laws that would increase the current zoning density so that Westminster Communities can build appropriate buildings to house and ensure the well-being of its current and future residents. It is my understanding that when the area was last zoned, some sort of error was made so that Westminster Point Pleasant was included in the residentially zoned area instead of the zoning density that applied when the buildings here were built. Certainly the Zoning Board could not have intentionally reduced the approved density of buildings that already existed on the site, and had been there for about 50 years.

I have been living in the Shores Building for over three years, having moved here from Lakewood Ranch. I am an active, engaged, senior, who regularly votes. I also contribute hours of volunteer time, both in the City of Bradenton as well as in my immediate community. I also have a daughter who lives nearby who might want to come to live here at some point. I have been a resident of Manatee County for six years, having moved here from Pinehurst, NC, where I retired after 30 years working in the federal government as a writer, attorney and member of the Senior Executive Service. I moved here because I liked the idea of living in a Continuous Care Retirement Community in a small city where I would have walkable access to restaurants, shops, and other amenities, especially the beautiful Riverwalk, all of which I use regularly.

It was extremely distressing to me to learn that the neighborhood I enjoy walking in, saying hello to the people as I pass by, appeared to be so negative about Westminster's presence in this area in the opinions they voiced to the zoning board. This is especially so because so many of these neighbors have come to this area long after the Westminster buildings were built. Surely they knew that when those buildings got old they would eventually have to be replaced.

However, under the current zoning limits, these buildings could not be rebuilt to house the same number of people if it were necessary to do so. Nor is it possible for Westminster to build new buildings to house us in in the event that the current buildings would have to be razed for safety reasons. In fact, without the ability to improve its facilities, it is entirely possible that Westminster Point Pleasant would have to relocate to a more hospitable location. This would be a great shame because Westminster Communities of Florida got its start right here in Bradenton over 70 years ago.

As I am sure you know, Westminster is a good and valuable neighbor in this city. Our facility pays a substantial amount in property taxes. It employs about 1600 local residents who contribute to the local economy, as do our residents. Our residents also support many local institutions and organizations with their patronage and thousands of volunteer hours.

I believe that at this point, Westminster Communities would like to focus on our Bradenton Campus to create a premier attractive, upscale Retirement Community that would be an even greater asset to the city and would continue to bring more active, and financially able residents who would support the city's own efforts to modernize the infrastructure and improve the local amenities. This can only happen if the current misapplied zoning designation is corrected.

Sincerely yours,

Ruth Walker Robinson, Esq.

January 26, 2025

Dear Members of the Bradenton City Council,

We support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

We are Marcia and Robert Schleif and are one of more than 400 individuals who call Westminster Bradenton home. We have lived here for 12 years. We have been active members of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

I am a veteran and served in the US Army for 3 years.

We volunteered with Realize Bradenton for 8 years including with two Blues Festivals.

We respectfully urge the City Council to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Marcia Schleif Robert Schleif

Marcia and Robert Schleif

Residents of Westminster Bradenton

1700 3rd Ave. W #1004

Bradenton, FL 34205

AGENDA ITEM NO. 8.e

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4036 - FIRST READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP; CHANGING THE FUTURE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO URBAN CENTRAL BUSINESS DISTRICT FOR PROPERTIES TOTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID # 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000) AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; SUBJECT TO A BINDING DEVELOPMENT/MITIGATION PLAN; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: First Reading, no action required.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
Katie LaBarr, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities, has submitted a request for a map amendment to the Comprehensive Plan for parcels listed in the Ordinance, generally located north of Manatee Avenue West and east of Wares Creek. The parcels are currently designated as High Density Residential (RESHIGH). The applicant is requesting a change in the designation to Urban Central Business District (UCBD).

This request is dependent upon approval of a text amendment under Ordinance No. 4035 that will allow map amendments that increase residential density within the Coastal High Hazard Areas, consistent with State Statutes. This item will be heard concurrently with a zoning map amendment for the same area under Ordinance No. 4037.

The Planning Commission heard this request at the January 15, 2025, meeting. A motion for approval failed on a 2-2 vote.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Attorney Rudacille.

SUGGESTED MOTION:

First Reading, no action required.

ATTACHMENTS:
Ordinance 4036
Staff Report
Application
Applicant Narrative
Development Table
Conceptual Plan
Draft Planning Commission Meeting Minutes 01/15/2025
Letters of Objection
Letters of Support

ORDINANCE NO. 4036

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP; CHANGING THE FUTURE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO URBAN CENTRAL BUSINESS DISTRICT FOR PROPERTIES TOTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID # 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000) AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; SUBJECT TO A BINDING DEVELOPMENT/MITIGATION PLAN; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and,

WHEREAS, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and,

WHEREAS, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City

and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and,

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (the "LPA") for the City of Bradenton; and,

WHEREAS, Presbyterian Retirement Communities, Inc. (the "Applicant") owns the properties identified by Manatee County Parcel IDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000, more particularly described in the attached Exhibit "A", consisting of approximately 15.9 acres (collectively the "Property"); and,

WHEREAS, Stantec Consulting Services, Inc. agent for Applicant, initiated the subject petition to amend the Future Land Use Designation for the Property from High Density Residential to Urban Central Business District (the "Amendment"); and,

WHEREAS, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, work-shops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and,

WHEREAS, the City of Bradenton's LPA held a public hearing on January 15, 2025, to consider the proposed Amendment; and,

WHEREAS, the LPA having reviewed and considered all comments received during said hearing, was unable to make a determination as to whether the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan; and,

WHEREAS, based on the matters of record received by the City Council at the required public hearing pursuant to Section 163.3187(2), Florida Statutes, held on _____, 2025 after proper notice, and finding the proposed Amendment meets the requirements of Section 163.3187(1), Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described herein.

2. The Future Land Use Map of the City of Bradenton Comprehensive Plan is hereby amended, changing the designation of the Property from High Density Residential to Urban Central Business District.

3. The Amendment and the Property shall be subject to that binding Development/Mitigation Agreement between the Applicant and the City, as approved by the City Council concurrent with the Amendment, and

attached hereto as Exhibit B.

4. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Community Planning Act, Sections 163.3161 through 163.3233, Florida Statutes, and this Ordinance. Except to the extent as amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

5. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

6. This Ordinance adopting the Amendment shall become effective, as provided by Florida law, and subject to Ordinance _____ becoming effective.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS "NUMERICAL DATE" DAY OF "MONTH", 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____
Tamara Melton
CITY CLERK

_____
Gene Brown
MAYOR

DRAFT

LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 4036.

_____
Scott Rudacille
CITY ATTORNEY

Planning Commission:	January 15, 2025
City Council First Reading:	February 12, 2025
City Council Second Reading:	TBD

DRAFT

EXHIBIT "A"

Parcel ID: 3346800000
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER RIVERSIDE

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF 176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING
Pl#33468.0000/0

Parcel ID: 3346600004
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SHY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB;

THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) Pl#33466.0000/4

Parcel ID: 3373700008
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 9,10,11,12 & 13, OF EA VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NEl/4 OF SEl/4 & PARTLY IN LOT 4 US OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE WAS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W 22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FTTO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMO PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THEN LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO AC. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), Pl#33737.0000/8

Parcel ID: 3373500002
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MINE 234 FT TO THEN LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SECOR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BORY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SECOR. (1651/6744) Pl#33735.0000/2

Parcel ID: 3373300007
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MINE 234 FT TON LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH EONS SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SECOR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) Pl#33733.0000/7

Parcel ID: 3352500109
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER SHORES

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF SC UPHAM REC IN DB GP 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; THE 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLINGS 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THEE BY THEW LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM

THE SW COR OF B H POPES PROP, & ON THEW BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, Pl#33525.0010/9

Parcel ID: 3337900059
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA ASBURY TOWERS

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF HG H REEDS SUB; TH W BDRY LN OF THEE 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS, VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF &
ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE Wl/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE Wl/2 OF LOT 2 BLK A OF HG H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THEE LN OF SD Wl/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD Wl/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 PG 806, LESS THE 51/2 OF THEE 90 FT & LESS THE 51/2 OF THEW 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT

FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THENS 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1 BLK A REED SUB (640/77), TOGETHER WITH THE Sl/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. PI#33379.0005/9

Parcel ID: 3340600158
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC
Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7,

BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST WAND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH AVE WA DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THEN BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207 /156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THEW LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALGA LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE

El/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FTTO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546
DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. Pl#33406.0010/9

Parcel ID: 3338800000
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK CREED SUB Pl#33388.0000/0

Parcel ID: 3339000006
Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Description: LOT 4 BLK CREED SUB Pl#33390.0000/6

Parcel ID: 3339500109
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UP HAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THEE LN OF SD STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THE W 134 FT OF LOT 1, BLK F JOHNSON SUB. Pl#33395.0010/9

Parcel ID: 3340910052
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB,

DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FTTO NW COR OF LOT 3; TH RUNE 134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF SD LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUNS AND PARALLEL TO THEE LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALGA LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), Pl#33409.1005/2

Parcel ID: 3335100059
Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THEW R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THEW R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S DO DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF 12.21 FT; TH S 31 DEG 52 MIN DO SEC W ALG SD LN, A DIST OF 27.92 FTTO THEN R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD N R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED BUSINESS #6668 MARKING THEN R/W LN SD MANATEE AVE WAT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALGA SEAWALL
AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH AC/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH AC/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THEW R/W LN OF 15TH ST WAND 115 FT WLY
THEREOF, A DIST OF 330.99 FTTO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) Pl #33351.0005/9

City of Bradenton
Planning and Community Development Department
City Council Public Hearing
February 12, 2025

Staff Report

Case Number: CP.24.0364/ORDINANCE 4036
Applicant: Katie LaBarr, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities
Parcel IDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000
Zoning: T4-O (General Urban Open)/T-4R (General Urban Restricted)
Current Future Land Use: High Density Residential
Proposed Future Land Use: Urban Central Business District
Flood Zone: AE, VE, X

Surrounding Property:

Zoning:	North: T4-O General Urban – Open/T4-R General Urban Restricted South: Manatee Avenue/T-5 (Urban Center) East: T-5 (Urban Center) West: Wares Creek
Future Land Use:	North: High Density Residential South: Manatee Avenue/Urban Central Business District East: High Density Residential West: Wares Creek
Uses:	North: Single family residential, condominiums South: Manatee Avenue/vacant East: Offices/Church West: Wares Creek

SUMMARY OF REQUEST

The applicant has submitted a request for a map amendment to the Comprehensive Plan for parcels listed above and shown on the attached map. The parcels are currently designated as High Density Residential (RESHIGH). The applicant is requesting a change in the designation to Urban Central

Business District (UCBD). This is a large-scale amendment, which will be transmitted to the State for review between First and Second Reading.

The proposed amendment is impacted by a concurrent proposed text amendment to the Comprehensive Plan. The text amendment proposes changes to the Future Land Use Element and the Coastal Management and Conservation Elements of the Comprehensive Plan. These changes will allow for an increase in density in the Coastal High Hazard area if an applicant can prove they will meet standards found in Florida State Statute 163.3178(8).

HIGH DENSITY RESIDENTIAL (RESHIGH) DESIGNATION

The Comprehensive Plan describes the High-Density Residential designation as:

> *"Residential uses, with a potential neighborhood commercial component which will consist of light retail, restaurants, personnel services, office and other similar neighborhood activities. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, and drive thru's are prohibited.*
>
> *Residential – DU/acre 15 or 20 DU/acre with low- or moderate-income housing bonus (Dwelling units proposed above the base density threshold must meet the City's low- or moderate-income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)*
>
> *Commercial – not to exceed 1 acre*
>
> *Maximum floor area ratio: commercial 0.60"*

URBAN CENTRAL BUSINESS DISTRICT (UCBD) DESIGNATION

The Comprehensive Plan describes the Urban Central Business District designation as:

> *"The UCBD is the most intensely developed area of the City. It includes the Central Business District, Riverwalk, and West Historic District. Together, these sub-areas form the downtown of the City and provide a vital place for social, cultural, and economic interchange. The Urban Core is also a hub for governmental and civic uses.*

The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center. The UBCD land use category is further intended to implement the downtown and general redevelopment goals, objectives, and policies of the Future Land Use Element as well as to promote the accomplishment of the City's Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies, and regulations.

The UCBD allows and encourages a mixture and range of uses generally associated with or considered compatible with traditional urban core central business districts, particularly those that are pedestrian friendly, and not necessarily catering to automobile traffic. Proposed uses within the area encourage the development of a lively, mixed-use, walkable downtown that effectively serves Bradenton residents, merchants, visitors, and employees. Permitted Uses include: offices, personal and professional services, commercial, parks, entertainment venues, civic uses, climate controlled mini storage facilities that are vertically mixed with other permitted uses (not permitted as stand-alone uses), retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential uses. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, and drive thru's are prohibited unless located on US 301 or SR 64 (5th Avenue and 6th Avenue) a specifically authorized and approved by the City Council pursuant to the provision of the Land Use Regulations. Outdoor storage is prohibited.

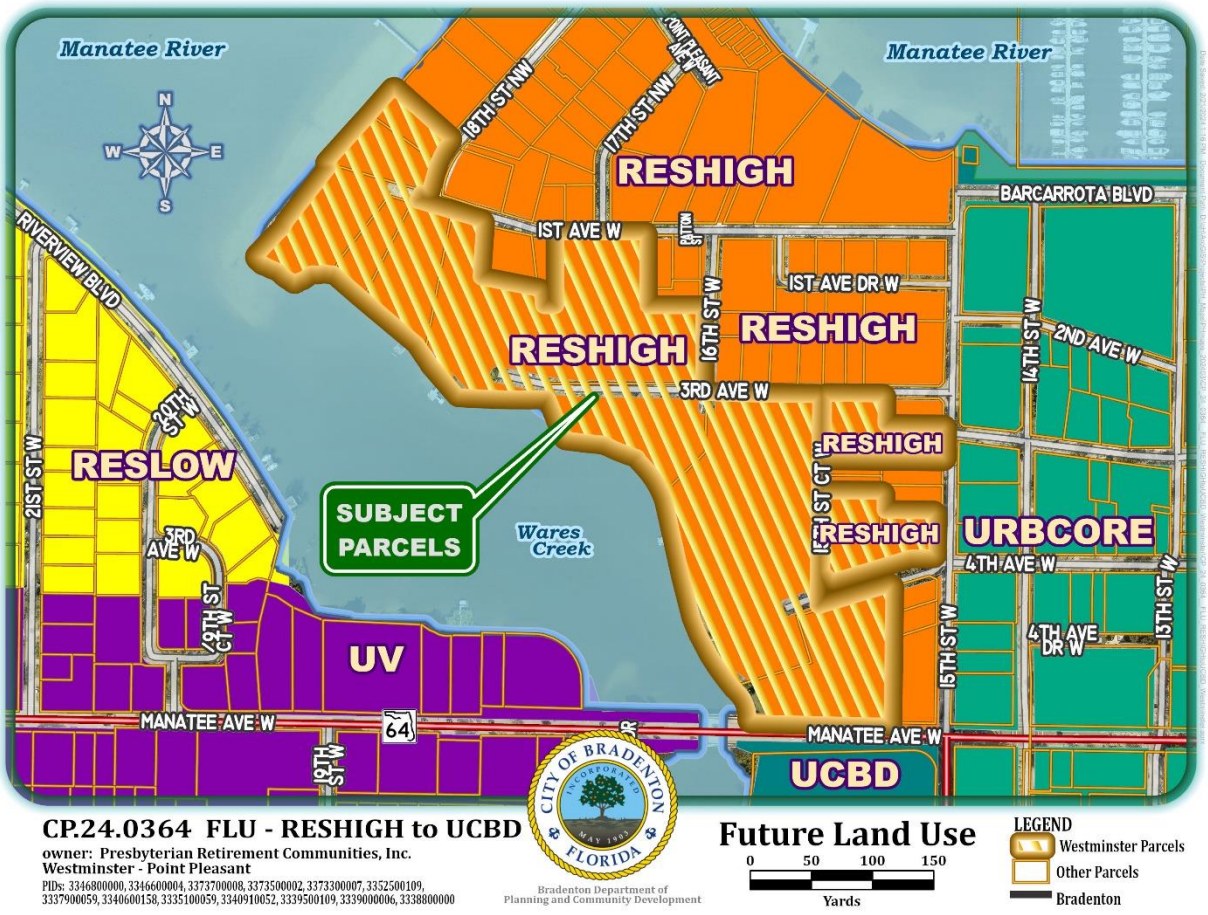
Maximum floor area ratio: 8.0

Maximum base density: 40 dwelling units per acre

Maximum Density with moderate income housing bonus: 50 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City's low- and moderate-income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)"

ANALYSIS

The applicant is requesting these changes to support development in the northwestern portion of downtown Bradenton, as shown by the following map:



According to the submitted Westminster Point Pleasant Disaster Plan, the Nursing Center is licensed for 120 beds. Assisted Living is licensed for 117 beds. The Independent Living portion of the campus has a maximum of 243 residents. The maximum licensed capacity would be 480 beds, though the application materials appear to indicate that the facility does not operate to full capacity, as described below.

At present, with a Future Land Use Classification of High Density Residential, the maximum number of units allowable on the properties is 238, before any low-moderate income housing bonuses. With a change to Urban Central Business District, 636 dwelling units could be built on the 15.8-acre property. Because the campus does not have traditional dwelling units, the applicant provided numbers using Equivalent Dwelling Units (EDU), where 3 beds equals one dwelling unit. The applicant states that the site was approved for 401 equivalent dwelling units on 11 acres of land, which is approximately 36 EDU/acre. Ultimately, the applicant intends approximately 537 EDU on 15.8

acres, which is approximately 34 EDU/acre. This is below the maximum base density of 40 dwelling units per acre allowed in the UCBD Future Land Use Category.

The proposed Comprehensive Plan Text Amendment by the applicant would change the language of the Comprehensive Plan to include language that states that an amendment shall be found in compliance with the following (emphasis added):

> *"F.S. 163.3178(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:*
>
> > *1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;* ***or***
> >
> > *2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available;* ***or***
> >
> > *3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.*
>
> *(b) For those local governments that have not established a level of service for out-of-county hurricane evacuation by following the process in paragraph (a), the level of service shall be no greater than 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale.*
>
> *(c) This subsection shall become effective immediately and shall apply to all local governments. Local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map."*

The Map amendment application includes a general disaster response plan for the Westminster Campus but does not include detailed information regarding evacuation times and the impact on level of service for a category 5 storm event as measured on the Saffir-Simpson scale. It is unclear whether this request is in compliance with F.S. 163.3178(8)(a).

Objective 6.2 of the Comprehensive Plan currently reads:

> *"Keep population and investment low in areas vulnerable to coastal flooding.*
>
> *Policy 6.2.1 Coastal Density and Intensity*
>
> *The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.*
>
> *Policy 6.2.5 Priority Hurricane Evacuation Zones*
>
> *Discourage the location of high-density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones through the Land Development Regulations."*

The applicant had proposed to remove the above language with the proposed Comprehensive Plan Text Amendment that was submitted concurrently with this Map Amendment application. However, after discussion with City staff and the City Attorney, these policies were revised as follows:

Objective 6.2 Protect Population and Investment

Policy 6.2.1 Coastal Density and Intensity

The City shall only consider requests for increases in gross density for property located in the Coastal High Hazard Areas (CHHA) if the request demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element.

~~*The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.*~~

Policy 6.2.5 Priority Hurricane Evacuation Zones

Discourage the location of high density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones unless the project demonstrates compliance with Objective 5.3 of the Coastal Management and Conservation Element and results in resilient, FEMA compliant development. ~~through the Land Use Development Regulations.~~

The proposed Comprehensive Plan Text Amendment includes a request to add the following:

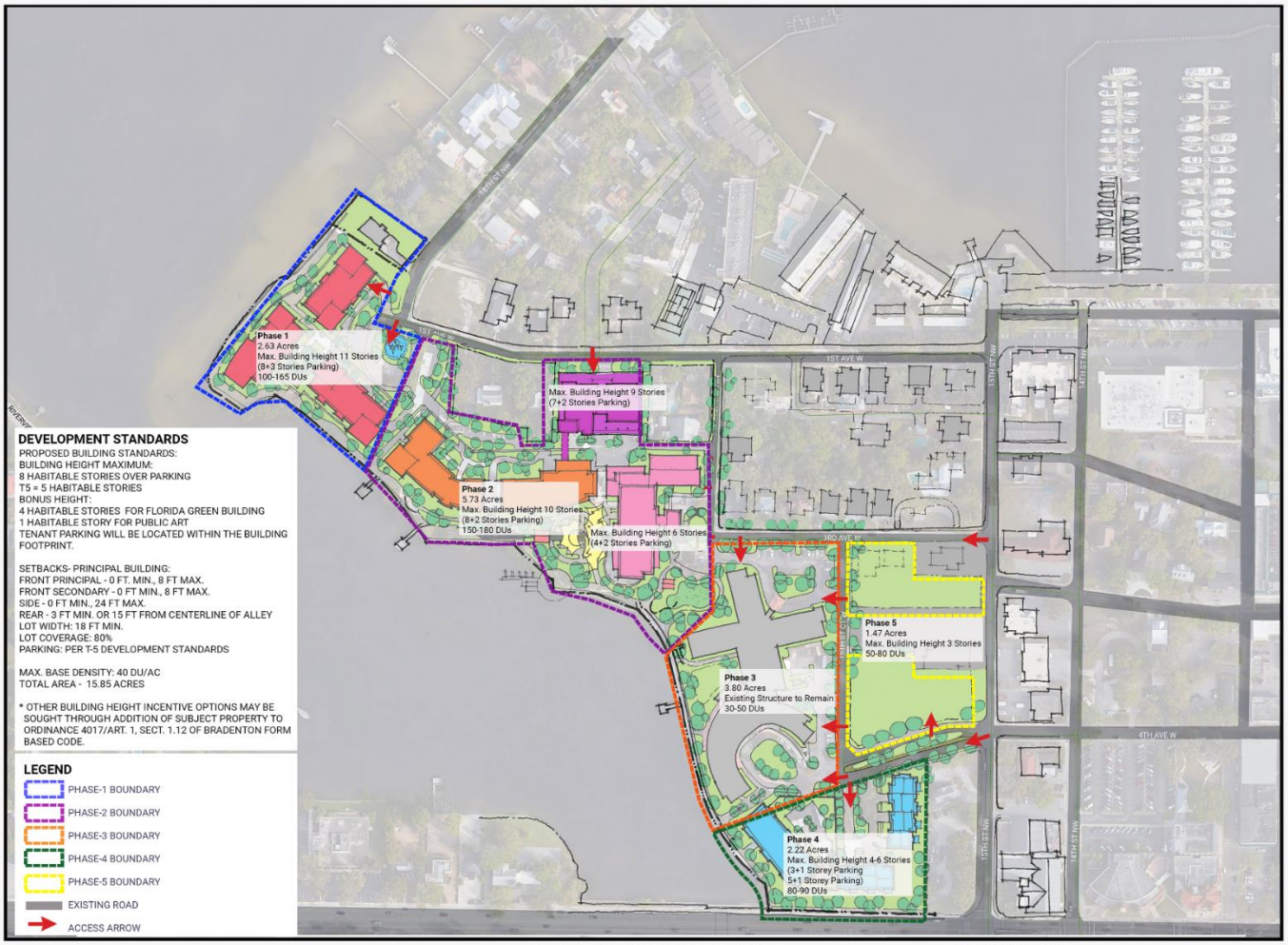
Policy 5.3.1.2 *Comprehensive Plan Amendments within the CHHA which would increase the maximum allowable density for the subject property shall be subject to a Development Agreement with the City which shall include, at a minimum, a binding conceptual site plan and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), F.S.. The Development Agreement shall be approved by the City Council prior to or concurrent with the adoption of the proposed map amendment.*

The Conceptual Plan, provided by the applicant, is on the following page. This differs from the document that was reviewed by the Planning Commission, which is shown on the next page. The new plan does not indicate proposed footprints but provides overall height limits consistent with the proposed zoning district limits.

Conceptual Plan:



Plan reviwed by the Planning Commission:



The Fire Department has expressed concern with fire water supply to the area. The Fire Marshal has commented that large-scale projects can no longer simply use a fire pump to account for supply concerns, and that water supply, access, and future equipment needs will need to be evaluated for this project and its location.

SUMMARY

The campus was originally approved for 401 equivalent dwelling units on 11 acres of land, which is approximately 36 EDU/acre, though it is unclear in available records if density was considered when the existing campus was approved. With the addition of new property, the campus has 15.8 acres of land. If the campus has maintained 401 EDUs, the current density is approximately 25 units per acre. Changing the future land use category of the area to Urban Central Business District would bring the campus into conformance. This would allow the redevelopment of the site as old buildings could be demolished and rebuilt to higher safety standards.

However, the map amendment would not be consistent with the Comprehensive Plan as currently adopted. The proposed Comprehensive Plan amendments must be adopted prior to the approval of this map amendment. If the Comprehensive Plan is amended as proposed, the project will be required to demonstrate compliance with Florida Statutes Section 163.3178(8)(a) prior to proceeding.

Recommendation

The Planning Commission heard this request at the January 15, 2025 meeting. A motion to approve failed on a 2-2 vote.

Respectfully submitted,



Jamie Schindewolf, Senior Planner

AND

Robin D. Singer, Planning and Community Development Director

EXHIBIT A: Location Map
EXHIBIT B: Future Land Use Map (Current)
EXHIBIT C: Zoning Map
EXHIBIT D: Legal Descriptions as provided by the applicant

EXHIBIT A



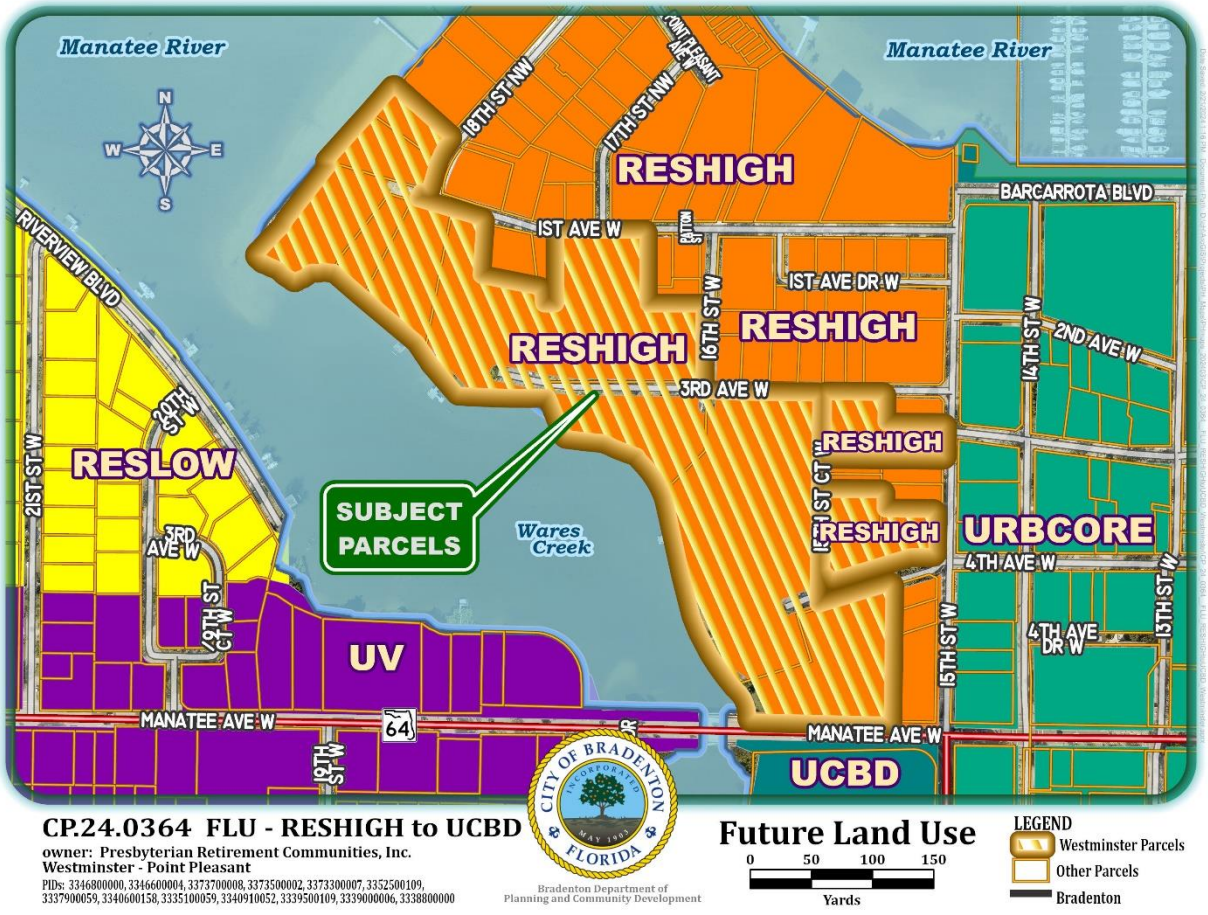
CP.24.0364 FLU - RESHIGH to UCBD

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

PIDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000

Bradenton Department of Planning and Community Development

EXHIBIT B

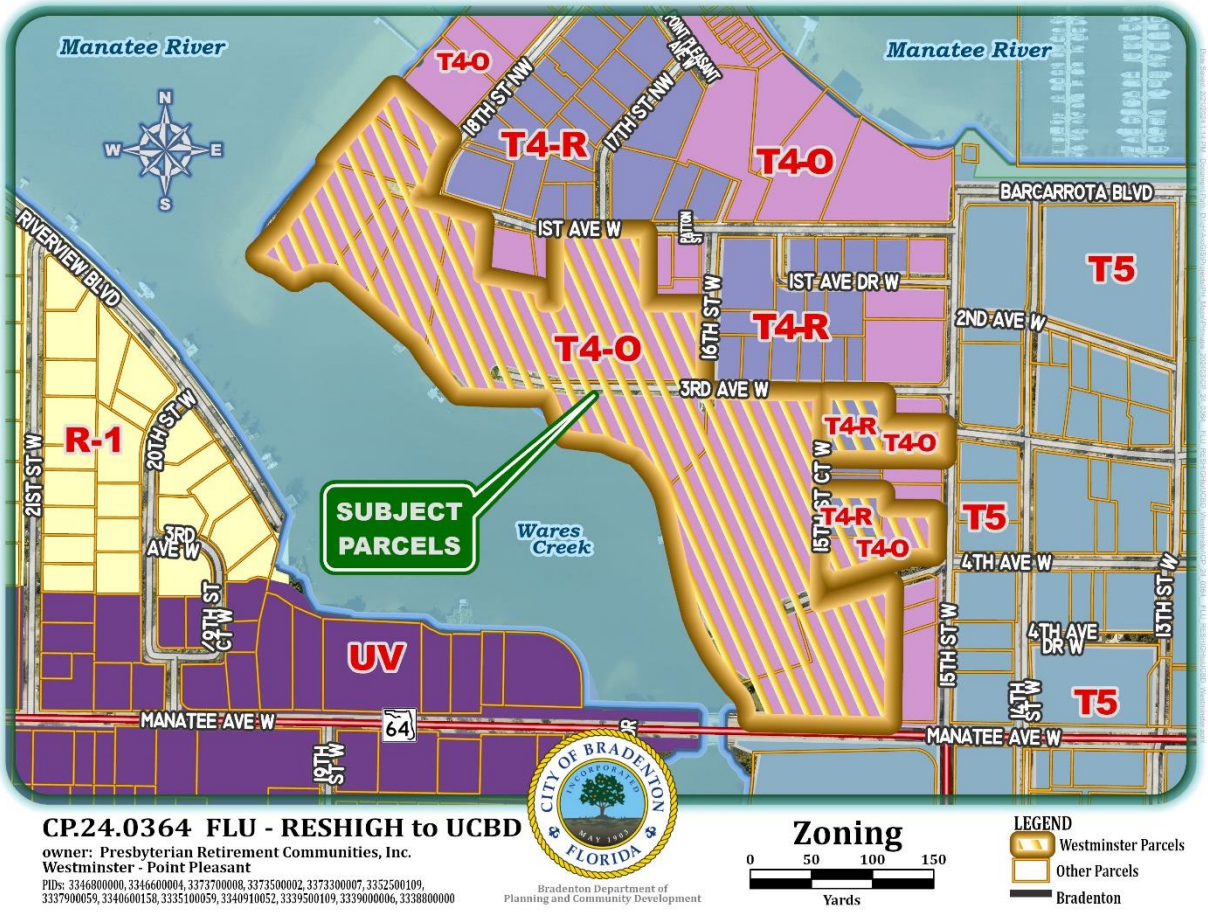


CP.24.0364 FLU - RESHIGH to UCBD

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

PIDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000

EXHIBIT C



CP.24.0364 FLU - RESHIGH to UCBD

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

PIDs: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000

Bradenton Department of Planning and Community Development

EXHIBIT D

Legal Descriptions as Provided by the Applicant

(Source: Manatee County Property Appraiser)

Parcel ID: 3346800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF
176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING Pl#33468.0000/0

Parcel ID: 3346600004

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIE INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SHY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) Pl#33466.0000/4

Parcel ID: 3373700008

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 9,10,11,12 & 13, OF EA VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NEl/4 OF SEl/4 & PARTLY IN LOT 4 US OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE WAS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W
22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FTTO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMO PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THEN LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO AC. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), Pl#33737.0000/8

Parcel ID: 3373500002

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MINE 234 FT TO THEN LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SECOR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BORY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SECOR. (1651/6744) Pl#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD
CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MINE 234 FT TON LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH EONS

SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SECOR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) Pl#33733.0000/7

Parcel ID: 3352500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF SC UPHAM REC IN DB GP 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; THE 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLINGS 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THEE BY THEW LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THEW BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, Pl#33525.0010/9

Parcel ID: 3337900059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF HG H REEDS SUB; TH W BDRY LN OF THEE 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS, VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE Wl/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE

INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE WI/2 OF LOT 2 BLK A OF HG H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THEE LN OF SD WI/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD WI/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 PG 806, LESS THE 51/2 OF THEE 90 FT & LESS THE 51/2 OF THEW 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THENS 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1
BLK A REED SUB (640/77), TOGETHER WITH THE SI/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. P1#33379.0005/9

Parcel ID: 3340600158

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST WAND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH *AVE* WA DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THEN BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THEW LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALGA LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF

IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE El/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE WAND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST WA DIST OF 144.88 FTTO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC WA DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE WAND 16TH ST W); TH EA DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. Pl#33406.0010/9

Parcel ID: 3338800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK CREED SUB Pl#33388.0000/0

Parcel ID: 3339000006

Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Description: LOT 4 BLK CREED SUB Pl#33390.0000/6

Parcel ID: 3339500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THEE LN OF *SD* STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THEW 134 FT OF LOT 1, BLK F JOHNSON SUB. Pl#33395.0010/9

Parcel ID: 3340910052

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FTTO NW COR

OF LOT 3; TH RUNE
134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF *SD* LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUNS AND PARALLEL TO THEE LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALGA LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), Pl#33409.1005/2

Parcel ID: 3335100059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THEW R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THEW R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S DO DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF
12.21 FT; TH S 31 DEG 52 MIN DO SEC W ALG SD LN, A DIST OF 27.92 FTTO THEN R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD **N** R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED BUSINESS #6668 MARKING THEN R/W LN SD MANATEE AVE WAT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALGA SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH AC/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH AC/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THEW R/W LN OF 15TH ST WAND 115 FT WLY THEREOF, A DIST OF 330.99 FTTO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) Pl #33351.0005/9

Stantec

Westminster Point Pleasant

Future Land Use Map Amendment Application

January 2024

Prepared for:

Westminster Communities of Florida

Prepared by:

Stantec Consulting Services Inc.

6920 Professional Parkway

Sarasota, Florida 34240-8414

Letter of Request

Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

January 16, 2024

Project/File: Westminster Point Pleasant / 215617665

Robin Singer, Director
Department of Planning & Community Development
101 Old Main Street
Bradenton, FL 34205

Reference: Letter of Request – Future Land Use Map Amendment Application

Dear Ms. Singer:

On behalf of our client, Westminster Communities of Florida, we are submitting a Comprehensive Plan Future Land Use map amendment application for the Westminster Point Pleasant property generally located on the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton. In support of this submittal, enclosed please find the following:

1. Comprehensive Plan Map Amendment Application;
2. Application Fee of $6,020;
3. Notarized Agent Authorization Form;
4. Community Impact Report with attached maps;
5. Sketch and Description; and
6. Preliminary Concept Plan.

A Comparison of City and County Comprehensive Plan is not applicable as the Subject Property is not adjacent to unincorporated Manatee County.

Thank you for your assistance in processing this application. Should you have any questions or concerns please do not hesitate to contact me.

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr

Katie LaBarr, AICP
Principal, Community Development
Katie.LaBarr@stantec.com

Comprehensive Plan Map Amendment Application

Comprehensive Plan Map or Text Amendment Application

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

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Owner Address: 80 W LUCERNE CIR, ORLANDO FL 32801 Telephone: 407-839-5050

Name of Agent: Stantec Consulting Services Inc, Katie LaBarr, AICP

Agent Address: 6920 Professional Pkwy, Sarasota, FL 34240 Telephone: 941-907-6900

Owner/Agent Email: katie.labarr@stantec.com

PROPERTY INFORMATION (REQUIRED)

Property Address: several addresses

Parcel ID: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000. Total Acreage: 15.9

Existing Future Land Use: RESHIGH Proposed Future Land Use: UCBD

*click to view city FLU map *click to view city FLU map

(Manatee County Future Land Use information can be obtained by contacting 941-748-4501 or www.mymanatee.org)

CPA

Type of Amendment Requested: [Large Scale (10 acre or more)] Small Scale (9.99 acres or less)

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.

- ► Comprehensive Plan Map or Text Amendment Application
- ► Application Fee: *(Tampa Bay Regional Planning Council fee will as be charged, as applicable)*
  - • Large & Small Scale - $6,020*
  - * Tampa Bay Regional Planning Council fee will also be charged (if applicable)
- ► Notarized Agent Authorization Form, if applicable
- ► Letter of Request
- ► Community Impact Report (CIR) (see page 2 for CIR requirements)
- ► Comparison of City and County Comprehensive Plans, if applicable
- ► Property Survey (signed & sealed within the last three years)
- ► One (1) electronic copy in pdf format of Application and all required support materials

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.

Katie Labarr 1-16-24

Signature of Owner/Applicant Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$6,020**

**Additional TBRPC fees may apply*

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☒ X
Incomplete: ☐ _____

APPLICATION #: 240364

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

2nd CC READ: _____

1st CC READ: _____

PC: _____

DRC: _____

Notarized Agent Authorization Form

Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: Several addresses, see Legal Description attached

I, Presbyterian Retirement Communities, Inc./West, the registered property owner(s) of the above noted property, do hereby authorize

AGENT AUTHORIZATION — REQUIRED

Stephen R. Dye, Esq. & Katie LaBarr, AICP	Dye Harrison Knowles Kirkland, Pratt & DePaola, PLLC St
Print Name of Agent	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.

Signature of Owner(s)	80 West Lucerne Cir. Orlando FL 32801 Owner(s) Address (if different than property above)
Signature of Agent	1206 Manatee Ave. W. Bradenton, FL 34205/941-748-4411 Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 16 day of January 2024 produced _____ personally known to me respectively, as identification and who did (did not) take an oath:

Geneen D. Scott
Signature

Geneen D. Scott, Notary Public
Print Name

GENEEN D. SCOTT
Notary Public - State of Florida
My Comm. Expires July 20, 2024
Commission #HH21339

State of Florida
My Commission Expires: 07/20/2024

Stantec

Legal Descriptions (Source: Manatee County Property Appraiser)

Parcel ID: 3346800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER RIVERSIDE*

Description: COM AT THE NELY COR OF LOT 2 OF POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT, AND BEING THE PT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3, AS SHOWN ON THE PLAT OF SD SUB, INTERSECTS THE WLY LN OF BAY VIEW DRIVE (NOW N 18TH STREET W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 25 FT THE PT THUS REACHED BEING THE POB; RUN TH NWLY PAR TO & AT A DISTANCE OF 25 FT FROM THE NLY LN OF SD LOT 2 A DISTANCE OF 176.5 FT M/L TO A PT ON THE WATER FACE OF THE SEA WALL; RUN TH SWLY ALG THE WATER FACE OF SD SEA WALL A DISTANCE OF 80 FT; RUN TH SELY 187.3 FT M/L TO A PT ON THE WLY LN OF BAY VIEW DRIVE WHICH PT IS 60 FT MEASURED ON THE ARC ALG THE WLY LN OF SD BAY VIEW DRIVE FROM THE POB; RUN TH NELY ALG THE WLY LN OF SD BAY VIEW DRIVE A DISTANCE OF 60 FT MEASURED ON THE ARC TO THE POB THE LANDS THUS DESC BEING A PORTION OF LOTS 1 & 2 OF SD SUB & BEING BOUNDED ON THE NLY SD BY KIMBALL'S LAND, ON THE WLY SD BY THE WATERS OF THE MANATEE RIVER, ON THE SLY SD BY THE LAND OF HILDA C MURPHY, AND ON THE ELY SD BY BAY VIEW DRIVE, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING PI#33468.0000/0

Parcel ID: 3346600004

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: COM AT THE NELY COR OF LOT 2 POINT PLEASANT SUB, SAME BEING THE MOST ELY COR OF SD LOT AND BEING THE POINT AT WHICH THE DIVIDING LN BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT OF SD SUB INT THE WLY LN OF BAY VIEW DR (NOW N 18TH ST W); RUN TH SWLY ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 25 FT TO A POINT; TH CONT IN A SWLY DIR ALG THE WLY LN OF SD BAY VIEW DR A DIST OF 50 FT MEASURED ON THE ARC THE POINT THUS REACHED BEING THE POB; RUN TH IN A NWLY DIR A DIST OF 187.3 FT M/L TO A POINT ON THE WATER FACE OF THE SEAWALL WHICH POINT IS 105 FT SWLY FROM THE POINT WHERE THE NLY LN OF SD LOT 2 INT THE WATER FACE OF THE SEAWALL; RUN TH SWLY ALG THE WATER FACE OF THE SEAWALL TO THE SW COR OF LOT 1 OF SD SUB SD COR BEING THE MOST WLY COR OF SD LOT 1; RUN TH SELY ALG THE SLY LN OF SD LOT 1 TO THE SELY COR OF SD LOT 1 RUN TH NELY ALG THE WLY LN OF BAY VIEW DR A DIST OF 81.05 FT M/L MEASURED ON THE ARC TO THE POB; THE LAND THUS DESC BEING IN LOT 1 OF SD POINT PLEASANT SUBD. (1582/5002) PI#33466.0000/4

Parcel ID: 3373700008

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Stantec

Description: LOTS 9,10,11,12 & 13, OF E A VINSONS ADD TO BRADENTON, PB 1 P 136, SAID LAND LYING PARTLY IN NE1/4 OF SE1/4 & PARTLY IN LOT 4 U S OF SEC 27 & BEING DESIGNATED AS DAVID H BARRICK IN THE AMENDED PLAT OF VINSONS ADD, PB 1 P 175 ALSO VACATED PORTION OF 1ST AVE W AS DESC AND REC IN O.R. BOOK 967 PG 393 PRMCF TO WIT: THAT PORTION OF 1ST AVE W DESC AS FOLLOWS: BEG AT A C.M. MARKING THE SELY COR OF LOT 1 POINT PLEASANT SUB AS REC IN P.B. 2 PG 55 PRMCF; TH N 75 DEG 25 MIN 34 SEC W ALG THE S LN OF SD LOT 1 ALSO BEING THE NLY R/W OF 1ST AVE W 22.39 FT FOR A POB; TH CONT N 75 DEG 25 MIN 34 SEC W 50.49 FT TO THE NWLY COR OF SD 1ST AVE W; TH S 37 DEG 00 MIN 00 SEC W ALG THE WLY END OF SD 1ST AVE W 41.63 FT TO AN I. P. MARKING THE NWLY COR OF LOT NO. 3 OF THE AMD PLAT OF VINSON'S ADD TO THE TOWN OF BRADENTON, FL AS REC IN P.B. 1 PG 175 PRMCF; TH S 75 DEG 00 MIN 00 SEC E ALG THE N LN OF SD LOT NO. 3 ALSO BEING THE SLY R/W OF 1ST AVE W 58 FT TO A C. M. MARKING THE NELY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN DB 170/534 PRMCF; TH N 26 DEG 42 MIN 18 SEC E ALG THE NLY EXT OF THE ELY LN OF SD PARCEL IN DB 170/534 39.80 FT TO THE POB, (1582/4998), PI#33737.0000/8

Parcel ID: 3373500002

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: BEG AT NW COR OF LOT 3, OF THE AMENDED PLAT OF VINSON'S ADDITION (PB 1 P 175), RUN S 37 DEG W 197.3 FT TO WARE'S CREEK, TH IN A SELY DIRC ALG SD CREEK TO A PT 100 FT IN A STRAIGHT LN FROM THE LAST MENTIONED PT, TH N 22 DEG 11 MIN E 234 FT TO THE N LN OF SD LOT 3, W 15 DEG N 42 FT TO THE POB, TOGETHER WITH ALL RIP RIGHT AND PRIVILEGES IN FRONT OF SD PROPERTY EXTENDING INTO SD WARE'S CREEK THE WIDTH OF THE FRONTAGE OF SD LOT. ALSO: A PARCEL OF LAND DESC AS FOLLOWS: BEG AT THE SE COR OF THE LAND ABOVE CONVEYED; RUN TH NLY ALG THE ELY BDRY OF SD LAND TO MARCY ST, (1ST AVE W), TH RUN ELY ALG MARCY ST 16 FT, RUN TH SLY TO THE SD SE COR. (1651/6744) PI#33735.0000/2

Parcel ID: 3373300007

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOT 3, WITH RIP RTS, OF THE AMENDED PLAT OF VINSON'S ADD TO BRADENTOWN, AS REC IN PB 1, P 175, PRMCF, WITH THE EXCEPTION OF WLY SIDE OF SD LOT SOLD TO ALBERT H MERRITT AS SHOWN BY DEED REC IN DB 14, PG 364 DESC AS FOLLOWS: BEG AT NW COR OF LOT NUMBER THREE (3) OF THE AMENDED PLAT OF VINSON'S ADD TO TOWN OF BRADENTOWN; AS REC IN PB NUMBER ONE (1) ON PG 175 OF PRMCF, AND RUNNING TH S 37 DEG W 197.3 FT TO WARES CREEK, TH IN A SELY DIR ALG SD CREEK TO A PT 100 FT ON A STRAIGHT LN FROM LAST MENTIONED PT; TH N 22 DEG 11 MIN E 234 FT TO N

Stantec

LN OF SD LOT NUMBER THREE (3); TH W 15 DEG N 42 FT TO POB; TOGETHER WITH ALL RIP RTS AND PRIVILEGES IN FRONT OF SD PROPERTY EXT INTO SD WARES CREEK THE WIDTH OF THE FRONTAGE OF SD LOT; EXCEPTING FROM THE ABOVE DESC PROPERTY, HOWEVER, A CERTAIN TRIANGULAR SHAPED PARCEL OF LAND PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF PROPERTY ABOVE DESC AND RUN TH NLY ALG WLY BDRY THEREOF TO MARCY ST; RUN TH E ON S SIDE OF MARCY ST SIXTEEN (16) FT; RUN TH SLY TO SW COR OF PROPERTY HEREBY CONVEYED, WHICH PT IS ALSO THE SE COR OF PROPERTY DESC IN SD DEED TO ALBERT H MERRITT, REC IN DB 14, P 364. (DB 89/147) PI#33733.0000/7

Parcel ID: 3352500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA WESTMINSTER SHORES*

Description: LOTS 3,4,5,7,8,9,10,11,12 FULLER SUB; TOG WITH THE FOLLOWING DESC PARCEL: LOT 1 BLK 1 SHOWN ON PLAT OF EST OF S C UPHAM REC IN DB G P 830, BEGINNING IN WHAT IS KNOWN AS WARES CREEK, RUNNING N THE DIST OF 6.04 CHAINS TO THE S SIDE OF ST CALLED MARCY ST; TH E 2.82 CHAINS; TH S 5.44 CHAINS TO UPHAM STREET; TH IN A WLY DIR ALG THE MEADERINGS OF SD WARES CREEK, 3.08 CHAINS TO THE POB WITH RIP RIGHTS, ALSO: LOT 1 OF VINSONS ADD TO BRADENTON, SD ADD REPRESENTING WHAT IS KNOW AS PRICES POINT, TOGETHER WITH ALL RIP RIGHTS, AS PER PLAT OF SD ADD REC IN PB 1 PG 136, LESS: STARTING AT THE NE COR OF PROP LN OF PATTEN & MARCY ST; TH W ALG PROP LN OF MARCY ST 411.84 FT TO THE POB; TH ANGLING S 93 DEG 12 MIN A DIST OF 140 FT; TH IN A WLY DIR 93 DEG 12 MIN A DIST OF 20 FT; TH IN A WLY DIR 11 DEG 35 MIN A DIST OF 70 FT; TH IN A WLY DIR 15 DEG 16 MIN A DIST OF 60 FT; TH N 140 FT TO PROP LN OF MARCY ST; TH IN A ELY DIR ALG PROP LN ON MARCY ST A DIST OF 60 FT, 70 FT AND 20 FT TO A POB, ACCORDING TO PLAT OF SURVEY REC IN PB 2 PG 95, ALSO LESS: THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF BRADENTON, BOUNDED ON THE N BY MARCY ST (1ST AVE W) ON THE E BY THE W LN OF THE PROP OF B H POPE AS DESC IN DB 267 PG 225, ON THE S BY A LN EXTENEDED DUE W FROM THE SW COR OF B H POPES PROP, & ON THE W BY THE W LN OF THE PROP OF E J PRESCOTT & ELIZABETH P PRESCOTT, AS DESC IN DB 240 PG 585 (876/910); ALSO TOG WITH THE FOLLOWING DESC PARCEL: LOT 2 VINSONS SUB OF PRICES POINT PB 1/175, PI#33525.0010/9

Parcel ID: 3337900059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; *AKA ASBURY TOWERS*

Description: E 1/2 OF LOT 2 & ALL OF LOT 3, BLK A OF H G H REEDS SUB; TH W BDRY LN OF THE E 1/2 OF LOT 2 BISECTS THE WIDTH OF LOT 2 SO AS TO BE EQUI-DISTANT FROM THE EAST AND WEST BOUNDARIES OF SD LOT 2 AT ALL PTS, AND TOGETHER WITH THE S 1/2 OF 3RD AVE, LYING N OF SD LOTS,

Stantec

VACATED IN OR 630 P 806 AND TOGETHER WITH THE NLY 1/2 OF VACATED ST LYING SLY OF & ADJACENT TO THE ABOVE DESC PROPERTY VACATED IN OR 1413 P 7208; TOGETHER WITH THE W1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY R/W/L TO A POINT ON THE NLY R/W/L OF SD STREET; TH N 45 THE SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. TOGEHTER WITH BEG AT THE NE COR OF THE W1/2 OF LOT 2 BLK A OF H G H REEDS SUB, AS PER PLAT REC IN PB 1 PG 139; TH S 00 DEG 22 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 93.10 FT TO AN OLD CONC MON; TH S 46 DEG 27 MIN 01 SEC W, ALG THE E LN OF SD W1/2 OF LOT 2, A DIST OF 71 FT, M/L, TO AN INT WITH A CONC SEAWALL; TH WLY & NLY ALG SD SEAWALL TO A PT ON THE S LN OF 3RD AVE W (NOW VACATED); TH S 89 DEG 44 MIN 48 SEC E, ALG SD S LN OF 3RD AVE W, 238.3 FT TO THE POB; LYING & BEING IN SEC 26 (1426/1386), TOGETHER WITH ALL THAT PART OF VACATED 3RD AVE W R/W LYING W OF 16TH ST W PER RESOLUTION REC IN OR 630 P G 806, LESS THE S1/2 OF THE E 90 FT & LESS THE S1/2 OF TH E W 40 FT THEREOF SUBJECT TO A DRAINAGE & UTILITY EASMT ACROSS SUCH ROSS SUCH LANDS, RES LANDS, RESERVED UNTO THE CITY OF BRADENTON. ALSO TOGETHER WITH COM AT NE COR OF LOT 1, BLK A; THEN N 89 DEG 45 MIN W, ALG N LN OF SD LOT 208.3 FT FOR A POB; THEN CONT N 89 DEG 45 MIN W 40 FT; THEN S 21 DEG 28 MIN 29 SEC E 109.26 FT TO A SEA- WALL; THENCE N ALG SD SEAWALL 101.5 FT TO THE POB BEING PART OF LOT 1 BLK A REED SUB (640/77), TOGETHER WITH THE S1/2 OF VACATED 3RD AVE W LYING N OF THE ABOVE DESC PROPERTY PER RESOLUTION REC IN OR 630 PG 806. PI#33379.0005/9

Parcel ID: 3340600158

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1, 2 & 3 BLK E, JOHNSON SUB, PB 1 PG 238, TOGETHER WITH LOTS 1,2,3,4,5,6,7, BLK B, REEDS SUB, ALSO: COM AT THE SW INTERSECT OF 15TH ST W AND 4TH AVE W; TH RUN S WLY ALG THE S LN OF 4TH AVE W A DIST OF 377 FT TO A POB; TH RUN SELY AT RIGHT ANGLES TO SD 4TH AVE A DIST OF 119.22 FT TO A PT; TH RUN SWLY AND PARALLEL TO SD 4TH AVE A DIST OF 173.46 FT TO A PT ON THE SEAWALL ON THE E SIDE OF WARES CREEK; THE RUN NWLY ALG SD SEAWALL A DIST OF 66.25 FT (CHORD MEASUREMENT) TO A PT WHICH IS 60 FT FROM SD 4TH AVE W; TH RUN NELY AND PARALLEL TO SD 4TH AVE A DIST OF 169.54 FT TO A PT; TH RUN NWLY AT R/A TO THE LAST DESC COURSE A DIST OF 60 FT TO A

Stantec

PT ON THE S LN OF 4TH AVE W; TH RUN NELY A DIST OF 32 FT TO THE POB; BEG AT THE SW THE SW INTERSECT OF 15TH ST AND 4TH AVE W, TH RUN SWLY A LG THE S BNDRY LN OF 4TH AVE 409 FT TO A POB, TH SELY AT RIGHT ANGLES TO 4TH AVE 60 FT, TH SWLY ALG THE LN PARALLEL TO 4TH AVE 169.54 FT M/L TO THE SEAWALL ON WARES CREEK, THIS BEING THE S BNDRY OF THIS PROPERTY; TH STARTING AT THE POB RUN SWLY ALG THE S LN OF 4TH AVE 187.17 FT M/L TO THE SEAWALL ON WARES CREEK THIS BEING THE N BNDRY OF THIS PROPERTY, TH IN A SELY DIR ALG THE SEAWALL ON WARES CREEK TO INTERSECT OF THE S LN OF SD PROPERTY WITH ALL RIPARIAN RIGHTS. (178/649) TOGETHER WITH: BEG AT THE SW INTERSECT OF 15TH ST AND 4TH AVE IN THE CITY OF BRADENTON, TH RUN SWLY ALG THE S BNDRY LN OF 4TH AVE 357 FT FOR THE POB ON THE LAND HEREBY CONVEYED, TH SWLY ALG S LN OF 4TH AVE 20 FT; TH SELY AT RIGHT ANGLES TO 4TH AVE 120 FT; TH IN A NELY DIR AND ON A LN PARALLEL TO 4TH AVE 20 FT; TH IN A NWLY DIR TO POB, (207/156) ALSO: BEG AT A PT ON THE S SIDE OF 4TH AVE AT A PT WHERE THE W LN OF 15TH ST CT INTERSECTS THE S LN OF 4TH AVE FOR A POB; RUN TH N 20 FT, TH SWLY ALG A LN PARALLEL ALG THE SEAWALL OF THE S LN OF 4TH AVE EXTENDED, TH NELY ALG S LN OF 4TH AVE EXTENDED TO POB, WITH ALL RIPARIAN RIGHTS THERETO, (243/649) A PORTION THEREOF IS INCLUDED IN RESOLUTION REC IN (181/164), TOGETHER WITH THE SLY 1/2 OF VAC ST DESC IN (1413/7208) LYING NLY OF AND ADJ TO ABOVE DESC PROPERTY. VAC PER RES NO 93-52; TOGETHER WITH THE E1/2 OF 16TH ST W VACATED BY RESO REC IN O.R.1578 PG2874 DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 1 BLK B H.G.H. REEDS SUB (WHICH POINT IS ALSO THE INT OF THE SLY AND ELY R/W/L OF 3RD AVE W AND 16TH ST W); TH S 00 DEG 12 MIN 36 SEC W ALG THE ELY R/W/L OF 16TH ST W A DIST OF 144.88 FT TO THE SW COR OF THE AFOREMENTIONED LOT 1 (WHICH POINT IS ALSO THE NWLY COR OF LOT 5 BLK B OF AFOREMENTIONED PLAT); TH S 45 DEG 12 MIN 36 SEC ALG THE SLY R/W/L OF SD ST A DIST OF 30 FT; TH N 44 DEG 47 MIN 24 SEC W A DIST OF 30 FT PERPENDICULAR TO SD SLY SELY LN OF LOT 3 BLK A OF SD SUB) A DIST OF 17.57 FT; TH N 00 DEG 12 MIN 36 SEC E ALG THE WLY R/W/L OF SD STREET A DIST OF 132.34 FT TO THE NE COR OF LOT 3 BLK A OF THE AFOREMENTIONED PLAT (WHICH IS ALSO THE INT OF THE SLY AND WLY LN OF 3RD AVE W AND 16TH ST W); TH E A DIST OF 30 FT TO THE POB. LESS 798 SF FOR RD R/W IN O.R. 1592 PG 3546 DESC AS FOLLOWS: THE NLY 3.10 FT LOTS 1,2,3 & 4 BLK B H.G.H. REED'S SUBD. PI#33406.0010/9

Parcel ID: 3338800000

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: LOTS 1,2 BLK C REED SUB PI#33388.0000/0

Parcel ID: 3339000006

Ownership: PRESBYTERIAN RETIREMENT COMMUNITES INC

Stantec

Description: LOT 4 BLK C REED SUB PI#33390.0000/6

Parcel ID: 3339500109

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC; AKA WESTMINSTER VILLAS

Description: A STRIP OF LAND 47.3 FT WIDE OFF THE ENTIRE LENGTH OF THE S SIDE OF THE FOLLOWING DESC LAND; BEG AT THE NE COR OF LOT 6 IN BLK "C" OF H.G.H. REED'S SUB OF BLK 3 (EXCEPT LOTS 9 & 10) AND BLK 7, OF UPHAM'S ADD TO BRADENTON (PB 1 P 139); AND RUN TH W 150 FT, MAKING THIS THE POB; TH S 141.28 FT; TH W 135 FT, M/L TO STREET, TH N ALG THE E LN OF SD STREET 141.28 FT TO A PT DUE W OF THE POB; TH E 135 FT, M/L TO THE POB. (OR 1412 P 3204); TOGETHER WITH THE W 134 FT OF LOT 1, BLK F JOHNSON SUB. PI#33395.0010/9

Parcel ID: 3340910052

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: THAT PART OF LOTS 1,2,3 & 4, BLK F, JOHNSON SUB, DESC AS FOL: BEG AT A PT ON W LN OF LOT 4, LYING 19.5 FT S OF NW COR OF SD LOT 4; TH RUN N 79.5 FT TO NW COR OF LOT 3; TH RUN E 134.2 FT TO NE COR OF LOT 3; TH RUN N 60.3 FT TO AN IRON PIPE ON N LN OF LOT 1, LYING 150.4 FT W OF THE NE COR OF SD LOT 1; TH RUN E ALG N LN OF LOT 1, A DIST OF 126.9 FT; TH RUN S AND PARALLEL TO THE E LN OF LOTS 1 & 2 A DIST OF 97.3 FT; TH W 54.8 FT; TH RUN SWLY ALG A LN THAT IS 55 FT NLY & PARALLEL TO C/L OF 4TH AVE W, A DIST OF 195.2 FT; TH RUN NWLY A DIST OF 25.4 FT TO THE POB. (OR 2568/884), PI#33409.1005/2

Parcel ID: 3335100059

Ownership: PRESBYTERIAN RETIREMENT COMMUNITIES INC

Description: A PARCEL OF LAND LYING IN SEC 26, TWN 34S, RNG 17E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE PT OF INT OF THE W R/W OF 15TH ST W (40.00 WIDE) AND THE SLY R/W LN OF 4TH AVE W, ALSO KNOWN AS MULLER ST AS PER JOHNSON SUBDIV OF THE REED PL REC IN PB 1 PG 238 PRMCF; TH S 00 DEG 46 MIN 28 SEC W, ALG THE W R/W LN OF 15TH ST W, A DIST OF 15 FT; TH CONT S 00 DEG 46 MIN 28 SEC W, ALG SD R/W LN, A DIST OF 317.22 FT; TH S 08 DEG 01 MIN 10 SEC W, ALG SD R/W LN AS SHOWN ON THE R/W OF SR 64 MANATEE AVE W (SEC 1315-183), A DIST OF 12.21 FT; TH S 31 DEG 52 MIN 00 SEC W ALG SD LN, A DIST OF 27.92 FT TO THE N R/W LN OF SD MANATEE AVE; TH N 89 DEG 28 MIN 39 SEC W ALG SD N R/W LN, A DIST OF 26.03 FT TO A 5/8" IRON ROD LICENSED

Stantec

BUSINESS #6668 MARKING THE N R/W LN SD MANATEE AVE W AT STATION 521+60.33; TH CONT ALG SD R/W LN N 88 DEG 40 MIN 11 SEC W, A DIST OF 73.01 FT FOR A POB; TH CONT N 88 DEG 40 MIN 11 SEC W ALG SD LN A DIST OF 335.90 FT; TH N 01 DEG 30 MIN 55 SEC E, A DIST OF 13.02 FT; TH ALG A SEAWALL AND A CURVE TO THE LEFT HAVING A RAD OF 95 FT, THROUGH A C/A OF 44 DEG 06 MIN 51 SEC, A DIST OF 73.14 FT TO A PT WHICH BEARS N 26 DEG 21 MIN 15 SEC W, A CHORD DIST OF 71.35 FT; TH CONT ALG SD SEAWALL ON A CURVE TO THE LEFT HAIVNG A RAD OF 400 FT THROUGH A C/A OF 01 DEG 12 MIN 11 SEC, A DIST OF 8.40 FT TO A PT WHICH BEARS N 46 DEG 38 MIN 33 SEC W, A CHORD DIST OF 8.40 FT; TH N 72 DEG 54 MIN 59 SEC E, A DIST OF 192.94 FT; TH N 17 DEG 05 MIN 02 SEC W, A DIST OF 119.31 FT TO A PT ON THE WLY EXT OF THE SLY R/W LN OF AFORESD 4TH AVE W; TH N 73 DEG 01 MIN 19 SEC E, ALG SD LN, A DIST OF 238.75 FT; TH S 00 DEG 46 MIN 28 SEC W, PAR TO THE W R/W LN OF 15TH ST W AND 115 FT WLY THEREOF, A DIST OF 330.99 FT TO THE POB. CONT 1.79 AC M/L. (OR 2778/5022) PI #33351.0005/9

Community Impact Report with Attachments

Westminster Point Pleasant

Future Land Use Amendment Application - Community Impact Report

On behalf of our client, Westminster Communities of Florida, we propose a Comprehensive Plan Future Land Use map amendment for the future redevelopment of the Westminster Point Pleasant property generally located on the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton. The Westminster property is comprised of thirteen (13) parcels totaling to approximately 15.9 acres. Parcel identification numbers for properties that are subject to future redevelopment include the following: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, and 3338800000. The property is currently utilized as a Continuing Care Retirement Community that accommodates independent living, assisted living, and skilled nursing facilities. This future land use map amendment, along with the concurrent Comprehensive Plan text amendment and rezone application, is proposed to support the Westminster retirement community's development program and vision for resilient redevelopment and growth.

With this application, we request a future land use (FLU) map amendment to change the Subject Property's designation from High Density Residential (RESHIGH) to Urban Central Business District (UCBD).

In support of this future land use map amendment, this Community Impact Report includes a detailed analysis on how the amendment complies with each of the following review criteria:

A. Visual Impact Analysis

The concurrent rezone application is proposed to change the Subject Property's zoning designation from General Urban Open (T4-O) and General Urban Restricted (T4-R) to Urban Center (T5). As displayed in the Conceptual Plan, the site plan includes proposed building standards and density information which meets the requirements of the T-5 district and UCBD FLU designation. Design standards will be followed to maximize compatibility with adjacent land uses. Temporary building height incentives that were recently approved for areas to the east are also proposed to be applied to this site. Additionally, other design features such as landscaping, fencing, and other buffering methods will be incorporated into the site plan as required by the City Land Use Regulations.

B. Land Use Assessment

Existing and Proposed Land Use:

The 15.9 acre Westminster Subject Property has been used as a Continuing Care Retirement Community since 1954 and accommodates independent living, assisted living, and skilled nursing facilities. This use is proposed to be maintained while the future land use amendment and concurrent text amendment and rezone applications will support the community's continued expansion and renewal of this existing use. As displayed in the Conceptual Plan, future development will remain consistent with the proposed UCBD district's max density of 40 DU per acre, thus permitting a maximum unit count of approximately 636 dwelling units. The residential component will remain the focus of future development with other potential supporting amenities such as outdoor dining venues, low impact recreational facilities, gardens, and trails.

Future Land Use (FLU) Amendment Request:
The existing FLU designations on the site and adjacent properties are as follows (See Existing Future Land Use Map):

- Subject Property – RESHIGH
- North – RESHIGH
- South – UCBD, RESHIGH
- East – RESHIGH, Urban Core (URBCORE)
- West – No FLU (Manatee River)

This Comprehensive Plan FLU amendment proposes a change to the Subject Property's FLU designation from RESHIGH to UCBD (See propose Future Land Use Map). This designation change is needed to support resilient redevelopment of the site, in order to accommodate the City's growing demand for residential units, especially for retirees and/or with assisted living needs.

C. Traffic Study

Please refer to the Transportation Study, attached to this application package.

D. Environmental Impact Assessment

Please refer to Environmental Narrative, attached to this application package.

E. Area Impact Assessment

With an updated FLU of UCBD, the Subject Property will remain compatible with the surrounding area, as the Westminster Retirement Community has existed in this location for over fifty years. Located on the fringe of the City of Bradenton's Urban Core area, this area is consistent with the intent of the UCBD district.

According to the City of Bradenton Comprehensive Plan, the UCBD FLU designation is the most intensely developed area of the City, supporting a downtown area for social, cultural, and economic interchange. The UCBD encourages mixed-use, walkable development with a variety uses such as heigh density residential, parks, commercial, professional services, and more. The maximum base density in the UCBD is 40 DU per acre. The URBCORE district is located within the City's UCBD and provides the hub for economic development and civic uses. The URBCORE district has an increased density and intensity maximum over the UCBD, allowing a maximum base density of 60 DU per acre with possibility of increased density up to 200 DU per acre is approved by the City Council and following additional criteria.

Consistent with these parameters, the site, with the proposed FLU of UCBD, is located adjacent to the URBCORE district. The proposed development will encourage internal trip capture through the implementation of ancillary support facilities, as well as the inclusion of multi-modal transportation options for internal community movement. Additionally, as stated above, density requirements will be adhered to and remain within the maximum 40 DU per acre standard.

The Subject Property will also remain compatible with adjacent RESHIGH property. The RESHIGH FLU designation generally promotes residential uses with potential neighborhood commercial components, such as light retail, restaurants, personnel services, etc. with a maximum density of 15 DU per acre. The proposed UCBD will be a logical extension of the adjacent UCBD and URBCORE areas, while remaining compatible with adjacent RESHIGH space through the implementation of required buffering, landscaping, and other pertinent building standards associated with the proposed T-5 site zoning designation.

F. Hurricane Evacuation Analysis

The majority of the Subject Property is located within the Zone A Evacuation Level, thus, existing and future residents of the Westminster community are evacuated first in the case of a Hurricane or other Declared State of Emergency that requires physical evacuation. As required by Manatee County, Westminster Communities has an existing Comprehensive Emergency Management Plan (CEMP) Disaster Plan. Please see this CEMP Disaster Plan, attached to this application package for more information on hurricane evacuation methods for the Westminster Point Pleasant community.



LEGEND

Westminster Owned Parcels

Total acreage owned by Westminster: 15.9 acres

Revised: 2024-01-29 By: amoody

\\0075966\227075966.2\Graphics\Westminster.aprx

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

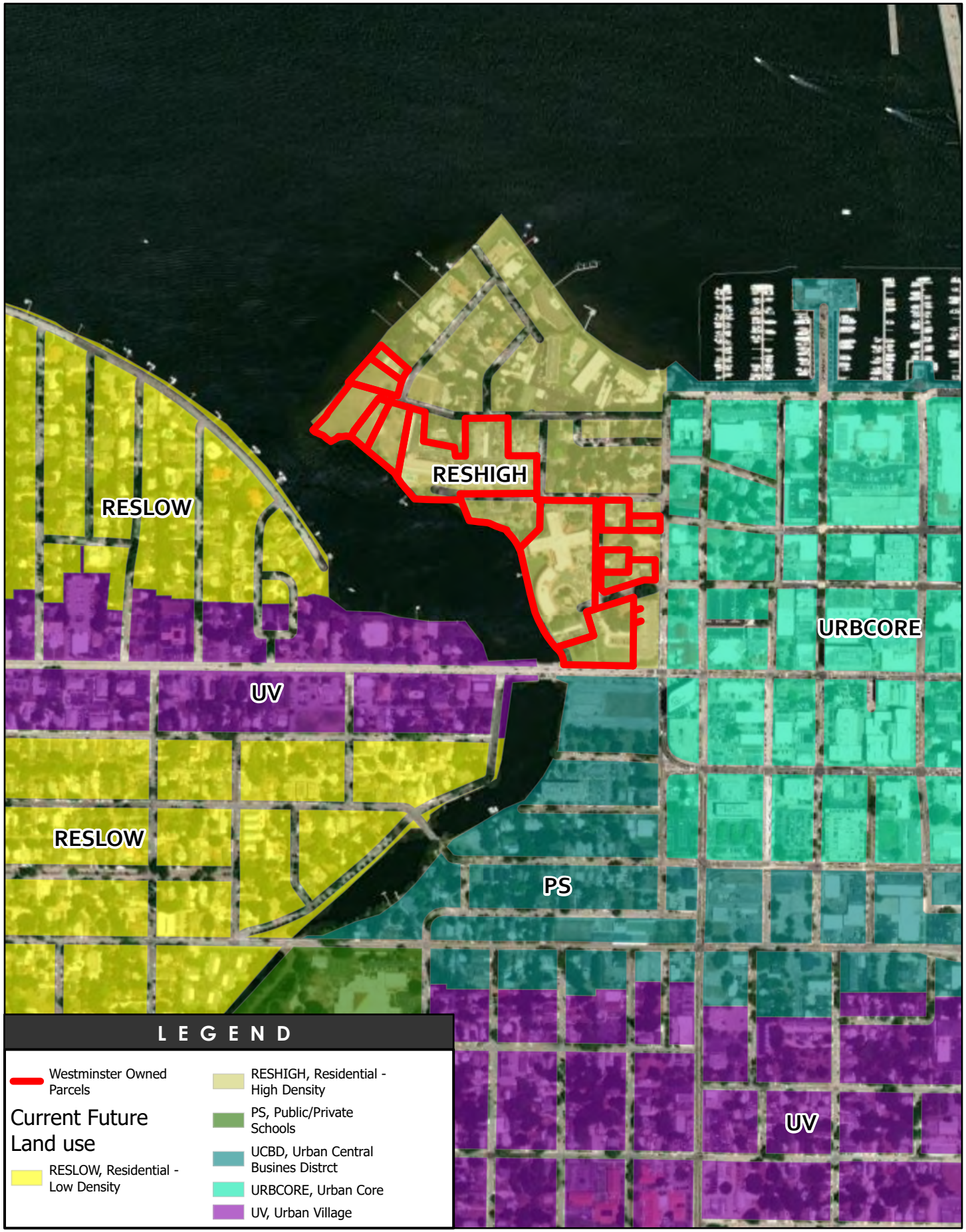
Data Source:
City of Bradenton Data

WESTMINSTER
Aerial View
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 0.02 0.04 0.07
Miles



LEGEND

Westminster Owned Parcels

Current Future Land use

- RESLOW, Residential - Low Density
- RESHIGH, Residential - High Density
- PS, Public/Private Schools
- UCBD, Urban Central Busines Distrct
- URBCORE, Urban Core
- UV, Urban Village

Revised: 2024-01-22 By: amoody
\\corp.pbsj.com\shares\PRJ\57\196\227\GIS\MXD\Westminster.aprx

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Data Source:
City of Bradenton Data

WESTMINSTER

Current Future Land Use

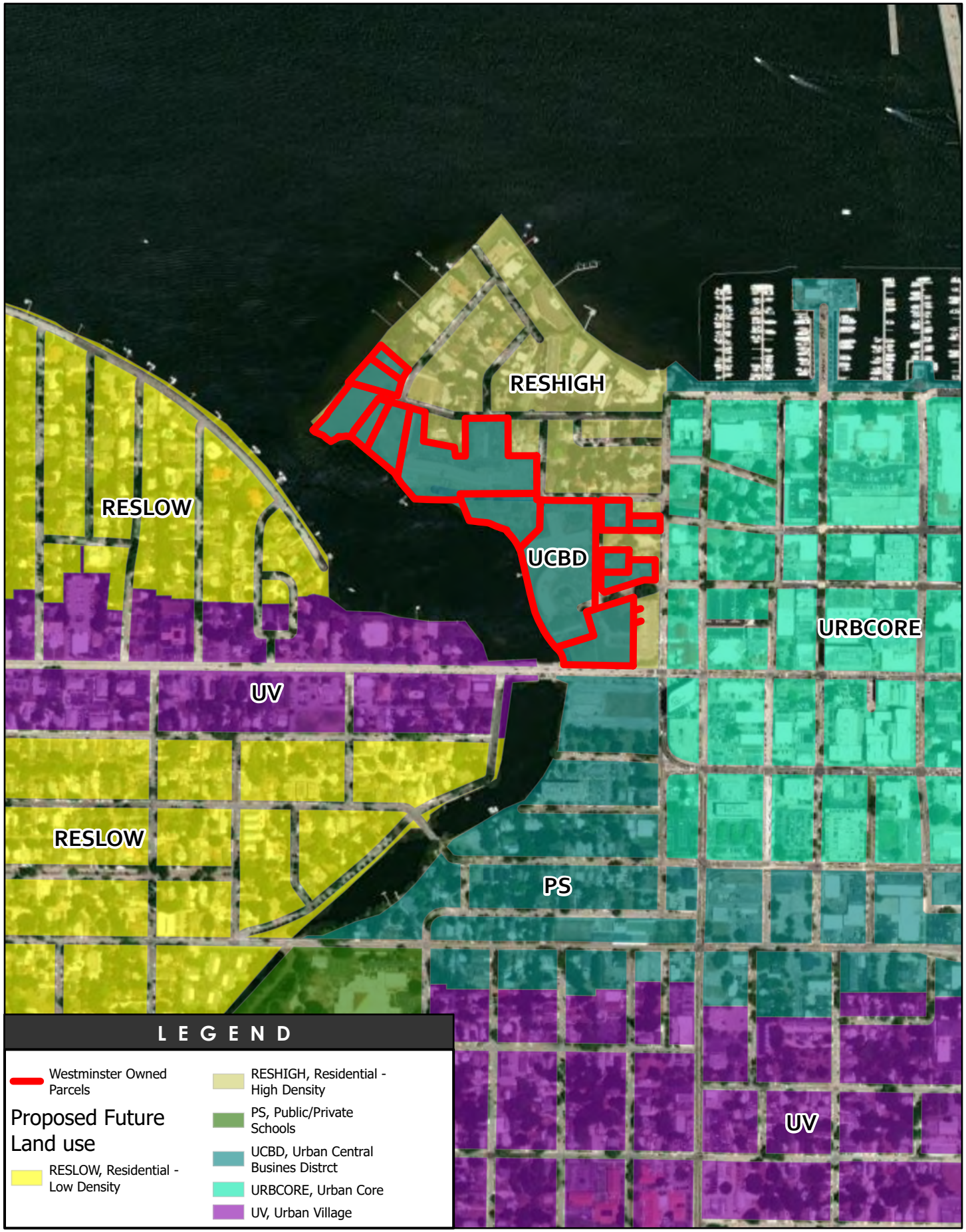
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 0.04 0.07 0.14

Miles



LEGEND

- Westminster Owned Parcels

Proposed Future Land use

- RESLOW, Residential - Low Density
- RESHIGH, Residential - High Density
- PS, Public/Private Schools
- UCBD, Urban Central Busines Distrct
- URBCORE, Urban Core
- UV, Urban Village

Revised: 2024-01-22 By: amoody
\\corp.pbsj.com\shares\TPA\2457\96\245796\GIS\Maps\Westminster.aprx

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Data Source:
City of Bradenton Data

WESTMINSTER
Proposed Future Land Use
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 0.04 0.07 0.14
Miles

Westminster Point Pleasant

Comprehensive Plan Amendment
Transportation Impact Analysis



Prepared for:
Westminster Communities of Florida
116 America Street
Orlando, Florida 32801

Prepared by:
Stantec Consulting Services Inc.
6920 Professional Parkway East
Sarasota, Florida 34240

January 2024

Westminster Point Pleasant
Comprehensive Plan Amendment
Transportation Impact Analysis

Table of Contents

PROFESSIONAL ENGINEER'S CERTIFICATION i

INTRODUCTION 1

TRIP GENERATION 3

AMENDMENT TRAFFIC DISTRIBUTION 3

STUDY AREA 4

EXISTING TRAFFIC CONDITIONS 5

FUTURE TRAFFIC CONDITIONS 6

2029 SHORT-TERM ANALYSIS 7

2045 LONG-RANGE ANALYSIS 9

CONCLUSION 10

LIST OF FIGURES

Figure 1: Project Location 2

LIST OF TABLES

Table 1: Approved & Proposed Maximum Development 1

Table 2: PM Peak-Hour Trip Generation 3

Table 3: Project Traffic Distribution 3

Table 4: Study Area Determination 4

Table 5: Existing Traffic PM Peak-Hour Operating Conditions 5

Table 6: Historical Growth Rates 6

Table 7: 2029 Background Traffic PM Peak-Hour Operating Conditions 7

Table 8: 2029 Background Traffic PM Peak-Hour Operating Conditions (Improved) 7

Table 9: 2029 Total Traffic PM Peak-Hour Operating Conditions 8

Table 10: 2045 Background Traffic PM Peak-Hour Operating Conditions 9

Table 11: 2045 Total Traffic PM Peak-Hour Operating Conditions 9

LIST OF APPENDICES

APPENDIX A ..... FDOT FTO AADT DATA

APPENDIX B ..... FDOT GENERALIZED SERVICE VOLUME TABLES

Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: Westminster Point Pleasant
Comprehensive Plan Amendment
Transportation Impact Analysis
215617665

LOCATION: North of SR 64 (Manatee Avenue W) and west of 15th Street W in Bradenton, Florida

This document titled Westminster Point Pleasant Comprehensive Plan Amendment Transportation Impact Analysis was prepared by Stantec Consulting Services Inc. for the account of Westminster Communities of Florida. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:



Digitally signed by Matthew Crim
Date: 2024.01.23 17:10:25 -05'00'

Introduction

The purpose of this study is to determine the transportation impacts of the proposed Westminster Point Pleasant Comprehensive Plan Amendment (CPA). The Westminster Point Pleasant property comprises 13 parcels totaling +/- 15.9 acres. The property serves as a Continuing Care Retirement Community accommodating independent living, assisted living, and skilled nursing facilities. The subject parcels are located north of SR 64 (Manatee Avenue W) and west of 15th Street W. The project location is shown in **Figure 1**.

The applicant proposes to amend the City of Bradenton's Comprehensive Plan Future Land Use Map to change +/- 15.9 acres of High Density Residential (RESHIGH) to Urban Central Business District (UCBD). The maximum development intensities allowed by the approved and proposed land use designations are shown in **Table 1**.

Table 1: Approved & Proposed Maximum Development

Scenario	Land Use Designation	Maximum Density	Development Size	
			Acres	Maximum Development
Approved	RESHIGH	15 units / acre	15.9	238 units
Proposed	UCBD	40 units / acre	15.9	636 units

Unlike a rezoning or site plan application, a Comprehensive Plan Amendment application generally does not include a build-out horizon year since at the time of application such a year is typically unknown. In order to evaluate the application beyond the current conditions, future short-term and long-range analysis periods were evaluated. A five-year short-term analysis for the year 2029 and a long-range analysis for the horizon year of 2045 were conducted.



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Data Source:
City of Bradenton Data

Figure 1: Project Location

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
Tel 941.907.6900
Fax 941.907.6910

N

0 0.02 0.04 0.07
Miles

Trip Generation

Traffic volumes generated by the proposed land use amendment were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 11th Edition (2021)*. Land Use Code 255 (Continuing Care Retirement Community) was used to estimate the trip generation potential from the Comprehensive Plan Amendment. The net change in PM peak-hour trip generation is summarized in **Table 2**.

Table 2: PM Peak-Hour Trip Generation

Scenario	ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	PM Peak Total Trips		
							Total	Enter	Exit
Approved Land Use	Continuing Care Retirement Community - 255	Per Unit	238	T = 0.13(x) + 55.26	39%	61%	86	34	52
Proposed Land Use	Continuing Care Retirement Community - 255	Per Unit	636	T = 0.13(x) + 55.26	39%	61%	138	54	84
Net Change							**52**	**20**	**32**

Amendment Traffic Distribution

The project will use 15th Street W to access the functionally classified roadway network. Project traffic was distributed 50% to/from west on SR 64 and 50% to/from the east of SR 64 based on the 2022 daily traffic volumes from the Florida Department of Transportation's (FDOT) Florida Traffic Online (FTO) website. The proposed distribution is summarized in **Table 3** and the FDOT FTO information is provided in **Appendix A**.

Table 3: Project Traffic Distribution

Road Name and Segment	2022 AADT	Percent of Total AADT	Percent Project Traffic
SR 64 (Manatee Avenue W)			
26th St W to 15th St W	45,500	50.0%	50%
15th St W to 9th St W (WB)	24,500	26.9%	25%
SR 64 (6th Avenue W)			
15th St W to 9th St W (EB)	21,000	23.1%	25%
Total	**91,000**	**100%**	**100%**

Study Area

The study area consists of functionally classified roadway segments for which the net change in the proposed amendment's traffic is expected to consume at least 5% of the peak-hour level-of-service target or the first directly accessed functionally classified roadway segment into which the amendment parcels connect.

The amendment parcels will use 15th Street W to access the functionally classified roadway network. West of 15th Street W, SR 64 (Manatee Avenue W) is a four-lane divided roadway. East of 15th Street W, SR 64 splits into a one-way pair with westbound SR 64 using Manatee Avenue W and eastbound SR 64 using 6th Avenue W.

Roadways potentially affected by project traffic are within the adopted Transportation Concurrency Exemption Area (TCEA), within which roadway level-of-service is not applicable. However, to provide an indication of roadway operations and impact area, maximum peak-hour service volumes based on FDOT level-of-service targets for urban roadways were obtained from FDOT's *Generalized LOS Analysis Tables* and are attached in **Appendix B**. The results of the study area determination are provided in **Table 4** and demonstrate that only SR 64 where the amendment parcels will have direct access meets the significance threshold criteria.

Table 4: Study Area Determination

Road Name and Segment	Context Class.	LOS Target	Number of Lanes	Service Volume	Percent Project Traffic	New Project Traffic	% Impact	Significant Impact? (>5%)	Direct Access?
SR 64 (Manatee Avenue W)									
26th St W to 15th St W	C4	D	4	3,250	50%	26	0.8%	No	**Yes**
15th St W to 9th St W (WB)	C5	D	2	1,900	25%	10	0.5%	No	**Yes**
SR 64 (6th Avenue W)									
15th St W to 9th St W (EB)	C5	D	3	2,670	25%	16	0.6%	No	**Yes**

Existing Traffic Conditions

Existing traffic volumes were obtained from FDOT count station data along each roadway segment. Existing PM peak-hour volumes were calculated by multiplying the annual average daily traffic (AADT) volume by FDOT's Standard K of 9%. A review of the existing conditions indicates that the impacted segments of Manatee Avenue W within the study area are currently operating below FDOT level-of-service targets, but are within the City's TECA. **Table 5** summarizes the existing PM peak-hour operating conditions. The FDOT AADT is attached in **Appendix A** as well as shown in **Table 3**.

Table 5: Existing Traffic PM Peak-Hour Operating Conditions

Road Name and Segment	LOS Target	Number of Lanes	Service Volume	Exisiting Traffic	Exceeds LOS Target?
SR 64 (Manatee Avenue W)					
26th St W to 15th St W	D	4	3,250	4,095	**Yes**
15th St W to 9th St W (WB)	D	2	1,900	2,205	**Yes**
SR 64 (6th Avenue W)					
15th St W to 9th St W (EB)	D	3	2,670	1,890	No

Future Traffic Conditions

Unlike a rezoning or site plan application, a Comprehensive Plan Amendment application generally does not include a build-out horizon year since at the time of application such a year is typically unknown. In order to evaluate the application beyond the current conditions, future short-term and long-range analysis periods were evaluated. A five-year short-term analysis for the year 2029 and a long-range analysis for the horizon year of 2045 were conducted.

Historical growth rates were calculated for the roadway segments within the study area. Daily traffic volumes were obtained from FDOT portable monitoring sites. As shown in **Table 6**, the historical growth within the study area has been 1.2% annually for the last five years and -0.6% annually for the last 15 years. A 1.0% annual growth rate was used to forecast existing traffic volumes to the 2029 short-term planning horizon. A 0.5% annual growth was used to forecast the 2029 short-term planning horizon volumes to the 2045 long-range planning horizon. The FDOT AADT is attached in **Appendix A**.

Table 6: Historical Growth Rates

Road Name and Segment	2007 AADT	2017 AADT	2022 AADT	5-Year Growth Rate	15-Year Growth Rate
SR 64 (Manatee Avenue W)					
26th St W to 15th St W	47,500	44,000	45,500	0.7%	-0.3%
15th St W to 9th St W (WB)	24,500	22,000	24,500	2.3%	0.0%
SR 64 (6th Avenue W)					
15th St W to 9th St W (EB)	25,000	20,000	21,000	1.0%	-1.1%
TOTAL	**97,000**	**86,000**	**91,000**	**1.2%**	**-0.6%**

2029 SHORT-TERM ANALYSIS

A short-term analysis was performed for the year 2029. The short-term analysis traffic volumes consist of the existing traffic plus a 1.0% annual growth rate. There are no programmed roadway capacity improvements in the 5-year period for the study area roadways. The 2029 short-term background traffic analysis indicates, that like the existing conditions, that the two segments of Manatee Avenue W within the study area will operate below FDOT level-of-service targets, but are within the City's TECA. **Table 7** summarizes the 2029 short-term background traffic PM peak-hour operating conditions.

Table 7: 2029 Background Traffic PM Peak-Hour Operating Conditions

Road Name and Segment	LOS Target	Number of Lanes	Service Volume	2022 Exisiting Traffic	Bkgd Growth @1%	2029 Bkgd Traffic	Exceeds LOS Target?
SR 64 (Manatee Avenue W)							
26th St W to 15th St W	D	4	3,250	4,095	287	4,382	Yes
15th St W to 9th St W (WB)	D	2	1,900	2,205	154	2,359	Yes
SR 64 (6th Avenue W)							
15th St W to 9th St W (EB)	D	3	2,670	1,890	132	2,022	No

Although the study area roadways are located within the City's adopted TCEA, additional analysis was performed to determine the theoretical improvements necessary for operation within FDOT's level-of-service targets without the proposed comprehensive plan amendment. Widening of the two-way segment of Manatee Avenue W to a six-lane divided roadway and widening the one-way segment of Manatee Avenue W to a three-lane roadway will allow SR 64 to operate within FDOT's level-of-service targets, as reported in **Table 8.** The service volumes were taken from FDOT's *Generalized LOS Analysis Tables*, attached in **Appendix B**, for a C4 and C5 context classification. Again, note that these targets are not adopted standards by the City of Bradenton. Because the roadways are located with the City's adopted TCEA, roadway level of service is not applicable.

Table 8: 2029 Background Traffic PM Peak-Hour Operating Conditions (Improved)

Road Name and Segment	LOS Target	Number of Lanes	Service Volume	2022 Exisiting Traffic	Bkgd Growth @1%	2029 Bkgd Traffic	Exceeds LOS Target?
SR 64 (Manatee Avenue W)							
26th St W to 15th St W	D	6	5,110	4,095	287	4,382	No
15th St W to 9th St W (WB)	D	3	2,670	2,205	154	2,359	No

Please note that three lanes on the one-way segment of Manatee Avenue is consistent with the City of Bradenton's Comprehensive Plan Transportation Element; however, widening of Manatee Avenue W from 26th Street W to 15th Street W beyond four lanes is not identified in the City of Bradenton's Comprehensive Plan Transportation Element.

The net change in traffic created by the proposed amendment was added to the background traffic conditions in 2029. The 2029 short-term total traffic analysis indicates that all roadway segments in the study area will continue to operate within FDOT's level-of-service targets with the identified background improvements. **Table 9** summarizes the 2029 short-term total traffic PM peak-hour operating conditions. The addition of the proposed amendment's traffic will not create any additional roadway deficiencies.

Table 9: 2029 Total Traffic PM Peak-Hour Operating Conditions

Road Name and Segment	LOS Target	Number of Lanes	Service Volume	2029 Bkgd Traffic	CPA Traffic	2029 Total Traffic	Exceeds LOS Target?
SR 64 (Manatee Avenue W)							
26th St W to 15th St W	D	6	5,110	4,382	26	4,408	No
15th St W to 9th St W (WB)	D	3	2,670	2,359	10	2,369	No
SR 64 (6th Avenue W)							
15th St W to 9th St W (EB)	D	3	2,670	2,022	16	2,038	No

2045 LONG-RANGE ANALYSIS

A long-range analysis was performed for the year 2045. The long-range analysis traffic volumes consist of the short-term background traffic plus a 0.5% annual growth rate. The 2045 long-range background traffic analysis indicates that all roadway segments in the study area will continue to operate within FDOT's level-of-service targets with the background improvements identified in the short-term analysis. **Table 10** summarizes the 2045 long-range background traffic PM peak-hour operating conditions.

Table 10: 2045 Background Traffic Peak-Hour Operating Conditions

Road Name and Segment	LOS Target	Number of Lanes	Service Volume	2029 Bkgd Traffic	Bkgd Growth @0.5%	2045 Bkgd Traffic	Exceeds LOS Target?
SR 64 (Manatee Avenue W)							
26th St W to 15th St W	D	6	5,110	4,382	351	4,733	No
15th St W to 9th St W (WB)	D	3	2,670	2,359	189	2,548	No
SR 64 (6th Avenue W)							
15th St W to 9th St W (EB)	D	3	2,670	2,022	162	2,184	No

The net change in traffic created by the proposed amendment was added to the background traffic conditions in 2045. The 2045 long-range total traffic analysis indicates that all roadway segments in the study area will continue to operate within FDOT's level-of-service targets with the identified background improvements. **Table 11** summarizes the 2045 long-range total traffic PM peak-hour operating conditions. The addition of the proposed amendment's traffic will not create any additional roadway deficiencies.

Table 11: 2045 Total Traffic PM Peak-Hour Operating Conditions

Road Name and Segment	LOS Target	Number of Lanes	Service Volume	2045 Bkgd Traffic	CPA Traffic	2045 Total Traffic	Exceeds LOS Target?
SR 64 (Manatee Avenue W)							
26th St W to 15th St W	D	6	5,110	4,733	26	4,759	No
15th St W to 9th St W (WB)	D	3	2,670	2,548	10	2,558	No
SR 64 (6th Avenue W)							
15th St W to 9th St W (EB)	D	3	2,670	2,184	16	2,200	No

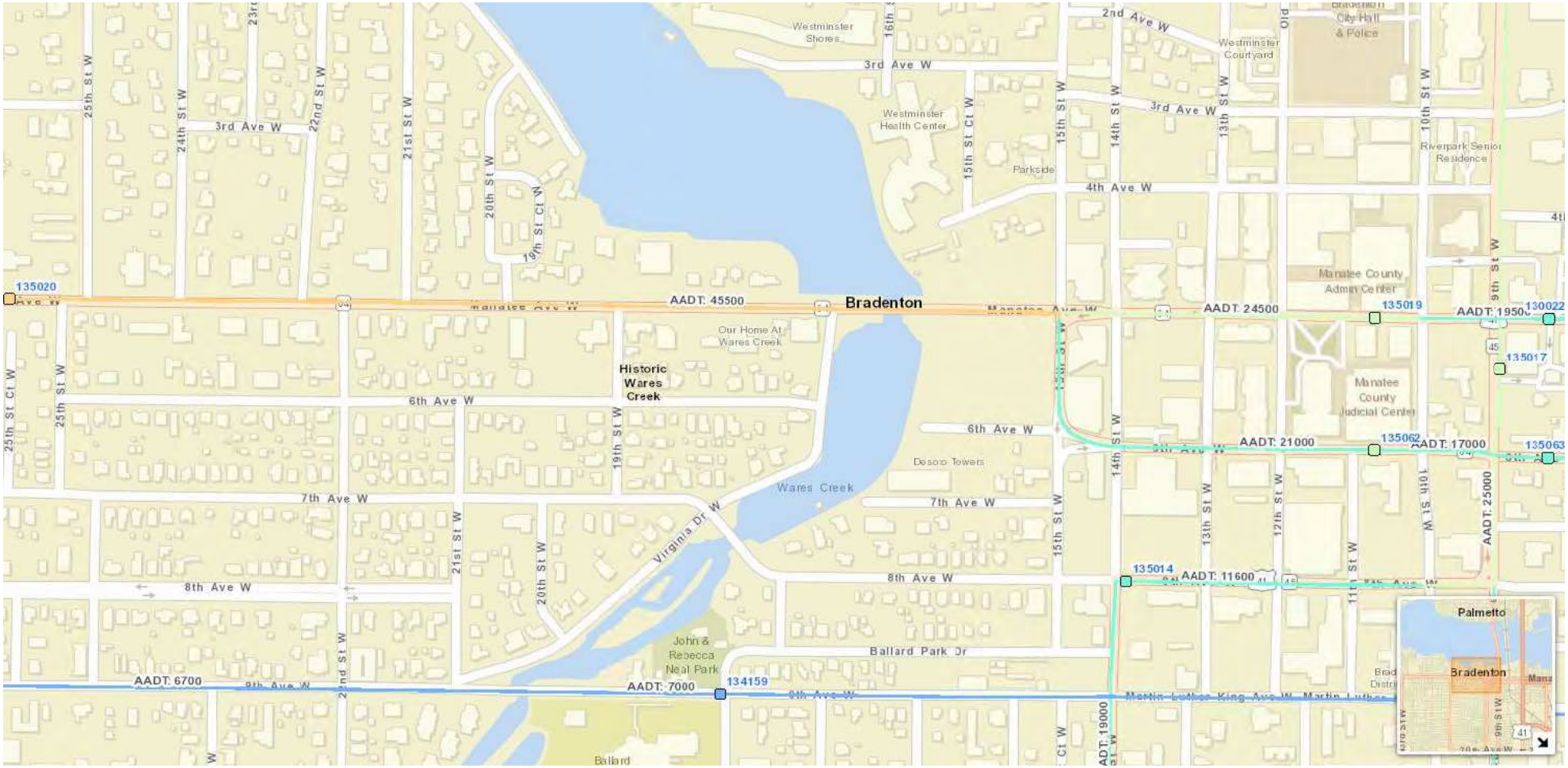
Conclusion

The applicant proposes to amend the City of Bradenton's Comprehensive Plan Future Land Use Map to change the land use designation of +/- 15.9 acres of High Density Residential (RESHIGH) to Urban Central Business District (UCBD). The proposed land use change will result in a net increase of 52 PM peak-hour two-way trip ends. An analysis of the impacts of this proposed change indicates:

- All study area roadways are located within the City's adopted TCEA, and roadway level-of-service is not applicable.
- Currently, SR 64 (Manatee Avenue W) within the study area is operating outside of FDOT's level-of-service targets.
- In order to operate within FDOT's level-of-service targets, widening of the two-way segment of Manatee Avenue W to a six-lane divided roadway and widening the one-way segment of Manatee Avenue W to a three-lane roadway would be needed. Please note this is for information purposes only, as FDOT's level-of-service targets are not adopted by the City of Bradenton for these roadways.
- The three lane improvement on the one-way segment of Manatee Avenue is consistent with the City of Bradenton's Comprehensive Plan Transportation Element. Widening of Manatee Avenue W from 26th Street W to 15th Street W beyond four lanes is not identified in the City of Bradenton's Comprehensive Plan Transportation Element.
- With the identified improvements, SR 64 (Manatee Avenue W) would continue to operate within FDOT's level-of-service targets under total traffic conditions through both the short-term and long-term planning horizons.
- SR 64 (6th Avenue W) is currently operating and will continue to operate within FDOT's level-of-service targets under total traffic conditions through both the short-term and long-term planning horizons.
- The proposed comprehensive plan amendment is consistent with the City of Bradenton's adopted comprehensive plan.

