AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, January 15, 2025
101 OLD MAIN STREET, BRADENTON, FL 34205

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

a) Planning & Community Development: Planning Commission meeting minutes from December 11, 2024.
Meeting Minutes - 12/11/2024 (DRAFT).pdf

5. ELECTION OF OFFICERS

a) Planning & Community Development: Election of Officers

6. REVIEW OF BY-LAWS

a) Planning & Community Development: Review of Planning Commission By-Laws
Planning Commission By-Laws (DRAFT).pdf

7. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission on any non-agenda item should complete a comment slip and submit it to the Clerk.

8. AGENDA ITEMS

a) Planning & Community Development:

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).
Resolution 25-03 (DRAFT).pdf

Agent Authorization Form.pdf

Sidewalk Cafe Layout / Site Plan.pdf
Staff Report.pdf

b) Planning & Community Development:

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).
Resolution 25-02 (DRAFT).pdf
Application Materials.pdf
Staff Report.pdf

c) Planning & Community Development: 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.
Ordinance 4035 (DRAFT).pdf
Application.pdf
Strikethru Underline Amendment from Applicant.pdf
Examples of Coastal High Hazard Area Regulations from Applicant.pdf
Staff Report.pdf
Schreiber (Email 05-10-2024).pdf
Carter (Letter 05-10-2024).pdf
Smith (Email 05-31-2024).pdf

d) Planning & Community Development:

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.
Ordinance 4036 (DRAFT).pdf

Application.pdf

Applicant Narrative.pdf
Development Table Provided by Applicant.pdf
Non-Binding Conceptual Plan.pdf
Staff Report.pdf
Schreiber (Email 05-10-2024).pdf
Carter (Letter 05-10-2024).pdf
Smith (Email 05-31-2024).pdf

e) Planning & Community Development:

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.
Ordinance 4037.pdf
Application.pdf
Staff Report.pdf
Schreiber (Email 05-10-2024).pdf
Carter (Letter 05-10-2024).pdf
Smith (Email 05-31-2024).pdf

9. DISCUSSION ITEMS

10. DIRECTOR'S REPORT

11. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) Planning & Community Development: City Council Public Hearing Dates

December 18, 2024

- Ordinance 4050, Case LU.24.2761 - Text Amendments for Tree & Land Preservation Board (passed 5-0).
- Ordinance 4051, Case RV.24.3327 - Right-of-Way vacation at 120 Manatee Ave. E. & 113 5th Ave. E. (passed 5-0).
- Resolution 24-101, Case SU.24.3686 - Special Use for Public Facility Use "Animal Resource Center" (passed 5-0).

January 8, 2025

- Resolution 25-01, Case SU.24.0001 - Sidewalk Cafe with Alcoholic Beverages at 424 12th St. W. (public hearing).

February 12, 2025

- Cases from January 15, 2025, Planning Commission Meeting.

12. ADJOURN

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

NON-DISCRIMINATION STATEMENT:

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact 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
941-932-9470
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Planning Commission meeting minutes from December 11, 2024.

SUGGESTED ACTION: Approve as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
Review and approval of the meeting minutes from the December 11, 2024, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the Planning Commission meeting minutes from December 11, 2024, as submitted.

ATTACHMENTS:
Meeting Minutes - 12/11/2024 (DRAFT).pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
December 11, 2024

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, Kurt Landefeld, Richard Whetstone, Michael Jones.
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 2:01 p.m.
2. Pledge of Allegiance.
3. Motion to approve the November 20, 2024, Meeting Minutes by Commissioner Landefeld, and seconded by Commissioner Whetstone. Motion passed unanimously.

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:
Resolution 25-01; Case SUP.24.0001
A Resolution of the City Council of the City of Bradenton, Florida, granting Special Use Permit No. SUP.24.0001 to permit a sidewalk cafe 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.

Staff: Greg DeLong presented the Special Use Case request.

Applicant: James Miller, 424 12th St. W., Bradenton, discussed the request for compliance, including seating and the alley.

Mr. DeLong stated that staff is in the process of getting pre-existing businesses in compliance with regulations. Conditions were discussed.

DRAFT

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Jones motioned to approve, and Commissioner Whetstone seconded. Motion passed unanimously.

Final Order 24.0001, Case VAR.24.0001
Final Order of the Planning Commission for the City of Bradenton, Florida, to allow for two ground signs with a total square footage exceeding 32 square feet for a residential development located at 2364 Everson Street, Bradenton, Florida (Parcel ID No 1384701109), as more particularly described herein; providing for severability; providing for recordation; and providing for an effective date.

Staff: Greg DeLong explained the case in reference to the signage.

Applicant: Michelle Satterfield, Fast Signs, 3901 W. Kennedy Blvd., Tampa, on behalf of the community. She showed diagrams and maps, then explained the reason for the shape of the proposed sign.

There was a Board discussion about the possible blockage of the backflow system and utilities of the community, as well as the access to both.

Mr. DeLong reviewed the proposal and stated that it meets the Comprehensive Plan, and the variance criteria was met and is consistent with the Land Use Regulations.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Whetstone motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

Director's Report:
Robin Singer stated that staff has received a draft of the Visioning Project which they are reviewing and hope to present it to City Council in January. They would then like to move forward on some code amendments and Comprehensive Plan amendments as necessary.

Mr. DeLong stated that the next Planning Commission Meeting will be on January 15, 2025, and there will be 5 items on the agenda. He also went over Public Hearing dates set for the City Council meeting.

DRAFT

Adjournment: The meeting adjourned at 2:23 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.

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AGENDA ITEM NO. 5.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ELECTION OF OFFICERS**

SUBJECT: Election of Officers

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

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

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
N/A

ATTACHMENTS:

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **REVIEW OF BY-LAWS**

SUBJECT: Review of Planning Commission By-Laws

SUGGESTED ACTION: Approve as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review proposed updates to Article V - Order of Business, Item #6.
Updates include:
b. - Addition of "Introduction of agenda item from city staff."
c. - "Presentation and comments from applicant" being placed before letter d. "Presentation and comments from city staff."
f. - Addition of "Applicant rebuttal."

Proposed modifications reflect recent changes to the meeting format to better enhance communication between the Commission and applicants.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve as submitted.

ATTACHMENTS:

Planning Commission By-Laws (DRAFT).pdf

CITY OF BRADENTON
PLANNING COMMISSION BY-LAWS

ADOPTED JANUARY 15, 2025

ARTICLE I — SCHEDULING

Section 1. The Planning Commission shall meet on the third Wednesday of each month at 2:00 p.m. in the City of Bradenton City Council Chambers unless circumstances require an alternate date and/or time.

Section 2. Meeting cancellations may be called at the discretion of both the Chairperson and the Director of Planning and Community Development.

Section 3. Special meetings may be called by the Chairperson, after consultation with the Director of the Department of Planning and Community Development, or by a majority of the Planning Commission. The notice of such a meeting shall specify the purposes of such a meeting and no other business may be considered, except by a unanimous consent of the Planning Commission. This notice shall contain the date, time, place and subject of the discussion.

ARTICLE II — ELECTIONS

Section 1. The Planning Commission shall elect officers, a Chairperson and Vice-Chairperson, each year at an annual organization meeting, which shall be held on the first meeting of each calendar year. A quorum of four members must be present for elections. Nomination of officers shall be made from among the members and election takes place immediately by show of hands, voice, rising, balloting, or roll call. A candidate receiving a simple majority vote of all members present is elected for a term of one year or until his or her successor shall take office. Officers are eligible for re-election. Vacancies in un-expired terms of office are filled immediately by regular election procedures.

ARTICLE III — ROLES AND RESPONSIBILITIES

Section 1. The Chairperson is the presiding officer at meetings and hearings of the Planning Commission and performs duties as described below:

1. Open and call the meeting to order.
2. Announce the business to be conducted.
3. Recognize members entitled to the floor.
4. State and put to vote all questions which are regularly moved or necessarily rise in the course of proceedings and to announce the result of the vote.
5. Speed up proceedings as much as possible.
6. Require order and sincerity in meeting.
7. Inform the group present to a point of order or a practice pertinent to pending business.
8. Authenticate, by his or her signature, when necessary, all actions, orders and proceedings of the Planning Commission.

Section 2. If the Chairperson is absent, the Vice-Chairperson shall serve as the presiding officer of the Planning Commission.

Section 3. The Planning Commission shall also appoint a Secretary, who may be a member of City staff from the Department of Planning and Community Development. The Secretary shall assist the Planning Commission generally and is responsible for carrying out the following duties:

1. Keep records and minutes of meetings and hearings of the Planning Commission.
2. Keep a roll of the members and call this roll when required.
3. Notify officers and committees of their appointment and furnish committees with all papers referred to them.
4. Record the number of votes for and against each question put to vote.
5. Indicate any absences or disqualification from voting when a question is put to vote.
6. Arrange proper and legal notice of meetings and hearings.
7. Attend to correspondence of the Planning Commission.
8. Such other duties as are normally carried out by a Secretary or as authorized by the Chairperson of the Planning Commission.

ARTICLE IV — ESTABLISHING A QUORUM

Section 1. A simple majority of the total membership, or four members, constitutes a quorum of the Planning Commission. A simple majority vote of all members present, where there is a properly constituted quorum, is necessary to conduct any official business. A vote of a simple majority of the total membership, or four votes, is necessary for the adoption or amendment of the Planning Commission's by-laws.

ARTICLE V — ORDER OF BUSINESS

Section 1. All meetings of the Planning Commission are public and shall adhere to the following order of business:

1. Call meeting to order.
2. Pledge of Allegiance.
3. Roll call.
4. Approval of Minutes.
5. Public Comment (non-agenda items).
6. Agenda items.
   a. Swearing in of witnesses
   b. Introduction of agenda item from city staff.
   c. Presentation and comments from applicant.
   d. Presentation and comments from city staff.
   e. Comments from citizens – citizen comments are limited to three (3) minutes unless prior permission is granted by the Chairperson.
   f. Applicant rebuttal.
   g. Discussion by Planning Commission members.

h. Motion (a second is required).

7. Discussion Items1
8. Director's Report.
9. Announcement of City Council public hearing dates.
10. Adjournment.

Section 2. Anyone wishing to address the Planning Commission on any subject:

a. Shall be sworn in (for quasi-judicial hearings).
b. Must be recognized by the presiding Chairperson.
c. Must come forward to the microphone and state his or her name and address.
d. Shall address the presiding Chairperson.

ARTICLE VI—ADMINISTRATION

Section 1. Minutes and records of all proceedings, including transactions, findings and determinations, will be filed in the office of the City Clerk by the secretary.

Section 2. An agenda for each meeting, and materials pertinent to each matter included thereon, shall be sent to each member at least one (1) week in advance of the meeting date. Any materials supplemental to the original request, submitted by any party, shall be provided to the Planning Commission and Applicant or it will not be considered, except by majority vote of the Planning Commission.

Section 3. In the performance of its duties, the Planning Commission may, with approval by the City Council, utilize personnel, equipment and services of any agency or office of the City.

Section 4. In addition to these hearings required by law, the Planning Commission may hold public hearings at its discretion when it is apparent that such hearings are in the public interest. Due public notice of such hearings will be given as required by Florida Statutes. The matter before the Planning Commission may be presented in summary by the Chairperson or a designated member or person and all interested parties will be able to speak. A record will be kept by the Secretary of those speaking before the Planning Commission and no record of statement will be recorded or sworn to as evidence for any court of law without notice to the parties.

Section 5. The public is welcome to comment on any matter brought before the Planning Commission at the appropriate meeting or by letter or email. Letters should be addressed to the Planning Commission, C/O City of Bradenton, Department of Planning and Community Development, 101 Old Main Street, Bradenton, FL 34205-7865

Section 6. These Rules of Procedure shall be supplemented by Roberts Rules of Order.

Section 7. These Rules of Procedure shall be available for public inspection.

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ARTICLE VII — AMENDMENTS

Section 1. These rules may be amended by majority consent of all members of the Planning Commission.

ARTICLE XI – EFFECTIVE DATE

Section 1. These by-laws shall become effective upon adoption by the Board.

PASSED AND ADOPTED BY THE
PLANNING COMMISSION THIS ____ DAY OF _____ 2025.

PLANNING COMMISSION

_____
Ben Bakker, Chairperson

ATTEST:

_____
Lori Brunner, Secretary

REVIEWED AND APPROVED AS TO FORM:

_____
Scott Rudacille, City Attorney

DRAFT

AGENDA ITEM NO. 8.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

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).

SUGGESTED ACTION: Motion to recommend either approval or denial of Resolution 25-03, Case SUP.24.0004.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

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.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Resolution 25-03, Case SUP.24.0004.

If the Commission wishes to recommend approval, staff recommends that the following stipulations be applied to the 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.

ATTACHMENTS:
Resolution 25-03 (DRAFT).pdf
Agent Authorization Form.pdf
Sidewalk Cafe Layout / Site Plan.pdf
Staff Report.pdf

RESOLUTION 25-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. 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

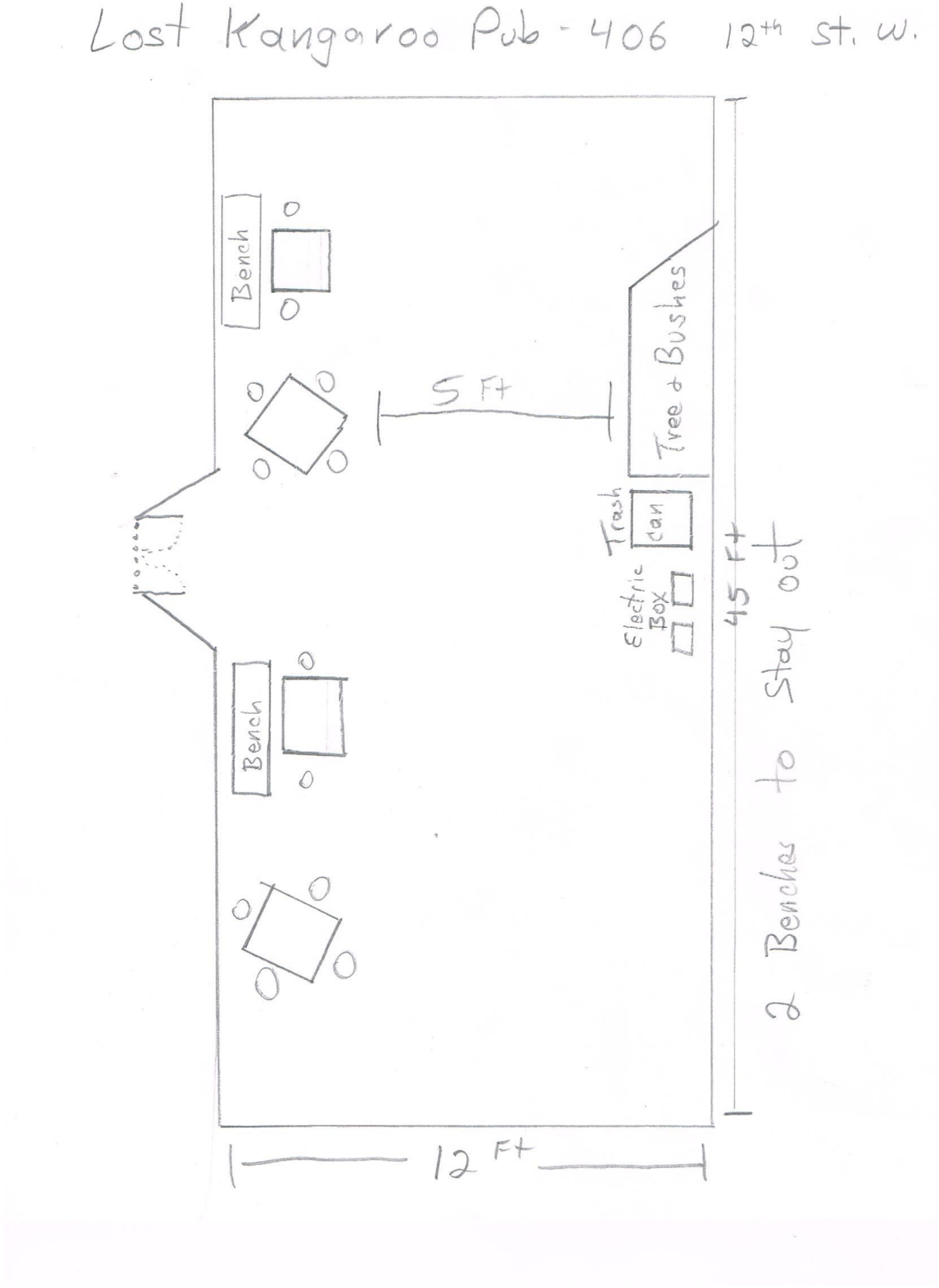
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EXHIBIT "A"

Parcel 3319400002:
LOTS 14,15 FULLER BLOCK PI#33194.0000/2

DRAFT

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

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:

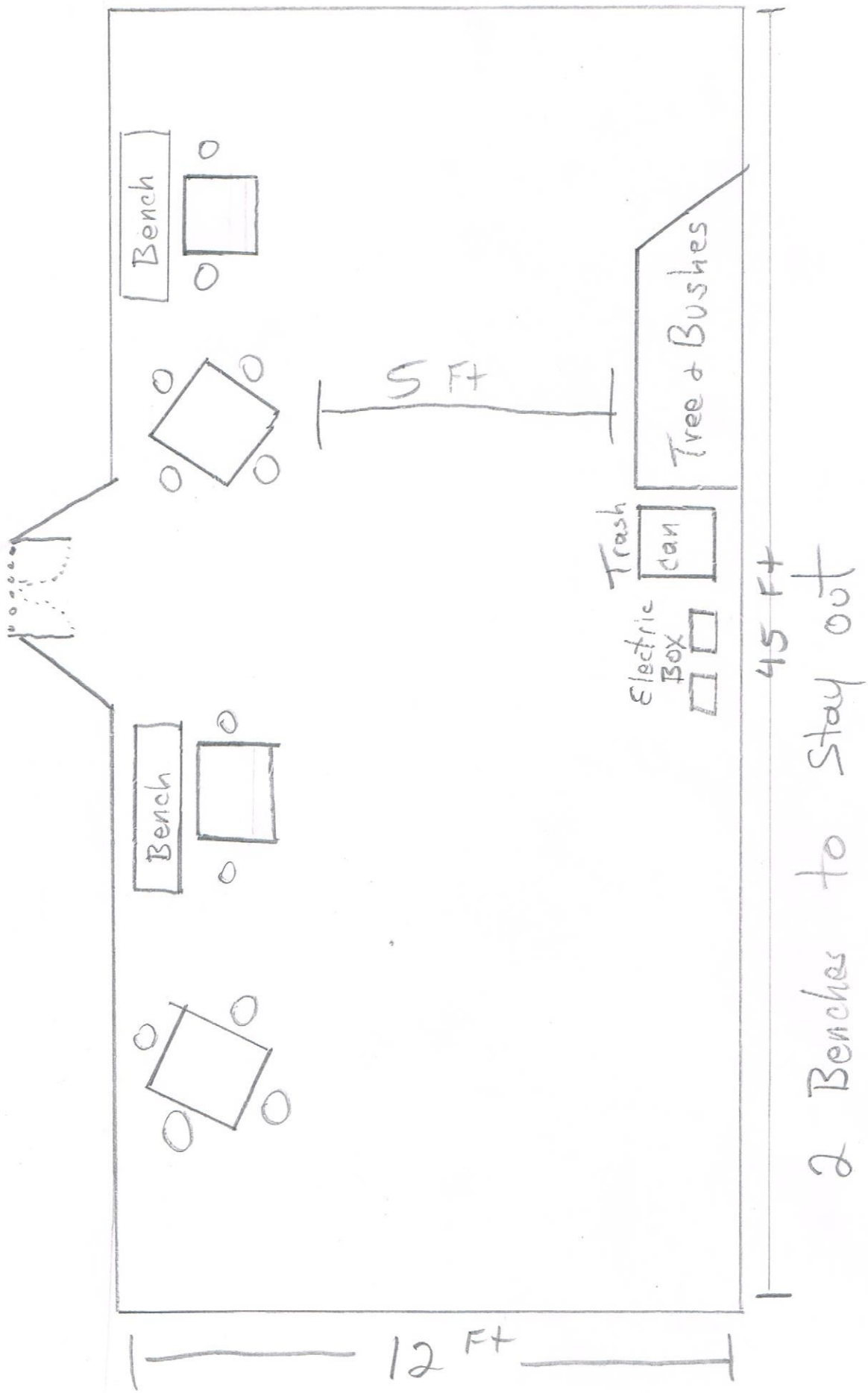
NOTARY — REQUIRED

_____
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
Planning Commission Public Hearing
January 15, 2025

Staff Report

Case Number: 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. Planning Commission 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.

Should the Planning Commission wish to recommend to City Council approval the subject request, staff recommends that the following stipulations be applied to the 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.

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

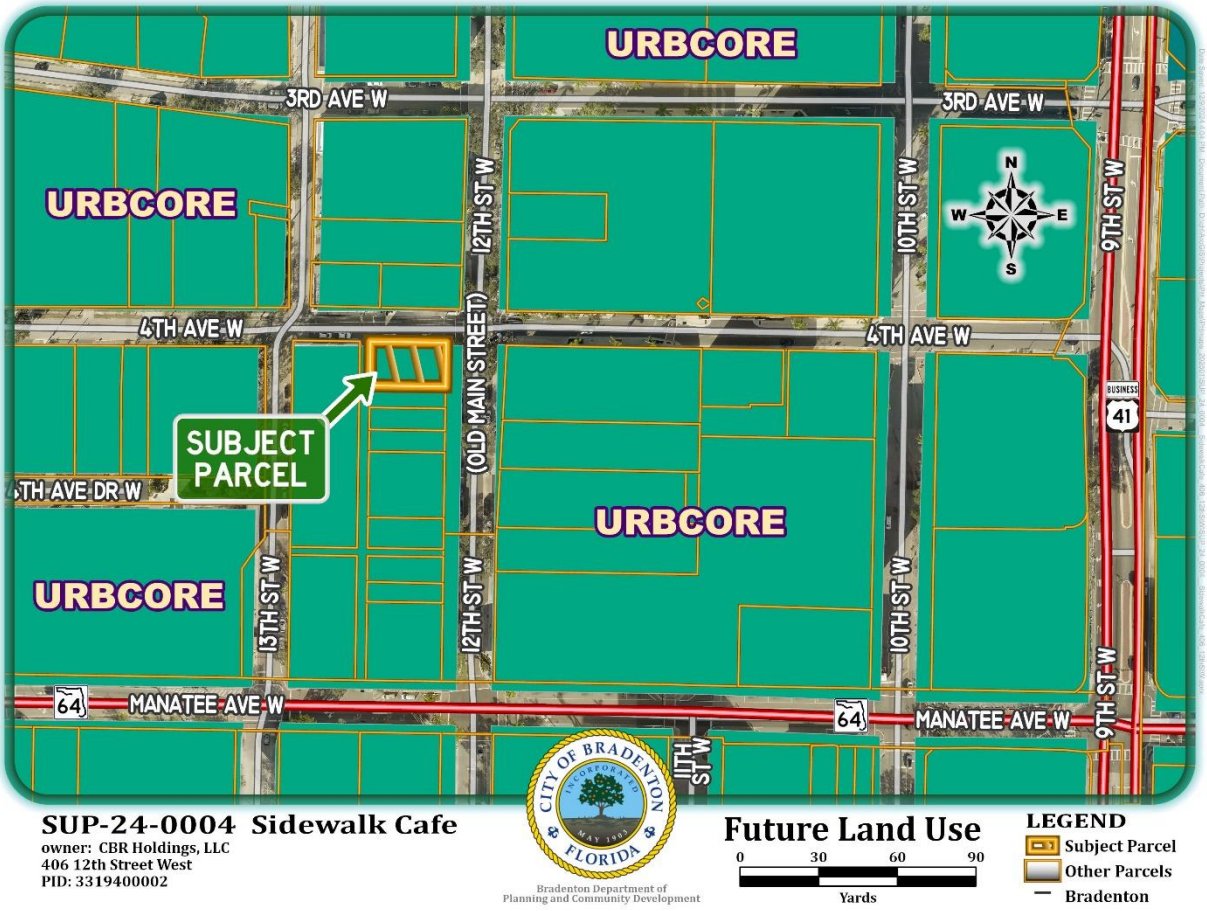


EXHIBIT "C"
Zoning Map

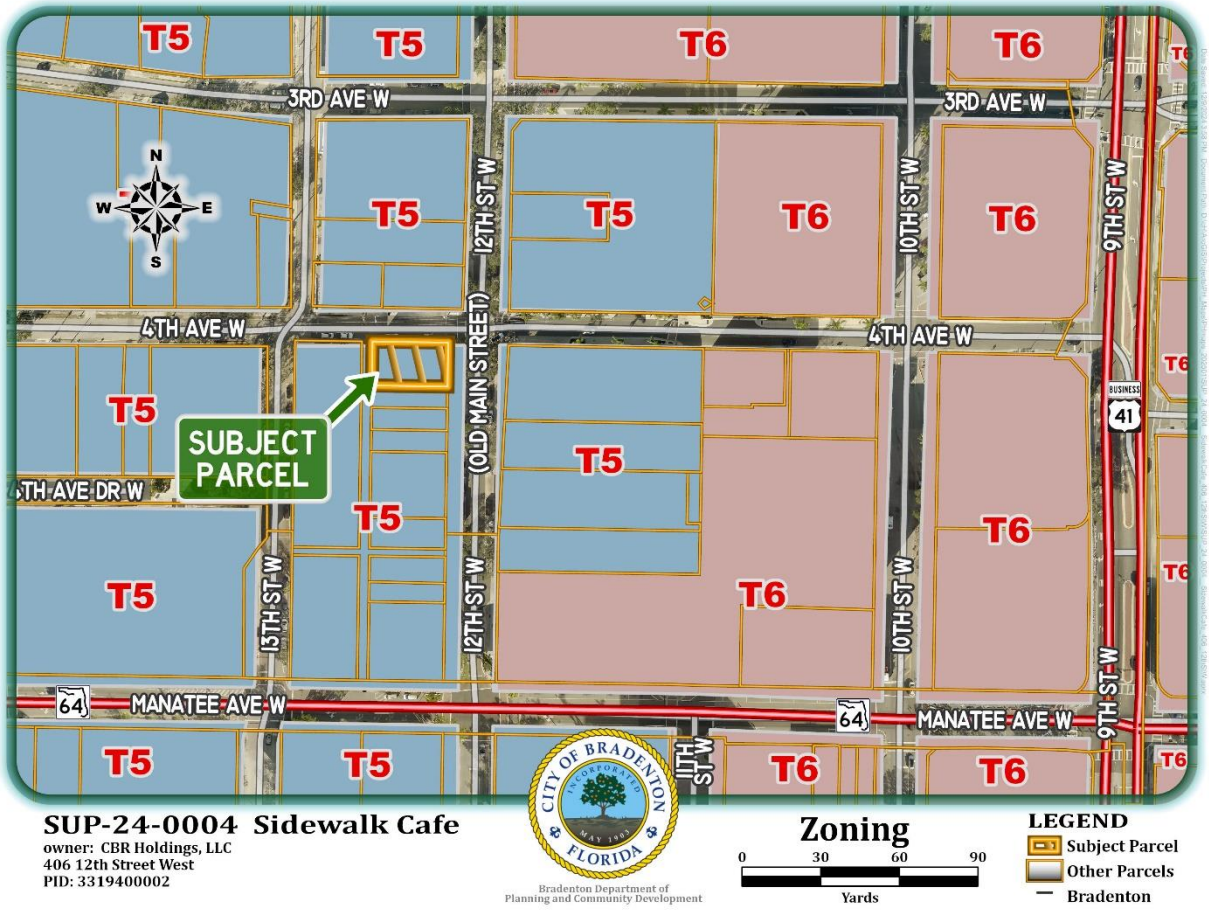
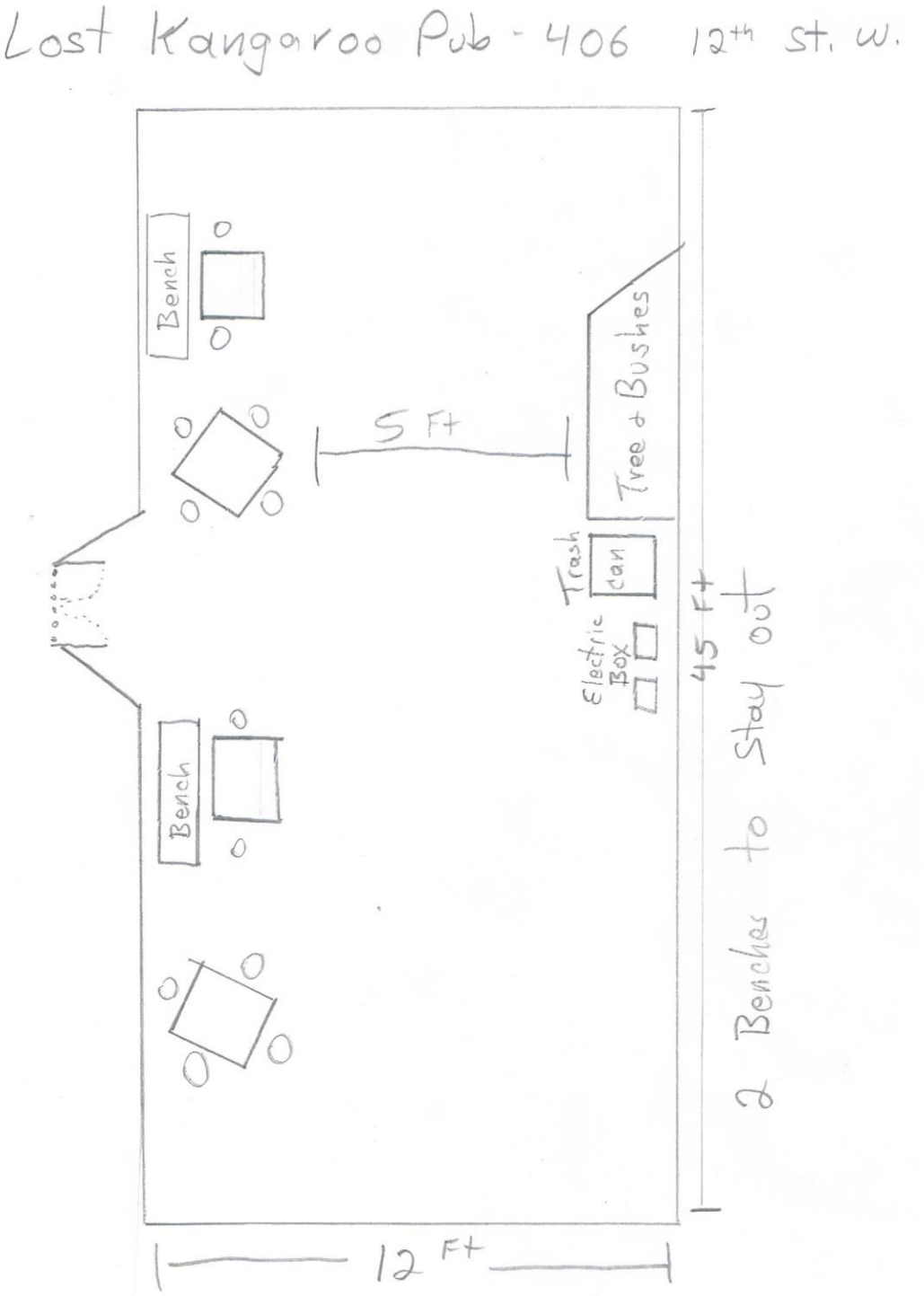


EXHIBIT "D"
Proposed Project Site Layout



AGENDA ITEM NO. 8.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

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).

SUGGESTED ACTION: Motion to recommend either approval or denial of Resolution 25-02, Case SUP.24.0003.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

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.

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.
- 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.
- 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.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Recommend to City Council either approval or denial of Resolution 25-02, Case SUP.24.0003.

If the Commission wishes to recommend approval, staff recommends that the following stipulations be applied to the approval:

a. All events related to the reception center shall occur between the hours of 6pm and 12am (midnight).
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 and fire codes and all applicable permits shall be issued prior to commencement of work.

ATTACHMENTS:

Resolution 25-02 (DRAFT).pdf
Application Materials.pdf
Staff Report.pdf

RESOLUTION 25-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. 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 clue, 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).
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 and fire codes and all applicable permits shall be issued prior to commencement of work.

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

DRAFT

EXHIBIT A

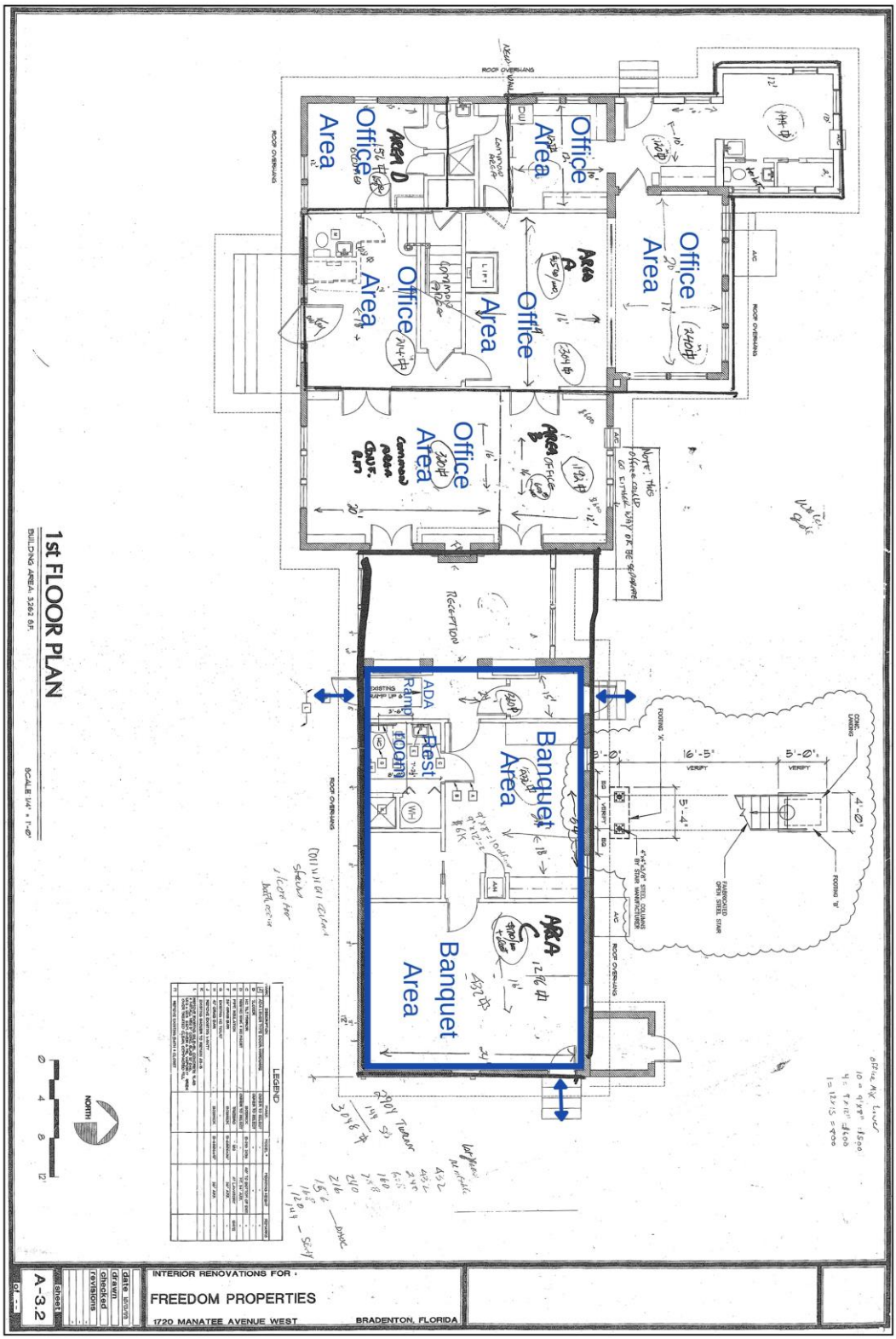
Parcel 3370100004:
THE LEE S DAY PROP DESC AS: BEG AT SW COR OF NW1/4 OF SW1/4 SEC 26, RUN N TO BANK OF WARES CREEK -WHICH SD LN RUNS UNDER A WIND-MILL LOCATED PARTLY ON LAND HEREINAFTER DESC & PARTLY ON LAND JUST W THEREOF- TH ELY & SLY ALG BANK OF SD CREEK TO ITS INTERSEC WITH MANATEE AVE TH W TO POB, EXCEPTING W 54 THEREOF, INCL RIP RTS, DESC IN DB 275 P 325, PRMCF & LESS STATE R/W P-46
PI#33701.0000/4

DRAFT

EXHIBIT B


Vehicle Egress
8.6
180.2
584.1
71.9
Exit
Trash Receptacles
180.2
Outdoor Electric Subpanel
Exterior Lighting
Underground Electric Outlet
Underground Electric Outlet
Underground Electric Outlet
Parking
Exterior Lighting
Outdoor Water
Exit
Parking
Parking
Exit
Parking
Exit
Exit
Parking
Signage
192.7
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
NORTH
INTERIOR RENOVATIONS FOR:
FREEDOM PROPERTIES
1720 MANATEE AVENUE WEST
BRADENTON, FLORIDA
A-3.2

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 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.

REQUIRED

***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

REQUIRED

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: _____

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

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

_____
Signature of Agent 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 _____ day of _____, produced _____

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

_____
Signature

_____, Notary Public
Print Name

State of Florida
My Commission Expires: _____

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

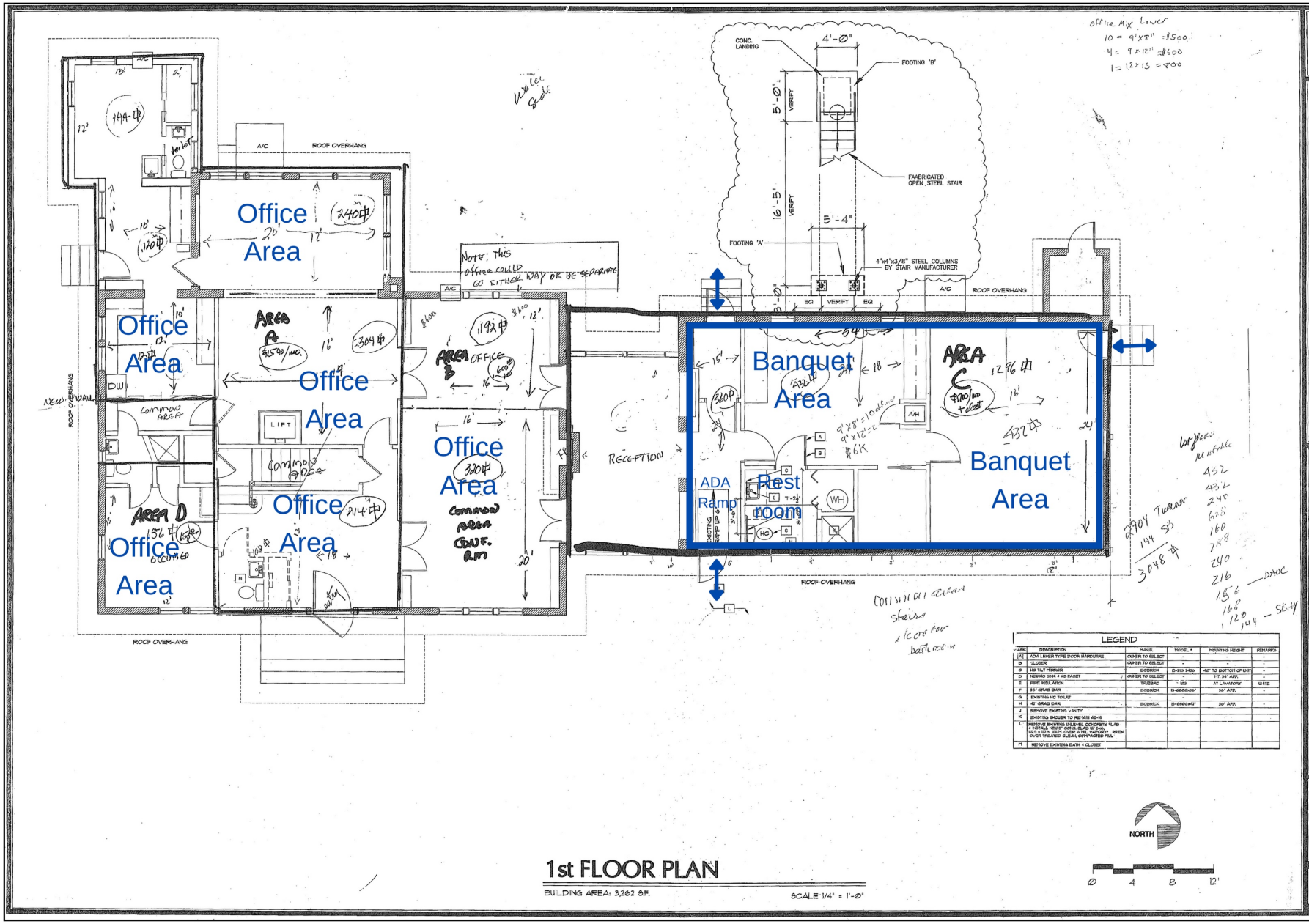
No cooking will be permitted on-site. Any catering services will bring pre-prepared food items and beverages.

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.


Office Area
Office Area
Office Area
Office Area
Office Area
Office Area
Banquet Area
Banquet Area
ADA Ramp
Rest room
AREA A
AREA B
AREA C
AREA D
RECEPTION
LIFT
COMMON AREA
NOTE: THIS office could go either way or be separate
CONC. LANDING
FOOTING 'B'
FOOTING 'A'
FABRICATED OPEN STEEL STAIR
4"x4"x3/8" STEEL COLUMNS BY STAIR MANUFACTURER
ROOF OVERHANG
A/C
LEGEND
1st FLOOR PLAN
BUILDING AREA: 3,262 S.F.
SCALE 1/4" = 1'-0"
NORTH
INTERIOR RENOVATIONS FOR:
FREEDOM PROPERTIES
1720 MANATEE AVENUE WEST
BRADENTON, FLORIDA
date 10/13/09
drawn
checked
revisions
sheet
A-3.2

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;

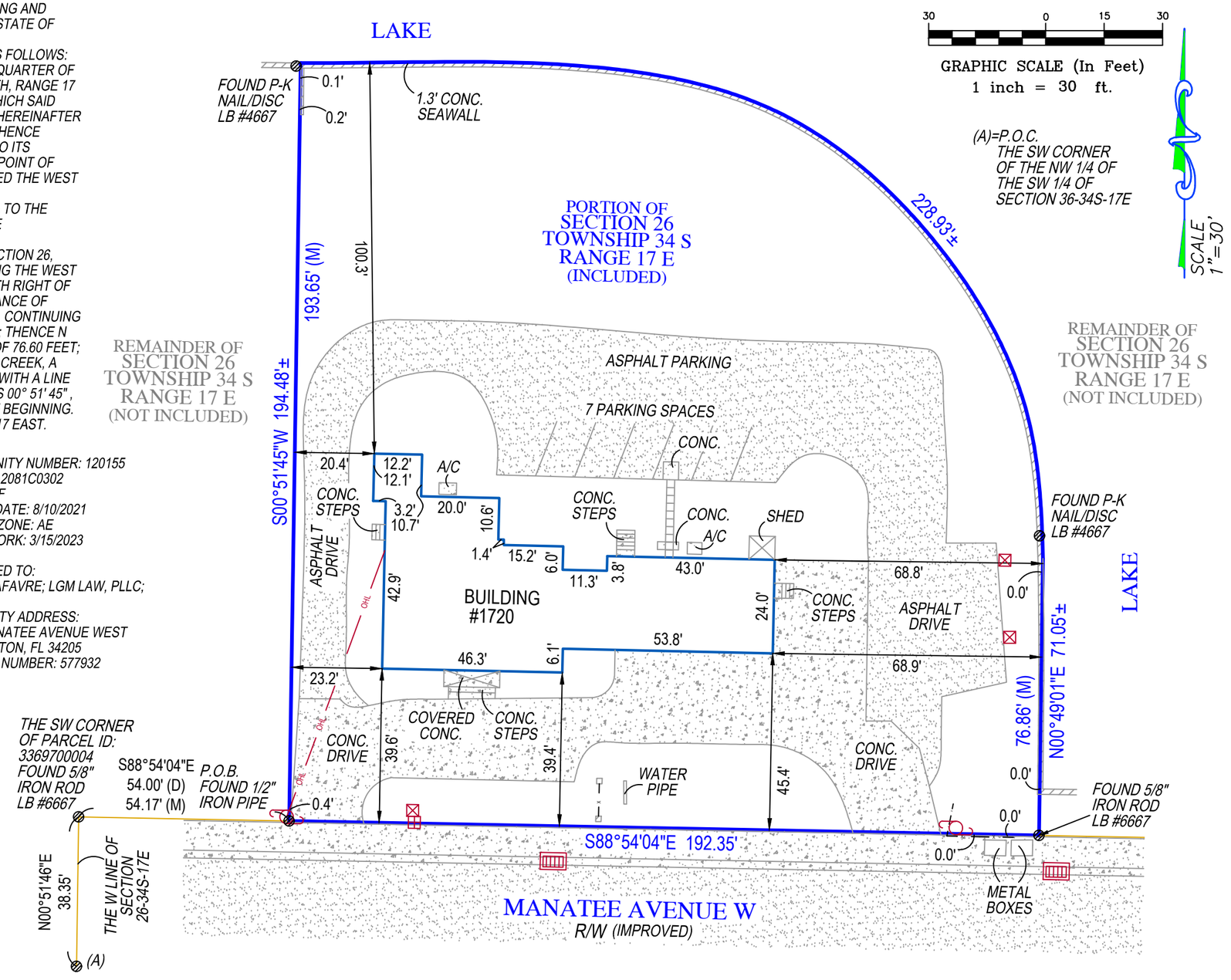
PROPERTY ADDRESS:
1720 MANATEE AVENUE WEST
BRADENTON, FL 34205
SURVEY NUMBER: 577932

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)

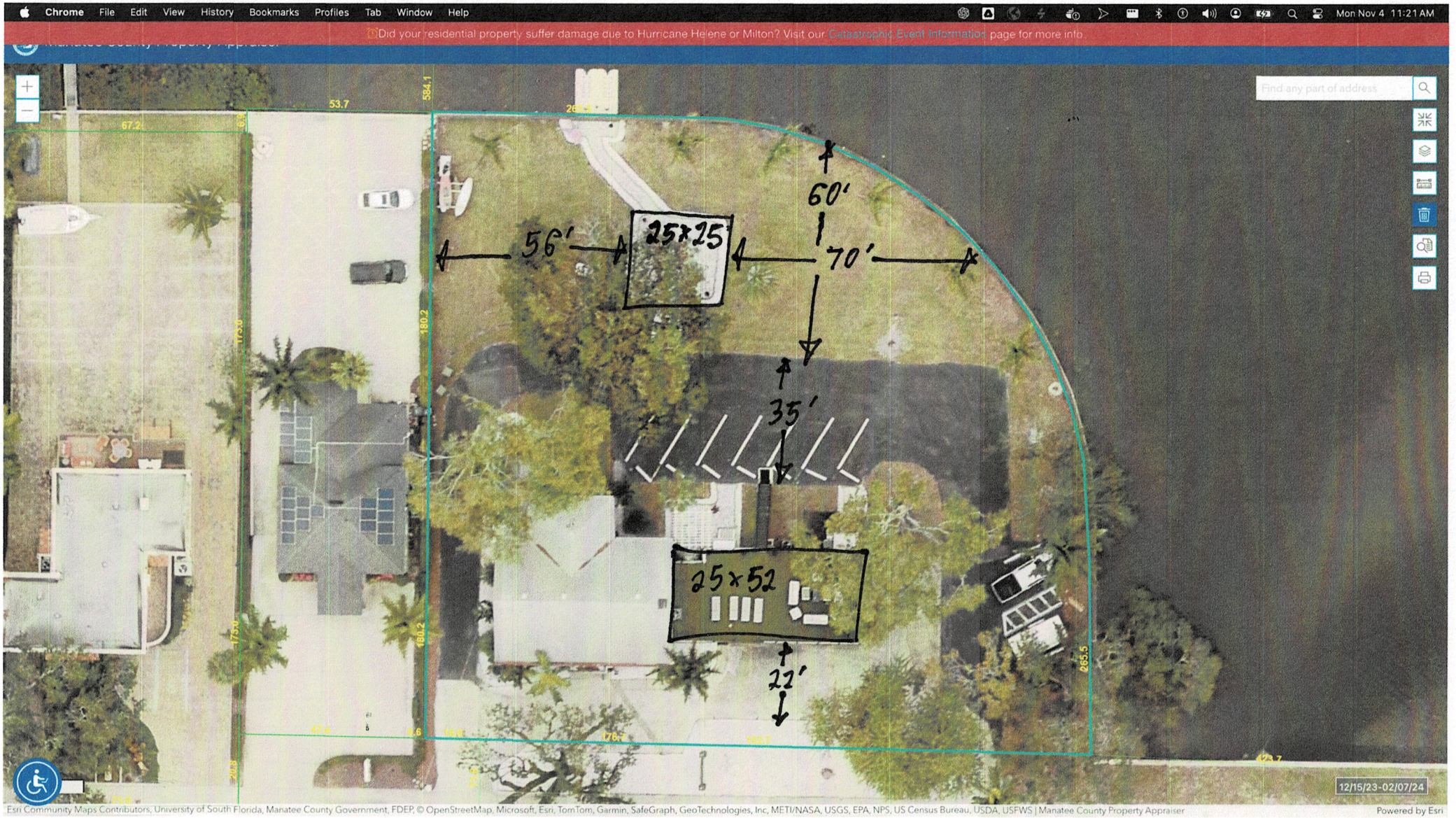
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415


584.1
265.5
Underground
Electric Outlet
Underground
Electric Outlet
Underground
Electric Outlet
Outdoor
Electric
Subpanel
Exterior
Lighting
180.2
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

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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
Planning Commission Public Hearing
January 15, 2025

Staff Report

Case Number: 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 ESTABLISHHMENTS	
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:

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. Planning Commission 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.

Should the Planning Commission wish to recommend to City Council approval the subject request, staff recommends that the following stipulations be applied to the approval:

a. All events related to the reception center shall occur between the hours of 6pm and 12am (midnight).
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 and fire 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

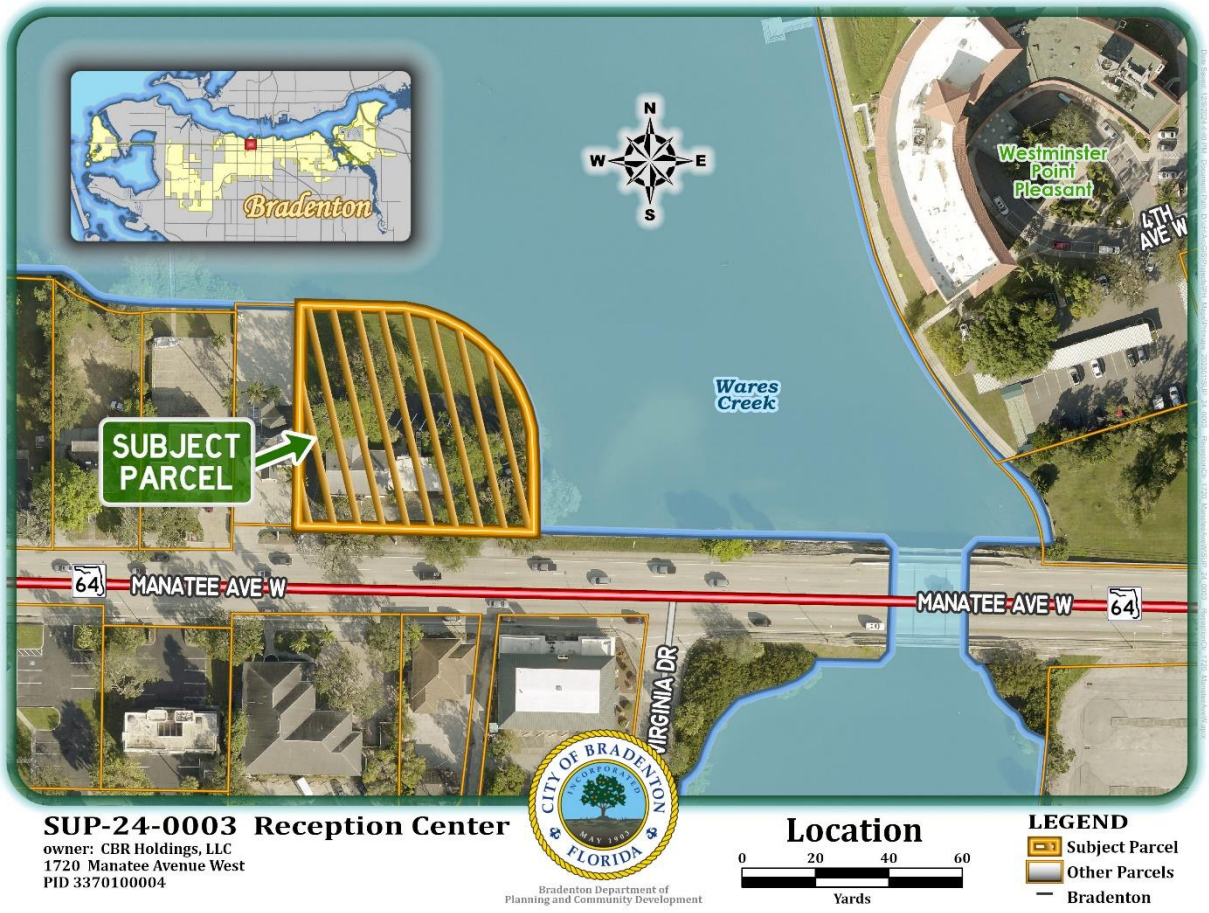


EXHIBIT "B"
Future Land Use Map

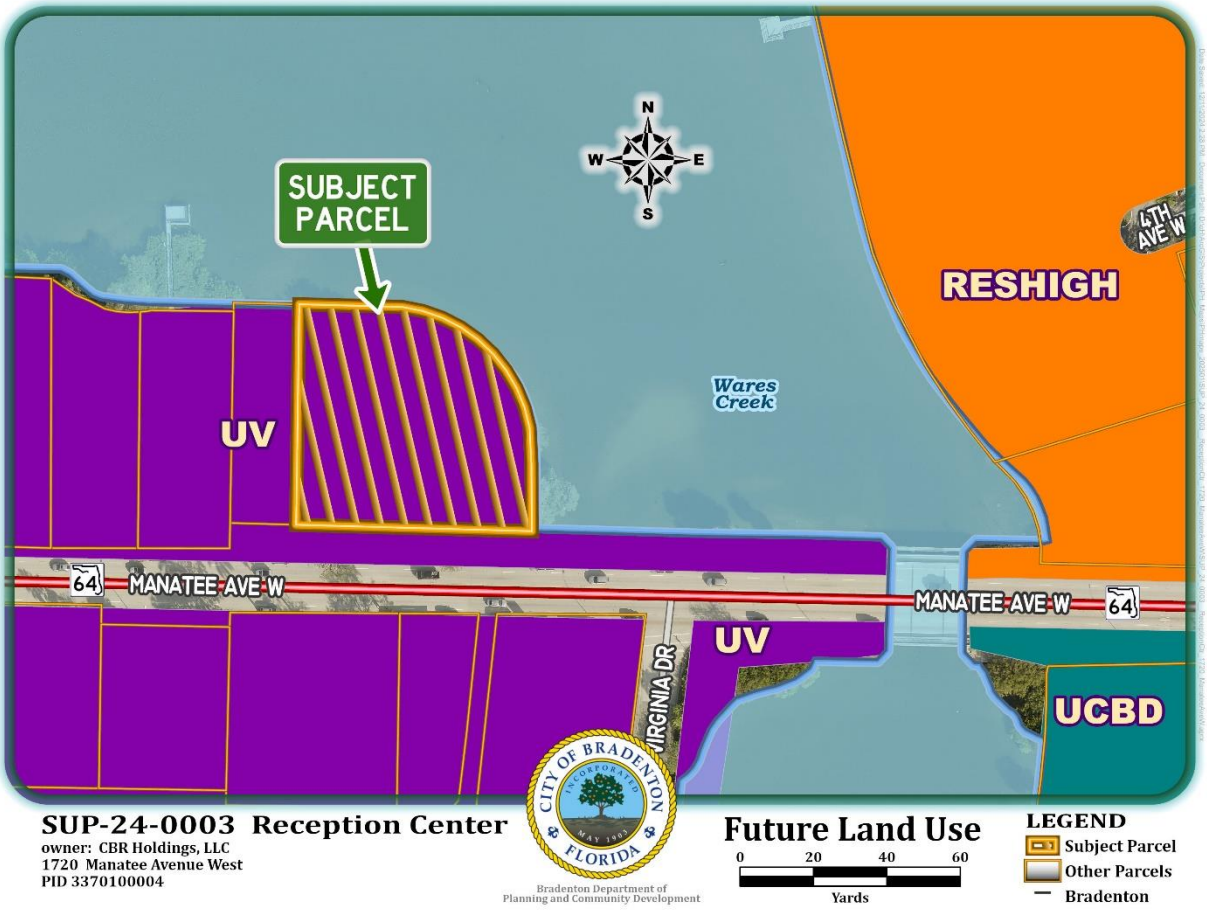


EXHIBIT "C"
Zoning Map

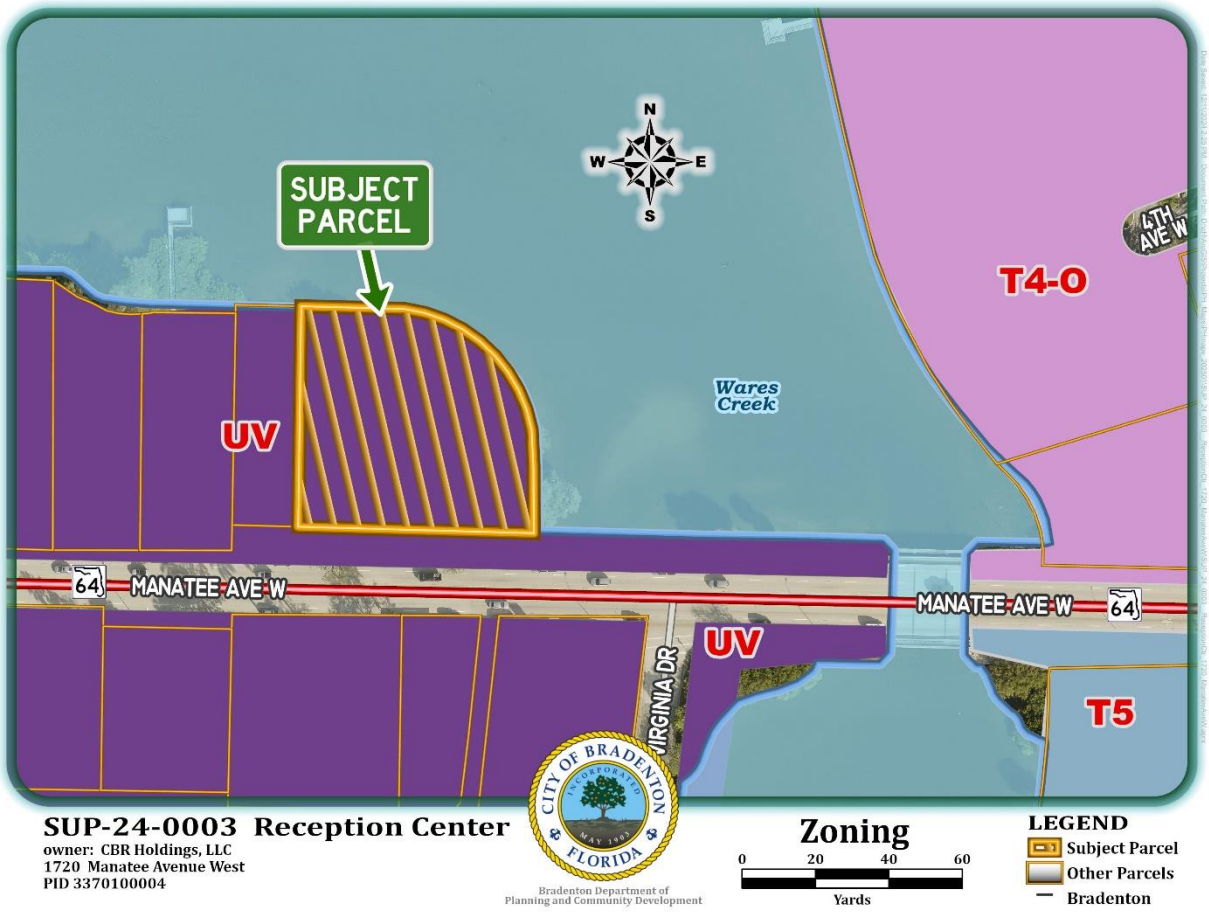
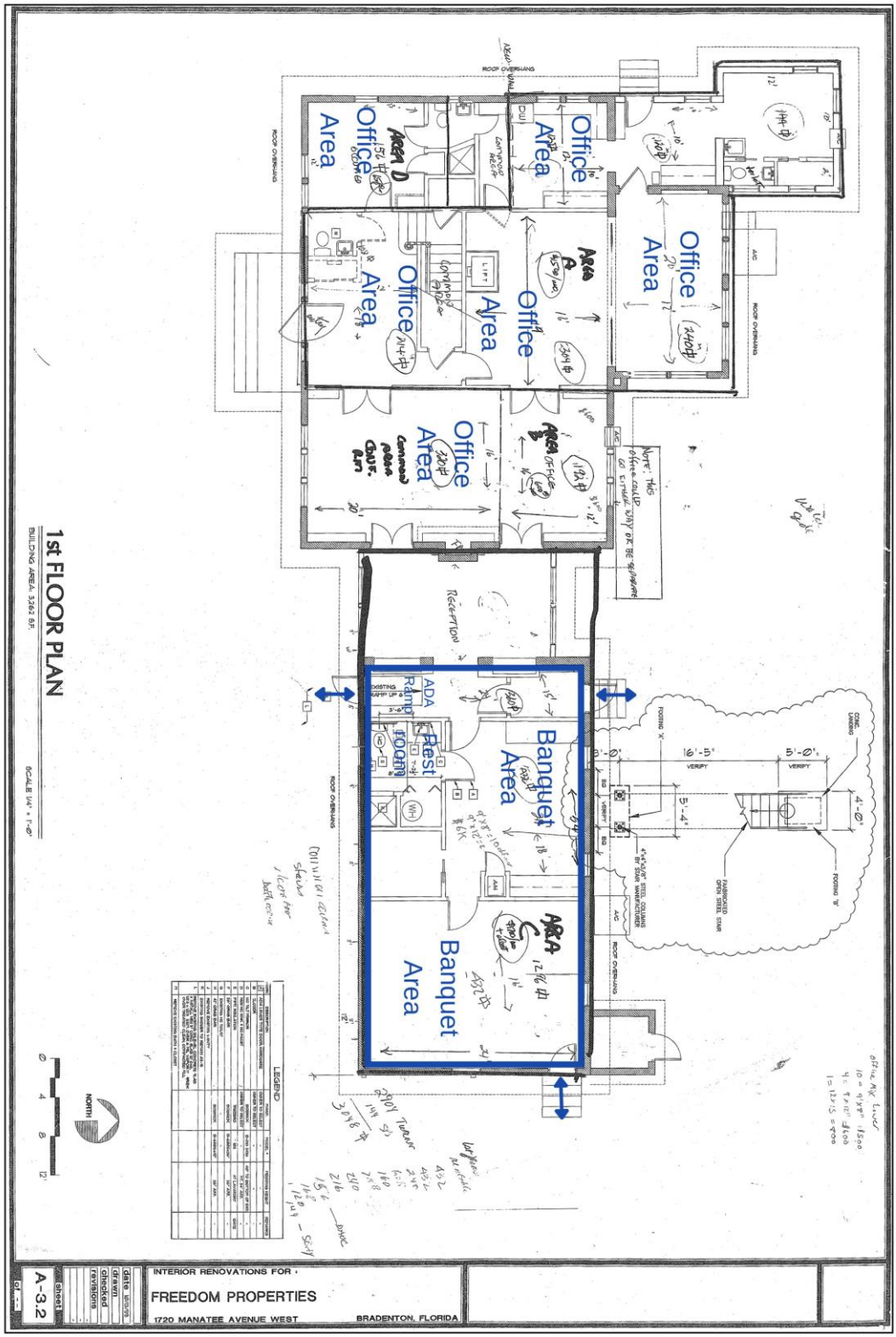


EXHIBIT "D"
Proposed Project Site Layout



EXHIBIT "E"
Proposed Building Layout



AGENDA ITEM NO. 8.c

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: 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.

SUGGESTED ACTION:
Motion to recommend either approval or denial of Ordinance 4035, Case CP.24.0363.

Is this item Quasi-Judicial?
Yes

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 recommend to City Council either approval or denial of Ordinance 4035, Case CP.24.0363.

ATTACHMENTS:
Ordinance 4035 (DRAFT).pdf
Application.pdf
Strikethru Underline Amendment from Applicant.pdf
Examples of Coastal High Hazard Area Regulations from Applicant.pdf
Staff Report.pdf
Schreiber (Email 05-10-2024).pdf
Carter (Letter 05-10-2024).pdf
Smith (Email 05-31-2024).pdf

ORDINANCE NO. 4035

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.

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 (LPA) for the City of Bradenton; and,

WHEREAS, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities, Inc., 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 February 12, 2025, 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 February 12, 2025 and

April 9, 2025 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. Objective 1.5.2 of the Future Land Use Element of The City's Comprehensive Plan is hereby amended as provided in Exhibit A attached hereto.

3. 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 are hereby amended as provided in Exhibit A attached hereto.

4. Policy 5.3.1.1 And Policy 5.3.1.2 to the Coastal Management and Conservation Element of the City's Comprehensive Plan are hereby added as provided in Exhibit A attached hereto.

5. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the 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.

6. 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.

7. This Ordinance adopting the Amendment shall become effective as provided by Florida law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF
BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS _____ DAY OF ____, 2025.

ATTEST:

_____	_____
Tamara Melton	Gene Brown
CITY CLERK	MAYOR

Planning Commission: January 15, 2025
City Council First Reading:
City Council Second Reading:

DRAFT

LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 4035

_____
Scott Rudacille
CITY ATTORNEY

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.*

DRAFT

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

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.

AGENT AUTHORIZATION — REQUIRED

	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

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,

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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

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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.

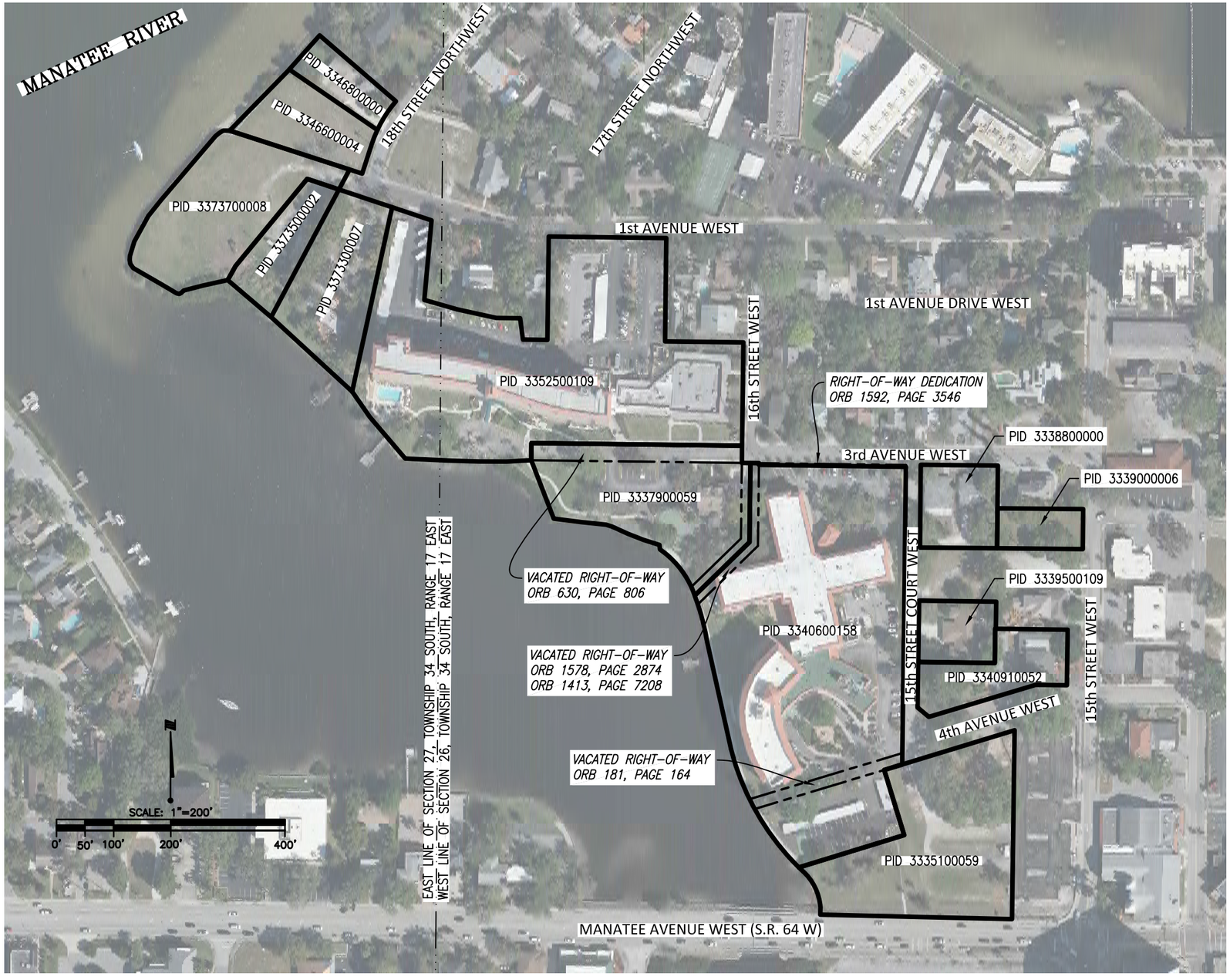
Policy 5.3.4 Funding Priority

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



Stantec

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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

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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.

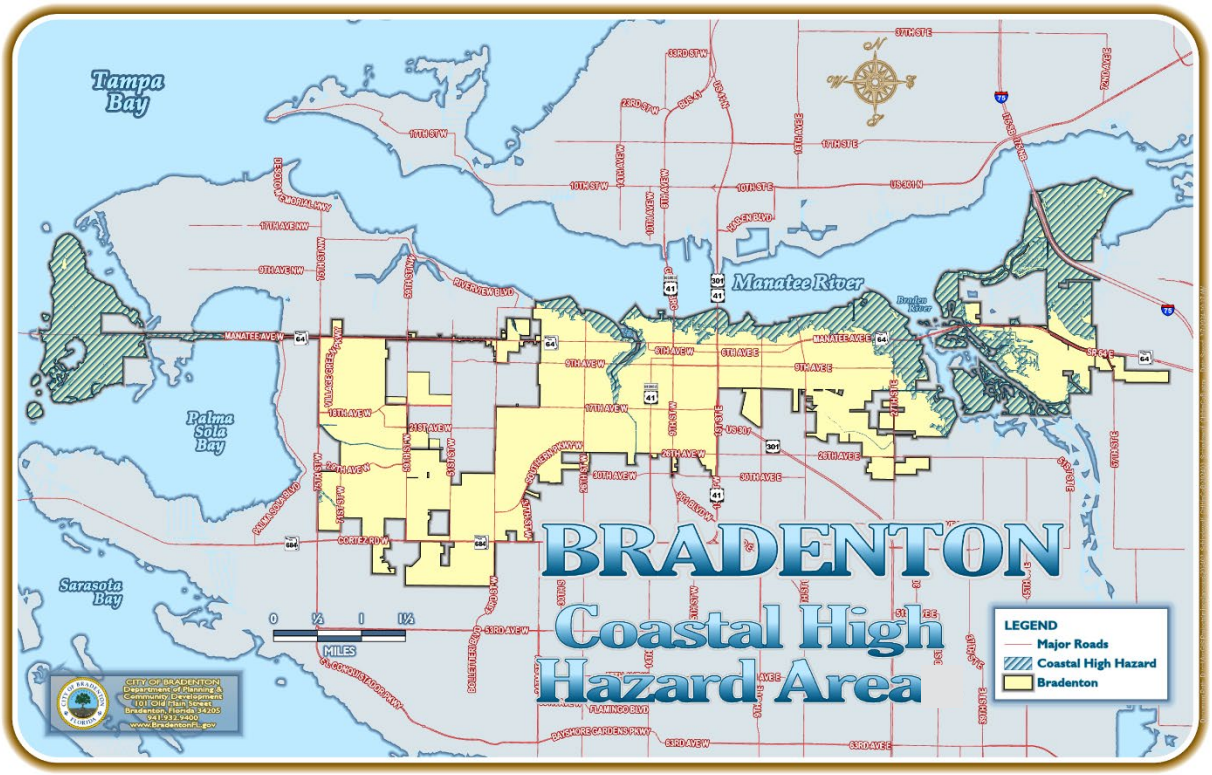
City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 15, 2025

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

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

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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: 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

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AGENDA ITEM NO. 8.d

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

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.

SUGGESTED ACTION: Motion to recommend either approval or denial of Ordinance 4036, Case CP.24.0364.

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 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

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Ordinance 4036, Case CP.24.0364.

ATTACHMENTS:
Ordinance 4036 (DRAFT).pdf
Application.pdf
Applicant Narrative.pdf
Development Table Provided by Applicant.pdf
Non-Binding Conceptual Plan.pdf
Staff Report.pdf
Schreiber (Email 05-10-2024).pdf
Carter (Letter 05-10-2024).pdf
Smith (Email 05-31-2024).pdf

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 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.

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

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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 (LPA) for the City of Bradenton; and,

WHEREAS, Presbyterian Retirement Communities, Inc. 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 ("Property"); and,

WHEREAS, Stantec Consulting Services, Inc. agent for Presbyterian Retirement Communities, Inc., initiated the subject petition to amend the Future Land Use Designation for the Property from Conservation to Suburban Commercial Corridor ("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,

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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 in Sections 2 and 3 below.

2. The Future Land Use Map of the City of Bradenton Comprehensive Plan is hereby amended, changing the designation of the Property from Conservation to Suburban Commercial Corridor.

3. 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.

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.

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5. This Ordinance adopting the Amendment shall become effective, as provided by Florida law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS _____, 2025

ATTEST:

_____	_____
Tamara Melton	Gene Brown
CITY CLERK	MAYOR

Planning Commission: January 15, 2025
City Council First Reading:
City Council Second Reading:

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LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 4036.

_____
_____
Scott Rudacille
CITY ATTORNEY

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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

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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

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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

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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

PROOF

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

DRAFT

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

DRAFT

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

bradenton
The Friendly City

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

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

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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,

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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

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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

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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

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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

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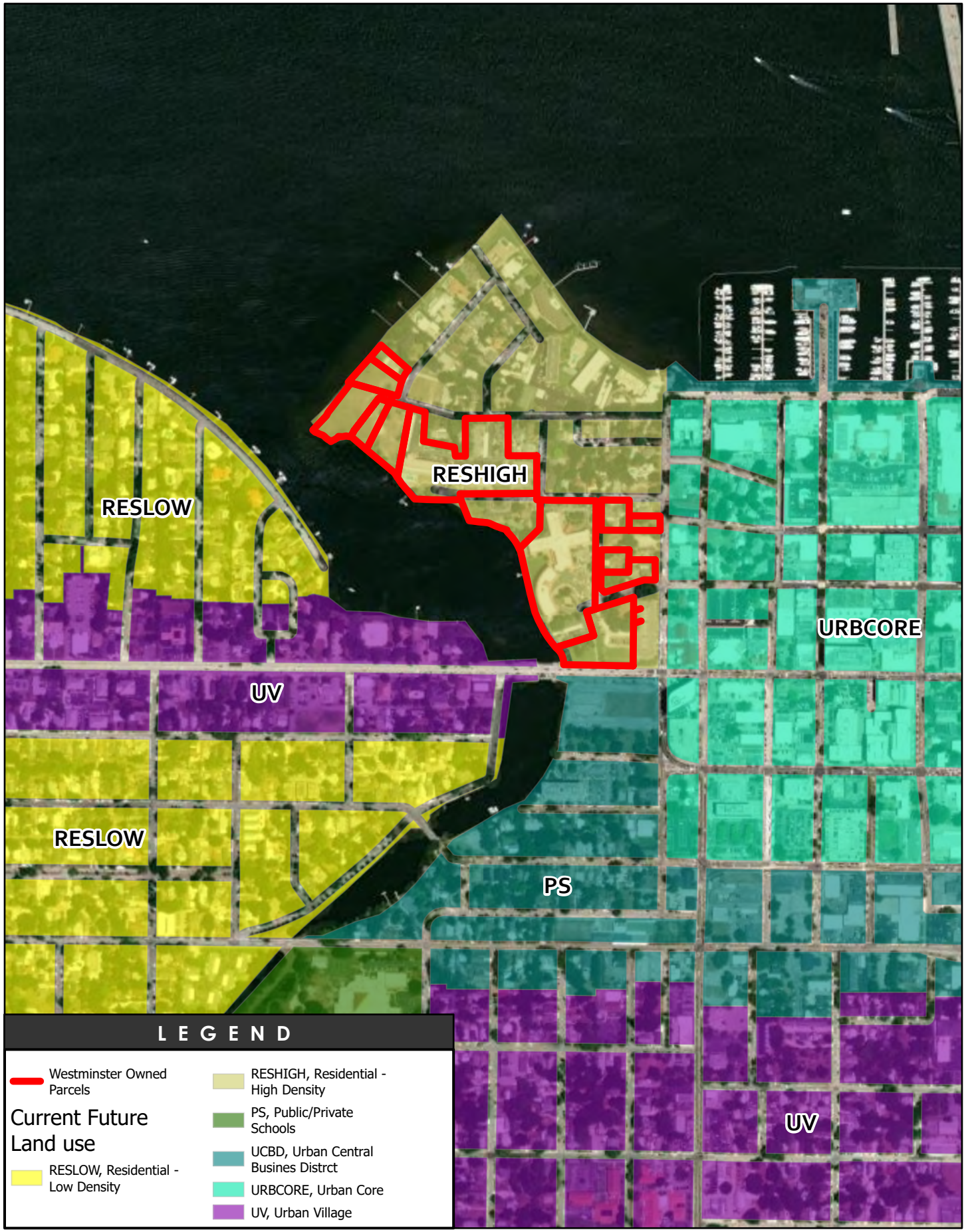
Data Source:
City of Bradenton Data

WESTMINSTER
Aerial View
January 2024

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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
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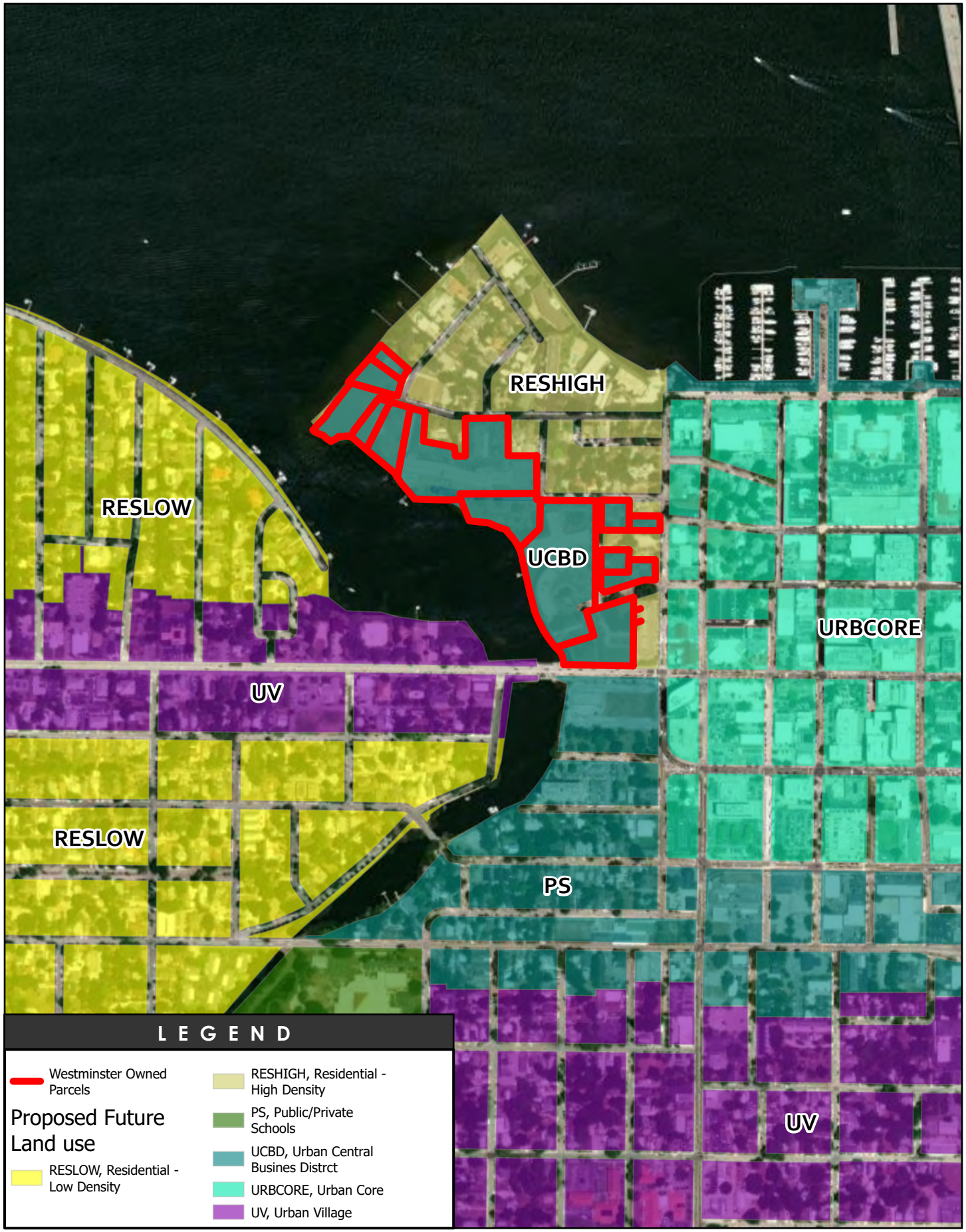
Data Source:
City of Bradenton Data

WESTMINSTER
Current Future Land Use
January 2024

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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

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Data Source:
City of Bradenton Data

WESTMINSTER

Proposed Future Land Use

January 2024

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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

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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.



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Data Source:
City of Bradenton Data

Figure 1: Project Location

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Fax 941.907.6910

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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

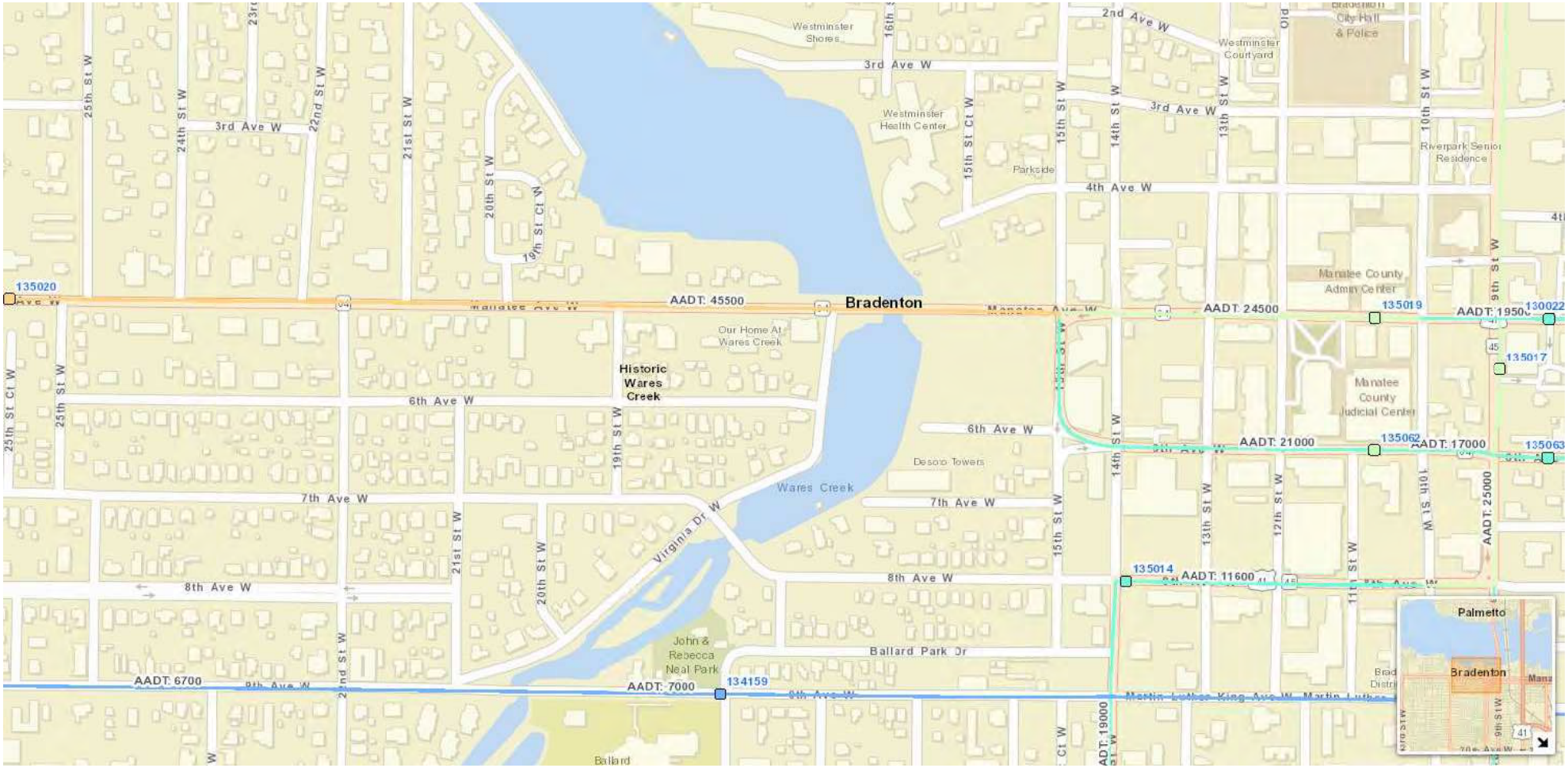
Conclusion

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.I
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 --**ANNEX #1**

B. This "DISASTER PLAN "is to provide guidelines and specific duties for the nursing staff and is to be followed in the event that Westminster Communities of Bradenton is threatened by, or subjected to, severe weather conditions, and/or other emergencies.

It has been developed in order to reduce confusion and improve staff performance in the event of an emergency.

Its purpose is to ensure the safety of the residents, staff and staff's families during emergency situations such as, fire, explosions, or natural disaster, i.e., tornados, hurricanes, and /or flooding.

1. Hurricane and other severe storm preparations will be initiated by the Administrator when the National Hurricane Center issues the "ALERTS" and "WARNINGS", either via TV, Weather Alert Radios or direct electronic group messaging by the Manatee County Emergency Management Department.

2. All staff, in all departments, will be concerned for the safety of the residents in Skilled Nursing, Assisted Living and Independent areas.

3. The desired outcome of the plan is to maintain the safety of our residents and staff, before, during, and after emergencies of any kind.

4. Westminster Communities of Florida, dba Presbyterian Retirement Communities dba Westminster Point Pleasant with our campus located at 1533 4th Avenue West, Bradenton, FL 34205.

II. AUTHORITIES AND REFERENCES

A. Legal basis for the Plan is 59A-4.126, F.S., and 400.23.F.S. (g) and Emergency Management Planning Criteria for Nursing Home Facilities and 58A-5 for Assisted Living Facilities

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:

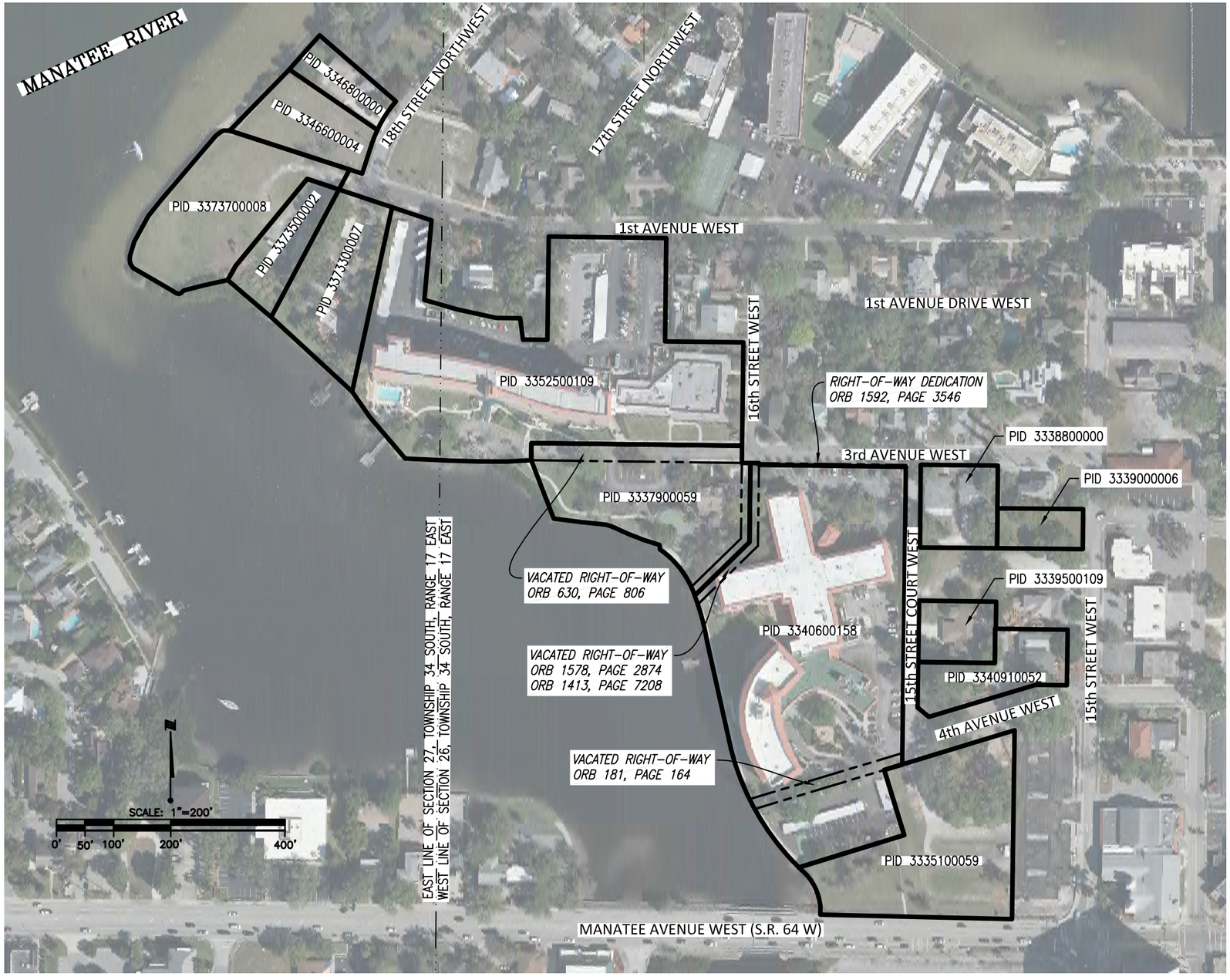
Westminster Manor
1700 21st Avenue West
Bradenton, FL 34205
941-748-4161

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	

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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

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WESTMINSTER POINT PLEASANT

CONCEPTUAL PLAN

JANUARY 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
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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.

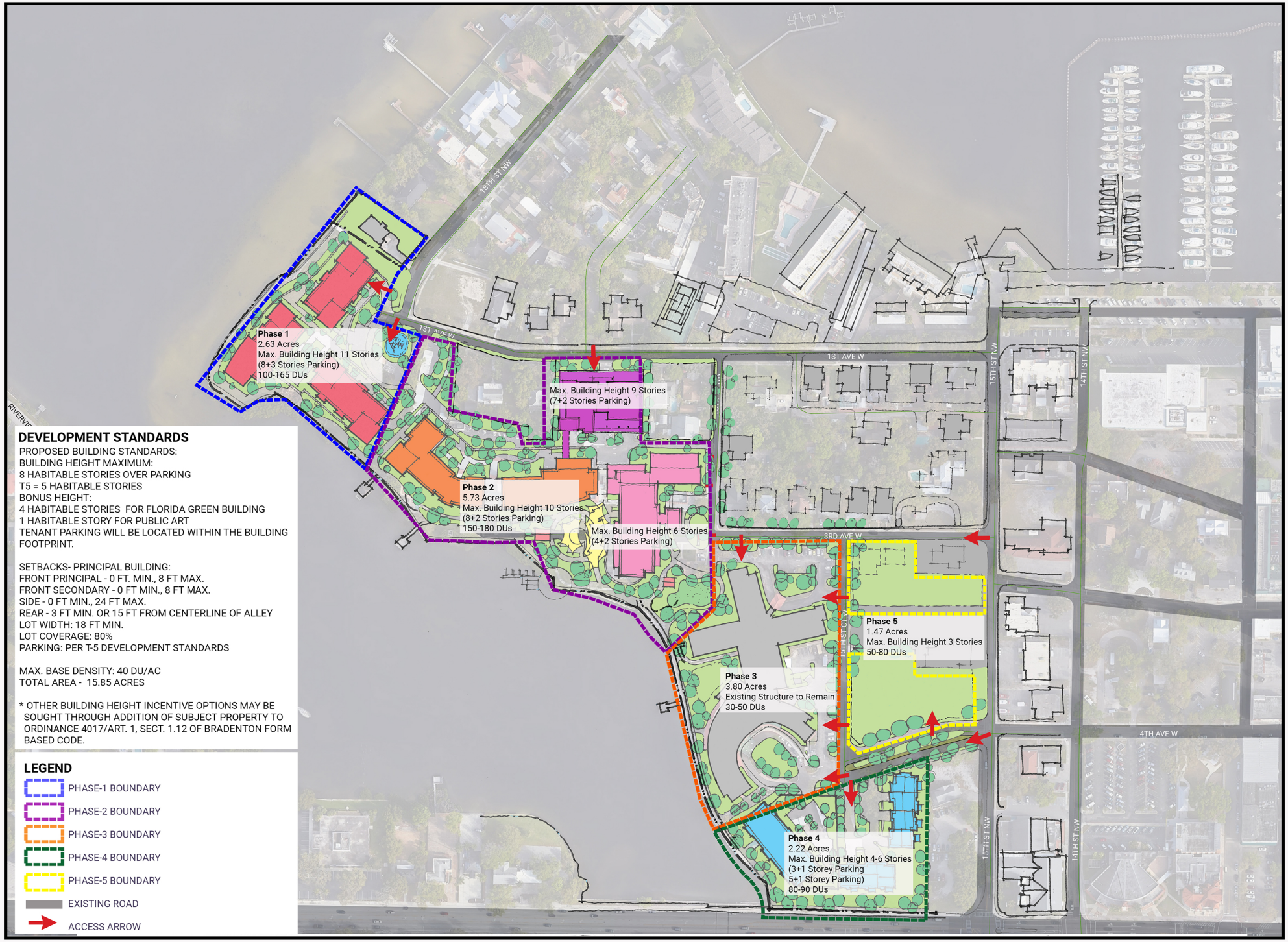
At this time, the proposed development at Westminster complies with Chapter 163.3178(8)(a).2., F.S., as reflected above. Before a Category 1 storm, this community evacuates residents to other Westminster facilities. For that reason, residents of Westminster will not impact existing public shelter space 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**	
IL (DUs)			**IL**	
Shores	193			
Towers	149			
Villas	0			
Total Dus	***342***		***IL Total Dus***	**476**
AL (beds)			**AL (beds)**	
			Stewart Home	
Riverview House (Just Like Home)			Riverview House (Just Like Home)	9
Shores MC	46		Shores MC	20
Towers			Towers	34
AL Total	**46**		**AL Total**	**63**
AL EDU (@3 beds/unit)	**15**		**AL EDU (@3 beds/unit)**	**21**
NC (beds)			**NC (beds)**	
Shores NC	21			
Health/NC Total	110		Health/NC	120
NC EDU (@3 beds/unit)	**44**		**NC EDU (@3 beds/unit)**	**40**
Original Bed Total	***177***		***Proposed Bed Total***	***183***
Total DU	401		Total DU	537
Acres	11		Acres	15.8
Density	**36**		**Density**	**34**

*beds were synonymous with units.

For ALF/ILF, Equivalent Dwelling Unit (EDU) is 3 beds = 1 DU



DEVELOPMENT STANDARDS

PROPOSED BUILDING STANDARDS:
BUILDING HEIGHT MAXIMUM:
8 HABITABLE STORIES OVER PARKING
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.

LEGEND

- PHASE-1 BOUNDARY
- PHASE-2 BOUNDARY
- PHASE-3 BOUNDARY
- PHASE-4 BOUNDARY
- PHASE-5 BOUNDARY
- EXISTING ROAD
- ACCESS ARROW

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WESTMINSTER POINT PLEASANT

CONCEPTUAL PLAN
April 2024

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Sarasota, FL 34240
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fax 941.907.6910

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City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 15, 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.

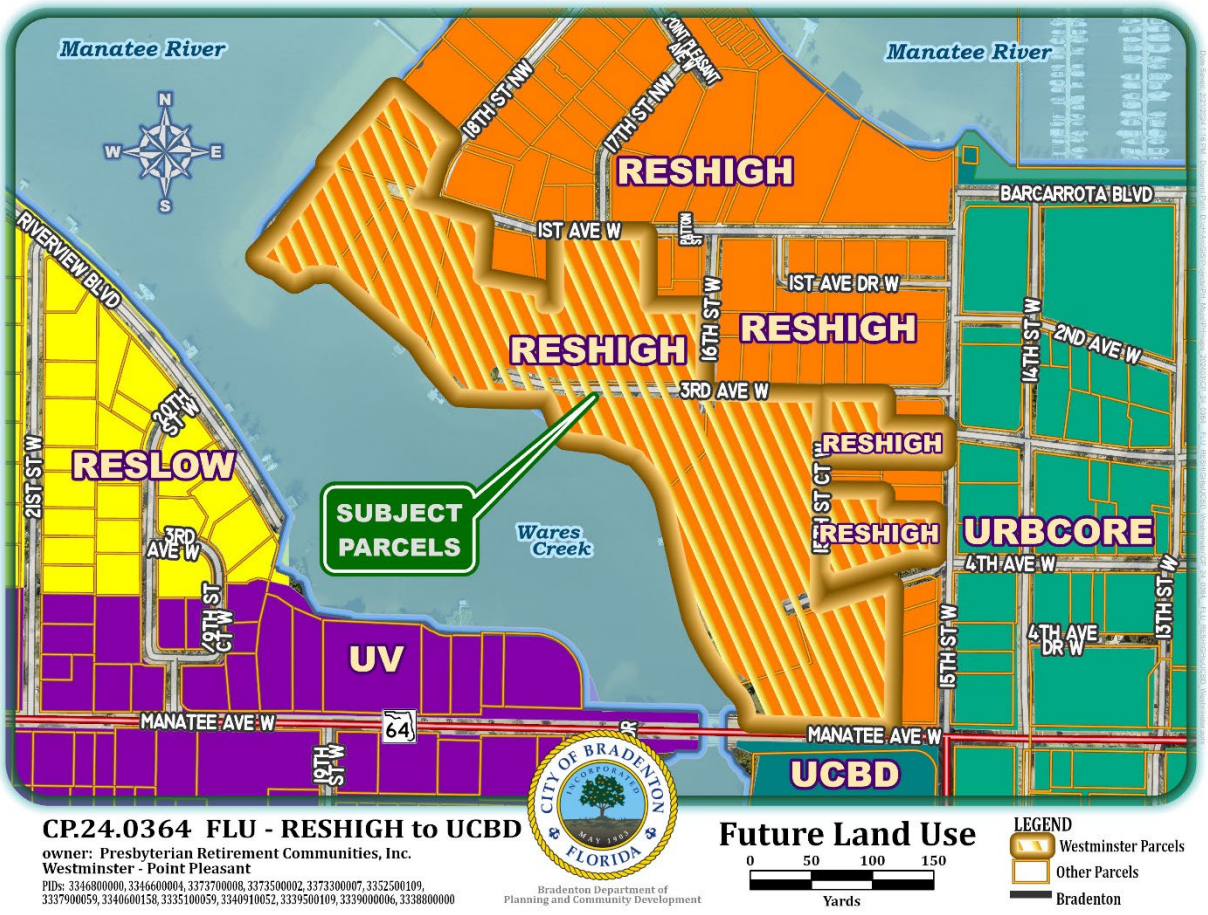
Maximum floor area ratio: 8.0

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:

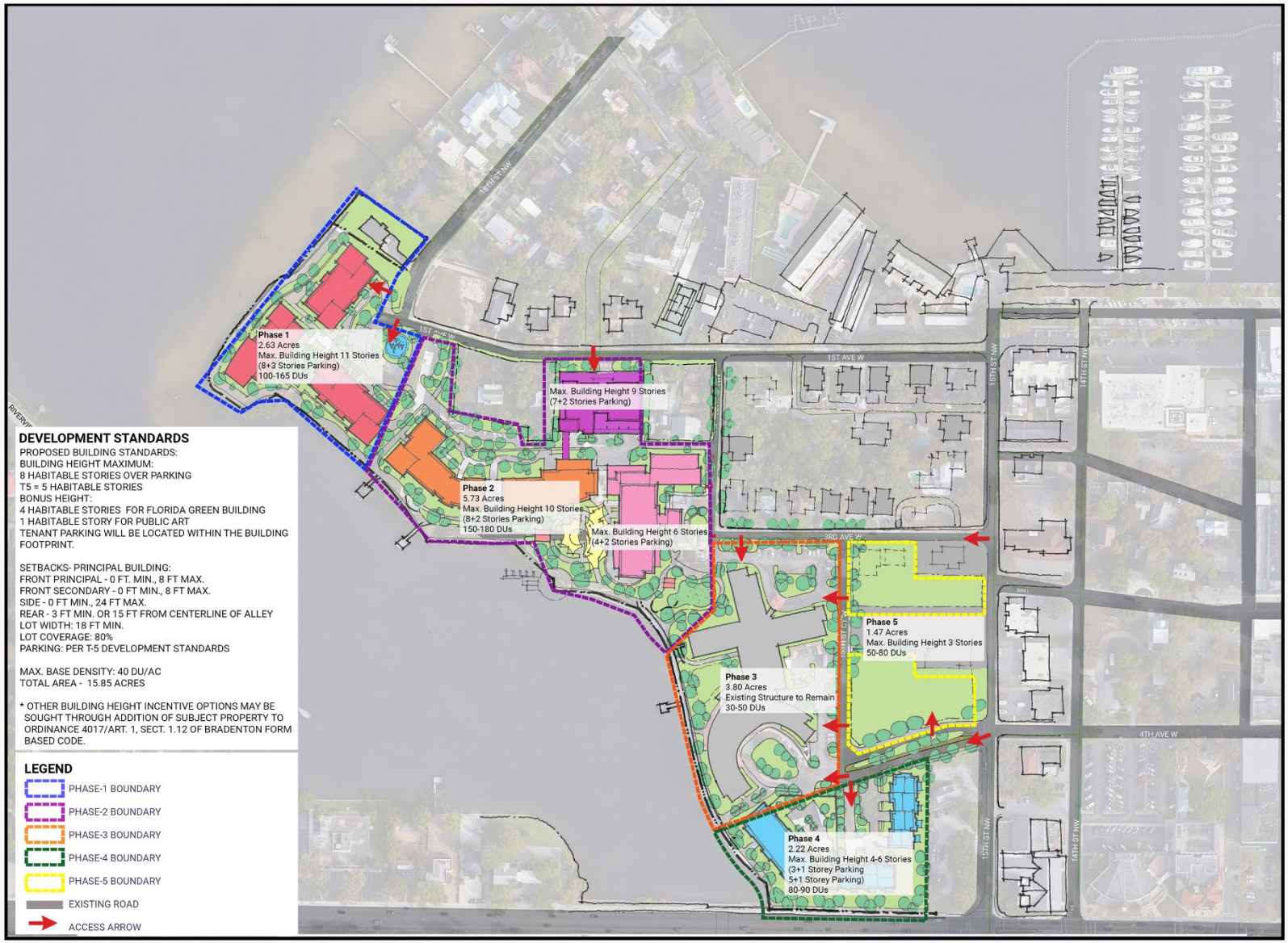
> *"Keep population and investment low in areas vulnerable to coastal flooding.*
>
> *Policy 6.2.1 Coastal Density and Intensity*
>
> *The City shall deny applications to increase the density in the CHHA and limit non-residential development below the 2-foot contour line to water dependent uses.*
>
> *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 has proposed to remove the above language with the proposed Comprehensive Plan Text Amendment that was submitted concurrently with this Map Amendment application.

The proposed Comprehensive Plan Text Amendment includes a request to add the following:

> *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.*

An example Conceptual Plan, provided by the applicant, is on the following page. This is presented only to illustrate potential phasing and development plans and is not meant for approval with this series of applications.



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

April 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 Feet

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.

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



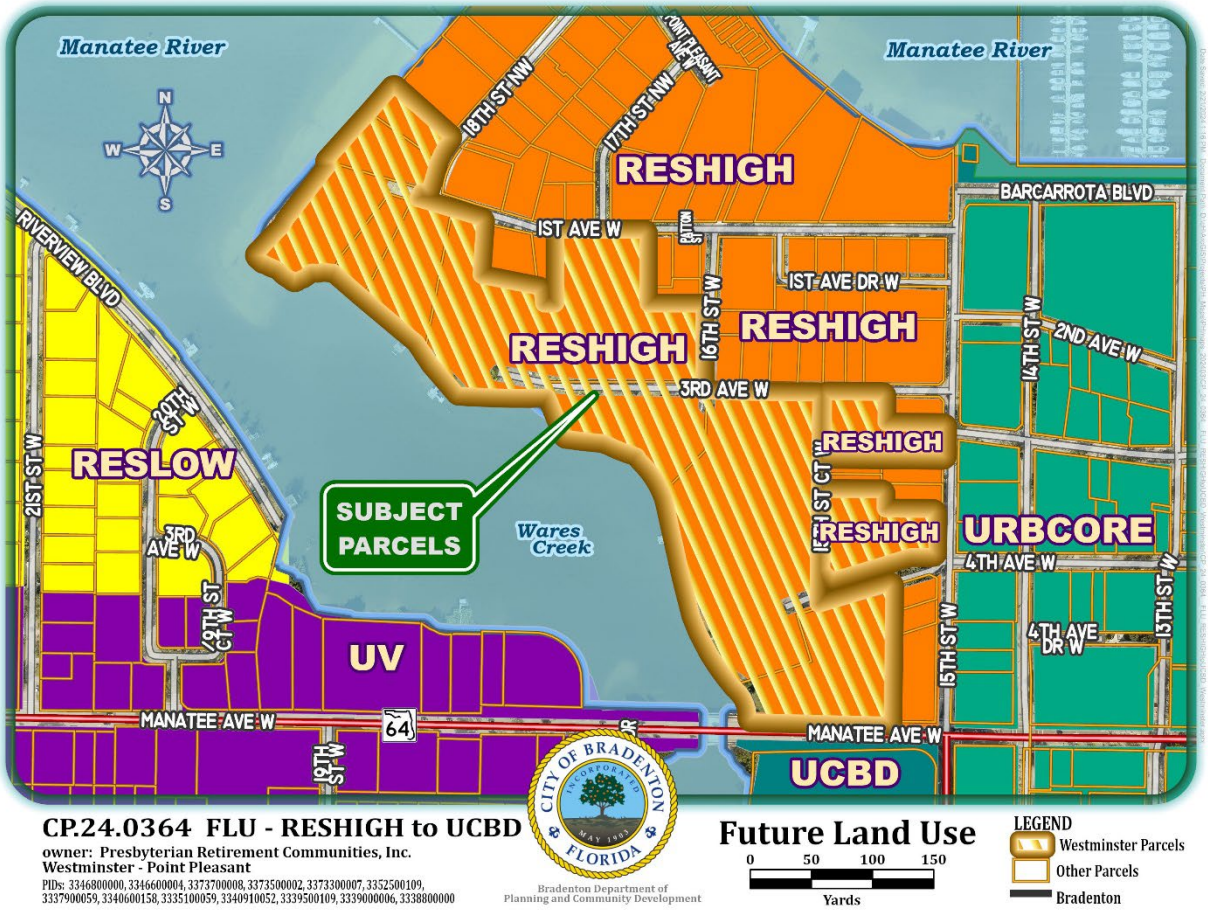
CP.24.0364 FLU - RESHIGH to UCBD

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



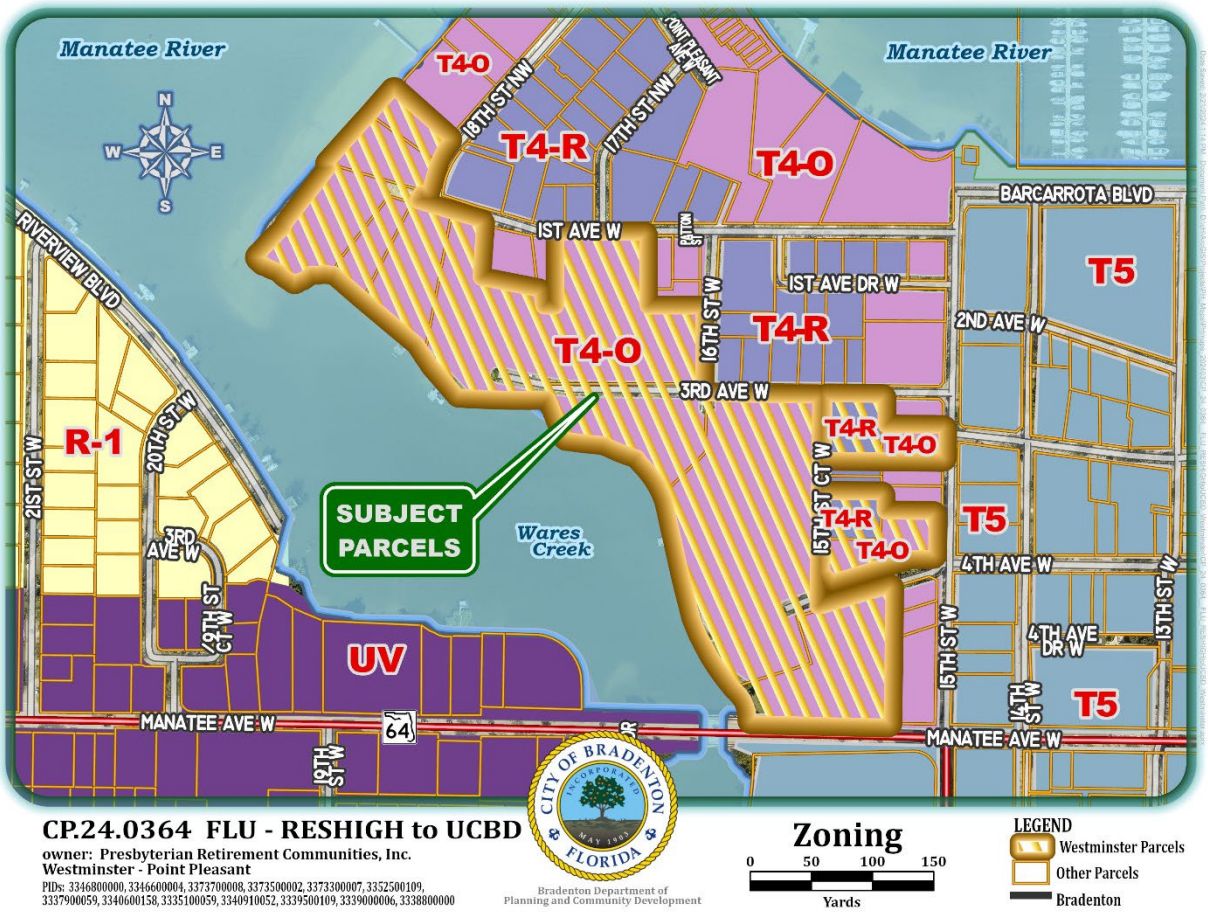
CP.24.0364 FLU - RESHIGH to UCBD

owner: Presbyterian Retirement Communities, Inc.
Westminster - Point Pleasant

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Bradenton Department of Planning and Community Development

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), 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 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) PI #33351.0005/9

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.

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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: 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

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AGENDA ITEM NO. 8.e

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

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.

SUGGESTED ACTION:

Motion to recommend either approval or denial of Ordinance 4037, Case LU.24.0361.

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.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Ordinance 4037, Case LU.24.0361.

ATTACHMENTS:
Ordinance 4037.pdf
Application.pdf
Staff Report.pdf
Schreiber (Email 05-10-2024).pdf
Carter (Letter 05-10-2024).pdf
Smith (Email 05-31-2024).pdf

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 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.

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 (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. owns the properties located at PIDs 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 May 15, 2024 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, 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 in Section 2 below.

2. The Zoning Atlas of the City of Bradenton is hereby amended, changing the classification of the Property from UV, Urban Village, to R-4, Mobile Home.

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.

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.

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

DRAFT

Planning Commission	January 15, 2025
City Council 1st Reading	
City Council 2nd Reading and Public Hearing	
Local Planning Agency ad published	…
City Council 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 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) PI#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 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), 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 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) PI #33351.0005/9

DRAFT

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 *click to view Zoning map

Proposed Zoning: T-5 *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

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

CITY STAFF ONLY

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)
	1206 Manatee Ave. W. Bradenton, FL 34205/941-748-4411
Signature of Agent	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,

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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

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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

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Stantec

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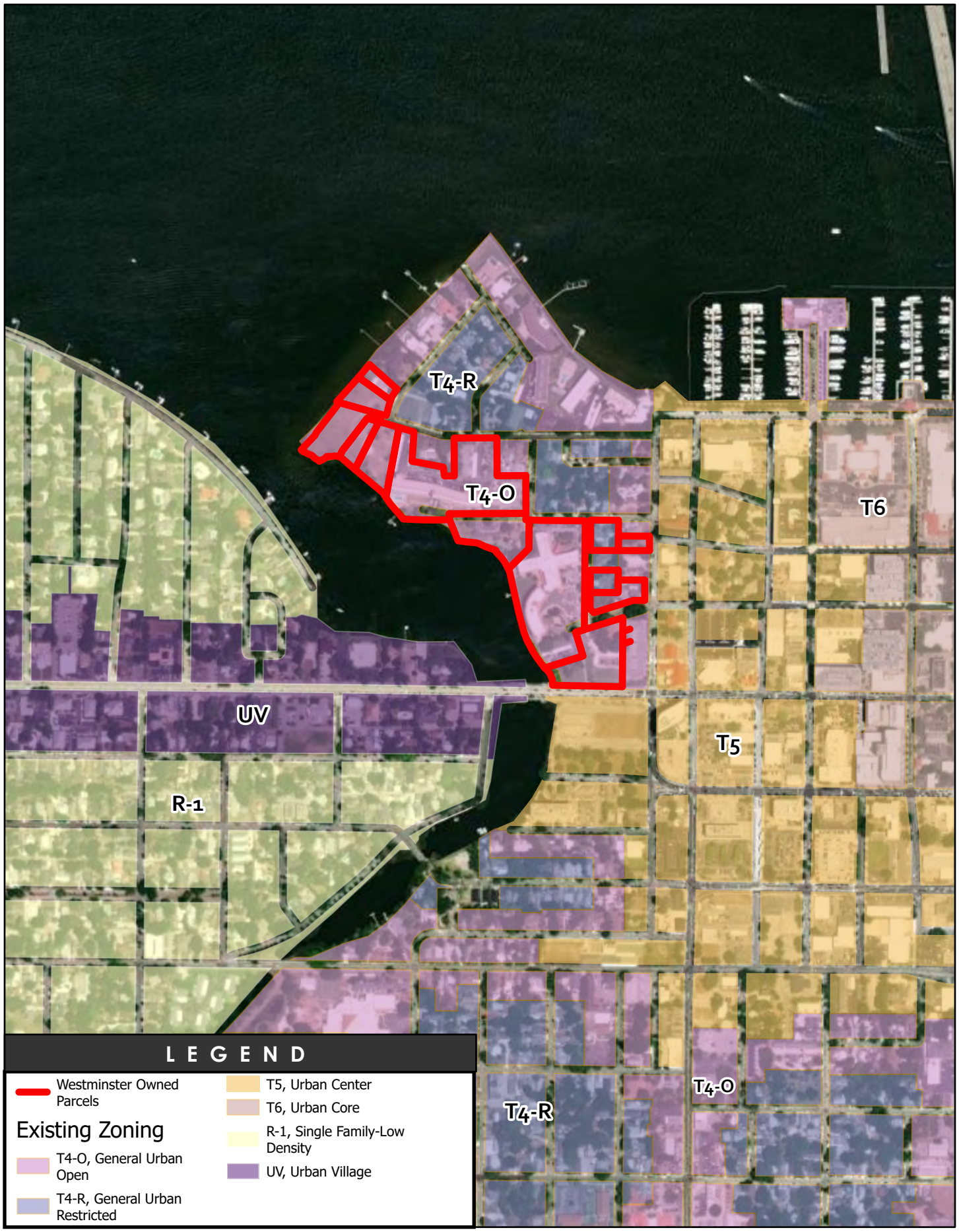
Data Source:
City of Bradenton Data

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

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Data Source:
City of Bradenton Data

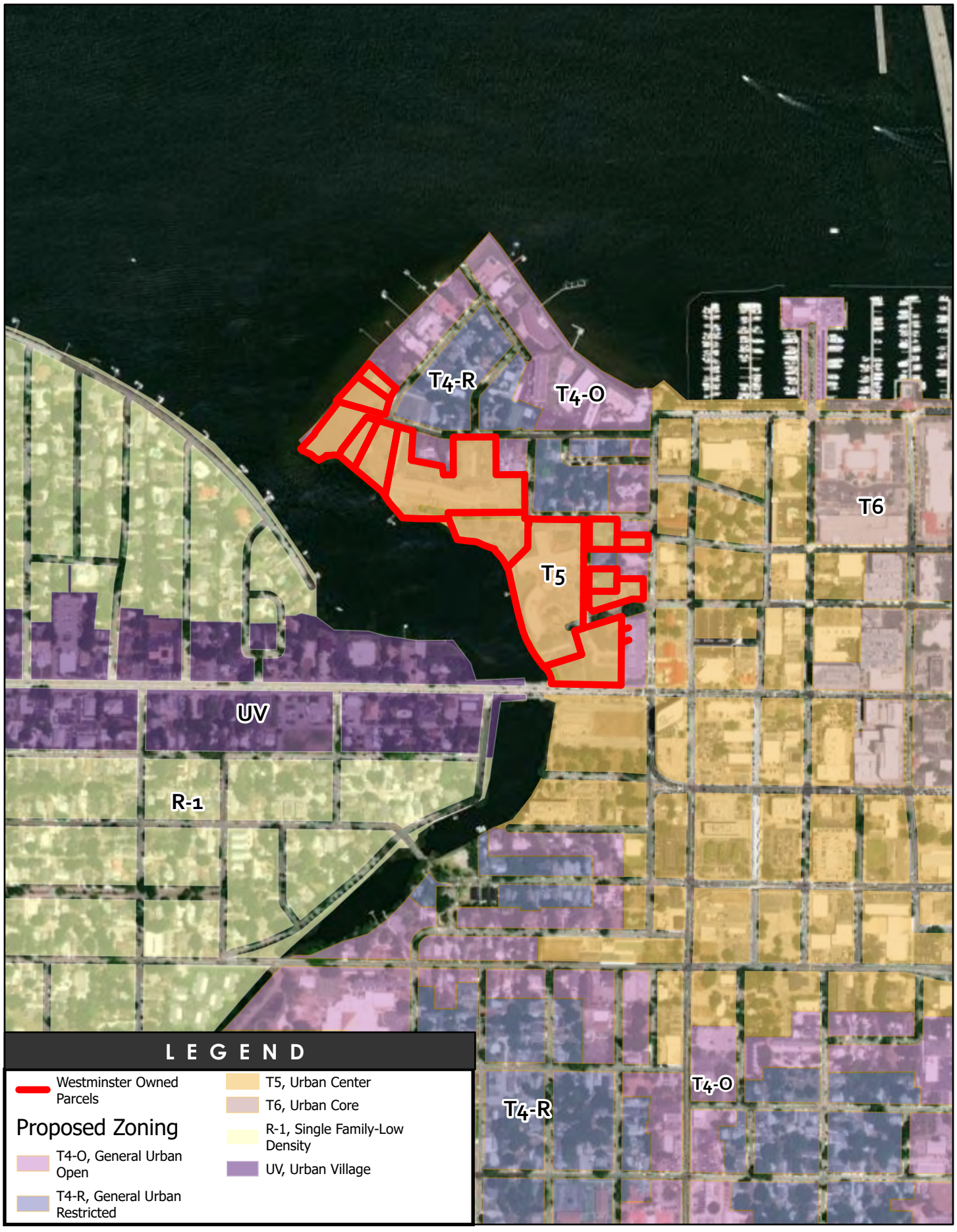
WESTMINSTER
Existing Zoning
January 2024

Stantec Consulting Services Inc.
6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

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Miles

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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

Revised: 2024-01-22 By: amoody

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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

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
January 15, 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

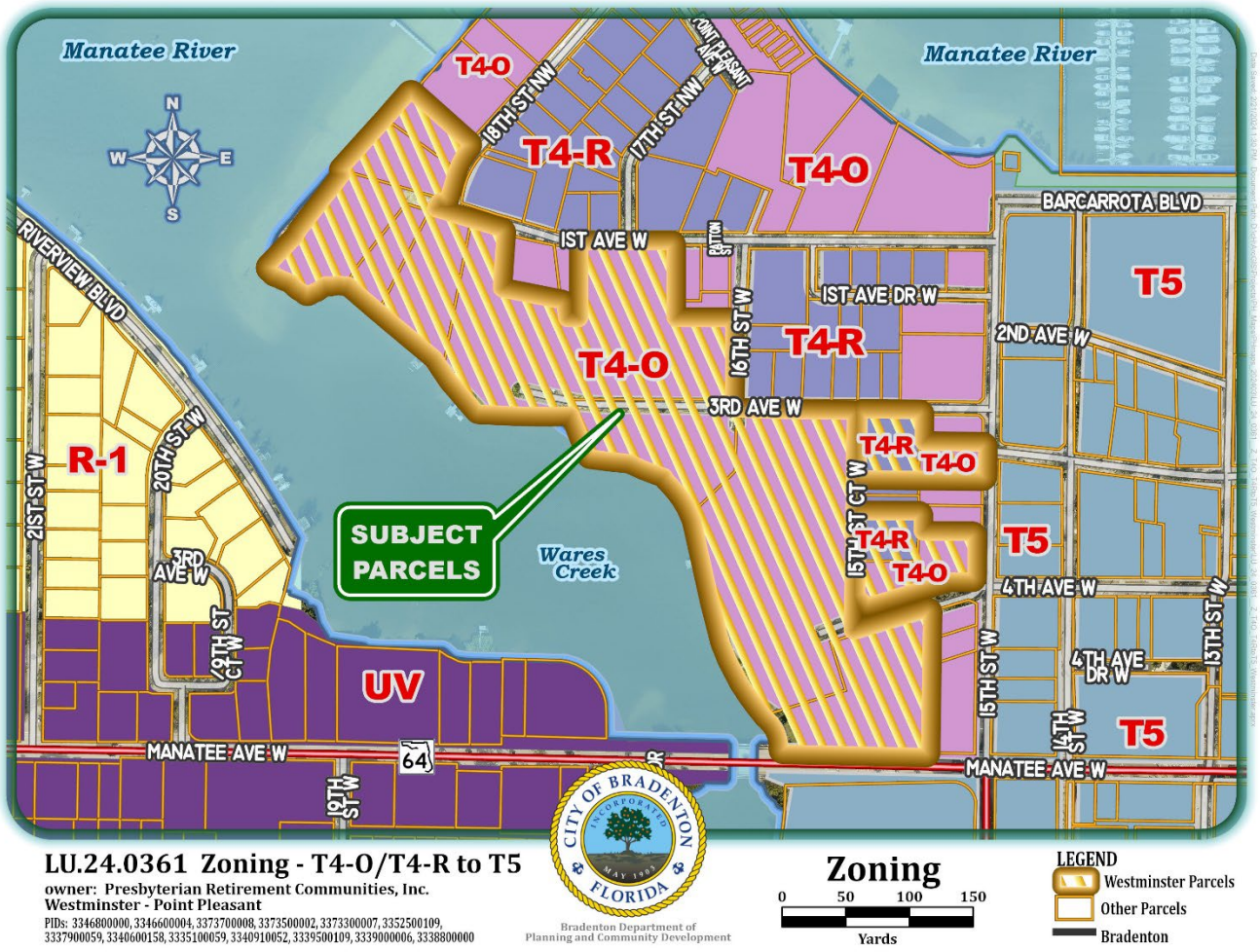
Surrounding Property:

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.

Respectfully submitted,



Jamie Schindewolf, Senior Planner

And

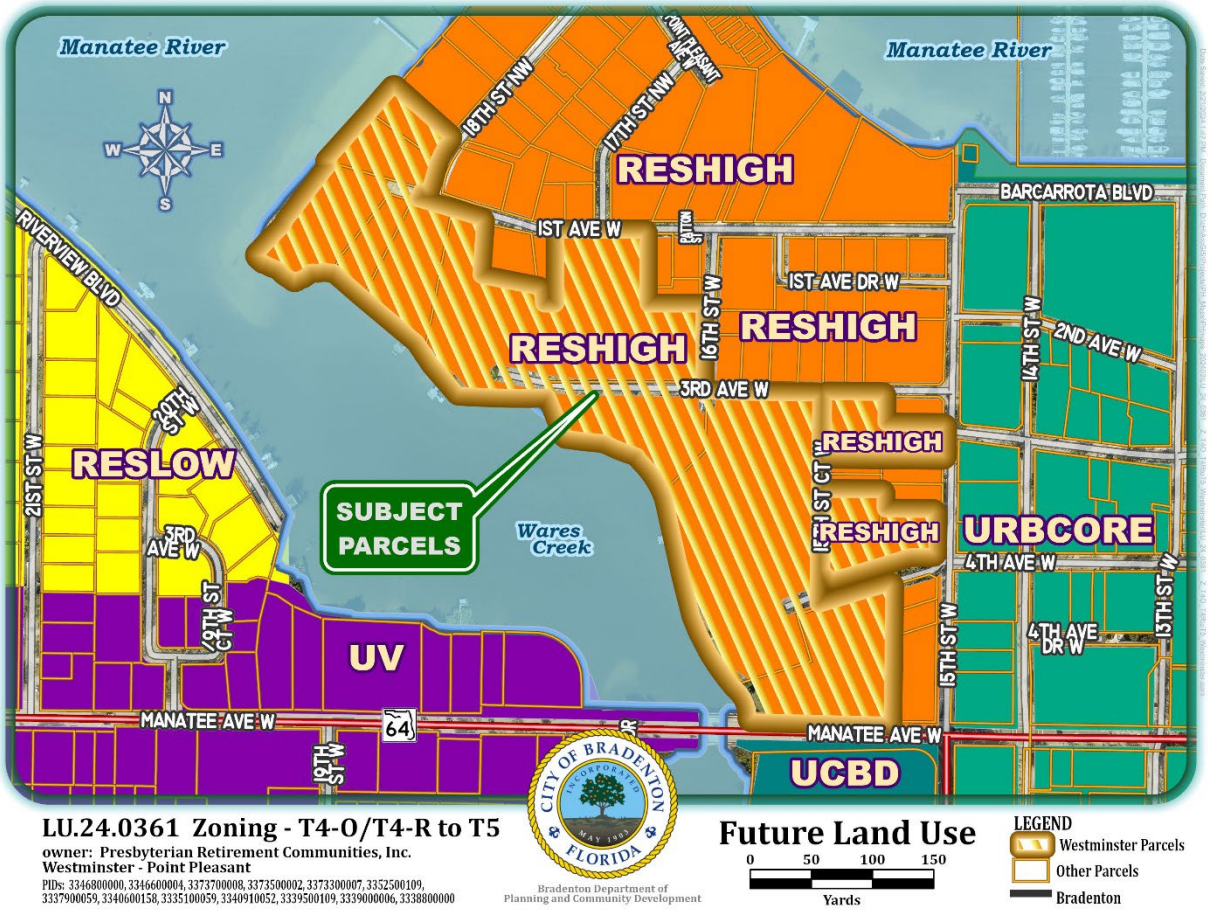
Robin D. Singer, Planning and Community Development Director

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

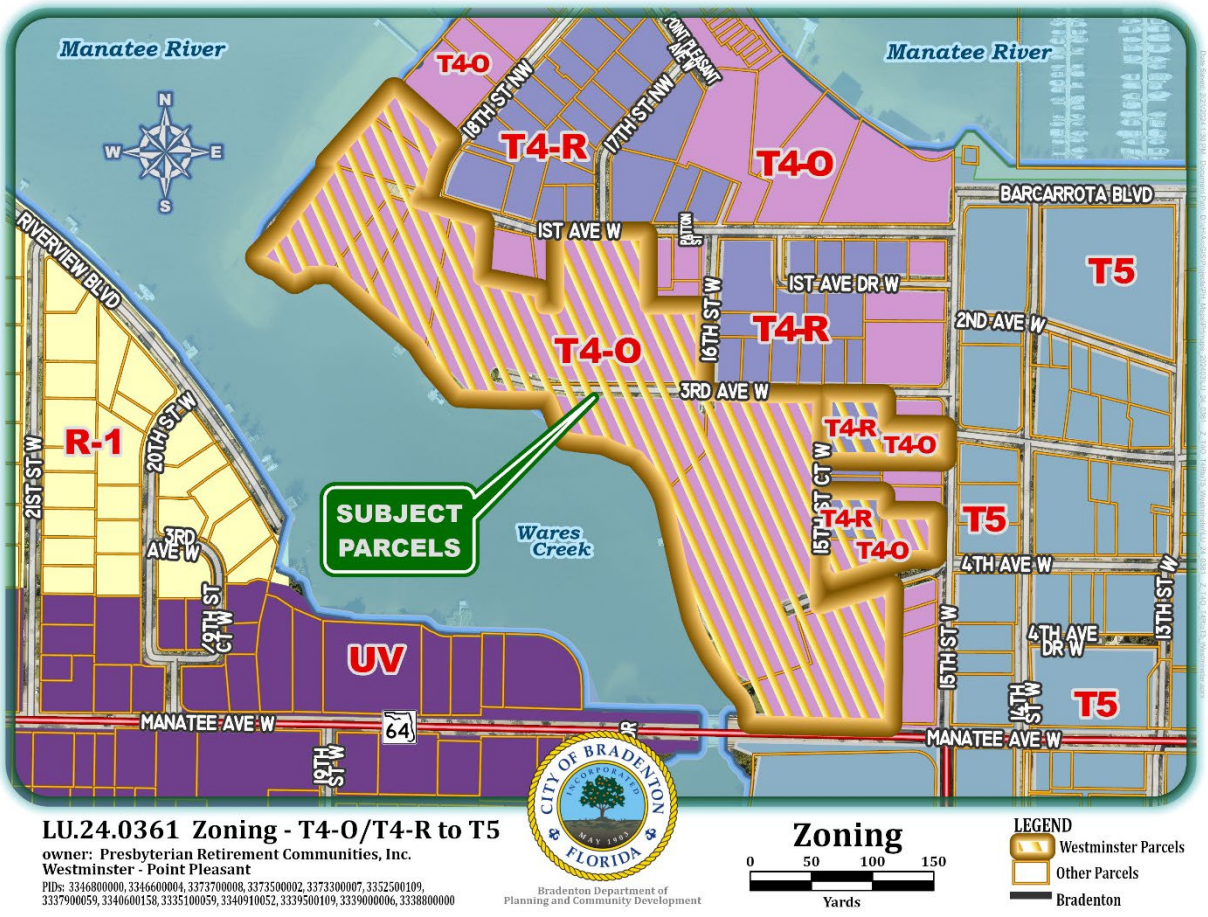


LU.24.0361 Zoning - T4-O/T4-R to T5

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), 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 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) PI #33351.0005/9

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

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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: 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

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AGENDA ITEM NO. 11.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

SUBJECT: City Council Public Hearing Dates

December 18, 2024

- Ordinance 4050, Case LU.24.2761 - Text Amendments for Tree & Land Preservation Board (passed 5-0).
- Ordinance 4051, Case RV.24.3327 - Right-of-Way vacation at 120 Manatee Ave. E. & 113 5th Ave. E. (passed 5-0).
- Resolution 24-101, Case SU.24.3686 - Special Use for Public Facility Use "Animal Resource Center" (passed 5-0).

January 8, 2025

- Resolution 25-01, Case SU.24.0001 - Sidewalk Cafe with Alcoholic Beverages at 424 12th St. W. (public hearing).

February 12, 2025

- Cases from January 15, 2025, Planning Commission Meeting.

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: