

Data Inventory and Analysis

Future Land Use Element

INTRODUCTION

Pursuant to the requirements of §163.3177(3) (a), FS and §9J-5.0006(1) and (2), FAC, this section presents an inventory and analysis of land use data for the City of Bradenton. The data and analysis presented herein are used in the formulation of the City's goals, objectives and policies, which guide the development and redevelopment of the City. These goals, objectives and policies assist the City in achieving its vision and in the planning for the efficient delivery of government and public services.

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Purpose

The Future Land Use Element is the City's blueprint for its continued physical development during the planning timeframe. Through the definition of land use categories and the distribution of those land uses on the Future Land Use Map a development pattern reflecting the goals, objectives, and policies of the Comprehensive Plan emerges. This Element also includes an inventory and analysis of the City's existing land uses and presents an analysis of the City's existing population and projected future growth.

General Location

Bradenton is located in Manatee County, south of Tampa Bay on Florida's Gulf Coast. Along the north side of the City is the Manatee River, an estuary of lower Tampa Bay. Near the eastern boundary of the City, the Braden River joins the Manatee River. To the west of the City are Anna Maria Island and the Gulf of Mexico. The boundaries of the incorporated area are highly irregular

because the City has expanded eastward and westward over the years through annexations at the request of individual property owners. The present boundaries extend from Perico Island in Palma Sola Bay on the west to about one mile beyond the Braden River on the east. The southern boundary is highly irregular.

Major highways serving Bradenton are Interstate 75; located three miles east of the City limits, and U.S. 301/41 which bisects the City. Both highways are north-south arteries. State Road 64 and 684 are the major east-west arterials. Bradenton's general location is illustrated on Map FLUE – 1: Location Map.

Population Estimates and Projections

Population is the primary determinant of land use requirements, housing supply and demand, and public facility needs and services. The following population analysis is presented as a major consideration in preparing the comprehensive plan.

- **Historic Population and Trends**

The area's growth is attributable primarily to the in migration of people attracted by the coastal location and

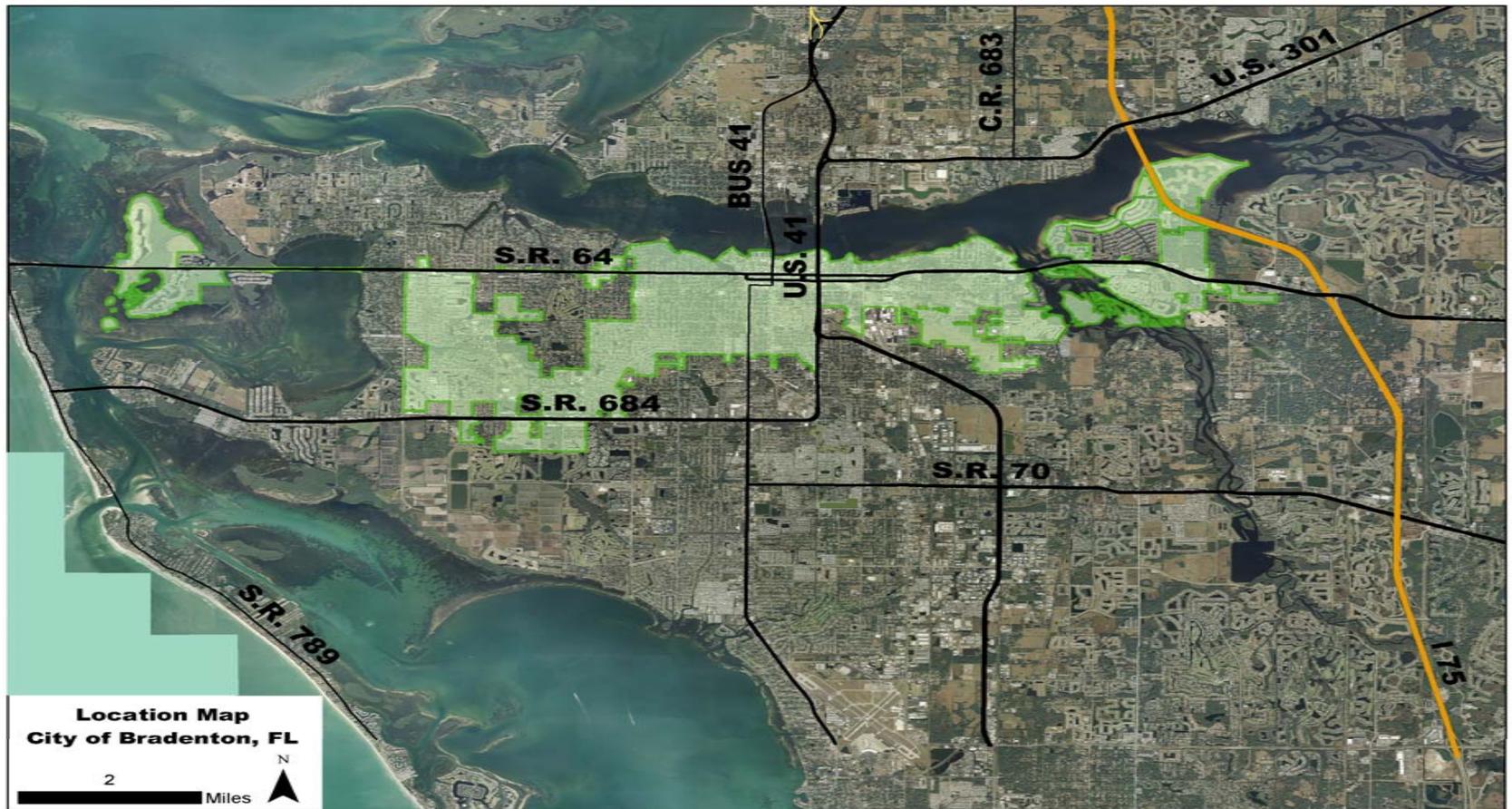
sub-tropical climate. Over one-half of City residents have moved to Florida since 1970. In comparing census data, the natural increase, or number of births minus the number of deaths, is currently negative, meaning that without the influx of new residents, the area would be losing population.

The greatest percentage jump in population came in the 1920's when 4,261 new residents raised the population 87% from 4,944 to 9,205 (see Table FLUE – 1: Historic Population Growth). The greatest number of people to come to Bradenton during any one decade was 13,551 in the 1980's.

The City's population growth since the 1970's has a combination of new residents and the annexation of existing residential neighborhoods in adjacent unincorporated Manatee County. Annexations occurring from 1990 to 2008, however, were predominantly undeveloped land (Map FLUE -2).

- **Population Estimates**

The City of Bradenton Comprehensive Plan establishes the long range growth



Map FLUE -1: City of Bradenton Location Map

management policies for the City. Future population estimates for the City identify the amount of residential land and development density allocations that will be necessary to accommodate the population. Future population estimates will assist with planning appropriate allocations and provisions for parks, water, sewer, and other public facilities and services necessary to maintain the City's desired quality of life for its existing and future residents.

The City of Bradenton's population is predominantly comprised of year-round residents, with a seasonal population of approximately 14% (Manatee County Chamber of Commerce, 2008).

The City's *Draft 10-Year Water Supply and Facilities Work Plan*, May 2009, (CIE, Data Inventory and Analysis) was used as the basis for City population projections. A condition precedent of the study was that the City's future population growth would be a combination of internal growth supplemented by "voluntary" annexations (developed and undeveloped areas) to the City. The

study reviewed vacant areas and major new developments to prepare population estimates for the 2010 base year

Table FLUE – 1: Historic Population Growth		
Year	Population	Percent Change
1910	2,874	
1920	4,944	73%
1930	9,205	87%
1940	11,309	20%
1950	13,604	24%
1960	19,380	43%
1970	21,040	9%
1980	30,288	44%
1990	43,779	45%
2000	49,504	13%
2008	54,911	11%

Source: Florida Statistical Abstract 2007, BEBR UF
2000 U.S. Census

For future population estimates within the City, the study considered major developments under construction or

planned based on approved or proposed dwelling units and completion schedules. In addition, proposed and potential annexation areas were evaluated on area measurements, individual census tract data, recent aerial photos and future land use as identified in the Manatee County Comprehensive Plan. For the many small vacant areas the study proposed an absorption rate of 50 percent for 2010, 75 percent for 2020 and 100 percent by 2025. (Given the current economic conditions it is expected the absorption rate for vacant property, the development schedule for approved projects and potential annexations will initially be slower with an increase in activity later in the planning time frame.)

Population projections from 2010 to 2030 were prepared as part of the afore-referenced report for the City of Bradenton. As illustrated in Table FLUE – 2: Future Population Estimates, the City will add approximately 19,289 inhabitants by the year 2030.

Table FLUE – 2: Future Population Estimates	
Year	Population Estimates*
2010	56,300
2015	60,900
2020	67,000
2025	71,200
2030	74,200

**Source: Draft 10-Year Water Supply and Facilities Work Plan, May 2009*

Analysis of Future Land Use

The City of Bradenton’s Comprehensive Plan is also required to contain a Future Land Use Map. This map is particularly important because the City must base its zoning upon this Future Land Use Map. Since the Zoning Map must conform to this Future Land Use Map and since this Future Land Use Map takes precedence over the Zoning Map, whenever there is a conflict, the designations established herein are the

ones upon which all building permits and development orders will be evaluated for conformity and consistency.

The Future Land Use Map is not intended to be a duplication of the Zoning Map as the Future Land Use Map determines the types and locations of land uses while the Zoning Map determines development standards for the identified land uses.

The Future Land Use Map is an important implementation tool in that it sets forth the extent of land necessary, in the proper designations, to allow for the projected growth (population, housing and business) the City of Bradenton expects to from the 2010 to 2030 planning time period. The Future Land Use Map also provides adequate sites for necessary public services and infrastructure required to serve the projected population and business base/industrial base. The Future Land Use Maps also implements

many of the environmental and natural resource protections included in the Comprehensive Plan.

The Future Land Use Map is a colored illustration which depicts future land uses plus existing and planned water wells, lakes, rivers, and wetlands. Other natural resource designations (floodplains, soils, and minerals) are shown on separate maps and are part of the Future Land Use Element Map Series.

The Future Land Use Map and Map Series shall implement the Comprehensive Plan as a whole through the designation and categorization of land. All development, redevelopment and land use shall be consistent with those designations and limited to the standards for densities and intensities of use outlined in the text for the Future Land Use Map Series and in accompanying table(s).

The Future Land Use Map Series, Maps 1 - 11 (found with the FLUE GOPs) shall allocate future land uses and include the following:

- 1) Map FLUE - 3: Existing Land Use
- 2) Map FLUE - 4: Future Land Use
- 3) Map FLUE - 5: Existing Zoning
- 4) Map FLUE - 6: Wetlands
- 5) Map FLUE - 7: Floodplain
- 6) Map FLUE - 8: Soils
- 7) Map FLUE - 9: Coastal High Hazard Area
- 8) Map FLUE - 10: Existing Wells
- 9) Map FLUE - 11: Urban Development Zone
- 10) Map FLUE - 12: Transportation Concurrency Exception Area
- 11) Map FLUE - 13: Energy Conservation Overlay

Future Land Use Densities and Intensities

One of the City's primary goals is to enhance its identity as a true city. To achieve this goal the City of Bradenton through this Plan has redirected its

focus from an expanding suburban development pattern to emphasizing a more compact urban development pattern. In this element the City has revised its height, and land use intensity and density thresholds to promote the mixed-use development and redevelopment of the City's urban core, central business and urban village districts.

Accordingly, one of the most important issues for the City in regulating its commercial, office, multifamily and mixed-use development is the appropriate height of such buildings. While the density of such buildings is equally important, it is more often a project's height versus size that determines its compatibility with the City's perceived character and scale. Thus, the Future Land Use Map and designations will determine the maximum height, density and intensity (floor area ratio) of development in the City of Bradenton.

The following definitions clarify the meaning of the terms used in Table FLUE – 3: Density and Intensity of Land

Uses and how they will be applied to developments.

- **Floor Area Ratio**

Floor Area Ratio (FAR) generally shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the wall divided by the land area of the site. The site land area must be entirely one contiguous land mass and shall not include land isolated or separated from the main site by a street or water body. The gross floor area ratio in square feet of the building or buildings on the property [and contiguous properties being used in connection with such building(s)] divided by the area of such property in square feet. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted.

- **Floor Area Ratio Limitations**

The floor area ratios detailed in this Comprehensive Plan are the

maximum intensity parameter potentially permitted in each respective future land use designation. These maximum floor area ratios are not an entitlement and are not achievable in all situations. Many factors may limit the achievable floor area ratio including physical limitations imposed by property dimensions and natural features as well as compliance with applicable code requirements (e.g. parking, setbacks, lot coverage and design standards). Also, the City in its review and approval of specific projects may limit and restrict achievable floor area ratios.

- **Maximum Building Height and FAR**

The three site development components (height, density and intensity [floor area ratio]) are intended to be used together to determine the maximum density and intensity of development permitted in the City of Bradenton. The combination of these

components and the land uses to which they apply are detailed in Density and Intensity of Land Uses table.

- **Restrictions on Density and Intensity of Development**

The maximum range of density and/or intensity (FAR) stated in this Plan and in the Land Use Regulations may be further constrained by quantitative and qualitative criteria included in the Plan and Land Use Regulations. This would include, but be limited to requirements for minimum open space; concurrency management and level of service standards for transportation, storm water and other public facilities and services; off-street parking and internal circulation; landscaping; impacts on schools; and on-site and off-site improvements and design amenities required to achieve land use compatibility. Also, natural constraints such as the shape and natural features of a site may

present obstacles to achieving maximum density and/or intensity delineated on the Future Land Use Map. The maximum FAR, therefore, is not an entitlement and is not achievable in all situations.

The following table (Table FLUE – 3: Density and Intensity of Land Uses) describes the intensity (floor area ratio) and density of the identified future land uses in the Plan. It is the combined use of these development tools that will provide guidance in the development and redevelopment of the City.

- **Provisions for Affordable/Workforce Housing**

Development of affordable/workforce housing is a priority for the State Comprehensive Plan and the City's Comprehensive Plan. As such, in some cases incentives are necessary to ensure the provision of affordable/workforce housing. The City Council on a case by case

basis may permit the maximum densities within the future land use categories when such allowances are used exclusively for the construction of affordable/workforce housing.

* Neighborhood commercial – lesser of 1 acre or 5% of total development

** Density bonus with inclusion of moderate income housing as defined by City Local Housing Agency Plan

Land Use	Density** (units/acre)	Intensity (FAR)
Very Low Density Resid.*	3	0.50
Low Density Resid.*	To 6	0.50
Medium Density Resid.*	To 10 – 12**	0.50 *
High Density Resid.*	To 15 – 18**	0.60*
Professional Office/Medical	N/A	0.35
Urban Commercial Corridor	To 10– 13**	0.7
Suburban Commercial Corridor	N/A	0.5
Recreation/ Conservation	N/A	N/A
Urban Central Business District	To 40 – 50**	5.0
Downtown Urban Core	To 60 – 70**	5.0
Urban Village	To 25 – 30**	0.7
Public/Private Schools	N/A	N/A
Industrial	N/A	1.0

Future Land Use Designations

The City of Bradenton’s Future Land Use Map (FLUM) sets forth future land use designations on a parcel by parcel basis. The Future Land Use designations, however, are broader in some instances and generally encompass more uses within each category than the more specific zoning districts. Table FLUE – 4: Future Land Use Designations and the following narrative provide an explanation of the FLUM designations, their permitted uses and their permitted density and intensity of development.

- **Very Low Density Residential (VLDR)**

Coastal area single-family residential use; the compatible zone district is RSF-3. The residential uses intended for these areas include single-family detached housing and accessory uses. The overall density range shall be up to three (3) dwelling units/acre. A neighborhood commercial use is permissible in this land use designation as part of a mixed-use development using

the PDP process. The neighborhood commercial use shall be one acre or 5% of the development project, whichever is the lesser. The floor area ratio for commercial shall not to exceed 0.50.

- **Low Density Residential (LDR)**

Residential use, primarily single-family, with an opportunity for neighborhood commercial component; the compatible zone district is RSF-6. The residential use is primarily single-family detached housing, however, cluster housing or attached units, not exceed one unit per 7,000 square feet of land (6 dwelling units per acre) will be allowed through the Planned Development permit (PDP) process. A neighborhood commercial use is permissible in this land use designation as part of a mixed-use development using the PDP process. The neighborhood commercial use shall be one acre or 5% of the development project, whichever is the lesser. The floor area ratio for

commercial shall not to exceed 0.50.

- **Medium Density Residential (MDR)**

Residential use is primarily multi-family, however, cluster housing that up to 10 dwelling units/acre will be allowed through the PDP process; the compatible zone district is Medium Density. A neighborhood commercial use is permissible in this land use designation as part of a mixed-use development and through the PDP process. A density bonus of two (2) dwelling units per acre can be obtained through the inclusion of moderate income housing. Dwelling units proposed above the base density threshold must meet the City’s moderate income housing guidelines as established in the City of Bradenton Local Housing Assistance Plan (LHAP). The neighborhood commercial use shall be one acre or 5% of the development project, whichever is the lesser. The floor area ratio for

commercial shall not to exceed 0.50.

- **High Density Residential (HDR)**

Residential use is predominantly multi-family and the compatible zone district is High Density. The maximum density is up to fifteen (15) dwelling units/acre. A density bonus of three (3) units per acre can be obtained through the inclusion of moderate income housing. Dwelling units proposed above the base density threshold must meet the City's moderate income housing guidelines as established in the City of Bradenton Local Housing Assistance Plan (LHAP). A neighborhood commercial use is permissible in this land use designation as part of a mixed-use development using the PDP process. The neighborhood commercial use shall be one acre or 5% of the development project, whichever is the lesser. The floor area ratio shall not exceed 0.50.

- **Professional Office/Medical (POM)**

Offices, medical and public facilities, limited commercial, educational facilities such as allowed in the P zone district. The maximum floor area ratio is 0.35

- **Urban Commercial Corridor (UCC)**

Commercial uses with moderate residential density, offices, light commercial, retail, hotel, restaurant, educational, social services and automotive sales such as allowed in the current UCC zone district. The maximum density is up to ten (10) dwelling units/acre; however, a density bonus of three (3) units per acre can be obtained through the inclusion of moderate income housing. Dwelling units proposed above the base density threshold must meet the City's moderate income housing guidelines as established in the City of Bradenton Local Housing Assistance Plan (LHAP). The maximum floor area ratio is 0.70.

- **Suburban Commercial Corridor (SCC)**

Commercial uses commensurate with suburban arterial roadways, retail, office, automotive sales, automotive repair and service, hotel, motel, restaurants, social services such as allowed in the current C-1 zone district. The maximum floor area ratio is 0.50.

- **Recreational/Open Space (ROS)**

Passive or active recreation and land left in its natural state for environmental or conservation reasons. It encompasses public and private parks and recreation which shall be precluded from development. This designation standard for intensity of use is for passive recreational or active recreational facilities. The maximum floor area ratio is not applicable.

- **Conservation**

Lands that are natural and coastal resources so designated to provide for the long-term protection and preservation of environmentally

sensitive natural resource areas. No development other than structures that benefit the land and the general public (e.g. boardwalks, piers, etc.) are permitted in these designated areas. The maximum floor area ratio is not applicable to this designation.

- **Urban Central Business District (UCBD)**

The UCBD is an intensively 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 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 UCBD 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. Uses include: offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks,

recreation, and entertainment venues. Higher density residential uses are desired subject to compatibility with and appropriate transition considerations to adjacent lower density uses. Uses permitted in this land use designation are compatible with those found in the UCBD zone district. The maximum density is up to forty (40) dwelling units per acre; however, a density bonus of ten (10) units per acre can be obtained through the inclusion of moderate income housing. Dwelling units proposed above the base density threshold must meet the City's moderate income housing guidelines as established in the City of Bradenton Local Housing Assistance Plan (LHAP). The maximum floor area ratio is 5.0.

- **Urban Core (UC)**

The Urban Core is located within the City of Bradenton's Urban Central Business District and provides the hub for economic development, and civic uses. Uses

include: offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues. The highest density uses are desired subject to compatibility with and appropriate transition considerations to lower density residential uses (mixed-use as well as predominant residential areas). To foster the City's redevelopment efforts and enhancement of the mix use center, densities within the Downtown Urban Core may be up to sixty (60) dwelling units per acre; however, a density bonus of ten (10) units per acre can be obtained through the inclusion of moderate income housing. Dwelling units proposed above the base density threshold must meet the City's moderate income housing guidelines as established in the City of Bradenton Local Housing Assistance Plan (LHAP). The maximum floor area ratio is 5.0. The increased density and intensity may be achieved if the

project is generally consistent with the Design Element of the Comprehensive Plan and meets the following development criteria:

1. Provides for multi-use solutions for transportation with an emphasis on alternative transit modes and pedestrian access and walkability.
2. Development that is arranged in block dimensions that maintain a pedestrian scale.
3. Commitment to a certification of Green Design for both site design and building design.
4. Maintain public access to the water throughout the development through the creation of through streets and/or an extension of the Riverwalk.
5. Includes a public park, plaza, courtyards and/or sculpture gardens.

6. Architecture that recognizes the existing context of the area and provides for massing, height, building composition, proportion and materials.

- **Urban Village (UV)**

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.

Proposed 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, multi-family rowhouses and limited midrise housing types, flex houses, providing live-work opportunities, professional offices, retail stores, artisanal uses, civic and recreation uses and green space, such as found in the UV zone district.

The maximum density is up to twenty-five (25) dwelling units per acre; however, a density bonus of five (5) units per acre can be obtained through the inclusion of moderate income housing. Dwelling units proposed above the base density threshold must meet the City's moderate income housing guidelines as established in the City of Bradenton Local Housing Assistance Plan (LHAP).

The maximum floor area ratio is 0.70.

- **Public/Private Schools (PS)**

This land use designation includes public and private educational facilities. The maximum floor area is not applicable.

- **Industrial (I)**

Land use which provides the economic engine allowing for

heavy commercial, industrial, offices, warehouses, that also includes light and heavy manufacturing, automotive uses, amusement establishments, educational facilities, service and equipment, and laboratories. This land use would permit ancillary facilities to support the various uses may also be provided in the industrial (I) zone district. The maximum floor area ratio is 1.0.

TABLE FLUE – 4: Future Land Use Designations					
RESIDENTIAL CLASSIFICATION	DESCRIPTION OF USES	DENSITY	MAXIMUM FAR ⁽³⁾	MIXED-USE % DISTRIBUTION	
Very Low Density Residential	Coastal area residential with possible neighborhood commercial component	3 dwelling units or less	0.50 – neighborhood commercial component not to exceed 1 acre	N/A	
Low Density Residential	Residential, primarily single-family with possible neighborhood commercial component	To 6 dwelling units per acre	0.50 – neighborhood commercial component not to exceed 1 acre	N/A	
Medium Density Residential	Residential with possible neighborhood commercial component	To 10/12 ⁽¹⁾ dwelling units per acre	0.50 – neighborhood commercial component not to exceed 1 acre	N/A	
High Density Residential	Residential with possible neighborhood commercial component	To 15/18 ⁽¹⁾ dwelling units per acre	0.60 – neighborhood commercial component not to exceed 1 acre	N/A	
MIXED-USE CLASSIFICATION	DESCRIPTION OF USES	DENSITY	MAXIMUM FAR ⁽⁴⁾	Res.	Non-Res.
Urban Central Business District	High intensity mixed-use, high density residential	To 15/18 ⁽²⁾ dwelling units per acre	5.0 – retail, office, commercial, hotel, restaurant, and cultural and educational facilities	50%	50%
Urban Core	Highest intensity mixed-use, highest density residential	To 60/70 ⁽²⁾ dwelling units per acre	5.0 – retail, office, commercial, hotel, restaurant, and cultural and educational facilities	55%	45%
Urban Village	Medium intensity mixed-use, medium density	To 25/30 ⁽²⁾ dwelling units per acre	0.7 – retail, office, hotel, restaurant, cultural and educational facilities	60%	40%
Urban Commercial Corridor	Medium intensity mixed-use, moderate density residential	To 10/13 ⁽²⁾ dwelling units per acre	0.7 – office, commercial, retail, hotel, motel, automotive sales, repair and services social services and educational.	20%	80%
NON-RESIDENTIAL CLASSIFICATION	DESCRIPTION OF USES	DENSITY	MAXIMUM FAR ⁽⁴⁾	MIXED-USE % DISTRIBUTION	
Suburban Commercial Corridor	Moderate intensity	N/A	0.50	N/A	
Professional	Low intensity	N/A	0.35	N/A	
Industrial	High intensity	N/A	1.0	N/A	
SPECIAL PURPOSE CLASSIFICATION	DESCRIPTION OF USES	DENSITY	MAXIMUM FAR ⁽³⁾	MIXED-USE % DISTRIBUTION	
Public and Private Schools	Educational facilities with associated accessory uses	N/A	N/A	N/A	
Recreation and Open Space	Parks and designated open space	N/A	N/A	N/A	
Conservation	All lands below two-foot contour line or otherwise designated; docks, board-walks or passive recreational uses only	N/A	N/A	N/A	

(1) Depicts additional density for workforce housing calculated for full acre, rounded d down

(2) Depicts additional density for workforce housing calculated for actual acre rounded up or down to nearest whole number.

(3) FAR for neighborhood commercial is in addition to density permitted in the applicable zone district

(4) FAR includes both residential and non-residential components of mixed-use development (excludes structured parking & other uses to be determined).

(5) Dwelling unit density inside Coastal High Hazard Area shall not exceed 25 units per acre (based on maximum density approved for in 2006 Comprehensive Plan Amendment).

Analysis of Citywide Land Use Issues

The City of Bradenton is a distinct community. It has individual character with its abundant trees, brick sidewalks, and unique central business district.

One of the major challenges facing Bradenton is to build on this distinctiveness and individuality in the midst of new development throughout Manatee County. New homes being built are typical of most new development in the region. The City's commercial areas continue to be redeveloped and the City has begun to utilize design standards (as evidenced by the Plan's optional Design Element and land use regulations) in order to improve the appearance of new commercial and mixed-use development in addition to regulating

it form and function. This is especially important in the Urban Village, Urban Central Business and Urban Core districts in order to maintain its character and appeal.

Previous City comprehensive plans have recognized the importance of Bradenton as the County's primary urban, cultural and governmental center. This plan, however, refocuses the City's efforts on developing a vibrant, walkable, mixed-use urban center that is compatible with surrounding neighborhoods. Consequently, the principal goal of the Bradenton Comprehensive Plan is to enhance Bradenton's pedestrian scale, character and integrity in the midst of Southwest Florida's rapid growth

- The City of Bradenton should accommodate its projected residential and its non-residential growth in a manner that incorporates or maintains the following six objectives within the City's zoning, subdivision and

other applicable land use regulations:

1. Relate future growth and future land use appropriately with topography, soil conditions and the availability of facilities and services;
2. Encourage the elimination or reduction of uses inconsistent with the City's character and future land uses:
3. Ensure the protection of natural resources, the natural environment and designated historically significant resources, structures and properties;
4. Discourage the proliferation of urban sprawl;
5. Ensure the availability of suitable land for utilities necessary to support proposed development; and

-
6. Encourage the use of innovative land development regulations and techniques.

Issue: Bradenton as a “True” City

Bradenton is more than a bedroom community. Bradenton has all the land use elements that make it a true city. The City contains a full range of residential uses, a central business district, Blake and Manatee Memorial hospitals, small industrial area, public institutional and religious facilities and diverse cultural, park and recreational facilities including a municipal golf course and major league baseball training facilities (McKechnie Field). Having a full range of land use types is one component that qualifies Bradenton as a true city.

Bradenton’s residential uses range from riverfront estates to high rise apartments. The single-family neighborhoods within the City contain a variety of housing styles and values. The City’s older neighborhoods are comprised of modest homes on small interior lots; other neighborhoods have a combination of historic homes and

new development; there are also areas where large riverfront properties are predominant.

Multifamily uses in Bradenton include duplexes, townhomes, and mid-rise apartments. The City also has a variety of group housing including retirement homes, nursing homes, and adult congregate living facilities.

Bradenton has a wide range of business uses found in the Urban Central Business District (a compact commercial, office and institutional area with a pedestrian scale) as well as strip commercial along major state and federal highways (SR64, SR301, and US41). There are no shopping centers located within the City; however, the Desoto Mall and Ellenton Factory Outlet Mall are proximate to the City.

Industrial land within the City is limited with the City’s major industry being Tropicana Products, Inc.

The City of Bradenton is the county seat for Manatee County and as such contains many types of public uses. City and County municipal buildings are

located throughout the City and include City hall complex (administration and public safety), fire administration, fire stations, Public works Facility, County Administration, County Court House and many support buildings. There are 7 elementary schools (Ballard, G. D. Rogers Garden, Manatee, Miller, Moody, Seabreeze, and Wakeland) 1 middle school (Sugg) and 1 high school (Manatee) located within the City of Bradenton corporate limits.

The City has a number of recreation and open space areas. These park areas include small neighborhood parks, community parks, and larger regional parks. The recreation and open space areas of the City help create the aesthetic beauty of Bradenton and as such shall be protected from development.

The City’s demographics indicate the resident population represents a wide ethnic and economic diversity. While the City of Bradenton is primarily an increasingly middle-class community, there are significant segments of the population who are at or below the

median household income. As a result Bradenton’s residential development spans the range from Habitat for Humanity homes up to custom estate homes.

A primary goal of the Comprehensive Plan is for the City of Bradenton to protect and enhance its identity as a true city. This will require a proactive effort to maintain the economic and ethnic diversity of the City; to promote land use diversity; and to provide an exceptional place to live, work, and play through livable community practices.

Issue: Implementing Future Land Use Element

- The Future Land Use Element and other Elements of this Plan should provide the foundation, basis and rationale for all of the City’s land development regulations. The Future Land Use Element should take precedence in establishing land development policies, regulations, and the categories of land use within the City.

- The Future Land Use Element should govern and the City’s land use regulations should implement the Comprehensive Plan.

- Amendments to the Future Land Use Map should only occur if the City Council determines that the proposed amendment ensures land use compatibility and/or furthers other goals, objectives and policies of the adopted Plan. The City should promote compatibility between adjacent land uses by regulating new development or redevelopment as follows:

1. Require the appropriate open space, landscaping, and buffers, including but not limited to canopy trees, specimen trees and shrubs, be preserved, protected and maintained between residential and non-residential uses including parking lots. A combination of architecturally designed fences or walls in combination with landscape

plant materials shall be required to buffer potentially incompatible uses when the impact of building mass, scale, and intensity of use is significant.

2. The City shall establish special use and/or planned development procedures for managing specific locations, site plan characteristics, building intensity, as well as building size, mass, articulation, and other design features in order to minimize the adverse off-site impacts.
3. Ensure building projects mitigate and adverse off-site impacts on adjacent properties from overflow parking, noise, odor, lighting or vibration to the extent reasonably possible,
4. Require that no grading or filling of land be permitted that causes additional runoff onto adjacent properties.

5. Ensure that property access does not cause traffic congestion or other situations that negatively impact access onto adjacent properties.
6. Ensure that no structures or uses are permitted in or adjacent to the wetland conservation areas that will intrude on the natural environmental functions of these areas as safe and secure habitat.

- The City’s concurrency management system should provide that facilities and services serving proposed development meet the adopted level-of-service standards or other approved standards concurrent with the impacts of development or that development orders and permits are conditioned upon availability of the facilities and services necessary to serve the proposed project.
- The Future Land Use Map and Map Series should implement the

text of this element and the Comprehensive Plan as a whole through the designation and categorization of land. All development, redevelopment and land use should be consistent with those designations and limited to the standards for densities and intensities of use as outlined in the *Future Land Use Element Goals, Objectives and Policies* and the *Future Land Use Map Designation, Density, and Intensity* Table.

- Public Utilities which provide essential service to existing and future land uses authorized by this Plan should be permitted in all the land use categories and should conform to appropriate location criteria.

Issue: Single-Family Residential

Approximately 34% of the City’s land area is devoted to single-family residential use. Neighborhoods are well established and built out with little vacant land for future development.

Thus maintaining the existing character and quality of life for these established neighborhoods is a prime focus of the Comprehensive Plan. There are several issues for these established neighborhoods – the main issue being an inconsistency between the “built character” of these neighborhoods and the level development permissible under the FLUM designation (up to 10 units per acre).

One is the City’s goal of maintaining its neighborhood character. The City can directly control the public features such as streets, sidewalks, parkways, trees, etc. - there are established policies for these features. The City maintains its streets, sidewalks, parkways, street trees. The City also conducts street sweeping, prohibits parking on parkways and through direct City involvement works to maintain the current attractiveness of these neighborhoods.

Private development within the single-family neighborhoods, can, however, exert a larger effect on the character of a neighborhood. It is a factor which the

City can control indirectly through the enforcement of various land development codes. For the City of Bradenton this effect is worsened by a discontinuity between the “developed character” of neighborhoods and the underlying zoning and land use designation(s). To address this issue the City, through the enactment of the new Future Land Use Map and Future Land Use Element and the adoption of revised Land Use Regulations, can provide consistency between the existing land uses and the underlying zoning designations.

The aforementioned changes are reflective of the City’s efforts to bring consistency between the development potential land use designations and the developed character of the City’s neighborhoods. Map FLUE - 2 and Tables FLUE - 5 and FLUE – 6 illustrate the areas subject to land use change, a comparison of old and new densities and intensities, and the impact of these changes on the City services and facilities.

Issue: Multifamily Residential

About 16% of the City’s land area is zoned and devoted to multi-family residential use. These areas, however, are developed to approximately 30% of their development capacity with single-family uses predominating. Again, there exists an inconsistency between permissible development (i.e. FLUM and zoning designation(s)) and the existing “built character”.

Bradenton’s existing land use regulations generally encourage redevelopment and renovation in these areas. Properties can be utilized individually as platted lots or as collectively aggregated lots at densities up to 15 units per acre. Although the city has placed restrictive controls on the height, size, coverage and off-street parking, the City should continue to review its codes to insure compatibility of size, form and function are achieved.

Issue: Commercial and Office

About 7% of the City’s land area is allocated to commercial and office

uses. These uses are either located near major arterials which provide a sufficient supply of land for traffic oriented commercial and office uses, or they are located in the City’s downtown area. Commercial and office development and redevelopment will continue to be the trend and the method by which business expands and grows in the City or Bradenton.

Since the City of Bradenton is the urban center and “county seat” for Manatee County there is a demand for commercial and office development and redevelopment proximate to City and County administrative and judicial complexes and medical facilities. It is expected that in the future there will be too few vacant parcels to satisfy demand. Thus, commercial and office properties developed in the City urban center will trend to larger buildings with more intense use.

Consequently, the potential for projected commercial and office has raised several land use issues. These issues include height, size, density, restricted “live-work” opportunities

and overall compatibility of business development.

To address these issues the City adopted two land use designations, Urban Central Business District (UCBD) and Urban Village (UV), with accompanying land use standards. The City subsequently determined that these two land use designations were too limited in scope to address proposed mixed-use developments (which included commercial and office as well as residential and retail uses), that would alter the scale of development from a more suburban to a more urban context.

In an effort to determine the appropriate location, scale and intensity of development for the County, the Manatee Council of Governments (COG) developed the *Character Compatibility Study*, 2005, which identified the City of Bradenton as a county “urban center” and recognized the need for a more urban scale in height, density and intensity of land use in the City. The Bradenton Downtown Development Authority

(Community Redevelopment Authority) followed the COGs study with a more detailed design analysis (*Downtown By Design*, February 2007) of the City’s “downtown” commercial and residential area.

Based on these studies the City decided to more clearly differentiate its commercial office land uses into a suburban and urban context. In the new FLUM traffic oriented commercial and office land uses are differentiated into suburban commercial and urban commercial corridor designations with differing density and intensity of use. The City also expanded the density, intensity, and land use mix of the existing Urban Village and Urban Central Business District land use designations to be consistent with the urban focus of the City’s downtown area. The City also created a new land use designation -Urban Core – allowing the City’s most dense and intense mixed use development.

Issue: Urban Central Business District and Downtown Mixed Use

Approximately 5% (of the 7% of Commercial and Office land use described above) the City’s land is found in the Urban Central Business District and Urban Core District. This area is generally bounded by the Manatee River on the north, Wares Creek on the west, 10th Avenue West on the south and 9th Street East on the east. The existing and proposed land use regulations for this area permit the most density, intensity, and mixed uses in the City. As such these areas are so much different from the other commercial and office business areas of the City that they have received distinguishing land use designations – Urban Central Business District and Urban Core District. In these two districts mixed use buildings are permitted with the maximum building coverage, building height, and minimal setbacks as is appropriate in an urban downtown core setting. The City recognizes the continuing issues surrounding appropriate size, scale, density, and height and has prepared an optional Design Element which sets forth the guiding goals objectives and

policies, based on “new urbanism” principles and practices.

Proposed changes to the City’s land use regulations also include design standards to direct development and redevelopment consistent with the aforementioned “new urbanism” principles and practices.

The City has significantly changed the density, intensity and use mix in the downtown by expanding the UCBD land use designation, removing the Downtown Mixed Use land use designation and creating a new Urban Core designation. These changes are reflective of the City’s efforts to create a better balance between residential opportunities in the downtown area and non-residential uses. Map FLUE - 2 and Tables FLUE - 5 and FLUE – 6 illustrate the areas subject to land use change, a comparison of old and new densities and intensities, and the impact of these changes on the City services and facilities.

While generally increasing the density and intensity of land uses in the downtown area the City’s new land use

configuration results in an overall reduction in the total number of potential units by 12,175 and the total amount of commercial/office square footage by 144,809,832 square feet.

Issue: Industrial

About 4% of the City’s land is allocated to industrial use which is concentrated in the south-central section of the City. The City has a limited supply of industrial land for industrial purposes. Given the retail, commercial, office, professional and service industry domination of the local economy, there is minimal need for any expanded areas of industrial use. The City should, however, strive to maintain its current industrial base and consider strategic additions of industrial land as it considers the City’s economic diversity.

The City will consider the location and distribution of industrial activities based on;

- Transportation needs and availability of transportation systems.

- Employment generation and siting requirements.
- Ability to meet existing development standards.
- Impact on existing and planned public services, utilities and facilities.

Issue: Recreation, Open Space and Conservation

Some 9% of the City’s land area is devoted to open space, passive and active recreation, and conservation land. This includes public parks, recreation areas, and wetlands which should be precluded from development other than for park and recreation purposes.

The land use issues for these areas include maintenance of these lands for their aesthetic, environmental and recreational value, the appropriateness of buildings on these land areas, and the protection of the City’s recreation lands from negative impacts and

encroachment of adjacent development. These issues are discussed in detail in the Recreation and Open Space Element, and the Coastal Management and Conservation Element.

Issue: Design and Architectural Review

The City currently has an Architectural Review Board (ARB), however, the ARB reviews a limited set of development and redevelopment proposals (either historic structures or development or redevelopment in historic districts, or gateways) Further, the ARB does not have a definitive set of standards that can be used as a basis for decisions.

With the development of the City’s Design Element it is apparent that the City is interested in generally, excluding building styles that are inappropriate to the surroundings, achieving compatibility in design within the neighborhood context, and for providing for consideration of public realm (e.g. street, streetscape, sidewalk and pedestrian scale).

The City is revising its land use regulations to provide for design standards and will evaluate the potential of broadening the purpose and scope of the ARB to implement these proposed standards.

The City shall periodically update regulatory procedures designed to enhance the quality of architectural design, achieve more compatible relationships in the design of buildings, avoid unsightly appearance, avoid structural incompatibilities and avoid inordinate contrast in building mass, scale, height, articulation, and other design features. The desire of the City is to achieve a beautiful, pleasant, pedestrian oriented downtown by fostering good design, pedestrian connectivity, landscaping, and buffering.

Issue: Maintaining the Scale and Character of Neighborhoods

The City of Bradenton as a substantially developed City will continue to experience redevelopment within the established residential neighborhoods. This involves the demolition of existing residential structures and the rebuilding of replacement buildings along with substantial renovation and addition projects to existing buildings. This redevelopment activity is essential to the City for it replaces and upgrades older structures and it can be beneficial to the City, provided it occurs in a manner that preserves the elements of the neighborhood character.

Bradenton’s goal is to accommodate this redevelopment activity in a manner that does not produce new residences which substantially alter the scale or character of a street. The aim is to restrict home sizes so they do not visually overpower the natural features or amenities in a neighborhood, but instead compliment those features. Bradenton’s codes have not always

accomplished this goal and in the past some residential structures have been permitted that were of a size and scale that were not in balance with the neighborhood.

The City of Bradenton regulates the degree and scale of development on single-family properties through the use of setbacks, height limits, lot coverage restrictions and impervious coverage restrictions. These standards work well within a neighborhood that has been developed to the allowable density and intensity; however many of the City’s neighborhoods have built out to a much lower density and intensity than allowed under the existing land use designations and zoning standards. Thus a goal of the City is to bring consistency between the built character of neighborhoods and the Future Land Use designations. Further the City also aims to bring the zoning in these areas into compliance with the land use designations.

The City’s residential development standards will undergo periodic review and change in response to the goal of

maintaining a proper scale and balance of new structure to neighborhood character. It is understood that as development trends change, architectural styles evolve and as the private marketplace drives change, the City will need to regularly adjust its residential development standards. Thus, there is a recognition in the Comprehensive Plan that achieving the goals of preserving the character of our neighborhoods is an evolving process versus a single set of standards. Accordingly,

- New development and redevelopment shall occur in a manner that preserves the elements of the existing neighborhood character.
- The City shall regulate the degree and scale of development on single-family properties through the use of typical standards (e.g. setbacks, lot coverage, height limits, etc.) and by insuring land use designations and the built character of neighborhoods are consistent.

- Maintaining the character and quality of life for neighborhoods shall continue to be a major policy of the Comprehensive Plan.
- The City shall update its Land Use Regulations to ensure that the scale and character of new development and redevelopment is compatible with existing single-family neighborhoods.

Issue: Development of Multi-family Residential, Commercial, Office and Urban Use Areas

- The City shall encourage the development or redevelopment of multi-family residential commercial and office and mixed use properties that are consistent with the Future Land Use Map when deemed compatible for scale and density and mix of uses.
- The City shall investigate the application of a form based code in the Urban Central Business and Urban Cor districts to more effectively provide for the review

of development in accordance with the policies of this Comprehensive Plan.

Issue: Development of Flood Prone Areas

Florida Statutes require an analysis of the proposed development and redevelopment of flood prone areas. The City, with its location along the Manatee and Braden Rivers, and low-laying coastal topography has areas that are subject flooding. The City has adopted floodplain management regulations to protect flood prone areas, to protect the safety of the citizens, and to minimize public and private loss from flood conditions. Bradenton is a participant in the National Flood Insurance Program which provides flood insurance to home owners and businesses. The City has also participated in FEMA’s “Repetitive Loss Program” since 2002. Since that time the City has received about \$1.95 million. This money has been used to flood-proof eight (8) residential units the acquisition of one

flood-prone property. Two other residential properties are pending approval of their application.

The general floodplain regulations require that new construction in the floodplain must have the lowest habitable floor above the 100-year flood elevation and place restrictions on the type of construction permitted. The City conditions filing in any wetland area and requires a special use approval for construction in these areas. Further, no encroachment, fill, or other new development is allowed on the floodway areas adjacent to rivers or streams. Development of flood prone area is addressed on a site by site basis as part of the site plan review or special use process.

- The City shall apply best management principles and practices in managing stormwater runoff and prevent adverse impacts on water quality. Bradenton shall continue to be a participant in the National Flood Insurance Program.

- The City shall enforce its adopted floodplain management regulations which require new construction within the floodplain to construct the lowest floor above the 100-year flood elevation.
- The City shall coordinate with the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, Manatee County, state agencies and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

Issue: Protection of City’s Tree Resources

A large part of the City of Bradenton’s appeal and quality of life is influenced by the extensive green canopy of trees that exist throughout the residential neighborhoods and to a large degree within the business districts. This

resource helps provide a character which distinguishes Bradenton from a majority of Florida.

Bradenton’s commitment to maintaining and enhancing its tree canopy and streetscape environment is evidenced by continuing *Tree City USA* designations. The components of the City’s program include the on-going activities of the Tree and Land Preservation Board, a tree planting program (including memorial tree planting), landscape enhancement program and the City’s tree protection regulations established in the City’s land use regulations.

- In order to maintain and enhance the City’s tree canopy and streetscape environment the City shall update and improve the effectiveness of the City’s tree protection regulations
- The City shall continue to preserve its tree canopy by enforcing tree protection regulations. The City shall maintain and preserve the cover of the canopy to the greatest

extent practicable and keep roadways open and safe. The City shall promote the planting and preservation of trees throughout the City, minimize the removal of protected trees, and require compensation and replanting for the loss of protected trees in various stages of maturity in order to preserve the quality of life in the City of Bradenton.

Historic, Architectural, Scenic, Cultural, and Archaeological Resources

State Comprehensive Plan regulations address historic preservation in several areas. The statute requires local government comprehensive plans to identify historical properties on the future land use ma (§163.3177 (6) (a)) and to address historical properties in the housing element (§163.3177 (6) (f1.e)). The City has addressed the former requirement in its Historical Preservation Element and the latter requirement in its Housing Element.

Annexation (§9J-5.006(4)(f) FAC)

The City of Bradenton has had general annexation policies as part of its Comprehensive Plan since 1996. These policies established criteria for properties to be eligible for annexation and procedures of coordination with Manatee County, These policies are reaffirm and expanded within the goals, objectives, and policies section of this element.

Generally Bradenton has a limited annexation policy with the first priority for annexations including islands or enclaves surrounded completely by the City. The second priority is growth expansion to the City limits which are logical in aligning City limits and avoiding service duplication. In this instance the City does not actively pursue the annexation of properties, but will consider annexation requests from property owners. Coordination and evaluation of annexations with Manatee County is set forth in the *ACCORD*, an inter-local agreement adopted in 2002.

- The City of Bradenton shall consider the annexation of islands or enclaves if these additions would provide economies and efficiencies in service delivery to both Manatee County and the City.
- Annexations of growth areas adjacent to the City limits should be pursued when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development.
- The City shall provide written notice as provided for in the *ACCORD*, to Manatee County in advance of any annexation requests to be considered by the City Council. The City shall coordinate all annexations and designations of annexed properties identified in the Urban Development Zone with Manatee County.

School Facilities

The City has adopted a Public School Facilities Element which sets forth, in detail, the City's commitment to inter-governmental coordination for the planning, development and availability of public school facilities. The following summarizes the City's commitment:

- The Manatee County Public School Board has no plans for any additional school facilities within the City of Bradenton; however, the City shall permit new schools in any future land use category (except industrial) deemed necessary by the School Board. The City will utilize the Interlocal Agreement for Public School Facility Planning adopted February 27, 2008, to guide facility planning.
- The City shall coordinate with the Manatee County Public School Board to maintain data identifying public school facilities, capacity and utilization, and shall utilize the Interlocal Agreement for

Public School Facility Planning adopted February 27, 2008, for coordinating any future significant renovations or new schools.

- The City in conjunction with Manatee County shall maintain City population data to assist the Manatee County Public School Board in the projection of future population growth within this Comprehensive Plan as required by the .State.
- The City will direct that new or relocated schools should be located near parks, and libraries, and shall facilitate the joint use and site planning of facilities such as parks, libraries, and community centers with schools to the extent possible. The City will also encourage the use of elementary schools as focal points for neighborhoods.

**Area of Critical State Concern
(§9J-5.006(1)(f)2, FACV)**

No area within or adjacent to the City of Bradenton is located within a designated Area of Critical State Concern.

**ANALYSIS OF URBAN SPRAWL ISSUES
(§9J-5.006(5), FAC)**

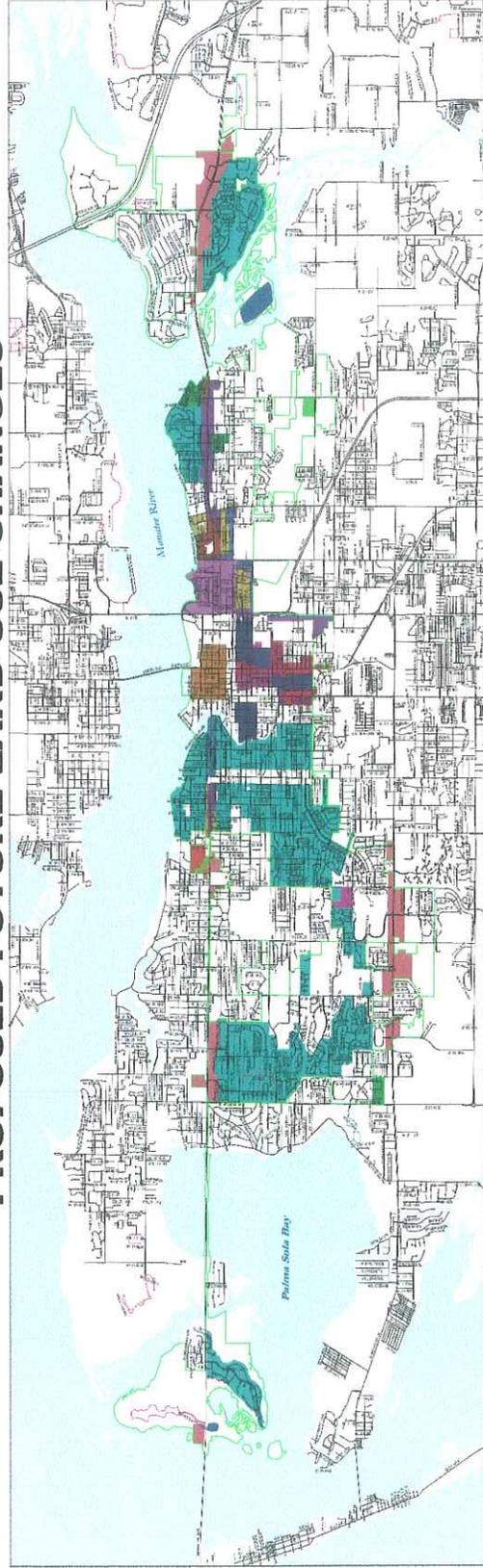
The City of Bradenton has developed as an urban area and is virtually built out. The City has no urban sprawl and its Design Element and design standards shall continue to foster the best

management principles and practices of urban design which are the exact opposite of urban sprawl. The City shall continue to enforce the following, as set forth in the Future Land Use Element goals, objectives, and policies. To avoid urban sprawl:

- Avoid premature or poorly planned conversion of developed or undeveloped land to strip centers.
- Prevent development of areas or uses that are not functionally related to the predominant land uses on adjacent land.

- Preclude development of areas that fail to maximize the use of existing public facilities.
- Avoid leapfrog/scattered development or ribbon/strip commercial development patterns.
- Require that development be consistent with criteria in Rule 9J-5.006(5), FAC.

PROPOSED FUTURE LAND USE CHANGES



PLU CHANGES PLU DESIGNATION

1. RESIDENTIAL VERY LOW DENSITY (UP TO 3 DU/A) TO CONSERVATION
2. RESIDENTIAL LOW DENSITY (UP TO 6 DU/A) TO URBAN VILLAGE
3. RESIDENTIAL LOW DENSITY (UP TO 6 DU/A) TO PUBLIC/PRIVATE SCHOOLS
4. RESIDENTIAL MEDIUM DENSITY (UP TO 18 DU/A) TO RESIDENTIAL LOW DENSITY (UP TO 6 DU/A)
5. RESIDENTIAL MEDIUM DENSITY (UP TO 18 DU/A) TO PUBLIC/PRIVATE SCHOOLS
6. RESIDENTIAL MEDIUM DENSITY (UP TO 18 DU/A) TO URBAN VILLAGE
7. RESIDENTIAL MEDIUM DENSITY (UP TO 18 DU/A) TO URBAN VILLAGE
8. RESIDENTIAL HIGH DENSITY (UP TO 15 DU/A) TO URBAN VILLAGE
9. RESIDENTIAL HIGH DENSITY (UP TO 15 DU/A) TO URBAN COMMERCIAL CORRIDOR
10. RESIDENTIAL HIGH DENSITY (UP TO 15 DU/A) TO RESIDENTIAL MEDIUM DENSITY (UP TO 18 DU/A)

11. PROFESSIONAL TO URBAN VILLAGE
12. COMMERCIAL TO PUBLIC/PRIVATE SCHOOLS
13. COMMERCIAL TO URBAN COMMERCIAL CORRIDOR
14. COMMERCIAL TO URBAN VILLAGE
15. COMMERCIAL TO SUBURBAN COMMERCIAL CORRIDOR
16. DOWNTOWN/URBAN USE TO URBAN CENTRAL BUSINESS DISTRICT
17. DOWNTOWN/URBAN USE TO URBAN COMMERCIAL CORRIDOR
18. DOWNTOWN/URBAN USE TO URBAN VILLAGE
19. DOWNTOWN/URBAN USE TO RESIDENTIAL MEDIUM DENSITY (UP TO 18 DU/A)
20. URBAN CENTRAL BUSINESS DISTRICT TO URBAN CORE

SCALE

One Mile

City/Bradenton City Limits

Prepared by the City of Bradenton
Department of Planning & Community Development
June 2, 2008

CITY OF BRADENTON
Department of Planning and Community Development
101 Old Main Street
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Map FLUE -2: Future Land Use Map Changes

Parcel #	Total Acres	Existing Land Use	Proposed Land Use
1	58.0	Very Low Density (Residential 3)	Conservation
2	17.0	Low Density (Residential 6)	Urban Village
3	23.0	Low Density (Residential 6)	Public/Private School
4	2,539.0	Medium Density (Residential 10)	Low Density (Residential 6)
5	22.0	Medium Density (Residential 10)	Public/Private School
6	10.0	Medium Density (Residential 10)	Urban Comm. Corridor
7	201.0	Medium Density (Residential 10)	Urban Village
8	53.0	High Density (Residential 15)	Urban Village
9	10.0	High Density (Residential 15)	Urban Commercial Corridor
10	75.0	High Density (Residential 15)	Medium Density (Residential 10)
11	30.0	Professional Office/Medical	Urban Village
12	10.0	Commercial	Public/Private School
13	199.0	Commercial	Urban Commercial Corridor
14	110.0	Commercial	Urban Village
15	175.0	Downtown Mixed Use	Urban Central Business District
16	42.0	Downtown Mixed Use	Urban Commercial Corridor
17	49.0	Downtown Mixed Use	Urban Village
18	92.0	Downtown Mixed Use	Medium Density (Residential 10)
19	121.0	Urban Central Business District	Urban Central Business District CORE
20	443.0	Commercial	Suburban Commercial Corridor
TOTALS	4,279.0		

Table FLUE – 5: Future Land Use Map Changes By Parcel

In #	Total Acres	Existing Land Use	Allowable Uses	Adopted Density/Intensity			Adopted Development Potential			Proposed Land Use	Allowable Uses	Proposed Density/Intensity			Proposed Development Potential			Difference		
				Units/Acre	Units*/Acre	FAR	Units	Units*	Square Feet			Units/Acre	Units*/Acre	FAR	Units	Units*	Square Feet	Units	Units*	Square Feet
1	58.0	Very Low Density (Residential 3)	Coastal area residential; Possible neighborhood commercial : group homes, public facilities, educational facilities, churches	3	3	0	174	174	0	Conservation	Parks, designated open spaces, and conservation	0	0	0.0	0	0	0	-174	-174	0
2	17.0	Low Density (Residential 6)	Primarily single family; possible neighborhood commercial	6	6	0	102	102	0	Urban Village	Small-lot single family, multi-family rowhouses, limited mid-rise, flex houses for live-work residential; Professional offices, retail, artisanal uses, civic, recreation	15	18	0.3	255	306	207,346	153	204	207,346
3	23.0	Low Density (Residential 6)	Primarily single family; possible neighborhood commercial	6	6	0	138	138	0	Public/Private School	Educational facilities	0	0	0.0	0	0	0	-138	-138	0
4	2,539.0	Medium Density (Residential 10)	Residential; possible neighborhood commercial	10	10	0	25,390	25,390	0	Low Density (Residential 6)	Primarily single family; possible neighborhood commercial	6	6	0.00	15,234	15,234	0	-10,156	-10,156	0
5	22.0	Medium Density (Residential 10)	Residential; possible neighborhood commercial	10	10	0	220	220	0	Public/Private School	Educational facilities	0	0	0.0	0	0	0	-220	-220	0
6	10.0	Medium Density (Residential 10)	Residential; possible neighborhood commercial	10	10	0	100	100	0	Urban Comm. Corrid.	Moderate residential density; Offices, light commercial, retail, hotel, restaurant, educational, social services, auto sales	2	2.6	0.6	20	26	243,936	-80	-74	243,936
7	201.0	Medium Density (Residential 10)	Residential; possible neighborhood commercial	10	10	0	2,010	2,010	0	Urban Village	Small-lot single family, multi-family rowhouses, limited mid-rise, flex houses for live-work residential; Professional offices, retail, artisanal uses, civic, recreation	15	18	0.3	3,015	3,618	2,451,557	1,005	1,608	2,451,557
8	53.0	High Density (Residential 15)	Residential; possible neighborhood commercial	15	15	0	795	795	0	Urban Village	Small-lot single family, multi-family rowhouses, limited mid-rise, flex houses for live-work residential; Professional offices, retail, artisanal uses, civic, recreation	15	18	0.3	795	954	646,430	0	159	646,430
9	10.0	High Density (Residential 15)	Residential; possible neighborhood commercial	15	15	0	150	150	0	Urban Comm. Corrid.	Moderate residential density; Offices, light commercial, retail, hotel, restaurant, educational, social services, auto sales	2	2.6	0.6	20	26	243,936	-130	-124	243,936
10	75.0	High Density (Residential 15)	Residential; possible neighborhood commercial	15	15	0	1,125	1,125	0	Medium Density (Residential 10)	Residential; possible neighborhood commercial	10	10	0.00	750	750	0	-375	-375	0
11	30.0	Professional Office/Medical	Offices, medical facilities; public facilities, limited commercial and educational facilities	0	0	0.35	0	0	457,380	Urban Village	Small-lot single family, multi-family rowhouses, limited mid-rise, flex houses for live-work residential; Professional offices, retail, artisanal uses, civic, recreation	15	18	0.3	450	540	365,904	450	540	-91,476
12	10.0	Commercial	Retail stores, offices, automotive service businesses, hotels, restaurants, public facilities and educational facilities	0	0	0.5	0	0	217,800	Public/Private School	Educational facilities	0	0	0.0	0	0	0	0	0	-217,800
13	199.0	Commercial	Retail stores, offices, automotive service businesses, hotels, restaurants, public facilities and educational facilities	0	0	0.5	0	0	4,334,220	Urban Comm. Corrid.	Moderate residential density; Offices, light commercial, retail, hotel, restaurant, educational, social services, auto sales	2	2.6	0.6	398	517	4,854,326	398	517	520,106
14	110.0	Commercial	Retail stores, offices, automotive service businesses, hotels, restaurants, public facilities and educational facilities	0	0	0.5	0	0	2,395,800	Urban Village	Small-lot single family, multi-family rowhouses, limited mid-rise, flex houses for live-work residential; Professional offices, retail, artisanal uses, civic, recreation	15	18	0.3	1,650	1,980	1,341,648	1,650	1,980	-1,054,152
15	443.0	Commercial	Retail stores, offices, automotive service businesses, hotels, restaurants, public facilities and educational facilities	0	0	0.5	0	0	9,648,540	Suburban Commercial Corridor	For suburban arterial roadways: retail, office, auto sales and repair and service, hotel, restaurant, social services	0	0	0.5	0	0	9,648,540	0	0	0
16	175.0	Downtown Mixed Use	Offices, multifamily residential, light commercial, public facilities, educational facilities, restaurants	25	25	10.0	4,375	4,375	76,230,000	Urban Central Business District	Walkable and mixed use: offices, personal and professional services, commercial, retail, public/semi-public facilities, educational, institutional, restaurants, recreation; Medium and high density residential	20	25	2.5	3,500	4,375	19,057,500	-875	0	-57,172,500
17	42.0	Downtown Mixed Use	Offices, multifamily residential, light commercial, public facilities, educational facilities, restaurants	25	25	10.0	1,050	1,050	18,295,200	Urban Comm. Corrid.	Moderate residential density; Offices, light commercial, retail, hotel, restaurant, educational, social services, auto sales	2	2.6	0.6	84	109	1,024,531	-966	-941	-17,270,669
18	49.0	Downtown Mixed Use	Offices, multifamily residential, light commercial, public facilities, educational facilities, restaurants	25	25	10.0	1,225	1,225	21,344,400	Urban Village	Small-lot single family, multi-family rowhouses, limited mid-rise, flex houses for live-work residential; Professional offices, retail, artisanal uses, civic, recreation	15	18	0.3	735	882	597,643	-490	-343	-20,746,757
19	92.0	Downtown Mixed Use	Offices, multifamily residential, light commercial, public facilities, educational facilities, restaurants	25	25	10.0	2,300	2,300	40,075,200	Medium Density (Residential 10)	Residential; possible neighborhood commercial	10	10	0.00	920	920	0	-1,380	-1,380	-40,075,200
20	121.0	Urban Central Business District	Walkable and mixed use: offices, personal and professional services, commercial, retail, public/semi-public facilities, educational, institutional, restaurants, recreation; Medium and high density residential	40	50	5.0	4,840	6,050	26,353,800	Urban Central Business District CORE	Walkable and mixed use: offices, personal and professional services, commercial, retail, public/semi-public facilities, educational, institutional, restaurants, recreation; Medium and high density residential	33	38.5	2.3	3,993	4,659	11,859,210	-847	-1,392	-14,494,590
TOTALS	4,279.0						43,994	45,204	199,352,340							52,542,508	-12,175	-10,308	-146,809,832	

*Range in density is to allow affordable housing as defined in City's LHAP

Table FLUE – 6: Comparison of Development Potential of Old and New FLUM

Analysis of Bradenton Planning Areas (§9J-5.006 (2))

Analysis of land use characteristics and population provides a general description of the built and natural environments defining the City of Bradenton. This analysis does not describe specific land use and development conditions unique to its neighborhoods, communities, or small areas, which make up the fabric of the City. In order for this Comprehensive Plan to be a more useful tool in the City's growth management process, detailed analysis of 18 smaller planning areas is presented.

The boundaries of the planning areas follow the various census tract boundaries for the City. Since neighborhood areas do not necessarily configure themselves to predetermined sizes some areas contain

more than one census tract. The compiled neighborhood planning areas are illustrated in Map FLUE – 3 and they are individually broken out into separate maps for each planning area.

The City provides water and wastewater systems to all areas within the City limits except for Seabreeze Mobile Home Park (Neighborhood 4.0I) - which is serviced by Manatee County. The public facilities element presents an analysis of these services. Stormwater management is also addressed in the public facilities element.

As discussed in the overall land use analysis the City has adopted sweeping land use designation changes affecting 4,279 acres. The areas affected by these changes and the impact of these changes on public services and facilities are shown on Map FLUE – 2 and in Tables FLUE – 5 and FLUE – 6.

In general these land use changes took excess density from built out residential neighborhoods, and concentrated it in the downtown area. This was achieved by

creating a new Urban Core designation and expanding the scope of Urban Central Business District and Urban Village District, and to a lesser extent creating Suburban and Urban Commercial Corridor designations.

A comparison summary of existing land use and acreage for each planning area is presented in Table FLUE – 7. It should be noted that comparing appraiser data provides a gross assessment of changes in neighborhoods as there are varying degrees of accuracy in identifying particular land uses.

TABLE FLUE -7: SUMMARY OF NEIGHBORHOODS BY EXISTING LAND USE CLASSIFICATION – 1996 - 2009

Neighborhoods	TOTAL ACREAGE		COMPARISON OF ACREAGE BY EXISTING LAND USE CATEGORY 1996 - 2009											
			Industrial		Residential		Professional Commercial		Public/ Semi-Public		Recreation/ Open Space		Vacant	
1.01	328	410	0	19	75	50	146	68	44	149	10	13	53	32
1.03 / 1.04	513	494	0	12	237	165	149	81	55	145	20	2	52	39
4.05 / 4.06	693	618	0	0	367	138	69	68	56	107	194	140	7	15
4.07	637	576	0	7	459	242	102	80	24	26	33	0	19	69
4.08	568	486	0	0	434	220	10	30	14	23	103	0	7	31
5.01	293	235	0	0	199	148	35	27	52	53	7	1	0	6
5.03 / 5.04	649	539	0	5	631	423	18	14	0	34	0	0	0	1
6.01	321	260	0	0	279	210	31	13	9	23	0	0	2	9
6.02	249	237	0	0	228	179	12	11	0	8	8	4	1	13
7.02A/8.03	543	860	0	0	236	206	21	8	25	110	156	6	105	78
7.02B	462	871	5	51	346	277	29	23	21	153	19	22	42	280
7.03	590	632	88	226	243	152	115	106	40	54	22	19	82	70
11.03	316	320	0	0	127	183	65	65	0	0	0	0	124	26
12.02	271	267	0	0	201	163	32	35	28	54	9	5	1	10
12.04A	424	541	0	0	0	0	5	0	0	0	176	0	243	536
12.04B	313	549	0	0	107	50	1	5	0	8	192	120	13	306
20.03	803	926	0	10	104	110	17	30	0	42	152	0	530	636
20.04	625	647	0	5	324	301	62	36	0	10	121	87	118	135
TOTAL	8,598	9468*	93	335	4597	3217	919	700	368	941	1,222	419	1,399	2,292
Percent of Total	100%	100%	1%	3.5%	54%	34%	11%	7.4%	4%	14.6%	14%	4.4%	16%	24%

Source: 2009 Manatee County Property Appraiser*Includes 888 acres that the property appraiser’s office shows as “no data”

Since 1996 the size of the City has increased by approximately 10% (870 acres)

and is primarily attributable to voluntary annexations into the City. There has been

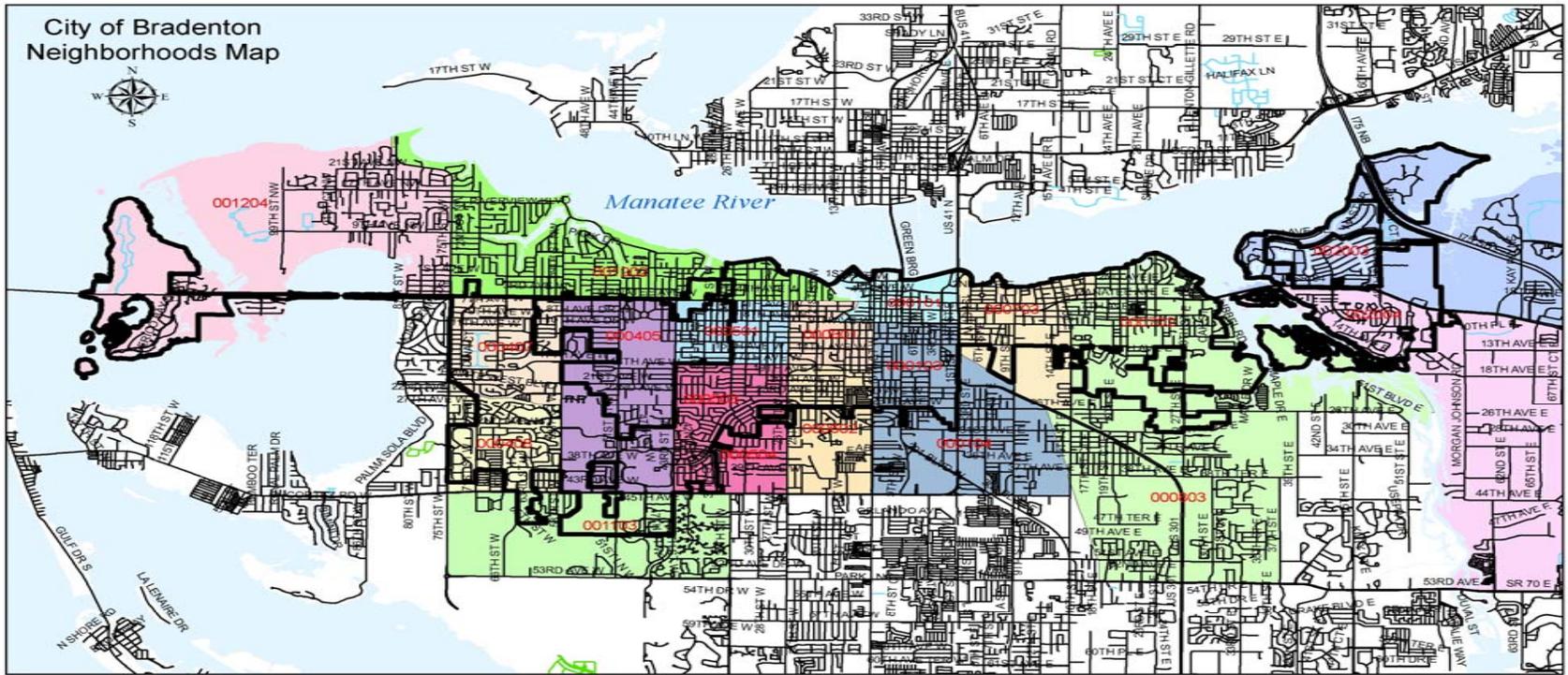
an increase in industrial, public/semi-public acreage and vacant acreage and a decrease

in the total residential, professional-commercial and recreational-open space acreage.

Some of the loss in recreation/open space lands is due to the redefinition of public/semi-public lands which has triple in size during this time period. Also, of the 2.292 acres of vacant land (2209)

approximately 1,450 acres have been approved for residential uses.

The following neighborhood analysis will discuss the changes in more detail.



Neighborhoods

1.01	4.06	6.01	12.02
1.03	4.07	6.02	12.02
1.04	4.08	7.02 A, B	12.04 A,B
4.05	5.01	7.03	20.03
	5.03	8.03	20.03
	5.04	11.03	20.04

10/14/09
 CITY LIMITS



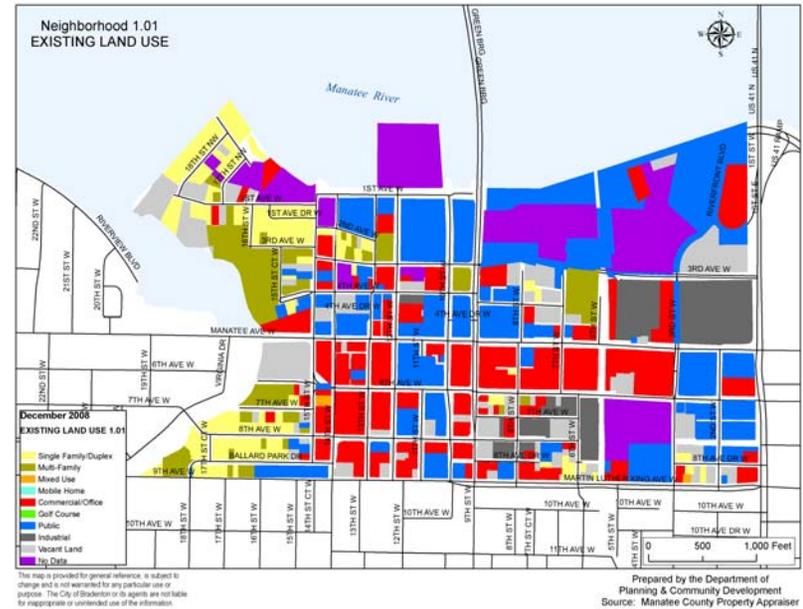
Map FLUE – 3: City of Bradenton Neighborhoods Map

NEIGHBORHOOD 1.01 - DOWNTOWN

Downtown Neighborhood 1.01 is the downtown core of Bradenton. It is comprised of the Urban Core, the surrounding Urban Central Business District and adjacent residential areas including Point Pleasant. The neighborhood is bounded by 1st Street (Route 301/41) on the east, 9th Avenue West on the south; Wares Creek on the west and the Manatee River on the north. The neighborhood contains the Downtown Bradenton Historic District and is the western half of the Community Redevelopment Area, established for the purpose of downtown redevelopment. The neighborhood is also part of the Community Development Target Area for housing rehabilitation through federal (HUD) funding. Most of the area is also in a state designated Enterprise Zone, allowing for certain economic benefits to business. Tampa Bay Regional Planning Council has also designated Bradenton's downtown as a regional activity center.

URBAN CORE

The heart of the Urban Central Business District is the intersection of Manatee Avenue and the downtown's Old Main Street" (12th Street West). The district extends from 1st Street West to 15th Street West. The main office of the Post Office, the Manatee County Safety Complex and administration Buildings, several major financial institutions, and City Hall are all grouped in this area. Along Manatee Avenue and Old Main Street are shops, restaurants, and professional offices. To the north of the downtown core lies a concentration of cultural facilities including City Hall, the Police Station, the Municipal Auditorium, the Bishop Planetarium and South Florida Museum, the Manatee Players, the



LAND USE	ACRES	%
Industrial	0/19	0/5
Residential	75/50	23/12
Professional/Commercial	146/68	45/17
Public/Semi-Private	44/149	13/36
Recreation/Open Space	10/13	3/3
Vacant	53/132	16/8
TOTALS	328/410*	100*

*No data for 79 acres /10%

Central Library, and the Art League. Also in this area is the Chamber of Commerce.

The major residential structure in the core area is the Courtyard, a retirement center. Scattered second floor apartments are in the area.

URBAN CENTRAL BUSINESS DISTRICT

This area surrounds the Urban Core and runs south of the Manatee River, west of 2nd street, north of 10th Avenue, West and along the east side of Wares Creek (excluding the Point Pleasant residential neighborhood).

Along Manatee Avenue and 6th Avenue West to the east of 9th Street are a variety of uses including a Florida Power and Light substation, major medical complexes, School Board offices, the Champ's offices, warehouses and several commercial, light industrial and professional establishments.

The revitalization efforts of the Community Redevelopment Agency/Downtown Development Authority (CRA/DDA) and other factors have spurred redevelopment in the downtown including several new office buildings. Until the downturn in the economy (2008) renovation activity was also high. The federal income tax credits available for restoration of historic structures have been a major incentive. New construction and renovations have created office space in the downtown, but little has been done to provide housing in the area.

The DDA has been active during the past few years in establishing a basis for revitalization and is actively promoting revitalization, making direct improvements to

the area and promoting downtown activities. The primary funding tool for the DDA is tax increment financing. Funds from tax increment financing has provided the DDA has paid for infrastructure improvements and a basis for providing industrial development bonds and loan programs to spur redevelopment by the private sector. The programs currently being undertaken include, streetscape improvements, purchase of property for land banking, “way-finding signage”, and improvements to Rossi Park (located along the Manatee River). In the future the DDA will be looking towards facilitating the redevelopment of targeted sites in the Community Redevelopment Area.

BRADENTON WATERFRONT

The City-owned 55-acre tract of land adjacent to the Manatee River is being developed after 15 years of efforts. The 150-room Holiday Inn and a 70,000 square foot office structure, have been completed with the Holiday Inn recently undergoing a major renovation. The Waterfront Park along the Manatee River, completed in 1984, completes a full mile of linear Public Park from 15th Street West to Riverside Drive at Manatee Hospital. Just south of the waterfront is the Bradenton Herald building.

New roadways connecting the waterfront to the downtown and adjacent highways will include the extension of 3rd Street West into the waterfront property, construction of 3rd Avenue West from 9th Street West to 3rd Street West, and the extension of 7th Street West to connect to 3rd Avenue.

Housing in the area is made up of one and two-story single family and multi-family houses. Condition of the houses is mixed.

The expanded Twin Dolphin Marina provides 75 live-aboard slips, and a ship store open to the public. It serves as a small convenience store and sandwich shop, as well as providing for the 220 slip marina.

POINT PLEASANT

This residential area is the most densely populated section of the City. The population is estimated at 800 people and estimated density is 17 persons per acre. The land area is close to 100% developed. The Point is a mixture of large single family houses and high-rise condominiums inhabited principally by retired senior citizens (63% of the population is over 65 and not in the labor force). Two major retirement homes are located on Point Pleasant: The Shores and Asbury Towers. Over half of the households are single person households.

The population is elderly: 63% are over 65 and the median age of 73.6 is the highest in the City. Only 6% of the population is under 18 years of age.

Point Pleasant has the highest mean value of housing units (non-condo) in' the City at with the exception of the Village Green area and the Riverview Boulevard area. Median monthly rents (\$630) and mortgages (\$1245) are among the highest in the City.

DESOTO TOWERS RESIDENTIAL AREA

The residential area along Wares Creek south of the former City Hall (6th Avenue West) is a medium density residential area made up largely of single family and three and four unit multi-family houses of one and two stories. Housing is in good condition with some exception along 8th Avenue Drive West.

SOUTHEAST AREA

The southeast portion of downtown (south of 6th Avenue West and east of 9th Street West) is a mixture of commercial and warehouse uses and single Family and small multi-family houses. Housing conditions are fair.

Housing values are the second lowest in the City (\$22,300), although rents are relatively high (median \$395). Over half (61%) the population of this area is minority and the median age is 25, making it one of the "youngest" areas of the City.

IMPACT OF FLUM CHANGES

Approximately 121 acres will change from an Urban Central Business District to an Urban Core land use designation. Both designations promote mixed-use development with the goal of creating a pedestrian oriented, vibrant urban area. While the new land use designation increases densities, it also provides the percentage mix for residential and non-residential uses which ultimately reduces the number of residential uses by a maximum of 1,392 units and the amount of non-

residential square feet by 14.5 million square feet. Adequate public services and facilities, cultural amenities and transit are available in the neighborhood.,

NEIGHBORHOOD 1.01 – DOWNTOWN RECOMMENDATIONS

1. Support each Community Redevelopment Agency's (CRA) implementation of the Community Redevelopment Plan.

a) Provide staff assistance for each CRA projects.

b) Encourage private sector creation of residential units in the downtown area.

c) Work with each CRA to select sites in need of rehabilitation or demolition and redevelopment and to initiate redevelopment by the private sector in compliance with their Community Redevelopment Plans.

2. Improve pedestrian circulation and conditions.

a) Require construction or reconstruction of sidewalks for new or rehabilitated buildings throughout the neighborhood and require wheelchair ramps at intersections.

b) Construct sidewalks along all new roadways.

c) Coordinate with Florida Department of Transportation to enhance S.R. 64 and improve pedestrian and traffic safety along this urban arterial segment of roadway.

d) Support and facilitate each CRA's streetscape improvement measures such as the addition of landscaping, shade trees, benches, trash receptacles, decorative paving, and street lights in the neighborhood.

3. Maintain the Downtown Bradenton Historic District and administer the Historic District Ordinance for the purpose of encouraging quality redevelopment in the downtown. (See Historic Preservation Element.)

4. Discourage in Point Pleasant further replacement of housing with high-rise residential buildings.

5. Ensure adequate public green-space in the neighborhood.

a) Preserve existing public waterfront park from 15th Street West to 6th Street East and improve amenities when financially feasible.

b) Encourage shade tree planting and the placement of benches for public use throughout the downtown.

7. Improve the parking situation in the downtown core.

a) Institute measures to discourage employee and other all day parking on streets where parking is in demand such as retail areas of Manatee Avenue and 12th Street West and in the vicinity of the Courthouse.

b) Require that major new buildings are self-sufficient regarding parking facilities and that other-new buildings and structures rehabilitated for reuse provide as much parking as feasible.

c) Waive parking requirements for reuse of existing buildings and modest additions to such buildings.

8. By 2010, adopt by ordinance development rules & guidelines to ensure and preserve the architectural integrity and character of the downtown core.

9. By 2010 adopt regulations to control development along 9th Street West and 1st Street West by establishing architectural guidelines to ensure cohesive, harmonious and unified construction in order to enhance the aesthetic quality of the city's Gateway.

NEIGHBORHOOD 1.03/1.04

MCKECHNIE FIELD AREA

Neighborhood 1.03/1.04 is south of the downtown and between Route 301/41 and Business 41 (14th Street West). The northern boundary is 9th Avenue West and the southern boundary is the City limits at approximately 26th Avenue West.

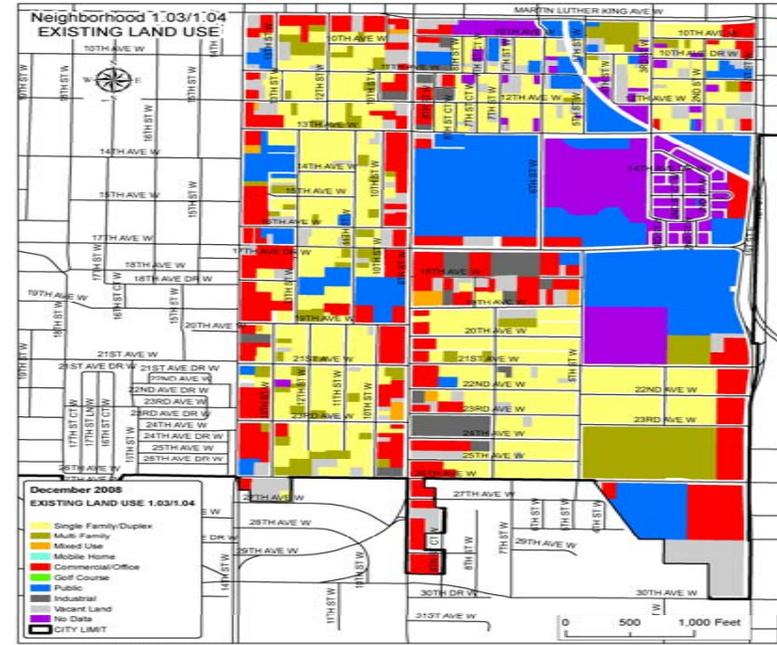
The neighborhood is crossed by three major roadways: 9th Street West, 17th Avenue West, and 21st Avenue West.

About 3400 people live in the neighborhood, which can be divided into three sections with widely differing characteristics.

NORTHEAST SECTION (POPULATION: 1300)

The area north of 17th Avenue West and east of 9th Street West is comprised of an old residential area, a large public housing project -the Rogers Project, and several public facilities including the 13th Avenue Youth Center, the City Hall Annex and City yard, and McKechnie Field, the Pittsburgh Pirates' exhibition game field. Commercial and professional uses run along 9th Avenue, 9th Street, 17th Avenue, and Route 301/41.

This portion of the neighborhood is populated primarily by Afro-Americans (97%). Residents work primarily in service



Prepared by the Department of Planning & Community Development
Source: Manatee County Property Appraiser

Land Use	Acres	%
Residential	237/165	46/34
Professional/Commercial	149/81	29/16
Public/Semi Public	55/145	11/29
Recreation/Open Space	20/2	4/<1
Industrial	0/12	0/2
Vacant	52/39	10/8
TOTALS	513/494*	100*

*No data for 47 acres/10%

occupations and are in the lower income and education brackets.

North of 13th Avenue West is an older residential area, which is undergoing extensive rehabilitation efforts. Under the City's housing program and in coordination with the first time homebuyers incentives, approximately 50 new homes have been constructed to date in this small area alone.

A high percentage of lots in the area are smaller than the current ordinance requires for construction of a single family house. East of the railroad, 59% of the lots are under the minimum square footage required (6000 square feet) and west of the railroad, 66% of the lots are undersized.

South of 13th Avenue is the Braden Villages, which contains 160 multi-family units on about 20 acres. The population of about 550 is young; 55% are under 18 years of age and the median age is 16.5 and 13.6 for males.

Eighty-two percent of the households with children are single parent households. Most households (71%) have children; 30% of the households have six people, making this the most densely populated housing in the City at 3.94 persons per unit and 30 persons per acre.

Next to the Braden Village to the east, is the 13th Avenue Youth Center and the Florida Motor Vehicles office. To the west, is the City yard, City Hall Annex, the Manatee

County Boys Club, and the Pittsburgh Pirates McKechnie Field. Along 17th Avenue are commercial uses, including the Greyhound Bus Station.

WEST OF 9TH STREET WEST (POPULATION: 1200):

This area is an established residential area flanked by commercial uses along 14th Street West (Business Route 41) and 9th Street West. Forty acres or about one-quarter of the land area is used commercially.

About half of the houses were built prior to 1950 and over three quarters prior to 1960. Since 1960, construction has tapered off as vacant lands were filled in. Residential land use is a mixture of one to three story single family, duplex and multi-family structures. Slightly over half of the units are single family. Condition of structures is varied. About 50% of the units are renter-occupied. Housing values are moderate (low to mid-\$30s). Lot sizes are small, most barely meeting the 6000 square foot area required for a single family house.

The population of the area is predominantly white, blue collar, and young. Median age is only 28.6 in the section north of 19th Avenue and 36.5' south of 19th Avenue. (The Citywide median age is 43.3). A high proportion of households (38% compared to 28% Citywide) are single person households. One-third of the households are couples, and the remainder are families with children.

There are no recreation areas in this portion of the neighborhood.

The Village of the Arts Overlay District is located in this area between 9th and 17th Avenues. The District allows home office and home occupations for residents who wish to work at home, but require client visitation and additional employees. The District allows more light commercial and professional uses, and has still maintained the residential ambience. Various Art Organizations and Artists have begun purchasing land in the neighborhood and a thriving “work-home” Artist Colony been established in the district.

SOUTHEAST AREA (POPULATION 900)

The southeast portion of Neighborhood 1.03/1.04 is bordered by 17th Avenue West on the north and 9th Street and 1st Streets West (Route 301/41) on the west and east. The area contains the highest point in the City, 39 feet, at 26th Avenue and 1st Street. From that point the land slopes toward 9th Street and 17th Avenue.

Commercial and other non-residential uses border the residential area on the north, east, and west. Between 17th and 19th Avenues, residential uses have been entirely replaced by commercial; also in these blocks are the new juvenile detention center, the City's wastewater treatment plant, and some County offices. Along 9th Street early rezones have allowed businesses to penetrate the residential area as far as 7th Street in many places. The

residential area is showing signs of deterioration as a result. Commercial uses along 1st Street have increased and are contained within a 200 foot strip.

Housing is in very good condition with some exceptions in the 7th Street area. Most of the residential area has developed since 1940 (only 25% of the houses were built prior to 1940). A building boom occurred during the 1970S when 40% of the housing units, were constructed. All residential structures are within the one to three story range, with a mean value is \$65,900. (2008).

Forty-five percent of the units are renter occupied. Since Cedar Tree Apartments account for 27% of the housing units, only 18% of the remaining units are renter occupied. This brings home ownership up to about 80% in the single family portion of the neighborhood.

Residents are predominantly white (97%). Age distribution is close to the City's profile with slightly fewer young and elderly and more working age residents.

Over half the households are two person households, and 26% are families with children. The remaining households are single person households. The work force is employed primarily in precision production and administrative support occupations.

There are three tracts of vacant land in the area totaling about 30 acres.

RECOMMENDATIONS: NORTHEAST SECTION

1. Continue to target the area north of 13th Avenue West for code enforcement efforts.
2. Continue City support of the 13th Avenue Youth Center, or other potential properties to provide recreational opportunities for the minority youth in this neighborhood.

RECOMMENDATIONS: WEST OF 9TH STREET WEST

The heavy commercial uses existing and/or possible on the streets surrounding this area are not compatible with residential use. Many of the commercial establishments in this area are aging and do not meet the requirements of City codes.

1. Strictly enforce requirements for buffers for commercial uses abutting residential zones.
2. Extend the Village of the Arts Overlay District from 17th Avenue to 26th Avenue between 9th and 14th Streets to encourage home occupations where client visitation and a minimal number of employees are necessary for the homeowner's business operation.
3. Monitor commercial areas to ensure compliance with Land Use Regulations, such as the sign ordinance, and require upgrading of commercial properties with approval of Zoning Permits and special permits.

4. Encourage voluntary upgrading of commercial properties by offering suggestions on how the property can be altered to comply with codes, particularly landscaping regulations. The residential area is relatively old and is almost 50% renter-occupied. Special attention should be paid to care of premises.
5. Enforce care of premise regulations in residential areas. The area has a significant number of children (over 200 are under 13 years of age) who have no recreation facility accessible without crossing major streets. Since lots are small, the opportunities for play on private property are scarce.
6. Develop a small public playground, which can be reached without crossing major streets.
7. By 2011 adopt regulations to control development along 9th Street West and 1st Street West by establishing architectural guidelines to ensure cohesive, harmonious and unified construction in order to enhance the aesthetic quality of the City's gateway.

IMPACT OF FLUM CHANGES

RECOMMENDATIONS: SOUTHEAST AREA

Residential areas close to 9th Street West are being adversely affected by the expanding commercial zone.

1. Prevent further encroachment of commercial zoning from the 9th Street West commercial area except where the commercial properties can fully meet the requirements of the City's ordinances for buffering of residences, and prevent expansion of the commercial area beyond 7th Street West.

-
2. Require upgrading of commercial properties with granting of zoning permits and enforce existing codes relative to commercial operations.
 3. Rezone the vacant property south of 26th Avenue West (now zoned C-4) to PDP and allow only uses compatible with adjacent areas; require developers to upgrade 26th Avenue West from 1st Street to the entrance of each new development.
 4. Maintain PDP zoning on vacant property between 23rd and 26th Avenues and allow only residential or professional use compatible with adjacent areas; limit access to any development to the 26th Avenue side of the property and require the developer to upgrade 26th Avenue from 1st Street to the entrance.
 5. Consider rezoning the vacant parcel south of the City's wastewater treatment plant now zoned Residential to PDP in order to allow flexibility in use of the property; development proposals should be carefully reviewed for their effect upon adjacent apartments and nursing homes.

NEIGHBORHOOD 4.05/4.06

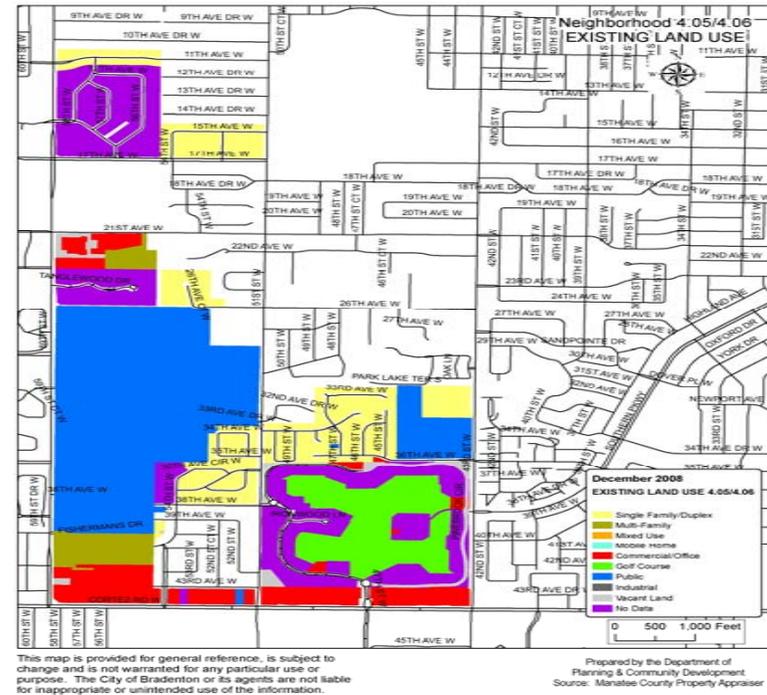
G.T. BRAY PARK AREA

Neighborhood 405/406 is the incorporated area lying between 43rd and 59th Streets West and between Manatee Avenue and Cortez Road.

Because of the irregularity of the City/County boundary in this part of the City, the neighborhood is divided into two sections. Off of 59th Street is Meadowcroft, a condominium development housing about 560 people. The south portion of the neighborhood contains several residential developments including Tanglewood, Ironwood, Pinebrook, Village West, Fisherman's Landing, Parkview Subdivision, Twin Lakes and Heritage West: Densities are medium and low.

The north side of Cortez Road between 43rd and 59th Streets is commercially developed. Medical-professional uses are located along 21st Avenue.

The G. T. Bray Park, the largest park within the City limits (137 acres), has entrances off 51st and 59th Streets. The park is on City property but was developed and is operated by the County. South of the park are Sugg Middle School, Moody Elementary, the Girls Club, and the YMCA. The Red Cross and Fire Station #3 are also adjacent to the park.



Land Use	Acres	%
Industrial	0/0	0/0
Residential	367/138	53/23
Professional/Commercial	69/68	10/11
Public/Semi-Public	56/49	8/8
Recreation/Open Space	194/198	28/32
Vacant	7/15	1/2
Totals	693/618*	100*

No data for 150 acres/24%

Housing is in excellent condition: Three-quarters of the units are single family and one-quarter, multi-family. This neighborhood is one of the newest and most affluent in the City. It has the highest median family income and second highest mean housing value (\$194,400). Seventy-five percent of the adults are married and the majority (58%) of households is two-person households.

The 2000 population is 4,500, a 60% increase over the 1990 population of 2,700. The neighborhood is virtually "built-out" with a small amount of scattered vacant property remaining.

There are few children living in the neighborhood, an estimated 8% as compared to 22% Citywide, and a high percentage of persons over 65 years of age, 55% as compared to 27% Citywide. The 2000 median age of 61.4 was one of the highest in the City.

59th Street has become one of the busiest streets in the City, carrying traffic between Manatee Avenue and Cortez Road and serving the tremendous new development on both its east and west sides.

In addition, Blake Hospital, and the surrounding medical and professional facilities, as well as the 59th Street Park, the schools, the YMCA, the Girls Club, and fire station located in the area generate large volumes of traffic. Pedestrian and bicycle facilities have been constructed in a piecemeal fashion, resulting in an extremely hazardous

situation for school children and others trying to reach the public facilities without automobiles.

IMPACT OF FLUM CHANGES

Approximately 138 acres of Medium Density Residential (10 DUA) has been changed to Low Density Residential (up to 6 DUA) with a reduction in potential density of 552 dwelling units. With the limited amount of scattered, vacant land (15 acres) the neighborhood is considered built-out. The neighborhood is primarily single-family; therefore, the reduction in potential density will maintain that residential character. The second change is the re-designation of about 68 acres from a Commercial to Suburban Commercial Corridor. This change will reduce the uses and intensity of land uses and will be more compatible with the character of the adjacent residential neighborhood.

NEIGHBORHOOD 4.07

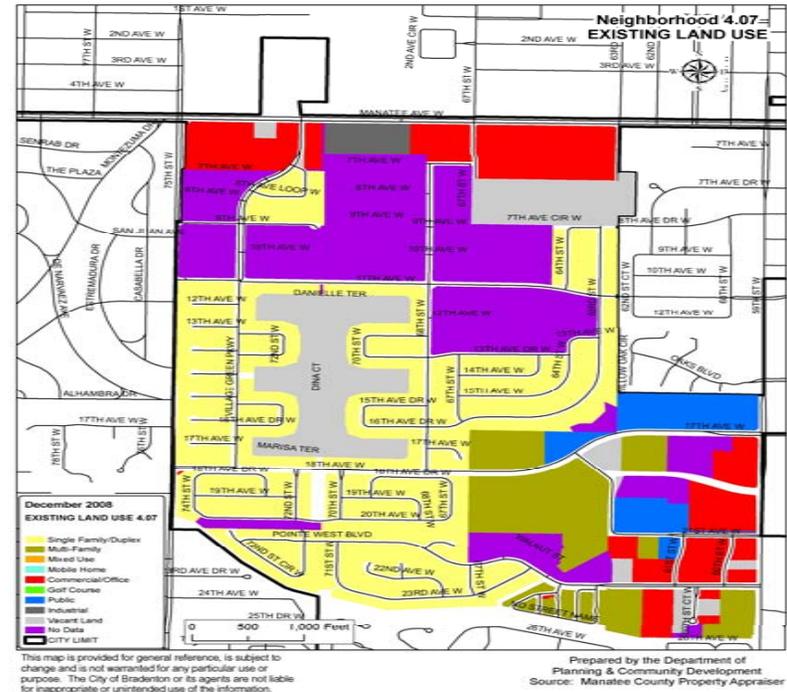
VILLAGE GREEN AREA

Neighborhood 4.07 is the area south of Manatee Avenue and north of the Cedar Hammock Drainage canal between 59th and 75th Streets West. The neighborhood is predominantly residential with Village Green, Point West, Freedom Village, and The Crossings being the major developments. Non-residential land use includes shopping plazas along Manatee Ave. and medical and professional uses surrounding Blake Hospital on the west of 59th Street. There is little vacant land remaining in the neighborhood, the largest piece being seventeen acres in the northern portion of the neighborhood.

There are about 2,500 housing units in the neighborhood, all constructed since 1960, 20% since 1980. Fifty-eight per cent of the units are single family, 4% duplex, and 38% multi-family. The housing stock is in excellent condition.

The 2000 population was 6,215. The 2000 census showed a median age of 64.2, considerably older than the City's median of 43.3. Children (under 18) accounted for less than 10% of the population.

There are no public recreation facilities in the neighborhood, but private facilities serve almost all of the residential areas. Also, G. T. Bray Park, a 137-acre County park, is in close proximity (Neighborhood 4.05/4.06).



Land Use	Acres	%
Industrial	0/7	0/1
Residential	459/243	72/42
Professional/Commercial	102/80	16/14
Public/Semi-Public	24/26	4/5
Recreation/Open Space	33/0	5/0
Vacant	19/69	3/12
Total	637576*	100*

*No data for 152 acres/26%

IMPACT OF FLUM CHANGES

There are two major changes with the FLUM re-designations. Approximately 250 acres of Medium Density Residential (10 DUA) has been changed to Low Density Residential (up to 6 DUA) with a reduction in potential density of 1,500 dwelling units. With the limited amount of scattered, vacant land the neighborhood is considered built-out. The neighborhood is primarily single-family; therefore, the reduction in potential density will maintain that residential character. The second change is the re-designation of about 25 acres from a Commercial to Suburban Commercial Corridor. This change will reduce the uses and intensity of land uses and will be more compatible with the adjacent and abutting residential neighborhood.

NEIGHBORHOOD 4.07 RECOMMENDATIONS:

1. Monitor non-residential uses in the neighborhood, particularly along 59th Street West, to insure that changes in use do not result in more intense use than was approved in the particular PDP or than is allowed in the zoning classification (example: professional becoming commercial).
2. Encourage the construction of a bicycle path along 75th Street West from 11th Avenue to Manatee Avenue, and along Manatee Avenue to the Palma Sola Bay Causeway, and along 59th Street West from Manatee Avenue to Cortez Road.

3. Require the filing of amendment applications for significant changes in planned development projects and carefully adhere to the approved plans and stipulations when issuing permits within PDPS.
4. Require landscape buffers between non-residential development on Manatee Avenue and the residential areas to the south.
5. Construct the eastbound portion of 18th Avenue West from 75th street to 59th Street West.

NEIGHBORHOOD 4.08

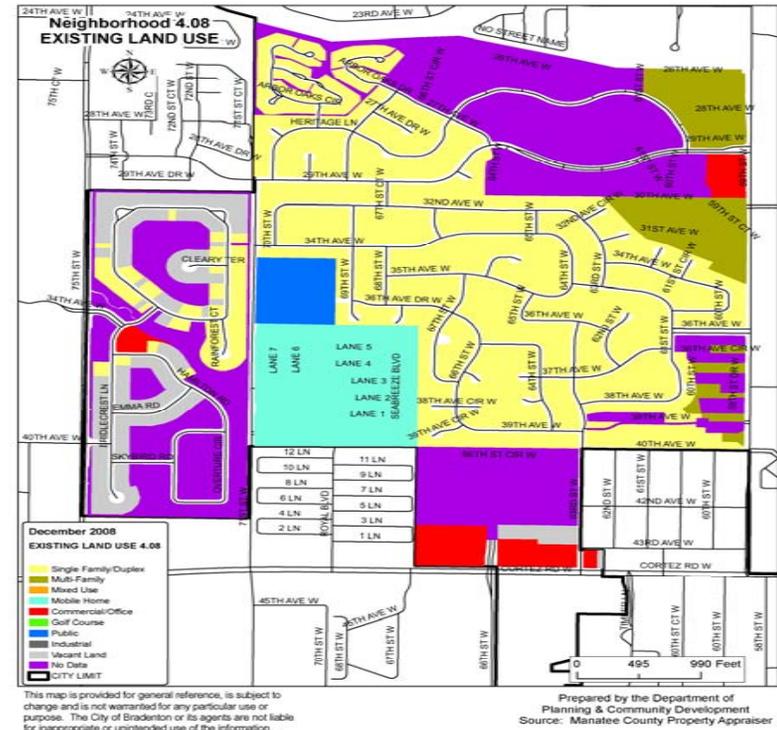
CORDOVA LAKES AREA

This neighborhood lies south of the Cedar Hammock drainage canal and north of Cortez Road between 59th and 75th Streets West.

Land use is residential except for a commercial area along Cortez a Road. Cordova Lakes, Heritage Village, Seabreeze Mobile Home Park, and Sunchase Apartments are the major residential developments. There are about 1500 units, 64% single family, 10% mobile homes, and 26% multi-family. Seventy percent of the units were constructed since 1980 and 99% since 1960. Housing is in excellent condition.

The commercial area at Cortez Road is developed; however there are vacancies. One parcel to the west of 66th Street West was approved as a commercial plaza, and has been completed. There is little vacant land in this neighborhood, as an ACLF is planned for the vacant property east of 66th Street.

The 2000 population is estimated at 3,100. Over a third of the population is over 65 years of age, one-fifth under the age of 18, and the remaining 60-65% is between 18 and 65 years of age. The age composition shows more retirement age people and children than does the City as a whole.



Land Use	Acres	%
Industrial	0/0	0/0
Residential	434/260	77/53
Professional/Commercial	10/30	2/6
Public/Semi-Public	14/23	2/5
Recreation/Open Space	103/0	18/0
Vacant	7/31	1/6
Totals	568/486*	100*

*No data for 142 acres/30%

There are no public recreation facilities in the neighborhood and almost half of housing units are not served by private facilities. However, the G. T. Bray Park, a 137-acre County park, is across 59th Street from the neighborhood as are the YMCA, the Girls' Club two elementary schools (Moody & Seabreeze) and one middle (Sugg) school.

IMPACT OF FLUM CHANGES

The predominant impact of the FLUM changes is the re-designation of 260 acres of Medium Density Residential (10 DUA) to Low Density Residential (up to 6 DUA) with the reduction of potential development of 1040 units. The FLUM change will prevent future redevelopment from being at a scale and intensity incompatible with the existing neighborhood.

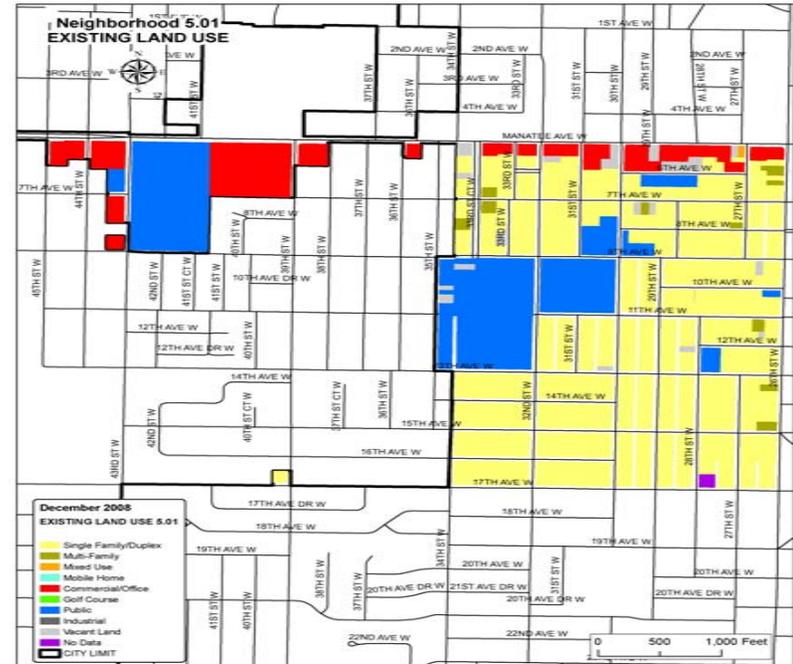
NEIGHBORHOOD 5.01

MANATEE HIGH SCHOOL AREA:

Neighborhood 5.01 lies between 26th Street West and the City limits (approximately 34th Street) and between Manatee Avenue (S.R. 64) and 17th Avenue. It also includes Westgate Shopping Center, Jesse P. Miller Elementary School, Huntington Bank, Regions Bank, First Federal, and St. Stephens Church all located on Manatee Avenue West of 38th Street.

The neighborhood is predominantly medium density single family residential with commercial and professional uses along Manatee Avenue. A major feature of the neighborhood is the 25-acre campus of Manatee High School. The high school recently made major improvements to create new facilities in a campus setting. A portion of 11th Avenue was vacated to accommodate these improvements.

Housing is modest (\$45,600 mean value) and well maintained. Most (82%) of the houses are single family dwellings built during the 1940s and 50s; almost half were built during the 50s. The vacancy rate of 6% is well below the average for Bradenton, and less than 20% of the units are renter occupied.



This map is provided for general reference, is subject to change and is not warranted for any particular use or purpose. The City of Bradenton or its agents are not liable for inappropriate or unintended use of the information. Prepared by the Department of Planning & Community Development Source: Manatee County Property Appraiser

Land Use	Acres	%
Industrial	0/0	0/0
Residential	199/148	68/63
Professional/Commercial	35/27	12/11
Public/Semi-Public	52/53	18/23
Recreation/Open Space	7/1	2/<1
Vacant	0/6	0/3
Total	293/235	100

It is estimated that the population has dropped about 10% from 1990 because of conversions of houses to non-residential use and a drop in the average number of persons per unit.

The median family income of \$23,646 is somewhat higher than that of the City (\$16,502), probably because of a high number of two-income families rather than high income jobs. The two most frequently listed occupations for this neighborhood in the 2000 Census were sales and administrative support.

Two small neighborhood parks serve the area. The 6th Avenue Watertower Park, just east of 30th Street West, which was developed as a neighborhood park through the rehabilitation and installation of playground equipment from other parks. Twenty-eighth Street Park, between 12th and 13th Avenues is a small neighborhood park, with playground equipment and a gazebo.

The traffic has increased on 26th Street West to the point that the two-lane section north of 21st Avenue West to Manatee Avenue is no longer adequate (see Traffic Circulation Element). Manatee County plans to eventually widen the roadway to four lanes under a major program of transportation improvements but has not included the improvements in its 5 year plan. The right-of-way is now inadequate for four lanes, so that additional right-of-way will have to be taken by the County. It will probably be more cost effective for the County to take property from

one side of the street rather than by shaving off front lawns on each side of the street. The preliminary finding is that the property will be taken from the east side of 26th Street and, therefore, land within Neighborhood 5.01 would not be affected.

As a result of the increasing traffic noise along 26th Street, the street has become less desirable for residences than it once was and homeowners have been requesting rezoning of their properties to professional zoning, particularly after the street widening. The lots along the west side of 26th Street are typically only 56 feet by 130 feet, less than 7300 square feet, and are too small to accommodate the parking necessary for professional offices and the buffers, setbacks, and landscaping required by the City. A blanket rezoning to professional would result in houses being converted for professional offices on a piecemeal basis with numerous variance requests. Should these variances be granted, adjacent properties would be poorly buffered, the City's landscaping ordinance would be compromised, and traffic would be snarled with numerous exits and entrances.

The assembly of several of the parcels would give a developer room to provide the necessary parking and setbacks. Houses could be converted, moved, or demolished and the property carefully developed to meet the City's land use code. Professional zoning could then be suitable, and PDP zoning may be warranted for the more

ambitious projects to insure thorough review and allow for the input of adjacent property owners.

IMPACT OF FLUM CHANGES

The predominant impact of the FLUM changes is the re-designation of 150 acres of Medium Density Residential (10 DUA) to Low Density Residential (up to 6 DUA) with the reduction of potential development of 600 units. Also, included in the FLUM changes was the re-designation of 26 acres of Commercial designated property to Suburban Commercial Corridor. This designation reduces uses and intensity of development and will keep the suburban nature of the neighborhood.

NEIGHBORHOOD 5.01 RECOMMENDATIONS:

1. Maintain residential zoning along 26th Street West until Manatee County completes the widening of the road to four lanes. Following the widening, rezoning to professional or Planned Development Project (PDP) zoning should be considered only in response to requests by property owners, accompanied by conceptual site plans. Professional zoning should be granted only if the development does not require variances which would compromise the intent of the City's Land Use Regulations to protect adjacent residential properties and prevent traffic problems. PDP zoning limited to professional or residential development should be considered for projects, which meet the minimum land area requirements for PDP. Zoning change requests that for other

than professional or PDP zoning should be denied as incompatible with surrounding land uses. Premature re-zoning could result in a decrease in the level of service of 26th Street.

2. Deny rezone requests encroaching into areas in residential use unless the rezone would "square off" the commercial zone and traffic would not be increased in the adjacent residential area as a result of the rezone. Any variance requests on developments proposed for such property should be denied if they would intensify the impact of the commercial development upon the adjacent residential area.
3. Discourage the expansion of commercial uses into residential areas except where parcel assembly allows for properly buffered non-residential development with traffic patterns, which do not disrupt adjacent residential areas.

NEIGHBORHOOD 5.03/5.04

SOUTHERN PARKWAY AREA

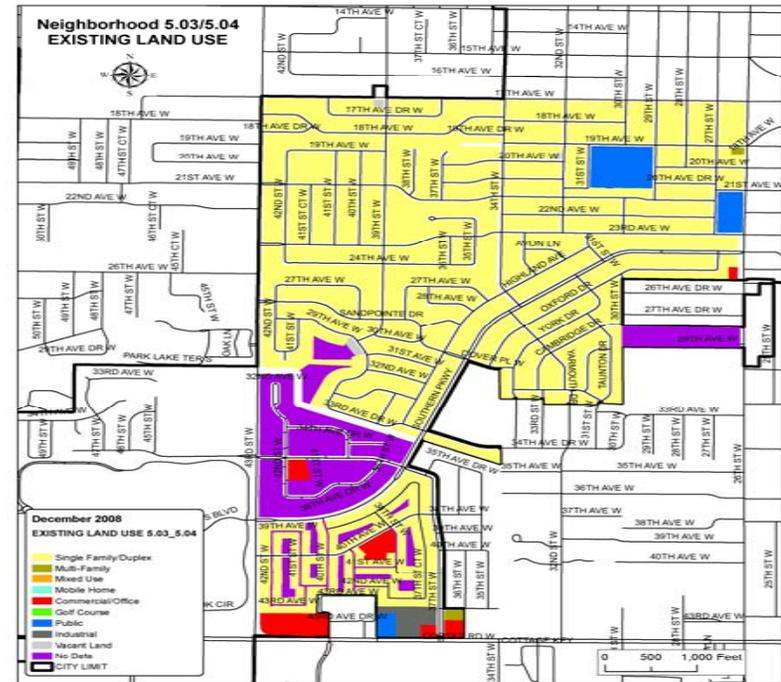
Neighborhood 5.03/5.04 lies south of 17th Avenue West between 26th and 43rd Streets West. The southern boundary is Cortez Road.

Most housing in this neighborhood developed since 1970; almost 80% of the houses were built in the last 30 years. Only 22 houses, or 1%, were built before 1950, and the remainder was built from 1950 to 1970. Generally, the neighborhood developed from north to south, with Lakeside South was the last area to be constructed.

The 2000 population was 6,200, and with the small amount of vacant land available the area is virtually “built-out”.

The area is predominantly residential, with commercial development only along Cortez Road at Cortez Parkway and 43rd Street. Ninety percent of the residential is single family, and only 7% is renter occupied. Housing is well kept and had a mean value of \$53,900 per unit in 1980, indicating a relatively prosperous area.

The 2000 census showed a population young for Bradenton with a median age of 41.2 (Citywide 43.3). Developments in the 1980s have added retirement aged population,



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Prepared by the Department of Planning & Community Development
Source: Manatee County Property Appraiser

Land Use	Acres	%
Industrial	0/5	0/4
Residential	631/423	9/67
Professional/Commercial	18/14	3/3
Public/Semi-Public	0/34	0/6
Recreation/Open Space	0/0	0/0
Vacant	0/1	0/4
Total:	649/539*	100*

*No data for 62 acres/14%

bringing the age profile to levels similar to those of the City as a whole.

The median family income is \$23,845 well above the City's \$16,502. The most frequently listed occupations in the 2000 Census for residents in this neighborhood were administrative support and sales.

There are no public parks in the neighborhood.

IMPACT OF FLUM CHANGES

The most significant change is the re-designation of all Medium Density Residential (10 DUA) to Low Density Residential (up to 6 DUA). Approximately 400 acres will be affected with a reduction in potential density of about 1,600 units. Since the neighborhood is virtually built-out this re-designation will prevent future redevelopment from being at a scale and intensity incompatible with the existing neighborhood. Also, about 14 acres of Commercial have been designated as Suburban Commercial Corridor. This designation reduces uses and intensity of development and will keep the suburban nature of the neighborhood.

NEIGHBORHOOD 5.03/5.04 RECOMMENDATIONS

1. Maintain residential zoning along 26th Street West north of 21st Avenue West until Manatee County widens 26th Street to four lanes. Following the widening, rezoning to professional or Planned Development Project (PDP) zoning should be considered only in response to requests by

property owners, accompanied by conceptual site plans. Professional zoning should be granted only if the development does not require variances which would compromise the intent of the City's Land Use and Development Regulations to protect adjacent residential properties and prevent traffic problems. PDP zoning limited to professional or residential development should be considered for projects, which meet the minimum land requirements for PDP. Zoning change requests for that other than professional or PDP zoning should be denied as incompatible with surrounding land uses. Premature re-zoning could result in a decrease in the level of service of 26th Street.

2. Along the four lane portion of 26th Street West (south of approximately 21st Avenue), rezoning to professional or PDP should be considered only in response to requests by property owners, accompanied by conceptual site plans. Decisions should follow the guidance in recommendation #1 above.
3. Encourage the Manatee County School Board to improve the playground and landscaping at Prine School so that the deficiency of neighborhood parks in the area will be partially offset.
4. Limit access/egress to commercial developments along Cortez Road between Cortez Parkway and 43rd Street West.

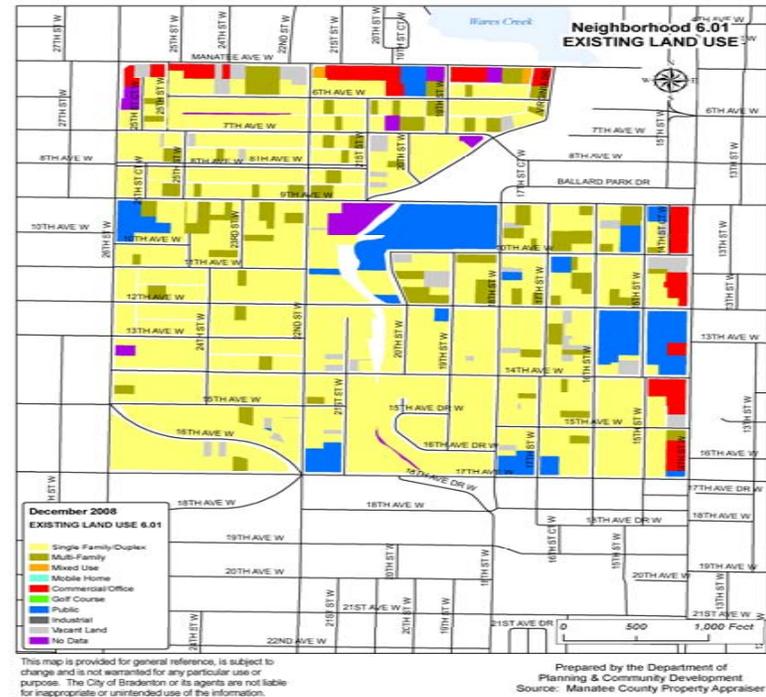
NEIGHBORHOOD 6.01

BALLARD SCHOOL AREA

Neighborhood 6.01 lies on each side of Wares Creek between Manatee Avenue and 17th Avenue West and between 14th and 26th Streets West. The population of about 3000 is 98% white and younger than the City's overall population (median age 37.5, City's median age 43.3). Median family income POP is slightly below the median for the City.

The neighborhood is almost entirely residential with commercial uses along 14th Street West and a handful of commercial and professional uses along Manatee Avenue. The area is completely developed with the exception of a few scattered, small parcels. Ballard Elementary School occupies a seven-acre site south of 9th Avenue next to Wares Creek and provides the only recreation in the neighborhood, although the southern portion of the area is also served by the 17th Avenue Park on the south side of 17th Avenue at 18th Street West. (Neighborhood 6.02).

The northwest part of the neighborhood, north of 9th Avenue, is a mixture of single family, duplex and multi-family units and has a density of close to 10 persons per acre. Median value of housing (non-condo) is relatively high for the City at \$47,900 per unit, yet there are signs of deterioration, particularly on the streets closest to



Land Use	Acres	%
Industrial	0/0	0/0
Residential	279/211	87/82
Professional/Commercial	31/13	10/1
Public/Semi-Public	9/23	3/10
Recreation/Open Space	0/0	0/0
Vacant	2/9	<1/4
Total:	321/260*	100*

*No data for 4 acres/3%

Manatee Avenue. Over 50% of the units are rented. Almost half of the units in this portion of the neighborhood were developed before 1940, and another 35% from 1940 to 1960. The remainder was built in recent years since 1960 at a slowing rate, with only twelve units (less than 2%) constructed since 1980.

Houses along Manatee Avenue have become undesirable as residences because of traffic and most have been converted for commercial and professional use.

The population of this northwest portion of Neighborhood 6.01 is slightly younger and has a somewhat higher income than that of other portions. The median age is lowered by the number of young adults living in the area rather than a high number of children; the percentage of persons under 18 is 17%, 4% lower than the City's average.

South of 9th Avenue and west of Wares Creek is predominantly a single family area with some multi-family units near 9th Avenue and scattered duplexes (about 80% of the units are single family). Condition of housing is good in the northern streets of this area with some problems along 9th Avenue, and is excellent in the southern section.

About 40% of the housing in this portion of Neighborhood 6.01 was built prior to 1940 and 40% from 1940 to 1960. Only 10% of the units were constructed since 1960 and only one unit since 1980. Median housing value in this

area and east of Wares Creek is \$38,800. Home ownership is high; only 26% of the units are rented.

On the east side of Wares Creek, the population is somewhat older than that of the rest of the neighborhood. The median age is 42.8, close to the median age of 43.3 of the City. Compared to the City's age distribution, there are fewer children (16%, 22% City), more working age (55%, 51% City) and more retirees (29%, 27% City).

Housing in this area is modest and is generally in good condition with scattered exceptions along 9th Avenue and 14th Street West.

This portion of the neighborhood has about 60% single family units, and 20% each of duplex and multi-family units, with the bulk of the multi-family being in the area near 9th Avenue. Almost 80% of the units were constructed prior to 1960 (35% before 1940) and construction has slowed as land was used up. Seven units have been built since 1980.

IMPACT OF FLUM CHANGES

There are two significant changes in this community. First, approximately 210 acres of Medium Density Residential (up to 10 DUA) is being re-designated to Low Density Residential (up to 6 DUA). This will reduce the development potential for the area by 840 units and more importantly will bring the land use designation into conformity with the "built" residential fabric. Second, approximately 200 acres of Medium

Density Residential (up to 10 DUA) is being re-designated Urban Village. This land use designation is an extension of the Urban Village designation to the east across 14th Street. It is expected the mixed-uses and flexibility in land use density and intensity will replicate the highly successful development (Village of the Arts) found in Neighborhood 1.03. Overall residential density in the neighborhood will be significantly reduced, lessening demand on public services and facilities. Proximity to the downtown urban area provides transit and cultural options not available to more suburban neighborhoods.

NEIGHBORHOOD 6.01 RECOMMENDATIONS:

1. Ensure that buffers are provided between non-residential uses along Manatee Avenue and adjacent residences by enforcing ordinance requirements where feasible or requiring fences or hedges where variances are given.
2. Maintain the residential zoning on lots fronting the north side of 6th Avenue West in order to prevent encroachment on non-residential uses into the residential area.
3. Maintain residential zoning along 26th Street West until Manatee County completes widening of the road to four lanes. Following the widening, rezoning to professional or Planning Development Project (PDP) zoning should be considered only in response to requests by property owners, accompanied by conceptual site plans. Professional zoning should be granted only if the development

does not require variances which would compromise the intent of the City's Land Use Regulations to protect adjacent residential properties and prevent traffic problems. PDP zoning limited to professional or residential development should be considered for projects, which meet the minimum land area requirements for PDP. Zoning change requests that for other than professional or PDP zoning should be denied as incompatible with surrounding land uses.

4. Deny rezone requests, which would extend non-residential uses along 14th Street West into the residential areas and require upgrading of properties' compliance with code with the granting of zoning permits.
5. Concentrate code enforcement efforts on the areas between 14th and 15th Streets West, Manatee Avenue, and 6th Avenue West and along 9th Avenue West.
6. Strictly enforce the flood ordinance for all development within the Wares Creek flood zone.

NEIGHBORHOOD 6.02

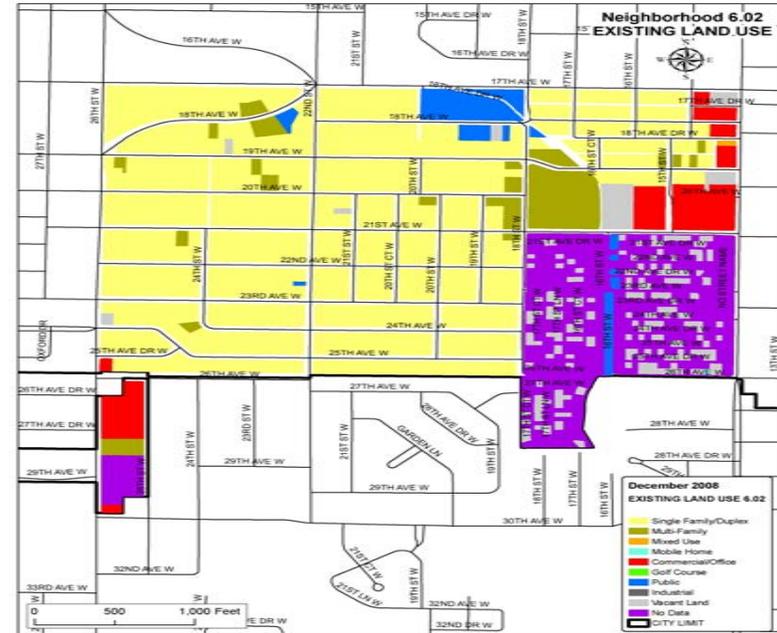
BRADENTON VILLAGE PARK AREA

Neighborhood 6.02 is located south of 17th Avenue West and between 14th and 26th Street West.

Over 90% of the land in this neighborhood is in residential use. Virtually none of the land is vacant. The current population of about 2,500 is expected to remain relatively unchanged through the year 2000.

A major feature of the neighborhood is Tropical Palms Trailer Park, which contains approximately 530 mobile homes. The Park is located between 14th and 22nd Streets, south of 21st Avenue West. Along 14th Street, north of the Park, are commercial establishments. The Kiwanis Club and Kiwanis Park are also major features of the area. The neighborhood has more than adequate recreation facilities with the Kiwanis Park, which is open to the public, and the 17th Avenue Park, a City neighborhood park at the 1900 block of 17th Avenue West.

The remainder of the neighborhood is predominantly (87%) single family residential, with the exception of Bradenton Nursing Home at 18th Street and 21st Avenue, and a couple of small professional offices in converted houses on 26th Street West.



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Prepared by the Department of Planning & Community Development
Source: Manatee County Property Appraiser

Land Use	Acres	%
Industrial	0/0	0/0
Residential	228/179	92/75
Professional/Commercial	12/11	5/5
Public/Semi-Public	0/8	0/3
Recreation/Open Space	8/4	3/2
Vacant	1/13	0/6
Total:	249/237*	100*

*No data for 22 acres/9%

Housing construction began prior to 1940, but gained momentum from 1940 to 1960, peaking during the 1960s. Housing is modest (mean value \$37,000) but is well kept throughout the neighborhood, except for pockets of residential buildings north of 21st Avenue between 14th and 15th Streets.

The population is predominantly white and has a median family income considerably lower than that of the average family in the City. Administrative support and sales are the predominant occupations.

Tropical Palms Trailer Park influences the statistics in the eastern portion of the neighborhood by raising the median age. East of 22nd Street the median age is 69.2, the second highest in the City, Point Pleasant having the highest (73.6). West of 22nd Street the median age drops to 31.4 and the percentage of population over 65 drops from 57% to 31%. The percentage of children under age 18 years old increases from 9% to 29%, marginally higher than the percentage of children Citywide (22%).

The percentage of single person households also changes from 40% east of 22nd Street to only 21% west of 22nd Street.

Most of the neighborhood is very stable in its land uses except for the commercial-residential interface along 14th Street and the residences along the heavily traveled 26th Street West, where traffic noise has made residential use

of the properties undesirable. The residential portions of the neighborhood are well maintained. Many of the commercial establishments along 14th Street, however, are in need of refurbishing and do not meet current codes.

IMPACT OF FLUM CHANGES

The FLUM changes re-designate a mixture of Commercial, Residential 10 and Residential 15 properties along 14th Street into one land use designation - Urban Village. The Urban Village is a mixed use designation that provides the flexibility rehabilitate a deteriorating urban corridor by providing the appropriate mix of residential and non-residential uses. This designation replaces “single use” land use designations with a multi-use designation that reduces the number of residential units in the corridor and providing more flexible guidelines for commercial development. The designation is consistent with the *Tamiami Trail (14th Street) Revitalization Strategy*, September 2005.

NEIGHBORHOOD 6.02 RECOMMENDATIONS

1. Maintain residential zoning along 26th Street West north of 21st Avenue West until Manatee County widens 26th Street to four lanes. Following the widening, rezoning to professional or Planned Development Project (PDP) zoning should be considered only in response to requests by property owners, accompanied by conceptual site plans. Professional zoning should be granted only if the development does not require variances which would compromise the intent of the City's Land Use Regulations to protect adjacent residential properties and prevent traffic problems. PDP zoning limited to professional or residential development should be considered for

projects, which meet the minimum land requirements for PDP. Zoning change requests that for other than professional or PDP zoning should be denied as incompatible with surrounding land uses.

2. Along the four-lane portion of 26th Street West (south of approximately 21st Avenue), rezoning to professional or PDP should be considered only in response to requests by property owners, accompanied by site plans. Decisions should follow the guidance in recommendation #1 above.

3. Deny requests for non-residential zoning extending west of 15th Street West.

4. Continue to target for code enforcement the area between 14th and 15th Streets north of 21st Avenue West.

5. Require upgrading of property with the granting of zoning permits for commercial uses along 14th Street West.

6. Continue to strictly enforce buffering requirements for commercial properties to protect adjacent residential neighborhoods.

7. By 2011, adopt regulations to control development along 14th Street West by establishing architectural guidelines to ensure cohesive, harmonious and unified construction in order to enhance the esthetic quality of the City's gateway.

NEIGHBORHOOD 7.02A

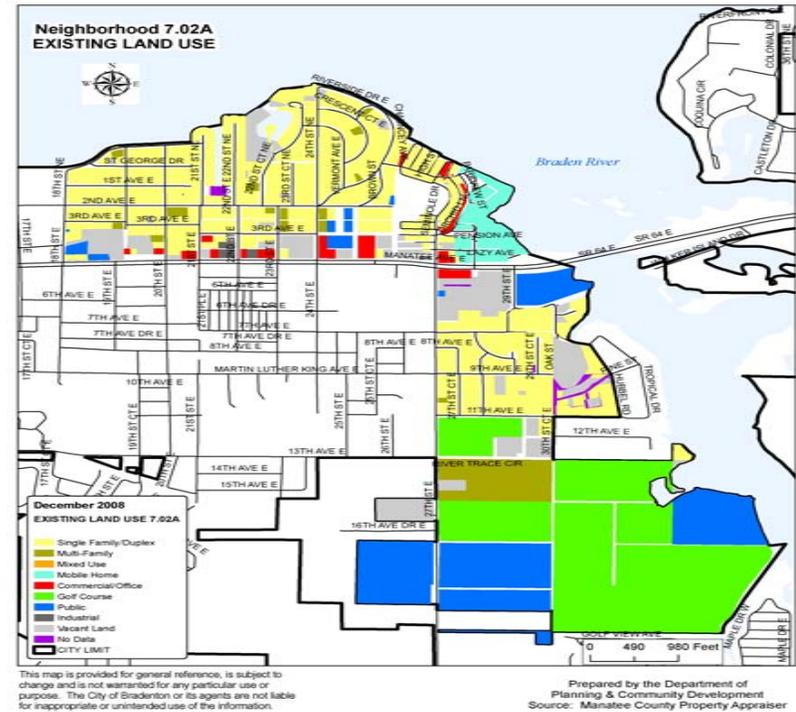
BRADEN CASTLE/BRADEN RIVER AREA

The Braden Castle/Braden River Area extends along the south shoreline of the Manatee and the west shoreline of the Braden River. The Neighborhood is bordered by the rivers on the north and east, and the City limits on the south. The western boundary runs from the Manatee River along 18th St. E. to Manatee Ave., easterly along Manatee Ave. to 27th St. and southerly along 27th St. E. to the City limit.

This neighborhood was split off of old neighborhood 7 in a Census boundary change; all demographic data are estimates.

Unique features in the neighborhood are Braden Castle Village, a National Register historic site, Pirate City (the winter quarters of the Pittsburgh Pirates baseball team), the Braden River Run Golf Links, a municipal golf course, and Wakeland Elementary School. The Two Rivers Mobile Home Park is located at the junction of the Manatee and Braden Rivers.

The reconstruction of State Road 64 has given impetus to upgrade the look of this entrance corridor to the City.



Land Use	Acres	%
Industrial	0/0	0/0
Residential	236/243	43/24
Professional/Commercial	21/8	4/1
Public/Semi-Public	25/110	5/13
Recreation/Open Space	156/421	29/49
Vacant	105/78	19/9
Total:	543/860	100

The 2000 population is 2240. The population is older than that of the City as a whole because of the Braden Castle retirement village. The area south of Manatee Ave. showed one of the youngest median age's (24) in the City.

The predominant housing type is single family (67%), followed by mobile home (20%) and duplex (10%). The remaining 3% are multi-family.

The majority of units are owner occupied (84%) and housing is in good condition with some exceptions on the east side of 27th St. E. south of Manatee Ave. Most of the houses were built in the decades from 1940 to 1970 and only 15% since 1980. The neighborhood has about 78 vacant acres, which are anticipated to be developed by 2015.

IMPACT OF FLUM CHANGES

The only change in this neighbor is the change of the Commercial land use designation along both sides of Manatee Avenue to Urban Commercial Corridor. The UCC designation is more restrictive on the uses and intensities of development and also provides the opportunity for a live-work residential component. Overall the potential development under the UCC designation would be more compatible with the bordering residential uses.

NEIGHBORHOOD 7.02A RECOMMENDATIONS

1. Continue to target the area east of 17th St. E. south of Manatee Ave. for housing rehabilitation aid and code enforcement efforts.
2. Encourage the upgrading of commercial properties along Manatee Ave. to improve the look of the entrance corridor into the City. Discourage heavy commercial uses, which could degrade the corridor's appearance.
3. Encourage Manatee County to provide bicycle and pedestrian facilities along 27th St. E. along with the proposed reconstruction of that roadway

NEIGHBORHOOD 7.02B

24TH STREET PARK AREA

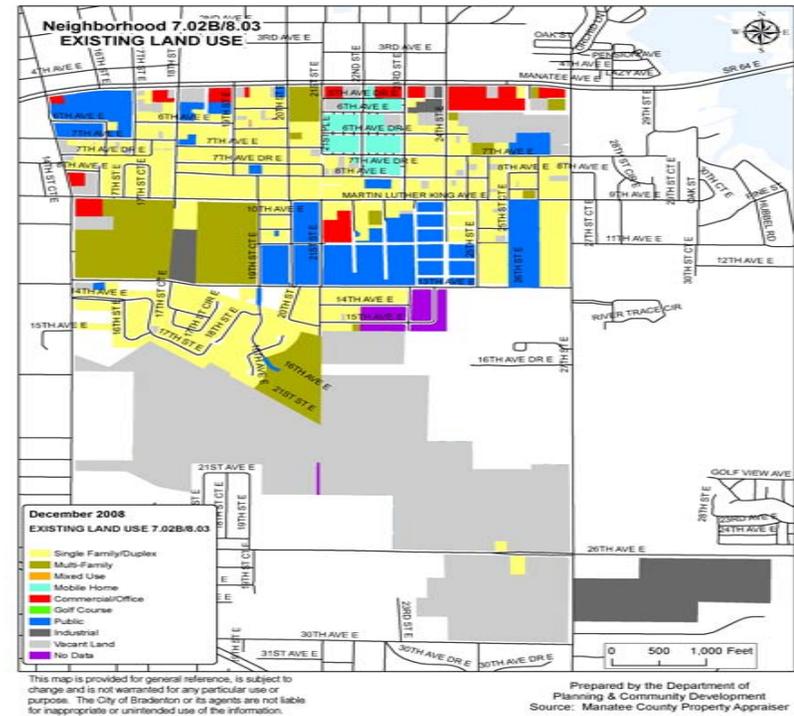
The 24th Street Park Area is bounded by Manatee Ave. on the north, 27th and 15th Streets on the east and west and the City limits on the south.

Major features of the neighborhood are the 24th St. Park, the National Guard Armory, Manatee Elementary School, Manatee Trailer Park, and several public housing developments including Oakmeade (100 units), Avondale (200 units), Sugg (70 units), Page (50 units), Woodwinds-Willowbrook (96 units), and Citrus Meadows (200 units).

The northwest corner of the neighborhood is primarily a single-family, family neighborhood with a low median age (28) and low median income. Housing conditions are varied and housing is relatively old for Bradenton, having been built in the decades between 1930 and 1970.

To the east is Manatee Trailer Park, an older facility with about 300 mobile homes. Near the southeast corner of Manatee Ave. and 27th St. E. is the largest tract of vacant land in the neighborhood. Housing is relatively old in this section and some is in poor condition.

Housing south of 9th Ave. is a mixture of multi-family public housing and new single family development in very



Land Use	Acres	%
Industrial	5/0	1/0
Residential	346/243	75/28
Professional/Commercial	29/8	6/1
Public/Semi-Public	21/110	5/13
Recreation/Open Space	19/421	4/49
Vacant	42/78	9/9
Total:	462/860	100

good condition. Most of the housing in this area was built after 1960. South of 13th Ave. is the new growth area of the neighborhood, with some 400 units proposed; however, the economic downturn has seen less than 250 units built. This is a potential area for annexations in the future as well.

The neighborhood's demographic composition is mixed, with young families in the western and southern portions and retired population dominating in the Manatee Trailer Park area.

Racial make-up is mixed in the northwest family area, predominantly white around the Manatee Trailer Park and over three quarters Afro-American in the newer portion of the neighborhood to the south.

The 24th St. Park was recently rehabilitated including the addition of all new play equipment and a new football field.

Commercial uses predominate along the reconstructed Manatee Ave. (S.R.64) and 15th St. E.

IMPACT OF FLUM CHANGES

The FLUM changes primarily changed the Commercial designation along Manatee Avenue to Urban Commercial Corridor (UCC). The UCC designation is more restrictive on the uses and intensities of development and also provides the opportunity for a residential

component. Overall the potential development under the UCC designation would be more compatible with the bordering residential uses.

Neighborhood 7.02B RECOMMENDATIONS

1. Continue to target the northern portion of the neighborhood for housing rehabilitation assistance and code enforcement efforts.
2. Encourage the upgrading of commercial uses along Manatee Ave. to improve the look of the entrance corridor to the City. Discourage heavy commercial uses, which could deteriorate the appearance of the area.
3. Designate any property annexed to the City south of 13th Ave. as residential land through PDP or other appropriate zoning.

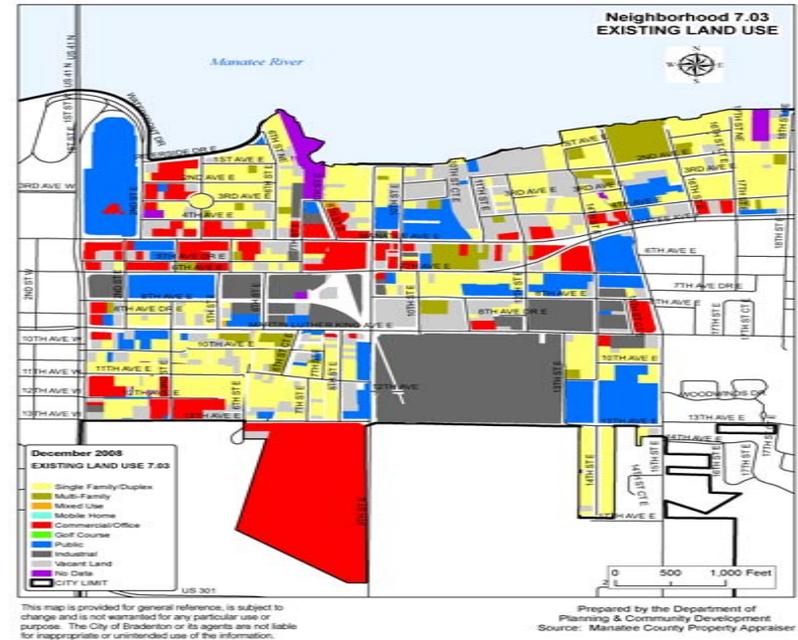
NEIGHBORHOOD 7.03

Neighborhoods 1.02 and 7.01 have been joined to form the new Neighborhood 7.03. Improvements to State Road 64 combined with the mixed use zoning and Future Land Use designations have caused housing to decrease in both neighborhoods, thereby making each ineligible to meet the census standards for an individual neighborhood.

Neighborhood 7.03 lies east of US Route 301/41. It encompasses all the land within the City limits extending east to 15th Street on the south side of Manatee Avenue, and as far as 18th Street on the north side. The Manatee River is the northern boundary.

The northern section contains Manatee Memorial Hospital, the five story Riverview Medical Center, several small medical buildings, and some houses converted for office use. East of the Seaboard Coastline railroad right of way (8th Street East) is predominantly residential, with a smattering of commercial uses, and a fairly large nursing home. The Seaboard Coastline railroad property was purchased by the City several years ago. Once proposed for a public park and marina, it is currently being considered for sale to a private developer who intends to construct upscale housing and a marina.

The Manatee Avenue corridor has experienced major renovation during the past 5 years. The Manatee county Blood Bank has doubled the size of its facility and a new kidney dialysis center was constructed as well as a cancer center and doctors offices; and a 2500 square foot medical rehabilitation complex was constructed at the junction of State Road 64 where the one way pairs meet.



Land Use	Acres	%
Industrial	88/226	15/36
Residential	243/152	41/24
Professional/Commercial	115/106	19/17
Public/Semi-Public	40/54	7/9
Recreation/Open Space	22/19	4/3
Vacant	82/70	14/11
Total:	590/632*	100*

*No data for 5 acres/<1%

The area west of the railroad right of way, once a well-established single family neighborhood, is transitioning to professional/office. This has been caused by property purchased in anticipation of the expansion of medical uses due to the proximity of the hospital. The City determined that a mixed use would better serve the area, allowing conversions to medical and professional uses, and at the same time allowing homeowners to remain in comfortable surroundings. Consequently, a majority of the residential units south of the Manatee River, bounded by 9th Street East on the west, Manatee Avenue on the south and

This neighborhood includes the old town center of Manatee (9th Street East and Manatee Avenue) which is now a local ordinance historic district. Also in the neighborhood are a portion of the Tropicana Plant and four parks, Indian Springs Park, a mini-park, Glazier Gates Park, Bradenton Recreation Center with the only public pool in East Bradenton, and the Manatee Village Historic Park. The neighborhood is the eastern portion of the Community Redevelopment Area and State Enterprise Zone.

South of Manatee Avenue, particularly between Manatee and 6th Avenue, many homes are in very poor condition. Several have been demolished to allow for construction of new medical facilities. This has contributed greatly to the loss of residences, which in turn caused the combining of the two former census tracts.

Residents within this portion are predominantly Afro-American and low income with a mix of elderly and families with children. A high percentage are single parent households. Housing conditions are also very mixed. With the conversion of Bradenton Middle School to the Police Athletic League center, the only park serving the immediate area

is the Bradenton Recreation Center. The center has the only public pool on the east side, and also has a jogging path, playground equipment, and picnic facilities.

Aggressive code enforcement in the southern portion of this neighborhood has resulted in the demolition of approximately 30 structures per year in the past 5 years. Many have been replaced under the City's SHIP (State Housing Initiatives Program) guidelines in conjunction with the first time homeowners program. The programs assist in down payment and closing costs of up to \$3,000.00. Combined with recent low interest rates, single family home ownership is more desirable and economically feasible than renting for qualified persons. The allowance for small (4,000 square feet) lots in the area between 1st Street and 9th Street have also contributed to the housing revitalization.

Manatee County Plans are underway to widen 9th Street from Manatee Avenue to US 301. The large volume of trucks accessing this road enroute to Tropicana makes this move necessary. This has contributed to purchase of additional right of way and subsequent removal of substandard buildings along the west side of 9th Street. The intersection of Manatee Avenue and 9th Street is surrounded on three sides by historical buildings, and is in fact the hub of one of the districts. This makes purchase of right of way for an expanded intersection impossible to achieve.

Tropicana Products has expanded its existing plat site to lands between 12th Avenue and 9th Avenue. Uses to the east of the expansion are predominantly residential while uses to the north-northeast are a mix of vacant lands, commercial\professional and residential. Proposed

expansions of the industrial area to the north have been met with considerable opposition.

The total population is estimated to be about 3,000, and the downward trend in housing is expected to continue with the rezoning of the area east of the hospital and continued code enforcement efforts.

IMPACT OF FLUM CHANGES

The FLUM changes will create a significant change in the potential densities and intensities of use. The primary changes include the re-designation of about 175 acres from Downtown Mixed Use to Urban Central Business District (UCBD) with a resultant decrease of 875 dwelling units and 57 million square feet of commercial/office use. The UCBD designation provides an appropriate mix of commercial/office and residential and smaller floor area ratio. It also provides a transition from Urban Core (UC) to Urban Village (UV). An adjacent change re-designates 53 acres of High Density Residential (15 DUA) to Urban Village with a resultant increase in density of 159 residential units and 650K of commercial/office use. Other changes include a change from Downtown Mixed Use to Medium Density Residential, Commercial to Urban Commercial Corridor (along main arteries – Martin Luther King, Manatee Avenue, 9th Street E and 13th Avenue). Overall the changes are beneficial to the neighborhood by reducing densities and intensities of use, flexibility in land use appropriation, reduced traffic, and having land use designation that more closely reflect the built environment.

NEIGHBORHOOD 7.03 RECOMMENDATIONS

1. Target this area for the city’s housing rehabilitation programs (See Housing Element) and for code enforcement efforts to prevent the spread of slum and blight.
2. Support the efforts of the Community Redevelopment Agency to redevelop the neighborhood to include new multi-family or mixed-use buildings, renovation of commercial buildings, addition of new businesses, and beautification of public areas.
3. Maintain the status of the locally ordinance historic district and Enterprise Zone to allow tax credits to businesses and historic property owners.
4. Support the Manatee County Historical Commission’s ongoing expansion of the Manatee County Historic Village.
5. Develop a small public playground within the southern portion of the neighborhood if possible or within walking distance (one-quarter mile or less) of the intersection of 11th Avenue and 3rd Street East.
6. Maintain and improve public waterfront along the Manatee River.
7. Encourage commercial property owners along the railroad right of way to buffer their property.
8. Recognize Tropicana Products for its contribution to the community and economic impact on both the City and County as a whole. Provide for the continued viability of the existing industrial operations in an urban setting and recognize Tropicana’s need to be flexible in the international market by encouraging redevelopment of existing structures and managed growth of its plant site.

-
8. By 2001 adopt regulations to control development along 9th Street West and 1st Street West by establishing architectural guidelines to ensure cohesive, harmonious and unified construction in order to enhance the aesthetic quality of the City's gateway.

NEIGHBORHOOD 11.03

SHOREWALK AREA

This neighborhood consists of all of the incorporated area south of Cortez Road and lies between 43rd and 67th Streets.

Commercial development on the south side of Cortez Road extends from 43rd to 51st Streets. West of 51st Street is a new Wal-Mart Supercenter and a Golden Corral Restaurant is currently under construction.

Three new housing developments lie south of the commercial area, including a condominium project, a single-family adult community and 2 family apartment complexes. Approximately one hundred acres remain undeveloped.

IMPACT OF FLUM CHANGES

About 65 acres will be changed from a Commercial designation to a Suburban Commercial Corridor land use designation. The designation will limit the types of uses and reduce the intensity of these uses. The change will be beneficial to the neighborhood as the Commercial designation permitted uses not compatible with adjacent residential uses. Also, the intensity of development will be more compatible with the residential development.



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Prepared by the Department of Planning & Community Development
Source: Manatee County Property Appraiser

Land Use	Acre	%
Industrial	0/0	0/0
Residential	127/183	40/57
Professional/Commercial	65/65	20/21
Public/Semi-Public	0/0	0/0
Recreational	0/0	0/0
Vacant	124/24	40/8
Total:	316/320*	100*

*No data for 46 acres/14%

NEIGHBORHOOD 11.03 RECOMMENDATIONS

1. Coordinate with developers and the County to extend 51st St.W. to 53rd Ave. Require fair share portions of the cost of construction to be paid by developers.
2. Carefully review and regulate traffic circulation plans during development review processes to minimize hazardous turning movement and congestion along Cortez Road.
3. Land shall provide for common access through the use of frontage roads, cross-access easements, and other devices.

NEIGHBORHOOD 12.02

RIVERVIEW BOULEVARD AREA

Neighborhood 12.02 is north of Manatee Ave. and west of Wares Creek. The western boundary is the City limit line at approximately 35th St. W.

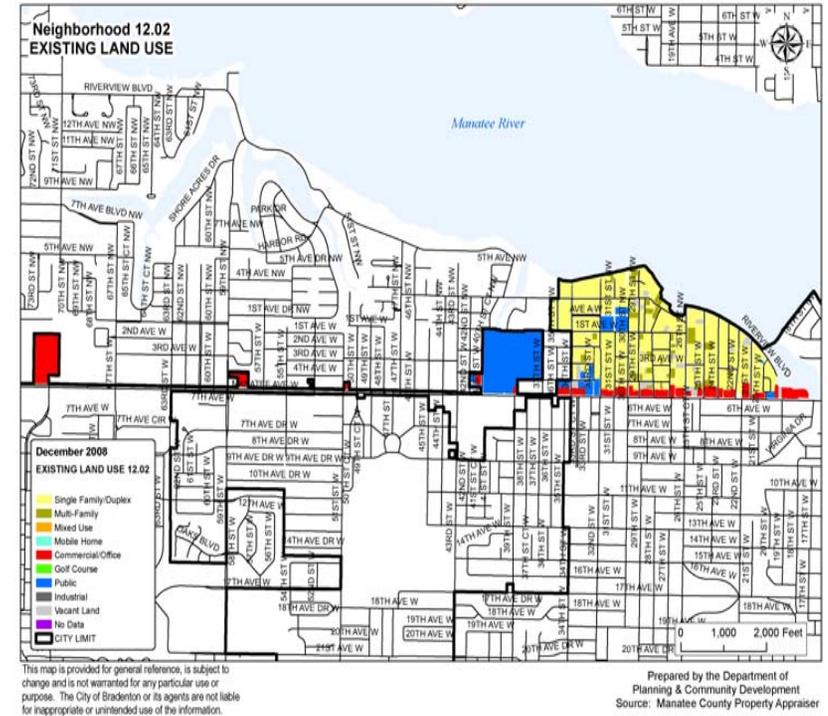
The neighborhood is predominantly a single family residential area, with professional and a few commercial uses along Manatee Ave. A major feature of the neighborhood is Lewis Park, which provides adequate recreation for the neighborhood. The park was renovated during the early 1900s.

One of the earliest areas to be developed in Bradenton was Fogartyville, which was at the west-end of this neighborhood. Several of the houses listed on the Florida Master Site File as historically significant are in this neighborhood. (See Housing and Historic Preservation Elements). Eighty percent of the houses in the neighborhood were built prior to 1960.

Home ownership is high (95%) and housing condition is very good, with no substandard units identified.

The 2000 population is estimated at 1,300 a slight increase over the 1980 figure of 1,200. There is very little vacant land in the area, and there has been almost no construction since the 1980 census.

The age distribution of the neighborhood is very similar to that of the City, 21% under 18 years of age, 53% 18 to 64



Land Use	Acres	%
Industrial	0/0	0/0
Residential	201/163	75/61
Professional/Commercial	32/35	12/13
Public/Semi-Public	28/54	10/20
Recreational/Open Space	9/5	3/2
Vacant	1/10	0/4
Total:	271/267	100

years, and 26% over 65 years. The population is mostly white and income and housing values are high.

IMPACT OF FLUM CHANGES

Approximately 160 acres of residential land will be change from Residential Medium Density (up to 10 DUA) to Residential Low Density (up 6 DUA). This will lead to a reduction in potential density of 640 dwelling units. This will positively impact the neighborhood as it is a fully developed single-family area and there will not be the potential for having multi-family structures changing the neighborhood built environment. Also, the FLUM changes will change the designation of a private school from Commercial to Public/Private School.

NEIGHBORHOOD 12.02 RECOMMENDATIONS

1. Prevent encroachment of non-residential uses into residential areas.
2. Enforce buffering requirements between non-residential and residential uses.

NEIGHBORHOOD 12.04A

NORTH PERICO ISLAND