APPENDIX A

FDOT FTO AADT DATA



FDOT AADT DATA

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 5020 - SR 64, EAST OF 26TH STREET WEST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	45500 C	E 21000	W 24500	9.00	56.10	2.80
2021	46000 C	E 22500	W 23500	9.00	56.10	4.40
2020	47000 C	E 23000	W 24000	9.00	56.30	4.80
2019	44500 C	E 22000	W 22500	9.00	56.80	3.60
2018	42500 C	E 21500	W 21000	9.00	55.80	3.80
2017	44000 C	E 20500	W 23500	9.00	56.50	2.30
2016	43500 C	E 20000	W 23500	9.00	55.90	2.30
2015	45000 C	E 21000	W 24000	9.00	55.90	2.30
2014	41500 C	E 20500	W 21000	9.00	55.10	2.30
2013	44500 F	E 20500	W 24000	9.00	55.10	2.30
2012	44000 C	E 20500	W 23500	9.00	54.60	2.30
2011	43500 F	E 21000	W 22500	9.00	55.80	2.20
2010	43500 C	E 21000	W 22500	10.92	56.97	2.20
2009	41500 C	E 19500	W 22000	11.15	58.32	2.20
2008	45500 C	E 22000	W 23500	10.91	56.77	2.60
2007	47500 C	E 22500	W 25000	10.37	55.17	2.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 5019 - SR 64/MANATEE AVENUE WB, WEST OF 10TH STREET WEST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	24500 F	0	0	9.00	99.90	4.30
2021	24000 C	W 24000	0	9.00	99.90	4.30
2020	23000 C	W 23000	0	9.00	99.90	5.40
2019	23000 C	W 23000	0	9.00	99.90	4.10
2018	23000 C	W 23000	0	9.00	99.90	4.20
2017	22000 C	W 22000	0	9.00	99.90	4.40
2016	22000 C	W 22000	0	9.00	99.90	4.00
2015	22500 C	W 22500	0	9.00	99.90	3.60
2014	22500 F			9.00	99.90	4.40
2013	22000 C	W 22000	0	9.00	99.90	4.40
2012	20000 C	W 20000	0	9.00	99.90	3.60
2011	23500 F	0	0	9.00	99.90	2.80
2010	23500 C	W 23500	0	10.92	99.99	2.80
2009	24000 C	W 24000	0	11.15	99.99	2.60
2008	25000 C	W 25000	0	10.91	99.99	3.40
2007	24500 C	W 24500	0	10.37	99.99	2.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 5062 - SR 64/6TH AV WEST EB, WEST OF 10TH STREET WEST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	21000 C	E 21000	0	9.00	99.90	3.10
2021	19000 C	E 19000	0	9.00	99.90	4.70
2020	20500 C	E 20500	0	9.00	99.90	4.60
2019	18000 C	E 18000	0	9.00	99.90	3.30
2018	20500 C	E 20500	0	9.00	99.90	4.00
2017	20000 C	E 20000	0	9.00	99.90	4.00
2016	22000 C	E 22000	0	9.00	99.90	4.00
2015	20500 C	E 20500	0	9.00	99.90	3.20
2014	22500 F			9.00	99.90	3.20
2013	22000 C	E 22000	0	9.00	99.90	3.20
2012	21000 C	E 21000	0	9.00	99.90	3.30
2011	21500 F	0	0	9.00	99.90	3.30
2010	21500 C	E 21500	0	10.92	99.99	3.30
2009	21000 C	E 21000	0	11.15	99.99	2.70
2008	23000 C	E 23000	0	10.91	99.99	3.00
2007	25000 F	0	0	10.37	99.99	3.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX B

FDOT GENERALIZED SERVICE VOLUME TABLES

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

Westminster Point Pleasant

Ecological Analysis

Prepared for:
Westminster Communities of Florida

Prepared by:
Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota, Florida 34240

January 16, 2024

Sign-off Sheet

The conclusions in the Report titled Westminster Point Pleasant – Ecological Analysis are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Westminster Communities of Florida (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

Prepared by 
(signature)

Elizabeth Eardley

1.0 INTRODUCTION

Westminster Communities of Florida s is requesting a future land use map amendment, along with the concurrent Comprehensive Plan text amendment and rezone application to support the Westminster retirement community's development program and vision for resilient redevelopment and growth.

The project is comprised of thirteen parcels totaling approximately 17.28 acres located on the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton as depicted on the enclosed **FLUCCS Map** included in **Appendix A**.

2.0 SITE CHARACTERIZATION

Habitats and land cover types found within the project area are categorized below using the Florida Department of Transportation's (FDOT) Florida Land Use, Cover and Forms Classification System (FLUCCS). An exhibit of the property which illustrates the extent and location of these habitat and land cover types is depicted on the attached **FLUCCS Map** in **Appendix A**.



FLUCCS 120 and 130 – Residential Medium and High Density

The majority of the project area, approximately 14.14 acres, has been classified medium and high-density residential areas as they are comprised of the existing independent living, assisted living, and skilled nursing facilities and a few residential home sites. A few strands of mangroves were mapped waterward of the surrounding seawalls.



FLUCCS 190 – Open Land

This FLUCCS code comprises approximately 3.14 acres of the project area that historically contained residential dwellings that were cleared in the late 1990's and 2020. These areas are dominated by regularly mowed and maintained open grassy areas with mangroves lying waterward of the surrounding seawalls.

3.0 WILDLIFE UTILIZATION

A Stantec ecologist conducted an ecological assessment of the various habitat components of the site on December 5, 2023 for the purpose of identifying and documenting the occurrence of species listed as endangered or threatened by the Florida Fish and Wildlife Conservation Commission (FWC) or the U.S. Fish & Wildlife Service (FWS) or their habitats. During this preliminary survey, the ecologist looked for individual specimens, scat, or any other identifiable signs of listed species, such as nests or burrows. No such evidence was observed within the project boundary.

The listed species presented below were identified by the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix as having a potential for on-site habitat utilization. Due to historical land alterations and surrounding land uses, the presence of on-site habitats typically used by these species is unlikely.

• **Bald Eagle** (*Haliaeetus leucocephalus*) – The nearest reported bald eagle nest (MN048) is located approximately 2.3 miles north northwest of the project. The nesting status for this location was documented as Occupied for the 2023 nesting season. No additional nests were observed on-site during the preliminary wildlife surveys, thus there are no anticipated impacts to this species.

• **Wood Stork** (*Mycteria americana*) – The adjacent waterways may provide the potential to support utilization by this federally regulated species. However, as there is no proposed in water work, there are no anticipated impacts to this species.

• **Gopher Tortoise** (*Gopherus polyphemus*) – No gopher tortoise burrows were observed on-site during the preliminary wildlife survey. If gopher tortoises or their burrows are discovered within the project limits, appropriate permitting efforts will be undertaken consistent with FWC permitting guidelines.

• **Eastern Indigo Snake** (*Drymarchon corais couperi*) – Due to the existing on-site and surrounding land uses, utilization of onsite habitats by this species is highly unlikely. If the FWS Standard protection Measures for the Eastern Indigo Snake are followed during site preparation and project construction, no adverse impacts to this federally regulated species are anticipated to occur.

4.0 WETLAND PROTECTION

No wetland, mangrove, or other surface water impacts are proposed with this project.

5.0 CONCLUSION

The conceptual site plan associated with the proposed future land use map amendment, concurrent Comprehensive Plan text amendment, and rezone application proposes no impacts to native habitats, wetlands, or regulated wildlife species.

Appendix A MAPS



FLUCCS Code	Description	Acreage
120	Residential, Medium Density	1.85
130	Residential, High Density	12.29
190	Open Land	3.14
	Total	**17.28**

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Notes: 1. Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet
2. Source data: Stantec, Southwest Florida Water Management District
3. Imagery: Manatee County 2023 Aerial

Westminster Point Pleasant Master Project

Florida Land Use & Cover Classification System Map

December 2023

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, FL 33602
tel 813.223.9500
fax 813.223.0009

N

0 125 250 Feet

Prepared by: D.R.J
Technical Review by: C.J.B

WESTMINSTER POINT PLEASANT DISASTER PLAN

COMPRESHENSIVE EMERGENCY MANAGEMENT PLAN (CEMP)

I. INTRODUCTION

A. Basic Information

1. Westminster Communities of Bradenton,
Westminster Point Pleasant
Nursing Center and Assisted Living
1533 4th Avenue West
Bradenton, FL 34205
Phone: 941-747-1881
Fax: Administration 941-749-6657

2. Owned by:

Presbyterian Retirement Communities
80 W. Lucerne Circle
Orlando, FL 32801
Phone: 1-800-789-1628
Contact Person: Garry Hennis, Chief Operating Officer

3. Building Information:

Year Built:
2000 - Towers nursing center and assisted living
1995 Shores memory care assisted living

a. Type of Construction
    a. Towers nursing center and assisted living: Stucco & Concrete, metal frame
    b. Shores memory care assisted living Stucco with metal frame
b. Dates of Subsequent Construction:
    1. 2016 redesigned the nursing and living room space

4. ADMINISTRATOR:

TERRY CARR EXECUTIVE DIRECTOR
Work: 941-747-1881
Personal Cell: Information on file at the facility

BRIAN PARKS, ASSISTANT EXECUTIVE DIRECTOR
Work: 941-748-4161, extension 224
Personal Cell: Information on file at the facility

CATHERINE CHABRIER, NURSING CENTER ADMINISTRATOR

Work: 941-747-1881
Personal Cell: Information on file at the facility

GEORGETTE LODWICK, AL COORDINATOR
Work: 941-748-4161, extension 254
Personal Cell: Information on file at the facility

5. The Administrator will implement this plan.

6. This plan was developed with collaboration by management staff at Westminster Point Pleasant.

7. Organizational Chart - - -

B. Reference materials used in the development of the Plan was the facility's previous Policy and Procedure, worksheets from Manatee County Emergency Management and Presbyterian Retirement Communities Corporate office.

C. Hierarchy of authority in place during emergencies is the same as the previous organizational chart -ANNEX #1

1. Departmental Chain of Command - ANNEX #1

2. Incident Command System (ICS) and relevant policies - - - - - - - - -ANNEX #1

III. HAZARD ANALYSIS

A. Westminster Communities of Florida, dba Presbyterian Retirement Communities, dba Westminster Point Pleasant is vulnerable to:

1.	BOMB THREAT	ANNEX P&P #2
2.	WEATHER EVACUATION	ANNEX P&P #3
3.	EXPLOSIONS	ANNEX P&P #4
4.	FIRE	ANNEX P&P #5
5.	FLOOD AND WATER DAMAGE	ANNEX P&P #6
6.	HAZARDOUS MATERIALS (SEWAGE/WASTE)	ANNEX P&P#7
7.	POWER FAILURE	ANNEX P&P #8
8.	SHELTER IN PLACE AGREEMENTS (MATA)	ANNEX P&P #9
9.	TORNADO	ANNEX P& P #10
10.	AC/HEAT FAILURE	ANNEX P&P #11
11.	ELOPEMENT/WANDERING	ANNEX P&P #12
12.	PANDEMIC, INFECTION CONTROL, BIOTERRORISM	ANNEX P&P #13
13.	ACTIVE SHOOTER	ANNEX P&P #14
14.	TEMPERATURE EXTREMES (HEAT/COLD)	ANNEX P&P#15
15.	CYBER ATTACK	ANNEX P&P #16
16.	HIPAA SECURITY	ANNEX P&P #17
17.	EARTHQUAKE	ANNEX P&P #18

B. Site Specific Information

1. The Point Pleasant has dealt with short term power outages, in which our emergency generator came online as planned. The facility's chiller has failed, and we were able to keep the facility within the required temperature zone, and have extra fans in storage as emergency back-up.

2. The Point Pleasant Point Pleasant facility is in Hurricane Evacuation Zone A.

a. The facility is in flood zone AE as identified on a Flood Insurance Rate Map.

b. The Point Pleasant facility is located near State Route 64, Business State Route 41 and within a five-mile radius of railroad tracks, with potential for transportation of Hazardous Materials incidents from all.

c. It is within the range of Tropicana and Manatee Ice for potential Hazardous Materials incidents from fixed facilities.

d. It also has the potential for a Hazardous Materials incident from chemicals used in the Housekeeping and Maintenance Departments.

e. The facility is not within a 50-mile radius of a nuclear power plant.

3. Point Pleasant – Nursing Center

a. The license is active until May, 2025.

b. The Point Pleasant Nursing Center is licensed for 120 beds. There are 16 private rooms and 52 semi-private rooms. These rooms are evenly split on the second and third floors of the Health Center/Towers building.

c. Types of Residents in Nursing Center:

1. On average there are 25 residents who have Alzheimer's or some other type of dementia.

2. On average there are 10 residents that require oxygen. Most use concentrators. There are up to 35 E tanks on site for personal use.

3. Other special equipment that residents may have in use include: mechanical lift, specialty beds/mattresses, IVs, feeding tube and pump, etc.

4. We have no residents that could not be considered self-sufficient with minor assistance.

4. Point Pleasant- Assisted Living

a. The license is active until February, 2024.

b. The Point Pleasant Assisted Living is licensed for 117 beds. Current average number of residents in the Assisted Living is 50. Twenty beds are designated for memory care at the Shores building. There are 34 units in the Health Center/Towers building.

c. Types of Residents in Assisted Living:

1. Some of the residents have Alzheimer's or some other type of dementia.

2. There is 1 residents that currently require oxygen. No other special equipment

3. We have no residents that could not be considered self-sufficient with minor assistance.

1. Point Pleasant- Independent Living

5. Point Pleasant – Independent Living

a. The capacity, at the Point Pleasant, for Independent Living residents is a maximum of 243 residents.

b. The residents may vary from completely independent, to those with minor visual and mobility difficulties, and/or who are on oxygen. Several residents have outside services to support their selfcare and medical needs.

c. The Health Resource Nurse will have a list of those independent residents that may need assistance in an emergency.

IV. CONCEPTS OF OPERATION

A. DIRECTION AND CONTROL:

1. Person in charge during emergencies – Executive Director

2. CHAIN OF COMMAND **Annex #1**

3. The Executive Director, or his designee, will monitor the weather via TV, radio, websites and/or the weather alert radio. He will also be in contact with Manatee County Emergency Management Department for any additional information, and advisements as to when to activate the facility's Storm Plan

a. Departmental staff will be alerted by their supervisors **Annex #1**

4. Each Department has a Standard of Operations **Annex #1A**

5. Procedures to ensure the following are:

a. Food and water supply – Dietary **Annex #1A**

b. Sleeping arrangements – Housekeeping **Annex #1A**

c. 72-hour supply of essential supplies **Annex #1A**

d. Emergency Power – Maintenance **Annex #8**

i. The capacity for the emergency fuel system is 250 gallons.

e. Transportation is covered in the evacuation plan

i. Evacuation **Annex #3**

ii. Contracts **Annex #9**

6. Provisions for continuous staffing

i. All staff is required and expected to report to work during emergency situations. The normal staffing schedules will be followed as closely as possible. Adjustments will be made as necessary.

ii. Common areas and empty apartments in the Point Pleasant building will be prepared to sleep employees.

iii. Staff are to bring their own bedding **Annex #1A**

B. NOTIFICATION:

1. The facility will receive warnings via TV, radio, weather alert radios (on stand-by mode 24 hours at the nurse's station) and through an automated calling system (Call-em-all).

2. The Point Pleasant's 24-hour contact number is 941-747-1881 or after normal business hours, phone calls are directed to security personnel 941-773-4729.

3. The Executive Director or Designee will be alerted by T.V., radio and Manatee County Emergency Management. When the decision has been made to evacuate/expand the facility, the Administrator will initiate the Call Down List, which will be distributed to key personnel when an ALERT is issued by the National Weather Service.

4. Call Down List----------**ANNEX #1**

5. All Department Heads and Supervisors will be on "alert" status with any pending storm. When a "Hurricane Alert" is issued they are to check in with the Administrator or his/her designee on a set schedule, if it occurs after business hours or on a weekend.

6. Alert and oriented residents may be told privately ahead of time. Disoriented or confused residents will not be told too far in advance, as it generally causes more confusion and agitation.

a. Alert and oriented residents may start packing the required materials if they choose to.

b. Staff may start packing clothes for disoriented, confused, or disabled residents, and place them in their closets ahead of time, if the alert may change to a warning.

7. All staff on the Call Down List will be responsible for calling down the call list until they reach staff. For those staff members who either do not have a phone or their phones are not working, they are to report to work for further instructions.

   Call Down List----------**ANNEX #1**

8. The Executive Director will notify Assistant Executive Director Administrator, and Administrative Assistant(s), who will alert Department Heads. The AL Coordinator will alert the rest of the AL nursing staff. The Director of Nursing/designee will alert the rest of the Nursing Center nursing staff. Department heads/designees will alert other staff in their departments.

9. The Assistant Executive Director, AL Coordinator and Administrative Assistant will be responsible for ensuring that families of the residents in Assisted Living are notified of the evacuation, and to where they are being evacuated to. The Director of Social Services will be responsible for ensuring that families of the residents in Nursing Center are notified of the evacuation, and to where they are being evacuated to. The Resident Lifestyles Coordinator and Administrative Assistant at Point Pleasant will be responsible for any calls concerning Independent Residents, if they are unable to do so themselves.

   Standard Operating procedures ANNEX #1A

C. EVACUATION:

1. The Executive Director, or their designee, is responsible for implementing the facility evacuation procedures.

   Hierarchy of Authority **ANNEX #1**

2. Transportation Agreements for evacuation and logistical support **ANNEX #9**

3. Presbyterian Retirement Communities dba, Westminster Point Pleasant, will be evacuated to other Presbyterian Retirement Communities first and then other facilities based on proximity, availability and risk level. Refer to Mutual Aid Transfer Agreements in **ANNEX #9**

4. In the event that there is structural damage to the Point Pleasant, the corporate offices will be notified and arrangements made with other facilities to absorb the Point Pleasant residents. **ANNEX #9**

5. In the event that there is a Class 5 storm approaching, as many Assisted Living residents will be transported to Westminster Towers, 70 W. Lucerne Circle, Orlando, FL 32801, as time permits. Nursing center residents will be transported to confirmed skilled nursing facilities outside of the evacuation zone.

6. There are no facilities between Bradenton and Orlando that are large enough to take all residents and staff.

7. All residents are initially encouraged to evacuate to friends and families, out of the evacuation zones.

8. Evacuation Routes **ANNEX #3**

9. Time needed for evacuation **ANNEX #3**

10. Mutual Aid Agreement **ANNEX #9**

11. It is the facility's policy that the number of staff to go with transferring residents is to be a minimum of one (1) on the transportation vehicle, and the remaining staff will drive their private vehicles, if available, to the evacuation site. The staff is to report to duty with the nurse in charge at the receiving facility.

12. The facility will be using their daily census sheets to check off those residents evacuated. A log system similar to the American Red Cross's may also be used. **ANNEX #3**

    a. Independent residents will be asked to "sign out" of the facility providing destination site with name, address and phone number on the facility's Log System,

    b. Assisted Living and Nursing Center residents will be checked off their census by the Nurses, or their designee.

    c. The Receptionist at the receiving facility will receive a copy of the census sheet listing the incoming residents and where they are located.

    d. AL Coordinator or designee will take incoming calls concerning the evacuated Assisted Living residents after the transfer and placement of residents is completed. Director of Social Services or designee will take incoming calls concerning the evacuated Nursing Center residents after the transfer and placement of residents is completed.

13. List of required items to be taken with residents **ANNEX #3**

14. After all residents' names have been checked off on the Census Sheet (as being transferred), the AL Coordinator and Director of Nursing, or their designees, and Housekeeping personnel, will take another copy of the census sheet.

    a. They then will check each room (including closets, bathrooms, and under beds).

    b. As the check is completed, and the room has been vacated, they will cross the room and bed number off the Census Sheet. The room doors will be closed and a chalk mark placed on the door.

15. The point person to begin pre-positioning of supplies and provision will be determined by the type of emergency.

    a. Point Pleasant will keep 3-5 days of emergency supplies on hand at all times.

b. Supplies needed for flooding, would be called for when Flood Watches and Warnings, due to Storm Surge, were issued by the Emergency Management Department.

c. Supplies will be repositioned to the Point Pleasant Towers building or Westminster Manor when the Storm Surge voluntary evacuation is called for.

d. Dietary will reposition some supplies but will also call for an extra delivery to be made at Point Pleasant.

e. All our suppliers will deliver to either the Towers building or Westminster Manor.

16. All supplies will be checked when a Storm Alert is announced.

a. All suppliers will be placed on stand-by for delivery of goods when Emergency Management calls for a voluntary evacuation, for Storm Surge, to begin..

b. When a Storm Warning is posted, and a voluntary evacuation is called for, suppliers will be called for pre-arranged deliveries.

17. Mutual Aid Agreements for transportation and alternative facilities will be initiated when a "STORM ALERT" is posted by the National Weather Service.

D. RE-ENTRY

1. Maintenance Department is responsible for the initial inspection of the evacuated facility. A verbal and written report will be given to the facility Executive Director, who will notify the county and corporate offices. The administrator will notify AHCA.

2. If the facility is evacuated, it must be inspected, if there has been wind/or water damage, before the building can be re-occupied.

a) Manatee County Building Inspectors

b) Facility's Maintenance Department

c) Corporate Building Inspectors

3. Residents will be transported back from the host facility to their home facility by the same transport systems that originally took them. **ANNEX #3**

E. SHELTERING

1. Receiving Procedures **ANNEX#3**

2. Floor Plans and allocated space **ANNEX #3**

3. Provisions **ANNEX #3**

4. Supplies **ANNEX #1a, 3**

5. All Staff is required to report to work during emergency situations. The normal staffing schedule will be followed as closely as possible. Adjustments will be made as necessary.

6. The Agency for Health Care Administration will be notified of the evacuation/expansion, by the Administrator or designee, as soon as the decision is made. The evacuation status is updated in the Health Facility Reporting System. If internet access is not available, a call will be made to

   Area Supervisor, Agency for Health Care Administration 813.871.7800

7. As staff and residents come into the facility, a staff person will instruct them in filling out a registration form. A notation will be made on the form as to their location. **ANNEX #3**

   a. If a person, who is not a member of the Westminster life plan communities or of a mutual aid facility who has activated the mutual agreement comes, they will be referred to a Red Cross Shelter, if time and transportation are available.

   b. If it is determined by our nursing staff, that a person is too ill for them to be cared for, that person(s) will be transported to a hospital when transportation is available.

V. INFORMATION, TRAINING AND EXERCISE

A. Key worker training during non-emergency times:

   1. At least annually, an in-service will be held concerning:

      a. Fire and Life Safety

      b. Hurricane Preparedness

   2. Maintenance Department performs routine fire drills.

B. Westminster Point Pleasant holds annual ALL STAFF in-services mandated by State authorities. These in-services include fire and life safety and disaster preparedness. Staff is required to sign an attendance roster and department heads are responsible for ensuring that absent staff is in-serviced at a later date.

   1. Safety Committee oversees the coordination and scheduling of these in-services.

   2. The training provider is designated by the Administrator or Safety Committee.

3. A review of the Storm Plan and Staff Responsibility is presented by department supervisors whenever there is enough warning of the anticipated event Includes:

    a. Flood procedures

    b. Tornado

    c. Power Failures

    d. A/C and Heating Equipment Failures, etc.

C. All new staff will receive a brief overview of Emergency Procedures during general orientation.

1. All staff will receive specific instructions of duties during floor orientation.

2. All staff will be shown where to find the Emergency Plan Policies and Procedures, and may examine it, or use it as a reference, at any time.

D. These in-services will include information and mock drills that include bomb threats, evacuation orders, fire and life safety and hurricane preparedness procedures. They will be facilitated by our Safety Committee and various outside professionals. Additional informational sessions and materials will be provided to residents.

E. During the disaster plan in-service, any deficient cited areas of concern will be given to the Executive Director and reviewed with a follow-up plan of correction.

F. Name and address of the facility with which there is an agreement for sheltering residents, if required to evacuate:

Agreements located **ANNEX #9**

G. Name and address of the facility with which there is an agreement for sheltering residents in case of an internal disaster such as a fire:

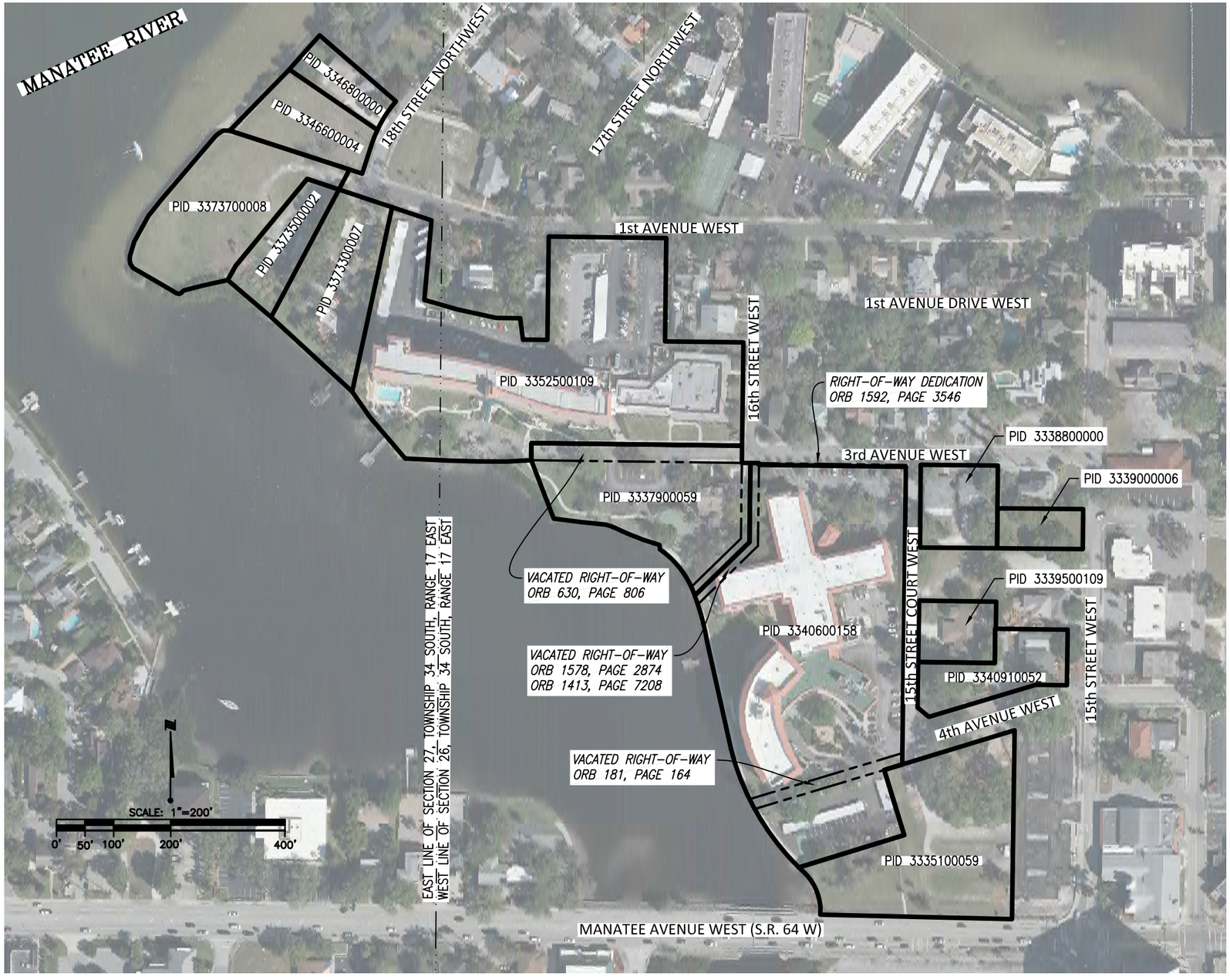
Westminster Manor
1700 21st Avenue West
Bradenton, FL 34205
941-748-4161

Agreement located **ANNEX #9**

H. Residents who are able, will be transported by the facility bus and private cars. Those who are unable to be transported by this means will be transported by a transportation company that is able to provide the appropriate type of transportation (wheelchair, stretcher, ambulatory bus)

See transportation list **ANNEX #9**

Sketch and Description



REV NO.	REVISION	DATE	DRAWN BY	EMP. NO.

Jan 26, 2024 – 10:38:23 EDMEJIA|\\Us0227-ppfss01\shared_projects\215617665\survey\drawing\215617665v-spex01.dwg

CLIENT:

ACTIVITY	INITIALS	EMP. NO.	DATE	
DRAWN BY:	EDM		01/26/24	
CHECKED BY:	SE		01/26/24	
COMPUTED BY:	EDM		01/24/24	

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

DATE:	HORIZONTAL SCALE:	VERTICAL SCALE:	SEC: TWP: RGE:	FIELD BOOK:	FIELD BOOK PAGE:
01/26/24	1" = 200'	N/A	26&27-34S-17E		

TITLE:

EXHIBIT OF

TRACTS OF LAND LOCATED IN SECTIONS 26 & 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

TASK:	PROJECT NO.:	SHEET NUMBER:	DRAWING NUMBER:
	215617665	1 OF	215617665v-spex01

Concept Plan



Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

WESTMINSTER POINT PLEASANT

CONCEPTUAL PLAN

JANUARY 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

0 500 1,000

Westminster Point Pleasant

Future Land Use Amendment Application - Community Impact Report

On behalf of our client, Westminster Communities of Florida, we propose a Comprehensive Plan Future Land Use map amendment for the future redevelopment of the Westminster Point Pleasant property generally located on the southwest waterfront of the peninsula north of Manatee Avenue West, and east of 15th Street West in the City of Bradenton. The Westminster property is comprised of thirteen (13) parcels totaling to approximately 15.9 acres. Parcel identification numbers for properties that are subject to future redevelopment include the following: 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, and 3338800000. The property is currently utilized as a Continuing Care Retirement Community that accommodates independent living, assisted living, and skilled nursing facilities. This future land use map amendment, along with the concurrent Comprehensive Plan text amendment and rezone application, is proposed to support the Westminster retirement community's development program and vision for resilient redevelopment and growth.

With this application, we request a future land use (FLU) map amendment to change the Subject Property's designation from High Density Residential (RESHIGH) to Urban Central Business District (UCBD).

In support of this future land use map amendment, this Community Impact Report includes a detailed analysis on how the amendment complies with each of the following review criteria:

A. <u>Visual Impact Analysis</u>

The concurrent rezone application is proposed to change the Subject Property's zoning designation from General Urban Open (T4-O) and General Urban Restricted (T4-R) to Urban Center (T5). As displayed in the Conceptual Plan, the site plan includes proposed building standards and density information which meets the requirements of the T-5 district and UCBD FLU designation. Design standards will be followed to maximize compatibility with adjacent land uses. Temporary building height incentives that were recently approved for areas to the east are also proposed to be applied to this site. Additionally, other design features such as landscaping, fencing, and other buffering methods will be incorporated into the site plan as required by the City Land Use Regulations.

B. <u>Land Use Assessment</u>

Existing and Proposed Land Use:
The 15.8-acre Westminster Subject Property has been used as a Continuing Care Retirement Community since 1954 and accommodates independent living, assisted living, and skilled nursing facilities. This use is proposed to be maintained while the future land use amendment and concurrent text amendment and rezone applications will support the community's continued expansion and renewal of this existing use. As displayed in the Conceptual Plan, future development will remain consistent with the proposed UCBD district's max density of 40 DU per acre, thus permitting a maximum unit count of approximately 636 dwelling units. The residential component will remain the focus of future development with other potential supporting amenities such as outdoor dining venues, low impact recreational facilities, gardens, and trails.

Future Land Use (FLU) Amendment Request:
The existing FLU designations on the site and adjacent properties are as follows (See Existing Future Land Use Map):

- Subject Property – RESHIGH
- North – RESHIGH
- South – UCBD, RESHIGH
- East – RESHIGH, Urban Core (URBCORE)
- West – No FLU (Manatee River)

This Comprehensive Plan FLU amendment proposes a change to the Subject Property's FLU designation from RESHIGH to UCBD (See propose Future Land Use Map). This designation change is needed to support resilient redevelopment of the site, in order to accommodate the City's growing demand for residential units, especially for retirees and/or with assisted living needs.

C. Traffic Study

Please refer to the Transportation Study, attached to this application package.

D. Environmental Impact Assessment

Please refer to Environmental Narrative, attached to this application package.

E. Area Impact Assessment

With an updated FLU of UCBD, the Subject Property will remain compatible with the surrounding area, as the Westminster Retirement Community has existed in this location for over fifty years. Located on the fringe of the City of Bradenton's Urban Core area, this area is consistent with the intent of the UCBD district.

According to the City of Bradenton Comprehensive Plan, the UCBD FLU designation is the most intensely developed area of the City, supporting a downtown area for social, cultural, and economic interchange. The UCBD encourages mixed-use, walkable development with a variety uses such as heigh density residential, parks, commercial, professional services, and more. The maximum base density in the UCBD is 40 DU per acre. The URBCORE district is located within the City's UCBD and provides the hub for economic development and civic uses. The URBCORE district has an increased density and intensity maximum over the UCBD, allowing a maximum base density of 60 DU per acre with possibility of increased density up to 200 DU per acre is approved by the City Council and following additional criteria.

Consistent with these parameters, the site, with the proposed FLU of UCBD, is located adjacent to the URBCORE district. The proposed development will encourage internal trip capture through the implementation of ancillary support facilities, as well as the inclusion of multi-modal transportation options for internal community movement. Additionally, as stated above, density requirements will be adhered to and remain within the maximum 40 DU per acre standard.

The Subject Property will also remain compatible with adjacent RESHIGH property. The RESHIGH FLU designation generally promotes residential uses with potential neighborhood commercial components, such as light retail, restaurants, personnel services, etc. with a maximum density of 15 DU per acre. The proposed UCBD will be a logical extension of the adjacent UCBD and URBCORE areas, while remaining compatible with adjacent RESHIGH space through the implementation of required buffering, landscaping, and other pertinent building standards associated with the proposed T-5 site zoning designation.

F. Hurricane Evacuation Analysis

The majority of the Subject Property is located within the Zone A Evacuation Level, thus, existing and future residents of the Westminster community are evacuated first in the case of a Hurricane or other Declared State of Emergency that requires physical evacuation. As required by Manatee County, Westminster Communities has an existing Comprehensive Emergency Management Plan (CEMP) Disaster Plan. Please see this CEMP Disaster Plan, attached to this application package for more information on hurricane evacuation methods for the Westminster Point Pleasant community.

G. Consistency with Proposed Comprehensive Plan Text Amendment

The concurrent Comprehensive Plan text amendment application proposes updates to objectives and policies that would allow property in the CHHA to be considered for increased gross density when in compliance with certain standards. These standards include the requirement to demonstrate compliance with updated Policy 5.3.1 to be considered for this type of request. Policy 5.3.1 is proposed, as follows:

> *Policy 5.3.1: Comprehensive plan amendments within the CHHA must meet one of the criteria established in Section 163.3178(8)(a), F.S.*

Chapter 163.3178(8)(a) of Florida Statutes reads, as follows:

> *(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:*
>
> 1. *The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or*
> 2. *A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or*
> 3. *Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts*

reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

At this time, the proposed development at Westminster complies with Chapter 163.3178(8)(a).2., F.S., as reflected above. Before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12-hour evacuation for a category 5 storm. Please see the CEMP Disaster Plan, attached to this application package for more information on hurricane evacuation methods for the Westminster Point Pleasant community.

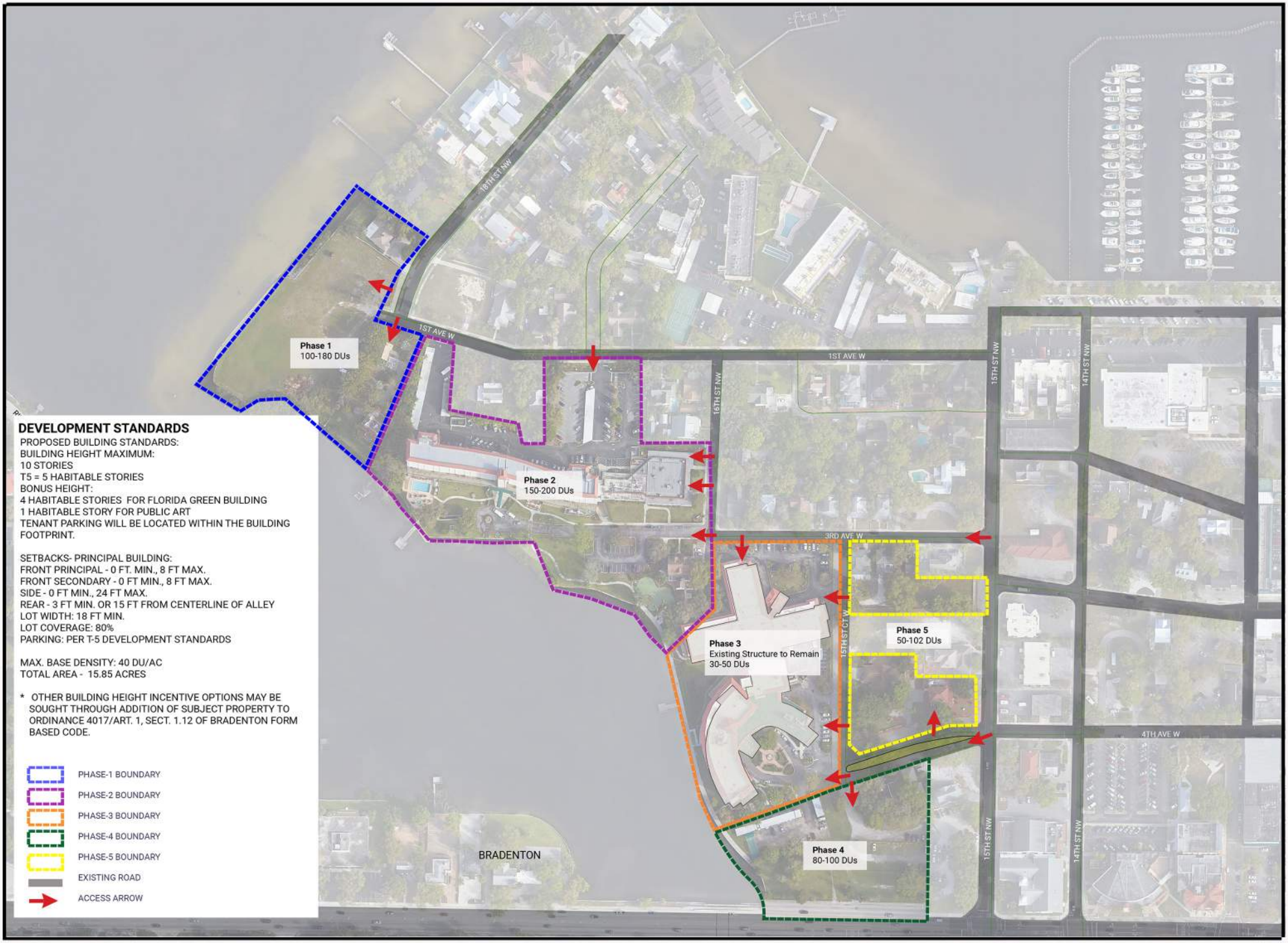
WESTMINSTER DEVELOPMENT TOTALS

Original			**Proposed**			**Difference**	
Independent Living (DUs)	**342**		**Independent Living (DUs)**	**458**		**Independent Living (DUs)**	**116**
ALF/NC (beds)	177		ALF/NC (beds)	237		ALF/NC (beds)	60
ALF/NC EDU	**59**		**ALF/NC EDU**	**79**		**ALF/NC EDU**	**20**
							0
Total DU	**401**		**Total DU**	**537**		**Total DU**	**136**
Acres	11.00		Acres	15.80		Acres	4.80
Density (DU/AC)	**36**		**Density (DU/AC)**	**34**		**Density (DU/AC)**	**-2**

Notes:
Assisted Living Facility (ALF)
Nursing Care Facility (NC)

For ALF/NC, Equivalent Dwelling Unit (EDU) is 3 beds = 1 DU

The number of Skilled Nursing Beds may increase with a proportional reduction of Independent Living Units (3 beds = 1 DU)



DEVELOPMENT STANDARDS

PROPOSED BUILDING STANDARDS:
BUILDING HEIGHT MAXIMUM:
10 STORIES
T5 = 5 HABITABLE STORIES
BONUS HEIGHT:
4 HABITABLE STORIES FOR FLORIDA GREEN BUILDING
1 HABITABLE STORY FOR PUBLIC ART
TENANT PARKING WILL BE LOCATED WITHIN THE BUILDING FOOTPRINT.

SETBACKS- PRINCIPAL BUILDING:
FRONT PRINCIPAL - 0 FT. MIN., 8 FT MAX.
FRONT SECONDARY - 0 FT MIN., 8 FT MAX.
SIDE - 0 FT MIN., 24 FT MAX.
REAR - 3 FT MIN. OR 15 FT FROM CENTERLINE OF ALLEY
LOT WIDTH: 18 FT MIN.
LOT COVERAGE: 80%
PARKING: PER T-5 DEVELOPMENT STANDARDS

MAX. BASE DENSITY: 40 DU/AC
TOTAL AREA - 15.85 ACRES

* OTHER BUILDING HEIGHT INCENTIVE OPTIONS MAY BE SOUGHT THROUGH ADDITION OF SUBJECT PROPERTY TO ORDINANCE 4017/ART. 1, SECT. 1.12 OF BRADENTON FORM BASED CODE.

- PHASE-1 BOUNDARY
- PHASE-2 BOUNDARY
- PHASE-3 BOUNDARY
- PHASE-4 BOUNDARY
- PHASE-5 BOUNDARY
- EXISTING ROAD
- ACCESS ARROW

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

WESTMINSTER POINT PLEASANT

CONCEPTUAL PLAN

JANUARY 2025

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 500 1,000

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
January 15, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Michael Neal-Vice Chair, Michael Jones, Keith Green-Alternate.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the December 11, 2024, Meeting Minutes by Commissioner Jones, and seconded by Commissioner Neal. Motion passed unanimously.

Items 5 and 6, Election of Officers and Review of By-Laws, were both postponed.

PUBLIC COMMENT
No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-03; Case SUP.24.0004
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 406 12th Street West (Parcel ID 3319400002) in the T5 (Urban Center) transect zoning district. Application filed by Robert Allen Woodring (agent) for CBR Holdings, LLC (owner).

Staff: Greg DeLong described the Special Use Case request.

Applicant: Robert Woodring, 406 12th St. W., Bradenton, stated that he is present for the application of a sidewalk café license and that his business has been in business for over 30 years on Old Main Street.

Mr. DeLong went over the proposed request which is consistent with the Land Use Regulations. He discussed the stipulations which were provided to the Board.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

2. Resolution 25-02, Case SUP.24.0003
Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam and Kathleen LaFavre (owners).

Staff: Greg DeLong gave a summary of the Special Use Permit and showed maps, as well as a site location.

Applicant: Adam LaFavre, 1717 79th Ct. W., Bradenton, and Kathleen LaFavre, 1720 Manatee Ave. W., Bradenton, discussed the wedding venue. This will be a 4-to-5-hour venue and they have worked out the parking with the neighboring church, as well as valet parking. This will be primarily on the weekend. Traffic flow was also discussed; signs will be posted due to the location.

Mr. DeLong presented a zoning map and stated that they have been operating without a permit. He stated that there is nothing in the code that represents this type of use. He discussed the parking situation and suggested a stipulation, if approved. He also stated that in their application, there would be no cooking on site; just catering, and alcohol will be sold and served with the proper permit. This was also brought before the Development Review Committee and the Building Department is requesting a change of occupancy, due to the current classification. The Fire Department stated that one of the doors needs to be changed to an egress for exiting. The Police Department stated some concerns about the parking. The Comprehensive Plan design was discussed. Staff recommends stipulations. Mr. DeLong also mentioned the email that was sent to Robin Singer from Fred Longhi which was included in the meeting packet.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Mr. LaFavre stated that he has no objection to the stipulations suggested.

Motion: Commissioner Green motioned to approve with the stipulations, and Commissioner Jones seconded. Motion passed unanimously.

3. Ordinance 4035, Case CP.24.0363
An Ordinance of the City of Bradenton, Florida, amending objective 1.5.2

of the Future Land Use Element of the City's Comprehensive Plan and amending Objective 5.3, Policy 5.3.1, Policy 5.3.2, Policy 6.2.1 and Policy 6.2.5 of the Coastal Management and Conservation Element of the City's Comprehensive Plan, and adding Policy 5.3.1.1 and Policy 5.3.1.2 to the Coastal Management and Conservation Element of the City's Comprehensive Plan; providing for applicability; providing for severability; and providing for an effective date.

Staff: Robin Singer introduced the ordinance which is modifying the Comprehensive Plan to allow for map amendments allowing for additional density within the coastal high hazard area.

Applicant: Katie LaBarr, Stantec, 6920 Professional Parkway, Sarasota, on behalf of Westminster. Ms. LaBarr introduced Jim Palaski, Senior Vice President of Westminster, and Chris Wickburg, Vice President of Design and Construction at Westminster, as well as their legal counsel Stephen Dye and Patricia Petra of Dye Harrison.
Jim Palaski, 5304 Bay State Rd., Palmetto, spoke about Westminster Communities of Bradenton, in the Point Pleasant neighborhood. He gave a presentation with maps of all the communities (22) across Florida.
Chris Wickburg, 116 America St., Orlando, discussed the plan, design, and redevelopment success. This includes a multi-phase plan which creates modern standards and life safety for the residents.
Ms. LaBarr went over the Comprehensive Plan text amendment proposal. She stated that their primary purpose is to ensure consistency regarding development within the coastal high hazard areas and their client's goal is to preserve an institution that has been a prominent fixture in the City of Bradenton for over 70 years, can continue. She discussed statutory language compliance and the impact of natural disasters, as well as the evacuation plan.
Patricia Petra, certified land use attorney, Dye, Harrison, Knowles, 1206 Manatee Ave. W., Bradenton. She has represented this client for 46 years. She discussed the original coastal high hazard zones and the verbiage of when the Comprehensive Plans were originally written. She went over changes in units and future land use. She stated that this property is not subject to the overlay district; it is not part of that neighborhood; it is an institution, not residential. Ms. Petra showed a map of the area and stated that this is not a T-4O zoning category. She stated that with the current ordinances, they would not be able to rebuild should buildings be destroyed.
Mr. Wickburg discussed the Shores building and renovations. Due to age, design, demand of residents, etc., renovations become an economic issue. They have been upgrading buildings, however, residents do not want to live in an older building.

Robin Singer reiterated that this is about text amendments that impact the coastal high hazard area as shown on land use maps within the City. She discussed the impacts of changing the land use designations.

The Board decided to listen to all presentations first, then make separate motions when all are complete. Public comments will be more than 3 minutes if needed.

DRAFT

4. Ordinance 4036, Case CP.24.0364

An Ordinance of the City of Bradenton, Florida, providing for amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from High Density Residential to Urban Central Business District for property located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000 and more particularly described in the attached "Exhibit A"; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the case for the Comprehensive Plan Land Use Map amendment. She showed tables to break down the differences between what is currently allowed and what they are seeking.
Patricia Petra stated that typically when a text amendment is done, a map amendment is often done as well.

Robin Singer showed current zoning and future land use maps. The change of use would be from High Density Residential to Urban Central Business District. She explained the difference between them.

5. Ordinance 4037, Case LU.24.0361

An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; changing zoning from T4-O (General Urban – Open) and T4-R (General Urban – Restricted) to T5 (Urban Center) for 15.9 acres located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

Applicant: Katie LaBarr, Stantec, on behalf of Westminster, presented the re-zone application. She discussed the differences between T4-O and T4-R, and why they are proposing the change to T5. Building height is one of the key differences. This plan helps to illustrate the overall development strategy. She showed a conceptual rendering of the plan.
Patricia Petra stated that this is the best route forward. The current density is the issue for rebuilding. This is a long-standing residence, since 1954, and all will be incompliance with FEMA, etc. This is an investment in the City.

The Board discussed the amount of units with the applicant. The evacuation plans were questioned, as well as flooding and habitable floors to be over the parking area.
The current occupancy is 85 percent full.

DRAFT

Robin Singer went over the current zoning and future land use maps. She showed photos of the existing sight, and discussed the criteria for land use district designations.

Public Comment: Chair Bakker opened the Public Hearing.

Jeff Corey, 203 N. 18th St., Bradenton. Opposed.
Terry Carr, 1533 4th St. W., Bradenton. In favor.
Susan Miller Kelly, 2412 45th Ct. W. Bradenton. Opposed.
William Miller, 112 16th St. W., Bradenton. Opposed.
Mike Carter, 1018 1st Ave., Bradenton. Opposed.
Todd Lott, 1600 1st Ave. W., Unit 108 A, River Oaks, Bradenton. Opposed.
James Park, 117 N. 18th St. W., Bradenton. Opposed.
Michael K. Nolan, 1650 1st Ave. W., #401, Bradenton. Opposed.
Donna Mathias, 1600 1st Ave. W., Unit 501, Bradenton. Opposed.
Bonnie Brinson, 1600 1st Ave. W., Unit 405A, Bradenton (via email; spoken by Donna Mathias). Opposed.
Clare Ward, 1609 1st Ave., Bradenton. Opposed.
Debra Schreiber, 1717 1st Ave. W., Bradenton. Opposed.

Applicant: Patricia Petra responded to the public comments. She spoke about units per acre; current and proposed. She also discussed the coastal high hazard area and traffic.

Public Hearing was closed.

Motions:

Ordinance 4035, Case CP.24.0363: Commissioner Neal motioned to approve, and Commissioner Green seconded. Motion passed with 3 votes in favor and 1 vote against.

Ordinance 4036, Case CP.24.0364: Commissioner Green motioned to approve, and Commissioner Neal seconded. 2 votes in favor and 2 votes against.

Ordinance 4037, Case LU.24.0361: Commissioner Neal motioned to approve, and Commissioner Green seconded. 2 votes in favor and 2 votes against.

City Attorney Scott Rudacille stated that the last 2 items will move forward to the City Council without a recommendation.

Adjournment: The meeting adjourned at 5:26 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

From:	Robin D. Singer
To:	Roberta Bass
Cc:	Greg DeLong
Subject:	RE: [EXTERNAL] Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)
Date:	Monday, January 13, 2025 8:31:14 AM

Ms. Bass,

Thank you for your comments. We will distribute your email to the Planning Commission and include it in the package materials for City Council.

Robin Singer
Planning and Community Development Director
City of Bradenton, Florida

-----Original Message-----
From: Roberta Bass <bertiebass3@gmail.com>
Sent: Saturday, January 11, 2025 8:21 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)

[You don't often get email from bertiebass3@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms Singer,

I am unable to attend the Bradenton Planning Meeting being held on 1/15/2025, as i am currently in Maine helping my son.

i am sending this email as i am OPPOSED to any zoning and comprehensive plan changes to the Point Pleasant Neighbohood being proposed by Westminsither. I live at River Oaks Condo's which was built in 1973, Point Pleasant is currently a beautiful and architecturally diverse neighborhood with many historic homes. Please leave it in peace and intact!!!! Currently, i already stare out my window to two high-rise Westminster buildings. It would be horrific to have more of these in such a peaceful, beautiful and homey nieghborhood. Enough is enough! And the additional traffic caused by even more population density in this small neighborhood is just not feasible.

Thank you for your time and energy, roberta bass (Point Pleasant resident)

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free,

however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Bill
Cc: Greg DeLong
Subject: RE: [EXTERNAL] Westminister planning change request
Date: Monday, January 13, 2025 8:29:22 AM
Attachments: image002.png

Mr. Peruzzi,

Thank you for your comments. We will distribute your email to the Planning Commission and include it in the package for City Council.

Robin D. Singer, AICP
Planning & Community Development Director

(941) 932-9408
(941) 290-9322
101 Old Main Street, Bradenton, FL 34205
Robin.singer@BradentonFL.gov

From: Bill <billperuz@aol.com>
Sent: Saturday, January 11, 2025 9:22 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Westminister planning change request

You don't often get email from billperuz@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

I have been a resident of the River Oaks Condominiums at Point Pleasant since 2002 and I have a PhD in ecology. Unfortunately, I have a conflict and will be unable to attend the January 15 planning meeting to discuss the proposal by Westminister to change zoning and plan changes at Point Pleasant. I have read the proposed changes to our peninsular and am appalled that the Westminister requests may be granted.

Since you work at the Bradenton City offices, I am sure that you are aware of the ever increasing traffic problems as the infrastructure and population increases. In particular, 3rd Avenue and the streets parallel to it are now congested on a daily basis and would only worsen should the Westminister request be granted.

I am also concerned about the effects that shall occur should too much of the surface of the peninsular be overly covered by buildings and parking lots. Open land is very important for proper drainage of rainfall plus

continually increasing the old Bradenton population places too much stress on the existing infrastructure. Our streets are often being dug up to address drainage problems, particularly caused by solid waste disposal. More buildings and more residents will only worsen this problem.

I trust that the proposed changes will be denied.

Sincerely, William T. Peruzzi 941-749-0234

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Jessica Chalker
Cc: Greg DeLong
Subject: RE: [EXTERNAL] Letter of opposition to 1/15/22 agenda items 8 c-e
Date: Tuesday, January 14, 2025 8:58:37 PM
Attachments: image002.png

Ms. Chalker,

Thank your for your input. We will share your email with the Planning Commission and include it with the package materials for City Council.

Robin D. Singer, AICP
Planning & Community Development Director

(941) 932-9408
(941) 290-9322
101 Old Main Street, Bradenton, FL 34205
Robin.singer@BradentonFL.gov

From: Jessica Chalker <jessica.chalker@gmail.com>
Sent: Tuesday, January 14, 2025 8:19 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Letter of opposition to 1/15/22 agenda items 8 c-e

You don't often get email from jessica.chalker@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms. Singer,

Please find an attached letter expressing my opposition to the proposals to be discussed at tomorrow's meeting (agenda items 8 c-e). I am unable to attend the meeting but a neighbor has offered to read my letter in my absence. I wanted to make sure it reached your office directly, in the event anything prevents my neighbor from attending.

I'd appreciate it if you could let me know that you have received and were able to access the letter. Thank you for your time and consideration.

Jessica Chalker

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Jessica & Jonathan Chalker
104 15th St. W.
Bradenton, FL 34205

Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Subject: Opposition to Proposed Changes in Ordinances 4035, 4036, and 4037

Dear Members of the Bradenton Planning Department,

Due to the limited amount of time between receiving the letter of notification and the meeting date to discuss the referenced changes, we are unable to attend the meeting due to work obligations. We have asked our neighbor, Deborah Schrieber, to read our comments in our absence.

We are writing to express my strong opposition to the proposed changes to Ordinances 4035, 4036, and 4037 as submitted by Katie LaBarr of Stantec. These amendments, which seek to alter zoning and land-use regulations in sensitive and residentially focused areas, pose significant risks to the safety, character, and environmental sustainability of our community.

The proposed changes appear to prioritize high-density development in areas that are ill-suited for such purposes. Specifically, I have the following concerns:

1. **Increased Risk in Coastal High Hazard Areas (CHHAs):** Ordinance 4035 would allow increased housing density in CHHAs, areas already identified as vulnerable to hurricanes and flooding. This could exacerbate evacuation challenges and endanger residents' lives during natural disasters. In light of the three back to back hurricanes in the fall of 2024, one of which had a mandatory evacuation of this neighborhood, this change seems ill-advised.
2. **Strain on Infrastructure, Services, and Roadways:** Ordinances 4036 and 4037 appear to relax existing development standards, which could lead to overburdened water and sewage utilities, emergency services, and especially, residential roadways. It is my understanding that a traffic study was conducted by Presbyterian Retirement Communities, Inc., but that not all impacted roads were included in the study. It is imperative that all roads that would provide primary access to the proposed properties be studied. This includes 1st Ave., West, which directly impacts my family.
3. **Loss of Neighborhood Character:** Point Pleasant has been designated as a conservation district and adds to the individuality and charm of the downtown Bradenton area. Many visitors walking by our home often comment to us on how much they enjoy the character of the houses and neighborhood. Changing the balance of land use in this neighborhood by adding high-rise buildings and commercial activity into these areas risks eroding this balance, resulting in a loss of the community atmosphere that residents and visitors to Bradenton value.

4. **Environmental Impacts:** Expanding development in vulnerable areas threatens local ecosystems and could lead to more impervious surfaces, increasing runoff and contributing to flooding and water quality issues in adjacent waterways.

While I understand the need for responsible growth, these proposed changes do not align with the principles of safe and sustainable urban planning. I urge the Planning Department to reject these amendments and instead pursue alternatives that prioritize the safety, character, and quality of life of Bradenton's residents.

Thank you for your time and for considering the concerns of community members who are deeply invested in the future of Bradenton.

Sincerely,

Jessica & Jonathan Chalker
Point Pleasant Residents

From: Robin D. Singer
To: Greg DeLong
Subject: FW: [EXTERNAL] Please review and take in consideration of our views concerning the changes in zoning for Westminister, thank you!
Date: Wednesday, January 15, 2025 9:11:33 AM

-----Original Message-----
From: Michael Eagen <mieagen1@gmail.com>
Sent: Wednesday, January 15, 2025 8:06 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Please review and take in consideration of our views concerning the changes in zoning for Westminister, thank you!

[You don't often get email from mieagen1@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Robin
Thank you. My letter is written below:

City of Bradenton Planning Commission
My name is Marjorie Eagen. My husband (Michael) and I own a condo at River Oakes, 1600 1st Avenue West, we bought in 2013. We are from Michigan and consider our place in Florida our little piece of paradise! Six or seven years ago there was a movement to change the zoning to make room for development of structures over 3 stories high in the Point Pleasant area. There was a protest and we won. No structures over 3 stories allowed! A couple of years ago there was a movement to sell the block City Hall sits on. We attended those meetings under the impression we had a say as to what type/style those new buildings would look like and to give input on what we thought about the plan to sell and redevelop! What a joke that was! Once the property was sold the developer makes that decision! We are so unhappy with the future plans on that property. Our little piece of paradise is going in the wrong direction!
Every year we have been here the traffic gets worse and worse! In our opinion the infrastructure cannot sustain the development the city wants 8to do. It barely sustains it now, not to mention the times raw sewage has leaked into our beautiful Manatee River. Westminister wants to change the existing Zoning and Comprehensive Plan for new development! Westminister's idea that "existing city water and sewer lines serve the subject property " is ridiculous! Now Westminster's applications for both the rezoning application and their application to change the Comprehensive Plan where they are also asking that they'll be designated an Urban Central Business District is at the forefront! We oppose this request!
We are unable to attend the meeting on the 21st but we are very concerned residents who care about our Point Pleasant neighborhood and downtown area!
Thank you,
Marjorie and Michael Eagen 1600 1st Avenue West 308A Bradenton, Fl

Sent from my iPad

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail

sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Good afternoon. My name is Donna Mathias 1600 1st Ave W Unit 501, Bradenton FL

Ordinance 4035

Changes to the Coastal High Hazard Area (CHHA) will impact all of Bradenton not just Point Pleasant.

We just went through two back-to-back hurricanes and experienced historical storm surges. The Comprehensive Plan was written to deny such requests for a reason - safety of residents, ability to evacuate, and to alleviate additional burdens on our Public Safety folks. Increasing the density in this neighborhood would put the neighborhood at risk.

a. Almost tripling the density, traffic on 1st Avenue W will be unreasonable and overcrowded. When road work takes place on 1st Avenue River Oaks' parking lot becomes a thoroughfare, which is dangerous to its residents.

b. Increasing the density put more demands on infrastructure. Many residents currently have sewage that backs up in their homes or the odor encroaches in the interior of their home through the pipes when work is being done.

   We have seen the pumping station on 15th St fail multiple times, generators brought in, sewage seeping into the river and the odor is beyond belief.

Ordinance 4036

Proposal to change the density from 238 units to 636 units is a 266% increase

The traffic study was done only for the impact on 64 not the impact to the neighborhood roads. This plan shows that 5 levels of parking will be accessed from 1st Ave. Traffic will increase on 1st Avenue not only due to the additional residents, but also the increased staff and deliveries of supplies and services.

During construction of the proposed buildings, there will be heavy construction vehicles on 1st Avenue. Over the past several years, 1st Avenue has been consistently torn up due to sink holes or sewage/water issues. (**See Exhibit 1**)

EMERGENCY MANAGEMENT PLAN

Hurricane Evacuation Zone A

In 2017 when Hurricane Irma visited, my Mother-in-Law resided at Westminster in Independent Living and was told that she had to evacuate to a public shelter.. She no longer had a car and was using a walker. If we hadn't lived here she would have been pretty much

on her own. I spoke to one gentleman who was distressed as he had no one to help him- but was told he needed to go to a shelter. The emotional stress he was under was disturbing. Since my mother-in-law had medical issues and we lived in a mandatory evacuation zone we went to a shelter.where if needed she could get care. **(see exhibit 2)**. A shelter is not something I want to experience again but I am very grateful that we were with her. She was a real trooper.

This is also corroborated by the email from Regina Smith on May 30, 2024. **(See Exhibit 3)**

Ordinance 4037, Case LU.24.0361

The Subject Property will blend seamlessly with the mixed-use, residential area.

The homes in Point Pleasant are classified as Point Pleasant Neighborhood Conservation District. The construction of a 9 story building sandwiched between two residential PPNCD designated homes doesn't make any sense and is a disservice to the neighborhood and certainly the residents.

According to Alex Cecchini - Should we let people in apartments live on the quiet side-streets single family dwellers desire even if the scale isn't "compatible" with its neighbor? Just because we have the legal power to zone our city this way doesn't mean we *should*.

Allowing this type of construction on 1st Avenue West will increase traffic, increase noise, challenge the integrity of 1st Avenue W, and put an additional strain on our sewage and water systems. There will be more emergency traffic, sirens, buses, and golf carts. Traffic on 1st Avenue will not diminish, it will greatly increase.

Another concern is the demolition of the Shores. How will this impact the structural integrity of the surrounding homes/buildings?

One last aspect is who is really paying for what. Based on property tax records, between the Shores, the Towers and the Office Building (which most of the new construction will fall into these categories), in 2024 the assessed property value was $30,680,657. The Exemptions were $16,569,275 with the total taxable value of these properties at $14,111,382. Westminster paid $250,214 in taxes for 2024 on these properties. - **(See Exhibit 4)**

EXHIBIT 1

1600 1st Avenue W on January 14, 2025 -. This road was completely repaved about 5 years ago. Since then, it has been torn up multiple times due to sewage, water and sink hole issues.



May 18, 2023



May 18, 2023



July 7, 2023

EXHIBIT 1 (CONT'D)

1600 1st Avenue W on January 14, 2025 -. Notice the patches, dips and broken pavement.





EXHIBIT 2

Shelter with 85 year old mother-in-law on September 9, 2017



Our Room Mates

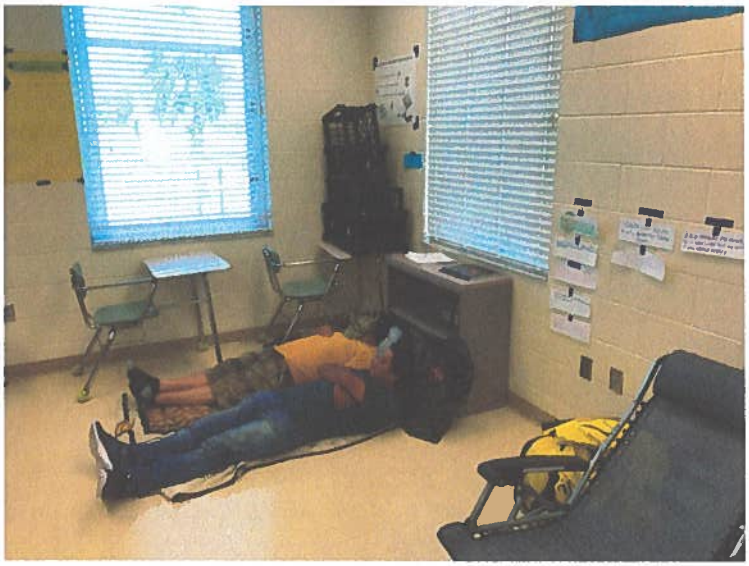




EXHIBIT 3

From: Ginger Smith <ginger397@msn.com>
Sent: Thursday, May 30, 2024 7:42 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Application from Presbyterian Retirement Community

I am currently a Resident of Westminster Point Pleasant and I have looked at the application that was submitted by Stantec for a change in the Future Land Use plan. I wish to express my dismay at that which is presented under the application "Future Land Use amendment application. It states that "before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12 hour evacuation for a category 5 storm."

I have lived in Westminster for 11+ years and the only people that Westminster does evacuate are those that reside in Assisted Living or the Health Center. As an independent resident I am required to make my own arrangements, to either re-locate or go to a shelter. Therefore, there will be more residents in need of shelter and or will be on the road during an evacuation.

Changing the zoning to allow buildings over the current zoning will have a large impact on the Point Pleasant area and the areas surrounding .
I am asking that the proposal to change the zoning be denied.

Regina Smith

941-932-6708

222 12th St W Bradenton FL 34205

Exhibit 4

Westminster - Towers-Shores-Office

	Parcel ID	Owner	Location	LUC Desc	Current Zoning	Property Description	Historic	Land Use	Exemption Description from Tax Bill - 2024	Assessed Value Tax Yr 2024	Exemption Tax Yr 2024	Taxable Value Tax Yr 2024	Taxes Billed Tax Yr 2024	Taxes Paid Tax Yr 2024 Discount Taken
6	3352500109	PRESBYTERIAN RETIREMENT COMMUNITIES INC	1700 3RD AVE W	Homes for the Aged (1555)	BR_T4-O	The Shores and parking lots surrounding the shores including memory unit on 6th Street W	URBAN-A,URBAN-C	7400; Homes for the aged	Part Exempt Homes for Aged-SC Part Exempt Homes for Aged-CI Part Exempt Homes for Aged-CO	13,908,000.00	5,171,530.00	8,736,470.00	161,364.36	154,909.79
7	3337900059	PRESBYTERIAN RETIREMENT COMMUNITIES INC	1625 3RD AVE W	Office Buildings-One Story (1555)	BR_T4-O	Administrative Offices for Westminster	URBAN-A,URBAN-C	1700; Office Buildings-One Story	Charitable Homes for Aged-SC Charitable Homes For Aged-CI Charitable Homes For Aged-CO	1,191,657.00	1,191,657.00	0.00	0.00	0.00
8	3340600158	PRESBYTERIAN RETIREMENT COMMUNITIES INC	312 15TH STREET CT W	Convalescent Homes (1555)	BR_T4-O	The Towers	URBAN-C	7800; Sanitary, Convalescent Home	Part Exempt Homes for Aged-SC Part Exempt Homes for Aged-CI Part Exempt Homes for Aged-CO	15,581,000.00	10,206,088.00	5,374,912.00	99,275.70	95,304.67
			Totals						0.00	30,680,657.00	16,569,275.00	14,111,382.00	260,640.06	250,214.46

City of Bradenton
Planning Commission

My name is Marjorie Eagen. My husband (Michael) and I own a condo at River Oakes, 1600 1st Avenue West, we bought in 2013. We are from Michigan and consider our place in Florida our little piece of paradise! Six or seven years ago there was a movement to change the zoning to make room for development of structures over 3 stories high in the Point Pleasant area. There was a protest and we won. No structures over 3 stories allowed! A couple of years ago there was a movement to sell the block City Hall sits on. We attended those meetings under the impression we had a say as to what type/style those new buildings would look like and to give input on what we thought about the plan to sell and redevelop! What a joke that was! Once the property was sold the developer makes that decision! We are so unhappy with the future plans on that property. Our little piece of paradise is going in the wrong direction!

Every year we have been here the traffic gets worse and worse! In our opinion the infrastructure cannot sustain the development the city wants to do. It barely sustains it now, not to mention the times raw sewage has leaked into our beautiful Manatee River. Westminister wants to change the existing Zoning and Comprehensive Plan for new development! Westminister's idea that "existing city water and sewer lines serve the subject property " is ridiculous!

Now Westminster's applications for both the rezoning application and their application to change the Comprehensive Plan where they are also asking that they'll be designated an Urban Central Business District is at the forefront! We oppose this request!

We are unable to attend the meeting on the 21st but we are very concerned residents who care about our Point Pleasant neighborhood and downtown area!

Thank you,
Marjorie and Michael Eagen
1600 1st Avenue West
308A
Bradenton, Fl

From: Roberta Bass <bertiebass3@gmail.com>
Subject: Zoning and Comprehensive Plan changes for the Point Pleasant Neighborhood (proposed by Westminster)
Date: January 11, 2025 at 8:21:13 PM EST
To: robin.singer@cityofbradenton.com

Dear Ms Singer,

I am unable to attend the Bradenton Planning Meeting being held on 1/15/2025, as i am currently in Maine helping my son.

i am sending this email as i am OPPOSED to any zoning and comprehensive plan changes to the Point Pleasant Neighbohood being proposed by Westminsither. I live at River Oaks Condo's which was built in 1973, Point Pleasant is currently a beautiful and architecturally diverse neighborhood with many historic homes. Please leave it in peace and intact!!!! Currently, i already stare out my window to two high-rise Westminster buildings. It would be horrific to have more of these in such a peaceful, beautiful and homey nieghborhood. Enough is enough! And the additional traffic caused by even more population density in this small neighborhood is just not feasible.

Thank you for your time and energy, roberta bass (Point Pleasant resident)



MANASOTA — 88

A Project for Environmental Quality 1968 - 2088

Mayor Gene Brown
City of Bradenton, Florida
101 Old Main St.
34205-7865
February 2, 2025

Re: Presbyterian Retirement Communities, Inc., Ordinance 4035 - Case CP.24.0363, Ordinance 4036 – Case CP 24.0364 & Ordinance 4037 - Case LU.24.0361

Dear Mayor Brown & Council:

ManaSota-88, Inc strongly opposes Ordinance No. 4035, 4036 & 4037, if approved, the proposed ordinances will cause delays in hurricane evacuation, incompatibility of building types with surrounding neighborhoods, degradation of water quality and natural resource impacts throughout the City of Bradenton.

ManaSota-88, Inc. (hereinafter, "ManaSota-88") is a public interest conservation and environmental protection organization, which is a Florida not-for-profit corporation and a citizen of the State of Florida. The corporate purposes of ManaSota-88 include the protection and preservation of water quality and wildlife habitat in Manatee and Sarasota Counties, and the protection of public health and safety of residents of Manatee and Sarasota Counties. Objecting to Ordinance 4035, 4036 and 4037 falls within ManaSota-88's general scope of interest and activity.

A number of ManaSota-88's members own real property and reside in Manatee County, the City of Bradenton, Holmes Beach, Bradenton Beach, and Anna Marie and will be substantially adversely affected if the Bradenton City Council approves the proposed ordinance.

A vote to approve will place existing and future residents at needless risk from the effects of a catastrophic storm.

The text amendments to the Comprehensive Plan are directly related to the regulation of properties within the Coastal High Hazard Area (CHHA) and will allow for the increase in density in the CHHA.

Ordinance 4035 will be applicable to the entire City, the proposed amendments will impact over 4,000 parcels within the city, representing approximately 28% of the city's total land area.

ManaSota-88 recommends ***denial*** of Ordinance 4035, 4036 & 4037 for the following reasons:

ManaSota-88
www.manasota88.org
P.O. Box 1728, Nokomis, FL 34274
email contact: manasota88@comcast.net
(941) 966-6256

Reduction in Clearance Times for Hurricane Evacuation

The hazard of storm surges is significant given that the Presbyterian Retirement Communities property would be completely inundated in significant storm event such as a hurricane. A Category 1 hurricane would require the complete evacuation of the Presbyterian Retirement Communities property. Storm surge is the most dangerous hazard from a hurricane. A Category 5 hurricane could produce an eighteen-foot storm surge. The City of Bradenton has the responsibility for the safe evacuation of, not only its residents and property owners, but others as well.

Bradenton is venerable not only to storm surge flooding but also to the wind effects of a hurricane. Manatee County, including the City of Bradenton, is in one of the greatest areas of high-speed wind hazard in the entire United States.

Hurricane evacuation clearance times for Longboat Key, Anna Maria and Perico are among the highest for any area of Florida and the coastal United States. The impact of additional development in the City of Bradenton is significant considering the already congested state of the existing hurricane evacuation route.

State Road 64 (Manatee Avenue) from Palma Sola Boulevard to the Bradenton City Limit has traffic flows designated the worst possible level of traffic congestion. Manatee Avenue is the hurricane evacuation route for Anna Marie Island, City of Holmes Beach, Bradenton Beach and Longboat Key. The present level of service for this road is inadequate to ensure safe hurricane evacuation. Additional increases in density in the City of Bradenton will only place more residents at additional risks.

State Road 64 is a major hurricane evacuation route in Manatee County. Based on the elevations of State Road 64, the road is likely to be underwater and unusable in Category 2 hurricane or higher, thus preventing evacuation. The intersection of I-75 and State Road 64 will likely become bottlenecked in the event of a major hurricane evacuation event.

Bradenton currently lacks sufficient hurricane shelter capacity to accommodate persons evacuating a Category 3, 4 or 5 hurricanes. Ordinance 4035 should be denied based on the current deficiency of hurricane shelters.

Wildlife Habitat and Vegetation Impacts

The direct, secondary and cumulative impacts of the proposed Ordinances fail to conserve, protect wildlife habitat, or protect native vegetative communities. There will likely be adverse impacts on endangered and threatened wildlife, and environmentally sensitive lands. Ordinance 4035 will relate to the entire City of Bradenton, not just the Presbyterian Retirement Communities, Inc., property.

Degradation of Water Quality

Pollution associated with increased traffic and run-off from an increase in development in the CHHA will likely increase over time and will likely be much greater than permitted for the ambient background non-degradation standards.

The direct, secondary and cumulative impacts of Ordinance 4035 will likely result in unpermittable adverse impacts, which may violate water quality standards. Reasonable assurances have not been provided that the proposed changes would not adversely affect the conservation of fish and wildlife, including endangered or threatened species or their habitats.

Degradation of the Level of Service of Roads

The proposed Ordinances will likely increase traffic congestion on State Road 64. There are existing problems regarding adequate traffic flow on State Road 64 on a day-to-day basis. The level of service of State Road 64 will continue to deteriorate; with additional road segments failing. Traffic congestion has adverse impacts upon neighborhoods, property values, safety, business, and the environment.

Neighborhood Incompatibility

High-rise development by Presbyterian Retirement Communities, is not compatible with the present building types and residential densities. The planned construction will be grossly out of place and will be an eyesore.

Fire Department Objections

According to the staff report for Ordinance 4036:

The Fire Marshal has commented that large-scale projects can no longer simply use a fire pump to account for supply concerns, and that water supply, access, and future equipment needs will need to be evaluated for this project and its location.

Deficiencies in infrastructure and public services exist in Bradenton and will only be compounded if the proposed Ordinances are adopted.

Public Interest not met for Ordinance 4037

3.1.5.4 Public interest. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Ordinance 4037 should be denied as the changes proposed in Ordinance 4035 are not in the publics interests due to delays in hurricane evacuation, incompatibility of building

types with surrounding neighborhoods, degradation of water quality and natural resource impacts.

ManaSota-88 specifically opposes the changes being proposed to the following Objectives and Policies for reasons mentioned above:

- Objective 1.5.2 Hurricane Evacuation Zone
- Objective 5.3 Coastal Area Development
- Policy 5.3.1 Coastal High Hazard Area, Policy 5.3.1.1, Policy 5.3.1.2
- Policy 5.3.2 Conservation Zone
- Policy 6.2.1 Coastal Density and Intensity
- Policy 6.2.5 Priority Hurricane Evacuation Zones

Sincerely,

Glenn Compton

Chairman, ManaSota-88, Inc.

May 10, 2024

To: Bradenton Planning & Community Development
101 12th St W
Bradenton, FL 34205

Re: Case # LU.24.0361 - ORD 4037
Westminster Retirement Communities

My wife, Jaymie and I live at 1618 1st. Ave W. in the Point Pleasant neighborhood. Our single-story home is directly across the street from the subject site. We have received the public notice, the applications, the staff reports and discussed the application with the applicant. Our primary objections to the rezone application are:

1. **Increase in density** – Current zoning allows 15 units per acre. Proposed zoning allows 40 units per acre, this is a 266% increase. The applicants concept plan shows 165 units on the western tip on 2.63 acres or 62 units per acre. It appears the applicant intends on unifying all of their parcels in order to transfer density to the west end.

2. **Increase in height** – Current zoning allows a maximum of 6 stores. Proposed zoning allows a maximum of 12 stories, double what is currently allowed.

3. **Building locations** – Form based code setbacks are front yard o-ft. Min. And 8-ft. Max. This would allow a 12-story building with 0-ft. Set back on 1st. Av. Form based code T5 states "building placement: shallow setbacks or none, building oriented to street defining a street wall" this "street wall" would face the 1 and 2 story residential buildings on the north side of 1st Ave W.

4. **Compatibility** – The Point Pleasant neighborhood directly across the street is a designated "neighborhood conversation district" established to "protect and preserve the character of the point pleasant neighborhood". Doubling the height and increasing density by 266% across the street will severely impact the goals of the conservation district.

5. **Access Control** – The requested rezone does not address access points, parking and delivery locations. This is especially important during construction. The applicant stated that construction would occur over a 5-to-10-year period. The only current access to the western end of the site is 1st Ave. The construction phase would create thousands of trucks and vehicle trips on 1st Ave.

6. **Site Plan Control** – The rezone is not site plan specific. A straight rezone would not provide for any control of building placement, setbacks, buffers, height or density locations. The applicant's narrative and concept plan are non-binding. If approved the applicant could do anything allowed under the T5 zoning category.

Please consider the impacts to the point pleasant neighborhood and recommend denial to the City Council.

Sincerely,

Mike & Jaymie Carter

From:	Deborah Schreiber
To:	Robin D. Singer; docksidejd@bellsouth.net; Mike Carter
Cc:	Greg DeLong; Rob Perry; Jaymie Carter (JaymieCarter@michaelsaunders.com); abrown@mywrc.org
Subject:	[EXTERNAL] Re: Westminster petitions
Date:	Friday, May 10, 2024 3:13:52 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Thank you for the heads up. Some of us will try to get the word out about yet another cancellation.

Response and Objection to Staff Report
Re: Change in Zoning from T4-0 & T-4R to T-5

Case Number: LU.24.0361 – ORD 4037

The map submitted with the Staff Report shows that my home, the Shumaker's home, the Alvis home, the Park's home and the Unitarian Church are all adjacent to the propose zoning change. If Westminster is allowed to move ahead with their planned development, we will have buildings of anywhere from 7 -11 stories next door to our homes.

Parcel ID 3346800000 is next to the Park's home, Parcel ID 3347200002

Parcel ID 3352500109 is next to my home, Parcel ID 3352700003, the Alvis home, Parcel ID 3354000006 and the Shumaker home, Parcel ID3353600004.

Parcel ID 3339000006 is next to the Unitarian Church, Parcel ID 3339700001

The Staff report is misleading regarding the current zoning status and the extraordinary quality of our neighborhood.

With the exception of the condominium buildings on our NE edge and excluding the empty lots owned by Westminster, all the Parcels that are zoned T4-0 have beautifully and lovingly maintained single- family homes. The Staff argues that the T4-O zoning differs very little from the T-5 zoning. The warped logic is so what does it matter if Westminster gets to change that zoning, because at present any of us in the T4-O zoned homes could turn our home into a café, office building or restaurant. That we could, does not equate as we will. But that is what Westminster plans.

The huge problem, as demonstrated above, is all of Westminster's buildings, if you allow them to do so, will loom over our homes, blocking sunlight, arrest circulation, diminish property values and destroy the unique qualities that make Point Pleasant a complimentary extension of the Riverwalk and one of the most popular walking neighborhoods in the city. The Point Pleasant Neighborhood Conservation District was created to protect this unique place.

The rezoning of Westminster's empty lots in our neighborhood is most certainly NOT "a continuation of the existing T-5 zoning to our east and south. The T-5 zoned buildings to our east are on the opposite side of the street, 15th Street, and all are one-story businesses with the exception of the condominiums that face Bacarrota. That you use these as s a reason why everything on the west side of 15th Street should be open game for Westminster is insulting. The T-5 zoning to our south is on the opposite side of Manatee and is across the street from Westminster's The Towers. Certainly not close enough to use as a reason to give Westminster further claim to our neighborhood. In fact, maybe Westminster should buy that land and build in that direction and leave us alone.

You need to pay attention to all their future plans, Phases 1-5 where they will have forced out all the single-family homeowners, laid claim to all the streets and then privatize them as they did with one part of 3rd Ave near The Shores.

We will not go away quietly. This is not the first rodeo for most of us.

On Friday, May 10, 2024 at 01:56:44 PM EDT, Mike Carter <mike@mcconst.com> wrote:

> Good afternoon Robin
>
> Thank you for the notice. we will wait to hear of any further development.
>
> I have attached a letter that I was preparing to send to the PC members. It does not address every possible concern but speaks to the areas of most concern. I would appreciate your "fact checking" to make sure I have not stated anything incorrectly.
>
> Thanks,
>
> Mike Carter
>
> Mike Carter Construction, Inc.
>
> 435 12th St W
>
> Bradenton, FL 34205
>
> ---
>
> **From:** Robin D. Singer <Robin.Singer@bradentonFL.gov>
> **Sent:** Friday, May 10, 2024 11:55 AM
> **To:** Mike Carter <Mike@mcconst.com>; animallawyer@verizon.net; docksidejd@bellsouth.net
> **Cc:** Greg DeLong <Greg.Delong@bradentonfl.gov>; Rob Perry <Rob.Perry@BradentonFL.gov>

Subject: Westminster petitions

Mr. Carter, Ms. Schreiber and Ms. Mathias,

I am writing to you because you have expressed an interest in the pending petitions for the Westminster project. After consideration of the petition and input from the City Attorney, we are pulling those three petitions from the Planning Commission agenda on May 15, 2024. The reason for the delay in the hearing is that we need additional legal review prior to the hearing. We want to make sure we are proceeding with the best information possible before the public hearing.

We will be sending out a letter to all recipients of previous notification letters but it is unlikely to reach everyone prior to the meeting. We will re-notice the petitions prior to the hearing date for the Planning Commission in the future. Any written comments received will be included in the package materials for review when the project moves forward.

Robin D. Singer

Planning and Community Development Director

City of Bradenton, Florida

(941) 932-9408

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Robin D. Singer
To: Ginger Smith
Cc: Jamie Schindewolf; Greg DeLong
Subject: RE: [EXTERNAL] Application from Presbyterian Retirement Community
Date: Friday, May 31, 2024 8:24:28 AM

Ms. Smith,

Thank you for your input. We will include it in the package materials for the Planning Commission and City Council.

Robin D. Singer
Planning and Community Development Director
City of Bradenton, Florida
(941) 932-9408

From: Ginger Smith <ginger397@msn.com>
Sent: Thursday, May 30, 2024 7:42 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>
Subject: [EXTERNAL] Application from Presbyterian Retirement Community

You don't often get email from ginger397@msn.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

I am currently a Resident of Westminster Point Pleasant and I have looked at the application that was submitted by Stantec for a change in the Future Land Use plan. I wish to express my dismay at that which is presented under the application "Future Land Use amendment application. It states that "before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space and will not occupy the roads during a 12 hour evacuation for a category 5 storm."
I have lived in Westminster for 11+ years and the only people that Westminster does evacuate are those that reside in Assisted Living or the Health Center. As an independent resident I am required to make my own arrangements, to either re-locate or go to a shelter. Therefore, there will be more residents in need of shelter and or will be on the road during an evacuation.
Changing the zoning to allow buildings over the current zoning will have a large impact on the Point Pleasant area and the areas surrounding .
I am asking that the proposal to change the zoning be denied.
Regina Smith

941-932-6708
222 12th St W
Bradenton FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Marianne Barnebey
To: ddye1223456@gmail.com
Cc: Robin D. Singer; Greg DeLong
Subject: FW: [EXTERNAL] Westminster Community
Date: Wednesday, January 22, 2025 8:09:40 AM

Good morning - Thank you for your email.

This is considered a quasi-judicial matter coming before the Council. As such I am prohibited from discussing this outside of the noticed public City Council meeting for this matter.

I am forwarding it to our planning department to have it included in the public record for the project.

Marianne Barnebey
Bradenton City Council – Ward 2

-----Original Message-----
From: Debbie Gmail <ddye123456@gmail.com>
Sent: Monday, January 20, 2025 3:56 PM
To: Marianne Barnebey <Marianne.Barnebey@bradentonFL.gov>
Subject: [EXTERNAL] Westminster Community

[You don't often get email from ddye123456@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Hi Marianne,
Joe and I had deposits at Westminster. We liked the new community design. I have kept mine as it has the best nursing facility and care in the area. When he was at Mayo they also suggested it as top rated for our area.

The new plans are amazing and will add so much to downtown. I believe they are adding community rooms and auditorium.
My concern as many of old Bradenton is going to LWR and south to Sarasota because their facilities are new and up to date and that would be a shame.
My Grandmother lived there in the 80's and loved it. My other grandparents lived on Point Pleasant so I have always kept an eye on the area as it did become blighted and we don'[t want that to happen again.

The owners of Westminster are planning to invest a huge amount to our area and update/add new buildings which it definitely needs, especially for hurricane improvements. This update and new addition is a huge plus to the other plans coming into the downtown area.

I hope you will support their plans as we can make the downtown stronger and something we can be proud of.
Thanks. Debbie Gigliotti

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Carol Lee Gilbert, 222 12th Street West (#102), Bradenton, FL 34205

Mayor Gene Brown & Members of City Council January 24, 2025

101 12th Street West, Bradenton FL 34205

Dear Mayor Brown & Members of the City Council:

As a 10-year Resident of OUR City, I join you daily in making this the best city in Manatee County & The State of Florida. In this regard, I am writing to request your support to act appropriately and positively on The Westminster Communities of Florida action for "Corrected/Re-ZONING" of its property Westminster Bradenton/Point Pleasant located just around the corner from City Hall. Looking at City records, I would think that the current zoning must have been an error or oversight when the update/newly zoning of Downtown was effected a few years ago. The zone does not reflect nor accurately categorize the property.

This Westminster Community is my home which I share with another 350-400 valuable Bradenton/Manatee County citizens and YOUR Supporters. I love "Old Bradenton" and frequent regularly our Downtown businesses to ensure they thrive and maintain operational success, ie. Saturday Farmer's Market, Orange Blossom Coffee Café, O'Brick's, Fav's, Robin's, Pier-22, Mattison's, The Bishop, Manatee Hospital, etc.

As a retired Federal Manager (U.S. Department of Justice, D.C.), I carefully selected my retirement locale and have enjoyed life for 32 years in Florida since 1993. Here, I am a responsible citizen and contributor like The Mayor & Council. I am a VOTER, participating in elections—YOU relied on me to vote for you and bring you into office. I give back—as a volunteer, spend money and pay taxes, support our local charities, and contribute to other community involvements.

I hope you will make things right: Please, please support the amendment which you will consider February 12. A positive vote and corrective action will have significant impact and benefit many City Residents, Company Employees, Vendors, Contractors and our overall City of Bradenton Community.

Most Respectfully, Carol Lee Gilbert

Carol Lee Gilbert

January 24, 2025

Dear Members of the Bradenton City Council,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would bring our zoning designation to align with the neighborhood.

My name is Mary Ann Murphy and I have lived at this address for 8+ years, in Manatee County for 21 years, with family connections to Bradenton for 40 years. During these time periods I have totally supported grocers, restaurants, plumbers, electricians, medical services, etc. I am the spouse of a career USAF member and Civilian honoring 32 years of service to United States Air Defense operations.

I urge the City Council to support the amendment that will be presented on February 12. This change will benefit residents, staff, team members and supporters of Westminster Bradenton.

Thank you for your consideration to our prospective of the amendment.

Sincerely,

Mary Ann Murphy

Mary Ann Murphy, Westminster Bradenton Towers #524

1533 4th Ave W, Bradenton, Fl 34205

January 25, 2025

Monica S. Reiley
1533 4th Avenue W, Apt 716
Bradenton, Fl 34205

Mayor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL. 34205

Dear Mayor Brown,

I support Westminster Bradenton and its proposed amendment to the zoning law that would allow for increased building density. This would require Westminster property to be assigned from T4 to T5 zoning.

Since 2016, I have voted in local elections, supported local businesses, volunteered, and paid taxes; therefore, the above zoning should be amended to enhance the community.

I respectfully urge the City Council to support the rezoning amendment that will be presented at the meeting on February 12, 2025. This change will benefit the many residents, team members, and supporters of Westminster Bradenton. It will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Monica S Reiley
A resident of Westminster Bradenton

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

Copied: CC's Council

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

January 26, 2025

Esteemed Members of the Bradenton City Council,

I am writing to support Westminster Bradenton's proposed amendment to the Zoning Laws that would allow for increased building density.

My name is Elizabeth M. Clough, and along with more than 400 other people, Westminster Bradenton is my chosen final retirement home. To live in this excellent Continuing Care Community in the heart of Bradenton is a blessing. There is great security knowing that if I am no longer able to live in my own independent apartment, I am guaranteed availability of higher levels of care from assisted living, to memory care, or skilled nursing care.

My husband is a retired US Navy Chaplain. After the frequent moves required by his 23 years of active military service, we looked forward to the stability of retirement in one place. We bought a home in Manatee County where we lived for 15 years. However, desiring to free our sons and their families from concerns for providing for our care as we aged, we searched for a Continuing Care Retirement Community in this same area.

For the past 10 years, we have been active citizens of the city of Bradenton, living at Westminster Point Pleasant. We chose here partially because of the ability to continue our relationship with our faith family at Peace Presbyterian Church. Westminster's policy of offering clergy and military veterans discounts on their entry fees made it affordable for us to have the guarantee of a forever home, even if we outlive our resources, and the assurance of the availability of increasing levels of care as our needs change.

During this past season, our 50-year-old Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Helene and Milton from which we are still trying to recover. If the 15-foot storm surge which had been predicted for a Bradenton landfall, had occurred, we would not have had a home to which we could return. Under the current Zoning Code, allowing only 15 people per acre, Westminster Bradenton would be prohibited from rebuilding to capacity to allow most Point Pleasant residents to come back to their homes.

Please vote for the amendment to increase building density to 34 persons per acre, the zone density appropriate for a full-service retirement facility in a city.

Sincerely,
Elizabeth M. Clough
Elizabeth M. Clough
1700 3rd Ave W #120
Bradenton, FL 34205

cc: City Council

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

City Council of Bradenton

Gene Brown Mayor of Bradenton

101 12 th St. W. Bradenton, FL 34205

January 27 2025

Dear Members of the Bradenton City Council,

My name is Gertrud Clarke. I worked for GSK for many years and then worked for Cole Parmer Instrument Co as technical support, before retiring in Palmetto, FL in 2007. My family still resides in Palmetto. I volunteered at Manatee Memorial Hospital at the reception desk for over 8 years and know that Westminster is their preferred rehab facility.

I call Westminster Point Pleasant my home for the past 8 years and I am one of more than 400 individuals residing on this 11 acre property. I am shocked to learn that our property was rezoned as residential T4 with a density of 15 people/units per acre, without it being grandfathered in. I hope this was an oversight. Our buildings standing on 11 acres have a density of 36 people per acre. If one of our buildings on our campus was to burn down to the ground or suffers catastrophic damage, we would not be able to rebuild it, with the current zoning law, and that would leave us with nowhere to go. Many of us invested our fortune in this residence, live on fixed incomes and call it our forever home. As a Community we pay currently $510,802 in annual property taxes.

I strongly support Westminster Bradenton Communities and the proposed amendment to the zoning-laws that would allow for increased building density. For eight years I have been an active member of this City, supporting local businesses, voting in local elections, volunteering and paying taxes.

I respectfully urge the City Council members to support the amendment that will be presented at the February 12 meeting. This change will not only benefit our many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for taking our perspective into consideration.

Sincerely,

Gertrud E. Clarke,

Gertrud E Clarke

Loyola University of Chicago, International Business Major

1700 Third Ave. W. Unit 716, Bradenton, Florida 34205

cc: City Clerk & Council

Mayor Gene Brown and City Council Members
101 Old Main Street
Bradenton, Florida 34205

Eileen Peacock Dunkle
1533 4th Ave West, apt 510
Bradenton, Florida 34205
January 27, 2025

Dear Mayor Brown and City Council Members,

Except for the two short stints in the 1960s as a Navy wife, it took me 75 years to move to my grandmother's home state. My husband and I followed sons who had come to Bradenton 14 years prior. We chose the convenience of moving directly to a senior living facility rather than a single-family home. Someday, I expect the sons will want to live as we do.

The economy in recent years demands a community such as our Westminster one to grow a bit to survive. Please look at the size of the Erickson Living Community to be built in Lakewood Ranch. While we do not want to become a massive facility like theirs with thousands of residents, we do need to expand. We have the land to do so.

Thanks to the weather, we also need construction of buildings better suited to that weather. We must build. Under the city's zoning laws years ago when our current Shores and Towers were built, we would be able to do so. Yet today, we are not as the city has caved to a handful of residents who resent our very presence.

While we who currently live here made sacrifices in our housing in order to enjoy our location, younger people demand amenities in housing that exceed what our current buildings can provide. It is for them we come to you as the likelihood of those of us currently living here will never enjoy new construction.

This is our home. The majority of us either grew up in Bradenton or had lived here for years here before moving to Westminster. We live and shop locally. Unlike the vast majority of senior living communities, we enjoy the freedom of our downtown. We do not want to live in isolation as so many senior communities do. We are contributing members of this city as we pay our taxes and vote in our elections. The city not only benefits from the very presence of our residents, the city benefits from those who work in our community. Please do not take it away from us and them as well as future residents. I, with my husband, ask you to support the amendment to be presented on the 12th of February. Without this change, not only is our living here endangered so is the employment of our supporting team members, who number in the hundreds.

Respectfully,

Eileen Peacock Dunkle and Roy Douglas Dunkle

Gene Brown
Mayor

JAN 30 2025

RECEIVED
City of Bradenton, Florida

January 27, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St
Bradenton, Florida 34205

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendments to the zoning laws that would allow for increased building density and height.

My name is Kendall Taylor, and I am one of more than 400 individuals who call Westminster Bradenton home. I have lived in Florida for more than 50 years and of all the places I could have chosen to retire, Bradenton was my choice. Westminster Bradenton was a major reason for that choice. For seven years I have been an active resident of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

> I volunteered at Turning Points for a year, the Manatee Performing Arts center in Bradenton for four years, First United Methodist Church for five years, and the Realize Bradenton Street Market for five years.

I respectfully urge the City Council to approve the amendments that will be presented at the meeting on February 12. These changes will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our whole community.

Thank you for considering my perspective.

Sincerely,

Karen Taylor
Resident of Westminster Bradenton
222 12th St W, Apt 212
Bradenton, Florida 34205

CC: Cramer, Kocher, Barnebey, Moore, Coachman

Copied: Council, Cityclerk

Gene Brown
Mayor
JAN 30 2025
RECEIVED
City of Bradenton, Florida

January 27, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St
Bradenton, Florida 34205

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendments to the zoning laws that would allow for increased building density and height.

My name is Kendall Taylor, and I am one of more than 400 individuals who call Westminster Bradenton home. I have lived in Florida for more than 50 years and of all the places I could have chosen to retire, Bradenton was my choice. Westminster Bradenton was a major reason for that choice. For seven years I have been an active resident of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

> I volunteered at Turning Points for a year, the Manatee Performing Arts center in Bradenton for four years, First United Methodist Church for five years, and the Realize Bradenton Street Market for five years.

I respectfully urge the City Council to approve the amendments that will be presented at the meeting on February 12. These changes will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our whole community.

Thank you for considering my perspective.

Sincerely,

Kendall Taylor

Kendall Taylor
Resident of Westminster Bradenton
President of the Resident Council
222 12th St W, Apt 212
Bradenton, Florida 34205

CC: Cramer, Kocher, Barnebey, Moore, Coachman

Copies: CC's Council

From: Tamara Melton
To: Greg DeLong
Subject: Fwd: [EXTERNAL] Westminster Bradenton"s request for a proposed amendment to the Zoning Laws
Date: Tuesday, January 28, 2025 6:39:34 PM

Another one. Please disregard if Josh already sent the email to you.

Sent from my iPhone

Begin forwarded message:

> **From:** Josh Cramer <josh.cramer@bradentonfl.gov>
> **Date:** January 28, 2025 at 6:18:21 PM EST
> **To:** Corey Fortin <Corey.Fortin@bradentonfl.gov>, Tamara Melton <tamara.melton@bradentonfl.gov>
> **Subject: Fwd: [EXTERNAL] Westminster Bradenton's request for a proposed amendment to the Zoning Laws**
>
> FYI.
>
> Get Outlook for iOS
>
> ---
>
> **From:** sundoc@verizon.net <sundoc@verizon.net>
> **Sent:** Tuesday, January 28, 2025 5:58:19 PM
> **To:** Josh Cramer <Josh.Cramer@bradentonFL.gov>
> **Subject:** [EXTERNAL] Westminster Bradenton's request for a proposed amendment to the Zoning Laws
>
> You don't often get email from sundoc@verizon.net. Learn why this is important
>
> **[EXTERNAL EMAIL]** This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.
>
> Mr. Vice-Mayor
>
> Please support Westminster Bradenton’s request for a proposed amendment to the Zoning Laws that would allow for increased building density. That would allow for the healthy and proper operation of their properties in the Point Pleasant area. The amendment will correct a clerical error, which suddenly, and without discussion or opportunity for input or adjustment, changed our original zoning from T-5 to T-4.
>
> I understand resistance to, what residents perceive to be an increase in density, but the Westminster buildings have been here for some 50 years, and leaving the restriction at 15 people per acre would not improve the Point

Pleasant neighborhood, rather it would start a cycle of deterioration, with buildings either not being adequately rehabbed or sold creating more disruption and construction.

During this past season, the Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Ian, Helene, and Milton from which we are still trying to recover. If the current Zoning Code of 15 people per acre remains in effect, we would be prohibited from rebuilding properly and many Point Pleasant residents would be adversely effected.

Westminster strives to be a good neighbor and has pledged to self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new construction in the rezoned property. Since any new construction would have to be built to current hurricane standards that pledge seems reasonable for fiscal and quality of life reasons. We provide the City of Bradenton with $35 million dollars in revenue, pay some $14.7 million in wages to local workers, $510,802 annually in property taxes, and have budgeted $12 million for Capital expenses in FY 2026. The policy of providing reduced pricing to first responders, clergy, and military veterans assists public servants with an affordable option for retirement and continuing care. In addition, we provide thousands of volunteer hours for the benefit of the local community.

I'm a retired Naval officer who was born in Tarpon Springs. After 23 years of active military service, I returned to Florida establishing residency in Manatee County. My wife and I have lived here for 25 years. As a retired Pastor as well, I've been active in church and community the whole time. Ten years ago, we moved from out in the County to the city of Bradenton.

Please vote for the amendment to increase building density to, the zone density appropriate for a full-service retirement facility in a city.

Peace,

William R. Clough

Resident, Westminster Point Pleasant

"It is not your responsibility to finish the work of perfecting the world, but you are not free to desist from it either." Rabbi Tarfon, Pirke Avot 2:21

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by

the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: sundoc@verizon.net
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Bradenton"s request for a proposed amendment to the Zoning Laws
Date: Wednesday, January 29, 2025 6:42:32 AM

Hello Mr. Clough,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 6:05 PM, sundoc@verizon.net wrote:

> You don't often get email from sundoc@verizon.net. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Councilwoman Moore,

Please support Westminster Bradenton's request for a proposed amendment to the Zoning Laws that would allow for increased building density. That would allow for the healthy and proper operation of their properties in the Point Pleasant area. The amendment will correct a clerical error, which suddenly, and without discussion or opportunity for input or adjustment, changed our original zoning from T-5 to T-4.

I understand resistance to, what residents perceive to be an increase in density, but the Westminster buildings have been here for some 50 years, and leaving the restriction at 15 people per acre would not improve the Point Pleasant neighborhood, rather it would start a cycle of deterioration, with buildings either not being adequately rehabbed or sold creating more disruption and construction.

During this past season, the Shores building suffered significant damage from Tropical Storm Debby, and Hurricanes Ian, Helene, and Milton from which we are still trying to recover. If the current Zoning Code of 15 people per acre remains in effect, we would be prohibited from rebuilding properly and many Point Pleasant residents would be adversely effected.

Westminster strives to be a good neighbor and has pledged to self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new construction in the rezoned property. Since any new construction would have to be built to current hurricane standards that pledge seems reasonable for fiscal and quality of life reasons. We provide the City of Bradenton with $35 million dollars in revenue, pay some $14.7 million in wages to local workers, $510,802 annually in property taxes, and have budgeted $12 million for Capital expenses in FY 2026. The policy of providing reduced pricing to first responders, clergy, and military veterans assists public servants with an affordable option for retirement and continuing care. In addition, we provide thousands of volunteer hours for the benefit of the local community.

I'm a retired Naval officer who was born in Tarpon Springs. After 23 years of active military service, I returned to Florida establishing residency in Manatee County. My wife and I have lived here for 25 years. As a retired Pastor as well, I've been active in church and community the whole time. Ten years ago, we moved from out in the County to the city of Bradenton.

Please vote for the amendment to increase building density to, the zone density appropriate for a full-service retirement facility in a city.

Gratefully,
William R. Clough
Resident, Westminster, Point Pleasant

"It is not your responsibility to finish the work of perfecting the world, but you are not free to desist from it either." Rabbi Tarfon, *Pirke Avot 2:21*

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Fred Longhi
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Proposed Amendment to Zoning Laws
Date: Wednesday, January 29, 2025 6:39:50 AM

Hello Mr. Longhi,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 4:12 PM, Fred Longhi <rvlonghi@gmail.com> wrote:

> You don't often get email from rvlonghi@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms. Moore,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Fred Longhi and my wife and I are two of more than 400 residents who call Westminster Bradenton home. My wife and I have been tax paying and voting residents of Manatee County since beginning high school here in 1960. I am a retired US Army Officer, having served over 20 years of active duty. There are many such resident veterans on our Wall of Honor here in our Shores Building.

I respectfully urge the City Council to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, over 300 team members (employees), and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Fred Longhi
LTC, US Army (retired)
Resident of Westminster Point Pleasant

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Bill Murphy
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Proposed amendment to zoning laws
Date: Wednesday, January 29, 2025 2:43:15 PM

Hello Mr. Murphy,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 7:34 PM, Bill Murphy <billsara62@gmail.com> wrote:

> You don't often get email from billsara62@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Mayor Gene Brown

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Bill Murphy. My wife and I are very happy residents of Westminster Bradenton. Our home is The Courtyard on 12th Street, Bradenton.

Although I am a senior, I have been an active member of this city for the past 13 years, voting in local and national elections, supporting local businesses, and members of a local church. I volunteer locally 300 hours a year in this greater community, and I am a tax paying citizen. I am a retired military veteran, and served in the US Navy for 20 years.

Respectfully, I urge the City Council to support the amendment that will be presented at the meeting on February 12, 2025, regarding zoning in this area, specifically including Westminster Bradenton by changing their zone from T4 to T5 in the new proposed plan.

This amendment will greatly benefit more than 400 residents at Westminster Bradenton, plus our team members and supporters of Westminster Bradenton. I believe this amendment will significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Bill Murphy
22212th St. West
Bradenton, FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Lisa Moore
To: Sara Murphy
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Proposed Amendment to zoning laws
Date: Wednesday, January 29, 2025 6:40:12 AM

Hello Sara,

Thank your your email. Because this issue is quasi-judicial, I am not permitted to discuss it, but I am forwarding your email to staff to include in the agenda packet.

Lisa

On Jan 28, 2025, at 7:06 PM, Sara Murphy <sarabill62@gmail.com> wrote:

Some people who received this message don't often get email from sarabill62@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Mayor Gene Brown,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Sara Murphy. My husband and I are very happy residents of Westminster Bradenton. Our home is The Courtyard on 12th Street, Bradenton.

Although I am a senior, I have been an active member of this city for the past 13 years, voting in local and national elections, supporting local businesses, and we are members of a local church. I volunteer locally 250 hours a year in this greater community, and I am a tax paying citizen. We were a military family and served in the United States Navy for 20 years.

Respectfully, I urge the City Council to support the amendment that will be presented at the meeting on February 12, 2025, regarding zoning in this area, specifically, including Westminster Bradenton by changing their zone from T4 to T5 in the new proposed plan.

This amendment will greatly benefit more than 400 residents at Westminster Bradenton, plus our team members and supporters of Westminster Bradenton. I believe this amendment will significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering my perspective.

Sincerely,

Sara Murphy
Resident of Westminster Bradenton
222 12th St. West
Bradenton, FL, 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

3 February 2025

BRADENTON CITY COUNCIL
ATTN: Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

SUBJECT: Westminster Re-zoning Applications

We, the undersigned, are in favor of the Westminster applications to change the current density and building height zoning codes from T4 to T5.

The first reason for restoring the zoning density units and building heights to the same requirements as those that existed when the buildings on campus were built, would allow both our current residents and future residents to experience the quality of life in this excellent continuous care retirement community that offers active independent living, as well as assisted living, memory care and nursing care here in Bradenton- "The Friendly City." Westminster Point Pleasant is an affordable not-for-profit campus that hosts many local Bradenton/Sarasota residents who have already lived in the area for many years. This campus allows them to stay connected to local families, friends, churches and organizations. As you can well imagine, moving from the home that you lived in for years to a retirement community is very stressful, but if you can continue to keep your community ties, it becomes less so. Thus, location is a primary draw for many people to come to Westminster Point Pleasant, along with their policy to offer first responders, clergy and military veterans reduced pricing that provides these public servants affordable continuity of care from active living to nursing home. Not allowing Westminster to operate with the original density building codes puts all of this in jeopardy.

The second major reason primarily affects us, the current residents. We acknowledge that most of us will not be here in 20-25 years when the new Point Pleasant buildings will be built. Our concern is what if something would happen now – a weather disaster or fire that would destroy one of our current campus buildings to the extent it could not be repaired but would have to be rebuilt. The current code does not allow the required density for a rebuild. Residents that would have to be relocated to other Westminster campuses during a rebuild, would be in jeopardy of not being able to return to Point Pleasant because there would not be enough unit space in the greatly reduce size of the building, that resulted from imposing the current T4 zoning code instead of that used in the original zoning. Approving Westminster's application requesting rezoning would resolve this issue and permit all residents to eventually return to the Point Pleasant campus, which was where they chose to live. Rezoning to T5 would not only restore the previous zone requirements to the Point Pleasant campus, it is also the only logical zone density that makes sense for a full service retirement community located in a city.

We, the current residents of Westminster Point Pleasant are the FACES of Westminster. We employ 300 personnel, with annual salaries of $14.7 million, (many of whom are city citizens), we provide to Westminster over $35 million in revenue and pay over $510,000 in property taxes. Our residents also have completed over 11,000 hours of volunteer service to services organizations, churches, outreach facilities and medical organizations in the Bradenton area.

Again, we and the other 400 registered voters that live at Westminster request that you approve the three Westminster Point Pleasant zoning requests.

George M. & Annalisa Claxton
US Army (LTC ret)
1700 3rd Ave West, Bradenton, FL 34205

Bradenton City Council
Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

We are in favor of the Westminster application to change the current density and building height zoning codes to put them more in line with the zoning codes that were in place when the campus was built in the 1960's-1970's, over 50 years ago. We support Westminster's application for two community-wide reasons and many individual reasons.

The first reason for restoring the zoning density units and building heights to the same requirements as those that existed when the buildings on campus were built, would allow both our current residents and future residents to experience the quality of life in this excellent continuous care retirement community that offers active independent living, as well as assisted living, memory care and nursing care here in Bradenton- "The Friendly City." Westminster Point Pleasant is an affordable not-for-profit campus that hosts many local Bradenton/Sarasota residents who have already lived in the area for many years. This campus allows them to stay connected to local families, friends, churches and organizations. As you can well imagine, moving from the home that you lived in for years to a retirement community is very stressful, but if you can continue to keep your community ties, it becomes less so. Thus, location is a primary draw for many people to come to Westminster Point Pleasant, along with their policy to offer first responders, clergy and military veterans reduced pricing that provides these public servants an affordable continuity of care from active living to nursing home. Not allowing Westminster to operate with the original density building codes puts all of this in jeopardy.

The second major reason primarily affects us, the current residents. We acknowledge that most of us will not be here in 20-25 years when the new Point Pleasant buildings will be built. Our concern is what if something would happen now – a weather disaster or fire that would destroy one of our current campus buildings to the extent it could not be repaired but would have to be rebuilt. The current code does not allow the required density for a rebuild. Residents that would have to be relocated to other Westminster campuses during a rebuild, would be in jeopardy of not being able to return to Point Pleasant because there would not be enough space in the greatly reduce size of the building, that resulted from imposing the current code instead of that used in the original building. Approving Westminster's application requesting rezoning would resolve this issue and permit all residents to eventually return to the Point Pleasant campus, which was where they chose to live. Furthermore, although the T5 zoning that exists in the areas adjacent to the current T4 zone permits significantly higher buildings, Westminster has stated they would self-impose a density of 34 units and a building height of 6 floors for any rebuilding or new facilities in the rezoned property. Rezoning to T5 would not only restore the previous zone requirements to the Point Pleasant campus, it is also the only logical zone density that makes sense for a full service retirement community located in a city.

Again, we and the other 400 current residents request that you approve the three Westminster Point Pleasant zoning requests.

P.S. Please, could you be considerate of our care and needs in our latter years. We can't see how more Seniors would affect the density, when most of us are using a walker or wheelchair!

Thank You,

Frederick H. Cornell

Maria G. Cornell

S-602

Frederick H. Cornell

Maria G Cornell

Carl Blesch
1700 3rd Ave W Apt 920
Bradenton, FL 34205

January 29, 2025

Mayor Gene Brown
101 Old Main Street
Bradenton, FL 34205

Dear Mr. Brown:

I am a resident of the Westminster Bradenton continuing care retirement community, and I am writing to support an issue that is important to me and more than 400 of my fellow residents: properly zoning our Point Pleasant campus to accurately reflect the density that has existed here for more than 50 years.

I was surprised to learn from our management that a decade or so ago, a change was made that caused our campus to be zoned to a residential standard that allows considerably less density than applied when our buildings were first built. It is essential that the zoning standards accurately reflect what exists today, so we can improve our current facilities and add facilities that make our campus more safe, attractive and desirable for current and future residents.

My major concern is how the residential zoning currently assigned to us could make it impossible to replace our independent living units should a fire, weather event or other catastrophe cause damage that could not be economically repaired. Replacement buildings conforming to current residential zoning would not accommodate our population, thereby breaking existing relationships as Westminster relocated us to other campuses around the state.

Also, the age of our facilities means they don't have the kind of amenities that newer residents like me expect in a continuing care retirement community: spacious apartments, contemporary dining offerings and a greater variety of recreational and entertainment facilities. Management is planning for such amenities in future construction, but these are non-starters if we lack proper zoning.

I became a resident here seven years ago and have found the Westminster campus and the greater Bradenton community a welcoming place to live as a younger senior – I'm now in my early 70s. I look forward to Westminster providing a safe, secure and caring environment for me here in Bradenton as I age into my 80s and 90s. The City Council's rectifying our zoning situation will be a welcome step to help Westminster deliver on this promise.

Sincerely,

Carl Blesch

Gene Brown
Mayor

FEB 05 2025

RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

January 31, 2025

Dear Mayor Brown,

I want to voice my support for the proposed amendment to the zoning laws that will allow for increased building density at Westminster Bradenton.

My name is Constance Hill and I have lived at Westminster Bradenton for the past six years. My husband and I are originally from Tennessee. We had been looking for many years for a place to retire and had come to the decision that a continuing care community might be best for us. We looked in various cities and towns in Tennessee, Virginia and Texas and were making plans to visit Arizona when we found Bradenton through a Westminster Bradenton marketing advertisement. Once we saw the Westminster Point Pleasant independent living residences on Wares Creek (the Towers and the Shores), walked around the Point Pleasant neighborhood behind the Shores, and toured the Bradenton downtown, marina and Riverwalk areas, we knew we had found our retirement home.

We have made Bradenton our home and have supported local downtown businesses as well as other city and county businesses, have volunteered not only within our Westminster community but also in the Bradenton community, have voted on a regular basis (taking the time and making the effort to obtain as much information about the individuals running for various offices), and pay our fair share of taxes. Our Westminster Team Members, many of whom live as well as work in this area and send their children to school here as well as seeking further education for themselves, local vendors, contractors, repairmen, etc. also help support the local economy.

I understand that the initial zoning of Westminster, which allowed for the current multi-story buildings and appropriate density, was changed at some point to the current zoning which is more restrictive. No one I have spoken with can tell me why that change was made. Our buildings are getting older and new plans are being considered to meet the needs of a new generation of retirees seeking care in their senior years. This type of community provides an invaluable service for several hundred residents as well as providing employment for over 1000 people and needs to be able to grow in order to continue providing the services and employment that benefits so many and benefits Bradenton and Manatee County in so many ways. I believe Westminster can continue to be so in the future with upgraded and new buildings and encourage City Council to amend the zoning laws to allow for increased density.

Thank you,
Constance J. Hill
Resident of Westminster Bradenton
1700 3rd Ave W
Apt. 102
Bradenton, FL 34205

Constance J. Hill

1700 3rd Ave., W., Apt. 819
Bradenton, FL 34205
January 28, 2025

Mayor Gene Brown
and all Council Members
Bradenton City Council
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown and all Council Members:

My name is Margaret Daniel and I have lived at Westminster Point Pleasant Shores since 2014. My husband and I had at that time been on a wait list for Sunnyside CCRC in Sarasota when we had an opportunity to visit Westminster PP and loved the area due to its location to downtown with the library so close and so many other things within walking distance. I am sorry to hear that somewhere in the past the zoning density for Westminster was changed to a T4-O rather than T-5. My husband passed away three yrs. ago and I am still in independent living here as I love it.

I volunteer here as Floor Rep, have participated in reading of books for a 2nd grade class at Samoset Elementary, I'm a pen pal for a 3rd grader at Ballard Elementary School and volunteer at Bible Baptist Church in Bradenton helping during VBS, Joseph's Pantry and in the Nursery there. Also I have volunteered in the office at Realize Bradenton and helped to pick up trash along the road and Wares Creek.

We had moved to the Sarasota area in 1970 and at one time, I even worked at Mann and Fay, Attorneys here in downtown Bradenton. Eventually, I went to work in Sarasota as it was closer to where I lived at the time for Ferrell, Ferrell and Yetter, Attorneys. I finally was able to get a job with the Sarasota County School Board where I worked until I retired. During my working years, I also went back to school and obtained my Bachelor's Degree in Information Management with the University of South Florida transferring from Manatee Community College prior to that.

I was surprised to hear that at the last City Council meeting that some of the neighbors don't like us. I have walked through the neighborhood, spoke to people here and there and have never noticed any animosity towards us. This community provides a service that is needed as we all age. Even some of them may at some time need the type of help that is provided here. Westminster has to be able to maintain and upgrade these facilities as needed in the future.

Sincerely,

Margaret Daniel

Margaret Daniel
Resident of Westminster Bradenton

Mayor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Gary Hill and I am one off more than 400 individuals who call Westminster Bradenton home. For six years I have been an active member of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

I am a veteran who served in our military for nine years and I am also a United Methodist minister who cares a great deal about this community. It is extremely distressing to me that the neighborhood I enjoy walking, saying hello to the people I meet, appeared so negative about Westminster's presence in this area in the opinions they voiced to the zoning board. This is especially so because so many of these neighbors have come to this area long after the Westminster buildings were built. Surely they knew that when those buildings got old they would eventually have to be replaced.

Westminster is a good neighbor in this city, employing 1600 local residents who contribute to the local economy, as do our residents. Our residents also support many local institutions and organizations with their patronage and thousands of volunteer hours.

I respectfully urge the City Council to support thee amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Gary Hill, D.Min.
Resident of Westminster Bradenton

Maor Gene Brown
Bradenton City Hall
101 Old Main Street
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Dear Mayor Brown,

I am writing in support of the rezoning of the Westminster Point Pleasant properties to that which reflects the buildings that are currently in use. I am a resident of the Shores, which has been in this community since the 1970's.

I would like to suggest that rezoning the property will benefit you and the rest of this community. Everyone gets older or dies and there may come a day when you are seeking a place where you no longer have to mow your grass or repair your home. Or tomorrow you could be in an accident and need a place to rehab. Westminster is a premier place for people in this community when they need it.

You may be aware that it is hard to find a quality nursing home and this is going to become even more difficult as the population ages. We came to Westminster almost six years ago because my husband fell and broke his hip in downtown Bradenton. We looked at the places for rehab and Westminster had the highest--a 5-star rating. He was treated so well we decided to move to the Shores and make this our permanent home. He is now a permanent resident in the nursing home and we feel fortunate that he can be in such an excellent facility.

The residents here are active as long as they are physically able. We pay taxes, vote, and volunteer because this is our home for the rest of our lives. Our community includes retired educators, ministers, lawyers, business executives, realtors, and doctors, along with many others who have contributed to society for many years.

The buildings here are old and one day will need to be replaced. But if this rezoning does not occur, their replacements will not be able to house the current or future residents who would like to live in such a beautiful location and with the amenities offered to residents.

Please consider the long-term needs of this community and rezone this area so Westminster can continue to provide a wonderful place for residents to live. We all need a pleasant location to spend the rest of our lives.

Sincerely,

Betty L. Goerss

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

January 30, 2025

. Dear Bradenton City Council members.

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My names is James C. Dart, and I am one of more than 400 individuals who call Westminster Bradenton home. For almost 33 years I've been an active member in this area, supporting businesses, voting, volunteering, working and paying taxes.

I'm a veteran who served during the Vietnam conflict in late 60s.

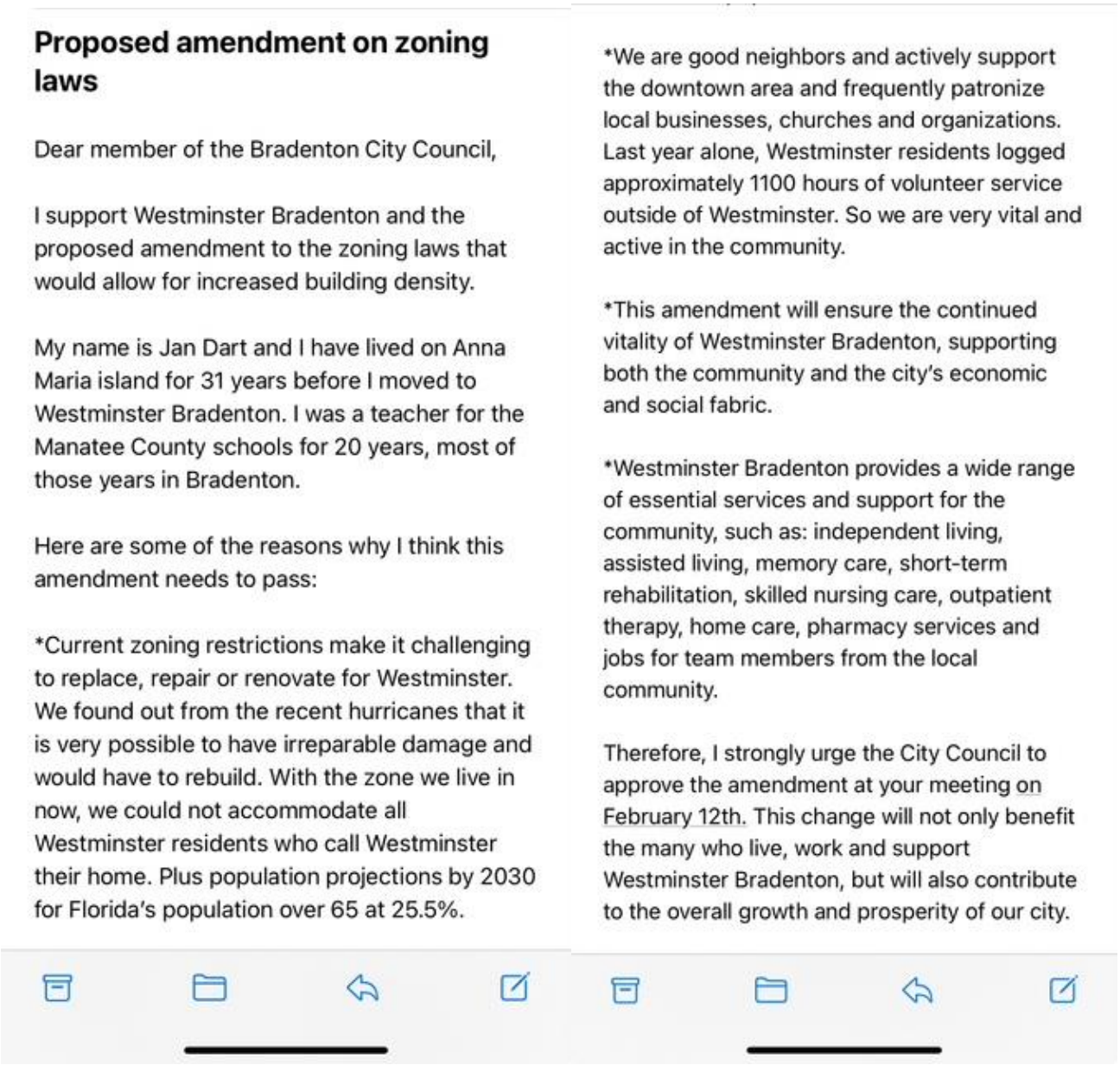
I respectfully urge the City Counsil to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our great town

Sincerely,

James C. Dart...resident of Westminster Bradenton

222 12th street W. APT 201

Bradenton, Fl 34205



Proposed amendment on zoning laws

Dear member of the Bradenton City Council,

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Jan Dart and I have lived on Anna Maria island for 31 years before I moved to Westminster Bradenton. I was a teacher for the Manatee County schools for 20 years, most of those years in Bradenton.

Here are some of the reasons why I think this amendment needs to pass:

*Current zoning restrictions make it challenging to replace, repair or renovate for Westminster. We found out from the recent hurricanes that it is very possible to have irreparable damage and would have to rebuild. With the zone we live in now, we could not accommodate all Westminster residents who call Westminster their home. Plus population projections by 2030 for Florida's population over 65 at 25.5%.

*We are good neighbors and actively support the downtown area and frequently patronize local businesses, churches and organizations. Last year alone, Westminster residents logged approximately 1100 hours of volunteer service outside of Westminster. So we are very vital and active in the community.

*This amendment will ensure the continued vitality of Westminster Bradenton, supporting both the community and the city's economic and social fabric.

*Westminster Bradenton provides a wide range of essential services and support for the community, such as: independent living, assisted living, memory care, short-term rehabilitation, skilled nursing care, outpatient therapy, home care, pharmacy services and jobs for team members from the local community.

Therefore, I strongly urge the City Council to approve the amendment at your meeting on February 12th. This change will not only benefit the many who live, work and support Westminster Bradenton, but will also contribute to the overall growth and prosperity of our city.

Thank you for time and service as you decide your vote on such an important matter.

Sincerely,
Jan Dart
Resident of Westminster Bradenton
222 12th St W Apt 201
Bradenton, FL 34205

From: Lisa Moore
To: pp
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Zoning
Date: Wednesday, February 5, 2025 3:43:49 PM

Hello Kevin and Janet,

Thank you for your email. Because this item is quasi-judicial in nature, I am not able to discuss it before the meeting, but am copying staff to include your remarks in the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Jan 30, 2025, at 2:30 PM, pp <ksandjr@aol.com> wrote:

> You don't often get email from ksandjr@aol.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Councilwoman Moore,

This e-mail is in the regards to the proposed amendment to the zoning laws for Westminster Bradenton to allow for increased building density.

Our names are Kevin and Janet Life. Prior to moving to Bradenton, we visited this beautiful city several times and realized what a friendly, vibrant community it is. Now after living here, we realize an important part of this is the Westminster community. As retired senior citizens, we are so happy that there is such a place that promotes health, wellness and longevity of life. Not only do they keep you mobile and vibrant, they assist you with continuous care throughout the rest of your life.

We respectfully ask that you will support the amendment that will be

presented on February 12. This change is important for Westminster Bradenton to continue to care for its 400 residents. It is also important so Westminster can continue to support the Bradenton community thru taxes, employment, support of local businesses and restuarants and volunteer hours contributed by the residents.

We are not asking for a monumental change. We have been here for 70 years in a historically approved density. As you are aware, for unknown reasons, when Bradenton adopted new zoning laws we were labeled T-4. If you look at the buildings that have been here since 1965 and 1974, they fall more closely into the T-5 category and should have been grandfathered in. Look at the newer property around us and you will see they are already in T-5.

We understand there are a few residential neighbors that oppose this. All we can say is, unless they have been here 70 years, our buildings were here when they bought the house!! Due diligence requires you to look at your neighbors' property and see they own buildings.

Thank you so much for your consideration and we look forward to meeting you on February 12.

Kevin & Janet Life

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

January 30, 2025

Mayor Gene Brown
Bradenton City Hall
101 Old Main St.
Bradenton, FL 34205

Dear Mayor Brown,

This e-mail is in the regards to the proposed amendment to the zoning laws for Westminster Bradenton to allow for increased building density.

Our names are Kevin and Janet Life. Prior to moving to Bradenton, we visited this beautiful city several times and realized what a friendly, vibrant community it is. Now after living here, we realize an important part of this is the Westminster community. As retired senior citizens, we are so happy that there is such a place that promotes health, wellness and longevity of life. Not only do they keep you mobile and vibrant, they assist you with continuous care throughout the rest of your life.

We respectfully ask that you will support the amendment that will be presented on February 12. This change is important for Westminster Bradenton to continue to care for its 400 residents. It is also important so Westminster can continue to support the Bradenton community thru taxes, employment, support of local businesses and restuarants and volunteer hours contributed by the residents.

We are not asking for a monumental change. We have been here for 70 years in a historically approved density. As you are aware, for unknown reasons, when Bradenton adopted new zoning laws we were labeled T-4. If you look at the buildings that have been here since 1965 and 1974, they fall more closely into the T-5 category and should have been grandfathered in. Look at the newer property around us and you will see they are already in T-5.

We understand there are a few residential neighbors that oppose this. All we can say is, unless they have been here 70 years, our buildings were here when they bought the house!! Due diligence requires you to look at your neighbors' property and see they own buildings.

Thank you so much for your consideration and we look forward to meeting you on February 12.

K Life
Kevin Life

Janet Life
Janet Life

From: Lisa Moore
To: Jo Ann Lovell
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Westminster Point Pleasant Zoning
Date: Wednesday, February 5, 2025 4:23:40 PM

Hello Jo Ann,

Thank you for your email. Because of the quasi-judicial nature of this item, I am not permitted to discuss it outside of the meeting. I am including staff so that they can include your comments to the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Feb 2, 2025, at 7:50 AM, Jo Ann Lovell <joannlovell@yahoo.com> wrote:

You don't often get email from joannlovell@yahoo.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Councilwoman Moore,

I'm sure you are aware of the Westminster Senior Living properties and the service the facility brings to older adults. Most members of the Point Pleasant community have deep roots in Manatee and Sarasota counties and add to the life of these communities. In addition, the facility employs some 1600 staff from the local community. Through the Westminster scholarship program, these employees have opportunity to develop additional skills contributing to the future of the wider community.

Westminster Point Pleasant is requesting the Bradenton City Commission to reinstate the zoning in place when the facilities were built. The current T-4 status does not reflect the reality of the existing facility and doesn't allow for replacement/enhancement of buildings on the current campus. The original status, T- 5, needs to be reinstated.

Your support is appreciated as our residents continue to live out their lives knowing the future of Point Pleasant is possible.

Sincerely,
Jo Ann Lovell
JoAnnLovell@yahoo.com
1700 3rd Ave W Apt 222
Bradenton, FL 34205

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

January 30, 2025

Dear Members of the Bradenton City Council,

I support the amendment Westminster Bradenton has proposed to increase building density. I am just one of the 400+ residents who call this place home. Many of us have taken an active role in our community, volunteering to work with children/reading programs, helping at the libraries, working at the Market and working to keep our property beautiful.

I was a labor and delivery. RN for 28 years at Manatee Memorial. My husband was a Marine and my son a paratrooper. My husband's ashes rest in the National Cemetery. He was a small business owner. I am 78, a senior citizen, a volunteer, and a voter.

I respectfully ask the City Council to support the amendment that will be presented at the February12th meeting. Thank you for considering our perspective.

Sincerely,

Zoe A Martin

Resident of Westminster Point Pleasant
3315 4th Ave. W. Apt. 324
Bradenton, Florida 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Richard G Matheson
222 12th St. W. – Apt 102
Bradenton, FL 34204

1/28 2025

Mayor Gene Brown & Members of the Citify Council

As a10-year resident of "Downtown" Bradenton, I am writing to enlist you support to act positively and appropriately regarding the Westminster communities of Florida Corrected Zoning Petition to correct current unintended errors and restrictions currently contain in the city zoning City records that prejudicially affect the zoning on the property currently used by Westminster Communities in the downtown footprint.

The Westminster Community is my home and I share it with almost 400 senior Bradenton citizens. We Vote locally. We Shope local. We Dine locally. We are good law abiding and quiet neighbors and we love our home town and desire nothing but success and prosperity for the place we call home.

I am a 13-year US Coast Guard Veteran and a 30-year commercial airline pilot and have in lived in retirement in Florida for over thirty years with more than 20 of those years in Manatee County and Bradenton.

Please support the zoning amendment corrective action for the Westminster Community which you will consider on 12 February with a positive vote for the change petitioned.

Thank you.

Most Sincerely,

Richard G. Matheson

Richard G Matheson

January 30, 2025

Mayor Gene Brown and Members of the Bradenton City Council,

I support the restoration of the T5 Zone designation to the Westminster Bradenton property.

My name is Patricia Paul. I am one of more than 400 people who reside at Westminster Bradenton. I am a voter, a tax payer, and contribute to the prosperity of the Bradenton community.

Restoring the zoning density and building heights to the same requirements as those that existed when the buildings were built over 50 years ago would allow Westminster Bradenton to create and/or restore existing buildings to 21st century requirements. With updated buildings Westminster would be a greater asset to Bradenton. Newer buildings would enable Westminster to continue to attract residents that would contribute taxes, talents and prosperity to the Bradenton community.

Sincerely,

Patricia W. Paul
Resident of Westminster Bradenton
1700 3rd Ave West
Apartment 106
Bradenton, FL 34205

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

From: Lisa Moore
To: Barry Phelps
Cc: Robin D. Singer; Greg DeLong
Subject: Re: [EXTERNAL] Support for Westminster Amendment Feb.12
Date: Wednesday, February 5, 2025 4:00:35 PM

Hello Mrs. And Dr. Phelps,

Thank you for your email and your continued service to our wonderful community. Because of the quasi-judicial nature of this item, I am not permitted to discuss it outside of the meeting. I am copying staff so that your comments can be included in the meeting packet.

Lisa

Lisa Gonzalez Moore
Councilwoman, Ward 4
City of Bradenton
City Hall
101 12th Street West
Bradenton, FL 34205
Office (941) 932-9454
City Cell (941) 290-9302
www.bradentonFL.gov

On Jan 30, 2025, at 7:38 PM, Barry Phelps <cbphelps71@gmail.com> wrote:

You don't often get email from cbphelps71@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Ms Moore:

When we moved to Bradenton almost 12 years ago and became members of the Westminster Community our goal was to be active walkers in this delightful part of the city.

We could walk to church (FPC), walk to the public library for classes and read all sorts of books. We became financial contributors to the "Friends of the Library", walk the River Walk, even walk to doctors and Quest. Weather permitting, I walk to my hairdresser.

One of our favorites is our regular twice weekly walks to breakfast at Robbins Downtown on Old Main.

Local volunteering became an important of enjoying and GIVING BACK to

Bradenton. This includes:

Giving information to visitors at the weekly market at the Realize Bradenton Booth (and supporting them financially)

Working at the twice weekly pantry at our church

Being a pen pal to students at Ballard Elementary

Taking tickets at the Blues Festival

Getting ready for 5th year of Dive Into Reading (held at O'Bricks) for local children needing some extra help with reading

Participating in several "Keep Manatee Beautiful" clean up events

Donating frequently to local charity-based thrift shops like HOPE CHEST & ST VINCENT DE PAUL and patronizing Women's Resource center UNIQUE BOUTIQUE.

We are fully integrated into this community having voted in every local election and therefore we feel that we not only have the right but the obligation to ask you, our elected officials, to support that which will be presented to you on February 12.

Yours truly,

Catherine Phelps M.S. Principal American School SA

Barry Phelps Ph.D Penn State Engineering Prof. Emeritus

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

January 27, 2025

Dear Members of the Bradenton City Council:

I have been a member of the Westminster Point Pleasant community in Independent Living since June, 2023. I very much want to remain in this community in the city of Bradenton at this location.

I respectfully urge the City Council to support the amendment that will be presented at the meeting on 2/12. This change will not only benefit me but will also significantly contribute to the overall diversity and continuity of care for the development planned in the downtown community.

Thank you, Sincerely,

Resident of Westminster Bradenton
Towers 420
1533 4th Avenue West
Bradenton Florida 34205

Gene Brown
Mayor

FEB 0 5 2025

RECEIVED
City of Bradenton, Florida

Gene Brown
Mayor
FEB 0 5 2025
RECEIVED
City of Bradenton, Florida

Jan. 29.2025

Dear Mayor Brown:

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Richard Uttich and I am one of more than 400 individuals who call Westminster Bradenton home. For 5 years, I have been an active member of this city, supporting local businesses, voting in local elections, volunteering paying taxes.

I am a veteran and served in the Navy for 20 years.

I respectfully urge the you and the City Council to support the amendment that will be presented at the meeting on Feb. 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Richard Uttich

Richard Uttich
Resident of Westminster Bradenton
1533 4th Ave. W.
Bradenton, FL 34205

Gene Brown
Mayor
FEB 05 2025
RECEIVED
City of Bradenton, Florida

Jan. 29.2025

Dear Mayor Brown:

I support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

My name is Roberta Uttich and I am one of more than 400 individuals who call Westminster Bradenton home. For 5 years, I have been an active member of this city, supporting local businesses, voting in local elections, volunteering paying taxes.

I respectfully urge the you and the City Council to support the amendment that will be presented at the meeting on Feb. 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

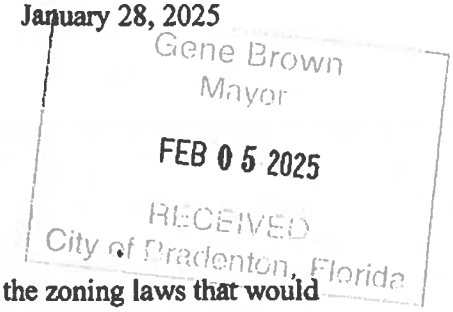
Thank you for considering our perspective.

Sincerely,

Roberta Uttich

Roberta Uttich
Resident of Westminster Bradenton
1533 4th Ave. W.
Bradenton, FL 34205

1700 3rd Ave. W
Apt. 1020
Bradenton, FL 34205
January 28, 2025



Mayor Gene Brown
Bradenton City Council
City Hall
Bradenton, Fl

Dear Mayor Brown,

I am writing to tell you that I support the proposed amendment to the zoning laws that would increase the current zoning density so that Westminster Communities can build appropriate buildings to house and ensure the well-being of its current and future residents. It is my understanding that when the area was last zoned, some sort of error was made so that Westminster Point Pleasant was included in the residentially zoned area instead of the zoning density that applied when the buildings here were built. Certainly the Zoning Board could not have intentionally reduced the approved density of buildings that already existed on the site, and had been there for about 50 years.

I have been living in the Shores Building for over three years, having moved here from Lakewood Ranch. I am an active, engaged, senior, who regularly votes. I also contribute hours of volunteer time, both in the City of Bradenton as well as in my immediate community. I also have a daughter who lives nearby who might want to come to live here at some point. I have been a resident of Manatee County for six years, having moved here from Pinehurst, NC, where I retired after 30 years working in the federal government as a writer, attorney and member of the Senior Executive Service. I moved here because I liked the idea of living in a Continuous Care Retirement Community in a small city where I would have walkable access to restaurants, shops, and other amenities, especially the beautiful Riverwalk, all of which I use regularly.

It was extremely distressing to me to learn that the neighborhood I enjoy walking in, saying hello to the people as I pass by, appeared to be so negative about Westminster's presence in this area in the opinions they voiced to the zoning board. This is especially so because so many of these neighbors have come to this area long after the Westminster buildings were built. Surely they knew that when those buildings got old they would eventually have to be replaced.

However, under the current zoning limits, these buildings could not be rebuilt to house the same number of people if it were necessary to do so. Nor is it possible for Westminster to build new buildings to house us in in the event that the current buildings would have to be razed for safety reasons. In fact, without the ability to improve its facilities, it is entirely possible that Westminster Point Pleasant would have to relocate to a more hospitable location. This would be a great shame because Westminster Communities of Florida got its start right here in Bradenton over 70 years ago.

As I am sure you know, Westminster is a good and valuable neighbor in this city. Our facility pays a substantial amount in property taxes. It employs about 1600 local residents who contribute to the local economy, as do our residents. Our residents also support many local institutions and organizations with their patronage and thousands of volunteer hours.

I believe that at this point, Westminster Communities would like to focus on our Bradenton Campus to create a premier attractive, upscale Retirement Community that would be an even greater asset to the city and would continue to bring more active, and financially able residents who would support the city's own efforts to modernize the infrastructure and improve the local amenities. This can only happen if the current misapplied zoning designation is corrected.

Sincerely yours,

Ruth Walker Robinson, Esq.

January 26, 2025

Dear Members of the Bradenton City Council,

We support Westminster Bradenton and the proposed amendment to the zoning laws that would allow for increased building density.

We are Marcia and Robert Schleif and are one of more than 400 individuals who call Westminster Bradenton home. We have lived here for 12 years. We have been active members of this city, supporting local businesses, voting in local elections, volunteering and paying taxes.

I am a veteran and served in the US Army for 3 years.

We volunteered with Realize Bradenton for 8 years including with two Blues Festivals.

We respectfully urge the City Council to support the amendment that will be presented at the meeting on February 12. This change will not only benefit the many residents, team members and supporters of Westminster Bradenton, but will also significantly contribute to the overall growth and prosperity of our greater community.

Thank you for considering our perspective.

Sincerely,

Marcia Schleif Robert Schleif

Marcia and Robert Schleif

Residents of Westminster Bradenton

1700 3rd Ave. W #1004

Bradenton, FL 34205

AGENDA ITEM NO. 9.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE:	February 12, 2025
SUBMITTED BY:	Robin Singer, Planning & Community Development
ITEM TYPE:	Miscellaneous
AGENDA SECTION:	NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL
SUBJECT:	Discussion of an Amendment to the Promenade at Riverwalk PDP
SUGGESTED ACTION:	Authorize staff to process the amendment as either a Minor or Major Amendment

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Staff is requesting authorization to process amendments to the Promenade at Riverwalk PDP as either a Minor or Major Amendment

FINANCIAL IMPACT:
N/A

SUGGESTED MOTION:
Motion to authorize staff to process the changes to the Promenade at Riverwalk PDP as either a Minor or Major Amendment.

ATTACHMENTS:
Promenade at Riverwalk PDP Amendment Staff Memorandum
Revised Use Chart
Site Plan
Storefront Rendering 1
Storefront Rendering 2

Robin Singer, PCD Director

City Hall | 101 Old Main Street | Bradenton, Florida
34205 941.932.9408 | robin.singer@bradentonfl.gov
www.cityofbradenton.com

M E M O R A N D U M

Date: February 3, 2025

To: City Council

From: Robin Singer, PCD Director

Subject: Promenade at Riverwalk PDP Amendment

The Planning and Community Development Department has met with the development team for Buildings 5, 10 and 11 of the Promenade at Riverwalk Planned Development Project (PDP). The project presented was the project that was presented to City Council on December 11, 2024. In order to move forward on this project they will be amending the PDP as previously approved by City Council on November 16, 2022.

The City of Bradenton Land Use Regulations provide for the modification of PDP's under Section 3.4.1.7. A Minor Amendment to an approved PDP may be approved by PCD director in the event that the amendment meets the criteria specified below:

> *3.4.1.7 Amendment to PDP. An amendment to an approved PDP requires the resubmission of a preliminary plan for review by the planning commission, and reapproval by the city council as for the original project, except when the amendment is a minor amendment, per subsection a. below. Minor amendments may be approved as per subsection b., below. Fees for major and minor amendments are set forth in appendix A.*
>
> *a. Major amendment. The applicant shall supply the PCD director with an amended site plan or other information sufficient to determine the magnitude of the amendment, and to evaluate the amendment in relation to the criteria below. Major amendments approved by city council require the submission of an amended final plan for review by the PCD director, who may require any other provisions of these LURs found to be applicable, to be included as part of the amended final plan. A Mylar drawing of the entire project as amended shall be submitted with all information as required by subsection 3.4.1.4.b. The PCD director shall find the amendment to be a major amendment if any of the following criteria is applicable:*
>
> > *i. Floor area (excluding recreational facilities) is increased 20 percent or more.*
> >
> > *ii. The amendment is in conflict with any of the stipulations of the original approval or commitment made by the applicant during the public hearing process for the original approval.*
> >
> > *iii. An accessory structure is proposed which is not consistent with section [chapter] 5.0.*

iv. The amendment reduces buffer area or landscaping materials as most recently approved.

v. The amendment involves the construction or significant alteration of public facilities.

vi. The amendment significantly increases the impact on public facilities requiring concurrency review.

vii. The amendment otherwise alters the project in a manner which the PCD director finds to be significant.

viii. The conditions of the original approval have not been met, or the project is in violation of any city codes.

ix. Traffic circulation or access points are significantly altered.

b. Minor amendment. Minor amendments require the submission of an amended final plan for review by the PCD director, who may require any other provisions of these LURs found to be applicable, to be included as part of the amended final plan. A Mylar drawing of the entire project as amended shall be submitted with all information as required by subsection 3.4.1.4.b.

The proposed changes to the PDP would reduce the amount of retail provided for in the prior approval. Instead of retail, they are suggesting that the project include live/work units that could provide commercial space on the ground floor facing 3rd Avenue West. The renderings of the building depict storefront glazing and paved sidewalks connecting these commercial spaces to the public sidewalk along 3rd Avenue West. These spaces would not necessarily be retail but may include office or personal service. It is possible that tenants of these spaces may choose to work in these spaces while not being open to the public.

As the addition of live/work units in lieu of required retail space is a departure from the previous approval, staff determined that this proposal should be brought back to City Council for discussion before accepting and processing the proposed changes as a Minor Amendment to the PDP

Previously Approved PDP 2012				Previously Approved PDP 2022				Proposed Amendment 2025			
Building	**Stories**	**Use 1**	**Use 2**	**Building**	**Stories**	**Use 1**	**Use 2**	**Building**	**Stories**	**Use 1**	**Use 2**
1	8	115 Residential		**1**	8	115 Residential		**1**	8	115 Residential	
2	1	Res. Amenity		**2**	1	Res. Amenity		**2**	1	Res. Amenity	
3	N/A	N/A	N/A	**3**	N/A	N/A	N/A	**3**	N/A	N/A	N/A
4	1	3,500 SF Retail		**4**	1	3,500 SF Retail		**4**	1	3,500 SF Retail	
5	6	6,900 SF Retail	45 Residential	**5**	7	112 Residential		**5**	7	112 Residential	
6	2	5,312 SF Cultural	15,938 SF Office	**6**	2	23,400 SF Cultural		**6**	2	23,400 Cultural	
7	5	3,790 SF Retail	72 Residential								
8	4	179 Residential		**8**	4	179 Residential		**8**	4	179 Residential	
9	N/A	N/A	N/A	**9**	N/A	N/A	N/A	**9**	N/A	N/A	N/A
10	9	2,500 SF Retail	86 Hotel Rooms	**10**	7	178 Residential	5,600 SF Retail	**10**	5	154 Residential	6,244 SF Commercial/ Retail
11	4	11,200 SF Retail	45 Residential								
12	3	300 Seat Theater		**12**	3	300 Seat Theater		**12**	3	300 Seat Theater	
13	3	3,050 SF Retail	15,000 SF Cultural	**N/A**	N/A	Recreation		**N/A**	N/A	Recreation	

ROBERT LEE MARSHALL
PROFESSIONAL ENGINEER #87486
SIGNATURE

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LB 0006985 LC 0000065
201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE COPYRIGHT ACT. 17 U.S.C. 106. REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES FOR REVIEW PURPOSES. PROTECTED IN ACCORDANCE WITH F.S. CHAPTER 119.

FINAL SITE PLAN
FOR
SANDPILE APARTMENTS
LOCATED IN
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
BRADENTON, FLORIDA

DESIGNED	RJM
DRAWN	RJM
DATE	6/17/2024
JOB NO.	45550
SCALE	1" = 30'
SHEET	07

Wed, 29 Jan 2025 – 3:27pm X:\Acad\Sandpile Hotfield Apartments (45550)\ENG\SHA – SP.dwg





AGENDA ITEM NO. 9.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Rob Perry, City Administration

ITEM TYPE: Miscellaneous

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: 2024 Storm Operations, Assessment, and Budget Status

SUGGESTED ACTION: Approve Resolution 25-23 - Revised Emergency Operations Implementation and Emergency Pay Policy.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
As we continue to improve our Emergency Response Operations, we continue to work with the Federal (FEMA) and Florida Departments of Emergency Management (FDEM), Florida Recovery Obligation Calculation (F-ROC) program to obtain a higher F-ROC score by implementing recommended changes to our Policies. F-ROC leads to increased funding availability, expedited reimbursement, faster project approvals, and more streamlined oversight from funding agencies through a partnership with FDEM.

Three changes recommended over the last few years by the Florida Department of Emergency Management, Florida Recovery Obligation Calculation (F-ROC) program have been added to this program: 1) to address meals provided to employees to allow reimbursement for emergency work, including payroll; 2) to require an annual review of the Policy by the City Administrator; and 3) requiring that employees review annually and sign a certification that they have read and understand.

The Policy is also being revised to remove the time and one-half premium pay for

those employees making $120,000.00 or more, when they are otherwise eligible for emergency pay (exempt).

FINANCIAL IMPACT:
Reduction in the amount of Emergency Premium Pay to those earning $120,000.00 or more. The exact financial impact cannot be ascertained as it depends on the number and effects of the emergency events that we experience.

ATTORNEY REVIEW/RECOMMENDATION:
Approved.

SUGGESTED MOTION:
Motion to approve Resolution 25-23 - Emergency Operations Implementation and Emergency Pay Policy.

ATTACHMENTS:
Resolution 25-23 - Revised Emergency Operations and Pay Policy

CITY OF BRADENTON
RESOLUTION NUMBER 25-23

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, MEMORIALIZING THE PURPOSE, POLICY AND PROCEDURES GOVERNING EMERGENCY OPERATIONS IMPLEMENTATION AND EMERGENCY PAY POLICY FOR CITY OF BRADENTON EMPLOYEES; PROVIDING FOR THE REPEAL OF RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Citizens of the City of Bradenton depend on City employees before, during and after an emergency or disaster, whether man made or natural in origin, to provide quality customer service in maintaining and/or restoring essential public services for health, safety and quality of life; and

WHEREAS, during emergency situations that threaten the health and safety of Bradenton's citizens, all employees are expected to work immediately before, during or immediately following an emergency or disaster as required by the circumstances; and

WHEREAS, on July 26, 2023, City Council approved and adopted Resolution 23-60 Emergency Operations Implementation and Emergency Pay Policy, establishing the guidelines for the responsibilities and compensation of City of Bradenton employees and memorializing the Emergency Operations Implementation and Emergency Pay Policy and Procedures by Resolution; and

WHEREAS, on June 12, 2024, City Council approved and adopted Resolution 24-55 revising the Emergency Operations Implementation and Emergency Pay Policy based on recommended changes by the Florida Department of Emergency Management relative to employees who are reassigned to perform different duties, work outside their departments and/or work at different times and locations as part of our Disaster Recovery Assessment associated with the City's participation in the State of Florida Department of Emergency Management, Federal Recovery Obligation Calculation (F-ROC) program; and

WHEREAS, the Policy was also amended to cover work performed when employees are pulled away from their regular duties to perform pre-disaster and disaster protective measures to allow the City to request reimbursement, to the extent recoverable under FEMA Public Assistance Grants, for said pre-disaster declaration work; and

WHEREAS, the Florida Department of Emergency Management recommended certain additional changes to the Policy to address meals provided to employees and volunteers engaged in eligible emergency work; to require annual review of the Policy by the City Administration; and to require employees to review and sign a certification. These changes will increase the City's scoring under the State of Florida Department of

Emergency Management, Federal Recovery Obligation Calculation (F-ROC) Program allowing for increased funding availability, faster project approvals, and less stringent oversight from funding agencies; and

WHEREAS, the Policy is also being revised to remove the time and one-half premium pay for those employees making over $120,000.00, when they are otherwise eligible for emergency pay (exempt).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA:

1. The City of Bradenton hereby amends and adopts the Emergency Operations Implementation and Emergency Pay Policy.

2. Said Policy consists of 6 pages and is attached to and made a part of this Resolution.

3. Effective Date. This Resolution shall take effect immediately upon adoption and shall repeal and replace all prior resolutions in conflict herewith.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 12TH DAY OF FEBRUARY, 2025.

ATTEST:

_____	_____
TAMARA MELTON	Gene Brown
CITY CLERK	MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EMERGENCY OPERATIONS IMPLEMENTATION AND EMERGENCY PAY POLICY

Approved by City Council – Resolution 23-60 dated July 26, 2023
Revised By City Council – Resolution 24-55 dated June 12, 2024
Revised by City Council – Resolution 25-23 dated February12, 2025

PURPOSE: To establish guidelines for the duties and compensation of City of Bradenton employees before, during and after a declared State of Emergency and/or when normal City operations are otherwise declared suspended.

The revisions to this Policy marked with an asterisk are being made at the recommendation of the Florida Department of Emergency Management to increase the City's scoring under the Federal Recovery Obligation Calculation (F-ROC) Program. The F-ROC program assesses the City's readiness to manage federal disaster recovery funds by evaluating compliance with policies, procedures and procurement practices. A higher F-ROC score can lead to increased funding availability, faster project approvals, and less stringent oversight from funding agencies.

OVERVIEW: The Citizens of the City of Bradenton depend on City employees before, during and after an emergency event, whether man-made or natural in origin, to provide quality customer service in maintaining and/or restoring essential public services for the health, safety and quality of life for our City and its Citizens. City employees demonstrate pride and a commitment to quality customer service by ensuring continuity of operations and provision of public services to the extent they are able during the crucial periods associated with these events.

All employees of the City of Bradenton hold essential service positions in the general sense and provide services in the course and scope of their employment for the benefit of the general public. However, during emergency events that threaten the health and safety of Bradenton's citizens, many employees are particularly essential to the City's response, and therefore will be expected to work immediately before, during, or for a period of time following the emergency event as required by the circumstances.

This policy applies to all regular full-time City employees. For employees covered by a Collective Bargaining Agreement (CBA), should the terms of this policy be in conflict, the terms of the CBA shall prevail.

AUTHORITY: Authority has been granted by the Bradenton City Council to implement and enforce this Emergency Operations Implementation and Emergency Pay Policy.

EMERGENCY OPERATIONS IMPLEMENTATION AND EMERGENCY PAY POLICY

DEFINITIONS:

- *Emergency Essential Employees:* Employees who are critical to protecting and preserving the health, safety and welfare of City residents, business owners and visitors during an emergency event, and who will be required to work before, during and/or after that event.

- *Emergency Non-Essential Employees:* Employees who are not primarily critical to protecting and preserving the health, safety or welfare of City residents, business owners or visitors during an emergency event. Emergency Non-Essential employees may, in the discretion of their Department Directors **and prior written approval of City Administrator or designee**, be relieved from duty, or directed to work from home, before, during and/or after an emergency event.

- *Emergency Operations Period:* Such periods of time when the City Administrator, or designee, exercises his or her authority to suspend normal City government operations due to an impending or actual emergency event.

PROCEDURE: The City Administrator or designee will activate this policy **upon the declaration of a State of Emergency by the City**, or when normal City operations are otherwise declared suspended due to an emergency event, the ("Emergency Operations Period"), and employees are pulled away from their regular duties to perform pre-disaster and/or post- disaster protective measures.

Department Directors are responsible for identifying and notifying those employees who are considered Emergency Essential and shall ensure that all Emergency Essential Employees are aware of their roles and responsibilities in an emergency event. Department Directors shall maintain an up-to-date emergency contact list for all employees and shall distribute the list to all Divisions.

EMERGENCY DUTIES: During an emergency event, in preparation for an emergency event, or during restoration and recovery following an emergency event, the City temporarily may assign employees to perform different duties, work outside their departments, and/or work at different times and locations. In such circumstances, Department Directors/Supervisors shall assign duties according to employees' knowledge, skills and physical abilities.

Employees who are reassigned to perform different duties, work outside their departments, and/or work at different times and locations shall be paid pursuant to the terms set forth in this policy based on their normal pay rate and not the pay rate of the services they performed.

EMERGENCY OPERATIONS IMPLEMENTATION AND EMERGENCY PAY POLICY

Any employee who is temporarily replacing another employee who is responding to the emergency incident (backfill employee) shall be paid pursuant to the terms set forth in this policy based on their normal rate of pay and not the rate of pay of the employee they are replacing.

EMERGENCY COMPENSATION: Prior to the declaration of an emergency or suspension of normal operations, the City is considered open for business. Employees who, without prior authorization, fail to report to work are considered to be on **Leave *Without* Pay Status**, and may be subject to discipline up to and including termination. Employees will be paid at their normal rates of pay. Employees working outside their normally scheduled workdays or shifts during this time will be paid for overtime hours based on their FLSA exemption statuses.

Once a State of Emergency has been declared, and City Hall is considered closed for business, the Emergency Operations Period begins. The following practices shall apply, unless otherwise set forth by Resolution of City Council in conjunction with the declaration:

(a) FLSA **Non-Exempt Emergency Essential Employees** will be paid at time and one-half their straight-time pay rates **for every hour worked** until the State of Emergency or suspension of normal operations is lifted.

(b) FLSA **Exempt Emergency Essential Employees** will be paid, at a minimum, their weekly salaries, subject only to those deductions expressly permitted by the FLSA's interpretive regulations. For every hour **worked** during the workweek(s) in which the State of Emergency or suspension of normal operations is in effect, FLSA exempt emergency essential employees with a base salary less than $120,000.00 will be paid at the rate of one and a half times the effective hourly rate of their salary. **FLSA e**xempt emergency essential employees with a base salary of $120,000.00 or more annually, will be paid at their straight time rate for every hour worked **over 40** hours. For purposes of calculating the additional compensation described by this paragraph, the employee's normal weekly salary shall be converted to a straight-time rate by dividing the weekly salary by forty (40).

(c) FLSA **Non-Exempt Emergency Essential Employees** who are not members of a Collective Bargaining Unit and are not scheduled to work during the emergency, but who are designated as emergency stand-by, shall be compensated for hours falling within their normal workweek at the employee's normal rate; and shall further be compensated at time and one-half their straight-time rates for all time called out, and if not called out shall be compensated with three (3) additional hours of straight time for each day so designated. Hours for which a FLSA Non-Exempt Emergency Essential Employee is designated as emergency stand-by, but is not called out, shall not be counted as "hours worked" for purposes of overtime eligibility.

FLSA Non-Exempt Employees who are members of a Collective Bargaining Unit and who are not scheduled to work during an emergency, but who are designated as emergency stand-by, shall be compensated in accordance with the terms of their applicable Collective Bargaining Agreement.

(d) FLSA **Non-Exempt and FLSA Exempt Emergency Essential Employees** who are assigned to report to duty at any station, shelter, operations center or other City facility, and to remain there until released to leave, shall be considered to be working on a continuous basis from the time they enter the facility until the time they are released. FLSA Non-Exempt Employees shall be compensated at the rate of time and one-half their straight-time rates for all hours worked during the work week(s) the emergency or suspension of normal operations is in effect, and FLSA Exempt Employees shall be paid, at a minimum, their weekly salaries, subject only to those deductions permitted by the FLSA's interpretive regulations. FLSA Exempt Emergency Essential Employees with a base salary of less than $120,000, will be paid at the rate of one and a half the effective hourly rate of their salary for every hour worked during the workweek(s) in which the State of Emergency or suspension of normal operations is in effect and the employee is on duty at one of these locations. FLSA Exempt Emergency Essential Employees with a base salary of $120,000.00 or more, will be paid straight time for every hour worked over the forty-hour work week in which the State of Emergency or suspension of normal operations is in effect and the employee is on duty at one of these locations. Straight-time rates for exempt employees shall be calculated as set forth in paragraph (b).

(e) During the State of Emergency or suspension of normal City operations, the City Administrator, or designee, may direct that **Emergency Non-Essential Employees** normally scheduled to work be released from duty until the declaration is lifted. Those employees released from duty will be considered to be on **Leave With Pay** status. Hours falling within an Emergency Non-Essential employee's normal workweek and working hours shall be paid at the employee's normal rate, and, for non-exempt employees, the hours shall not be considered "hours worked" for purposes of overtime eligibility. Emergency Non-Essential Employees are expected to perform pre-declaration preparations as requested until released.

(f) **FLSA Exempt and FLSA Non-Exempt Emergency Non-Essential Employees** who are required to report to work at any time during the period when the declaration is in effect, or who are authorized to work from home **by their Department Director with prior written approval of City Administration**, during an emergency on either emergency-related activities, or normal duties in the interest of continuity of operations, will be compensated for hours worked as set forth in (a) and (b) above, as applicable.

EMERGENCY OPERATIONS IMPLEMENTATION AND EMERGENCY PAY POLICY

A Memorandum will be sent out to all employees via email at the time a declaration is issued, or when normal City operations are otherwise declared suspended due to an impending emergency event and some employees are pulled away from their regular duties to perform pre-disaster protective measures which shall explain and list the documentation which **must** be completed to track time, materials, equipment and labor usage during the Emergency Operations Period. The memorandum will also set forth instructions on the proper input of time into the Tyler ERP System. **Those responsible for approval of payroll batches must review all post declaration time entries to ensure the accuracy of the same.**

****MEALS**

Based on the extent and duration of the emergency event, the City may provide meals to employees and volunteers engaged in eligible emergency work, including those stationed at Emergency Operations Centers or the City's Public Safety Operations Center, provided the individuals are not receiving a per diem.

FOLLOWING THE EMERGENCY: Following a declared emergency or suspension of normal operations City Hall will reopen, the Emergency Operations Period will end, and all employees will return to work. The City may require that certain employees continue to perform emergency duties until post-storm preventative measures and/or recovery operations have concluded, but these employees shall return to their normal rates of pay. Extensions on pay under Sections (b) and/or (d) above may be approved by the City Administrator for certain employees based on extenuating circumstances and work conditions. Employees not previously directed where and when to report shall contact their immediate supervisors for return-to-work information. Employees who, without prior authorization, fail to return to work as directed are considered to be on **Leave *Without* Pay Status**, and may be subject to discipline up to and including termination.

**This Policy will be reviewed by City Administration on an annual basis to determine if any changes need to be made. The Policy will be distributed to all City employees on an annual basis to review and acknowledge their understanding of the same.

EMERGENCY OPERATIONS IMPLEMENTATION AND EMERGENCY PAY POLICY

CITY EMPLOYEE CERTIFICATION

I hereby certify by my signature that I have been provided a copy of the City of Bradenton Emergency Operations Implementation and Emergency Pay Policy; that I have read and understand the requirements contained therein; and that I agree to comply with the requirements of this policy as now written or amended in the future.

Name of Employee:_____

Signature of Employee: _____ Date: _____

AGENDA ITEM NO. 9.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Rob Perry, City Administration

ITEM TYPE: Miscellaneous

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: Emergency Procurement Report

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
According to the City of Bradenton Emergency Procurement Policy and pursuant to Section 2-237(2) of the Code, all emergency procurements will be reported to the City Council at the next regularly scheduled meeting.

SUGGESTED MOTION:
N/A

ATTACHMENTS:

AGENDA ITEM NO. 9.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Rob Perry, City Administration

ITEM TYPE: Miscellaneous

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: Removal of Soofa On-street Digital Media Signs

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
At the May 25, 2022 City Council meeting, Council approved the installation of Soofa Signs in various locations around the City. Since then, the CRA has funded the maintenance of the signs and the maintenance agreement states that the annual service fee for each sign is $6,200 per year. Currently, there are three signs operating in the City.

The three locations are:

- Corner of 3rd Avenue West and Old Main Street (Outside Orange Blossom Coffee)
- 3rd Avenue near the Riverwalk Splashpad
- 24th Street East near the Bradenton Dream Center

The CRA did not include funding for the annual service fees in the FY2024-2025 budget and staff does not feel that the signs have been particularly effective or valuable with public outreach, directional or event benefits, or communication otherwise. Staff is recommending discontinuing the service and removal of the signs.

FINANCIAL IMPACT:

None. The agreement states that Soofa is responsible for the removal of the signs.

SUGGESTED MOTION:
Motion to authorize staff to direct Soofa to remove the three on-street digital media signs and discontinue the service.

ATTACHMENTS: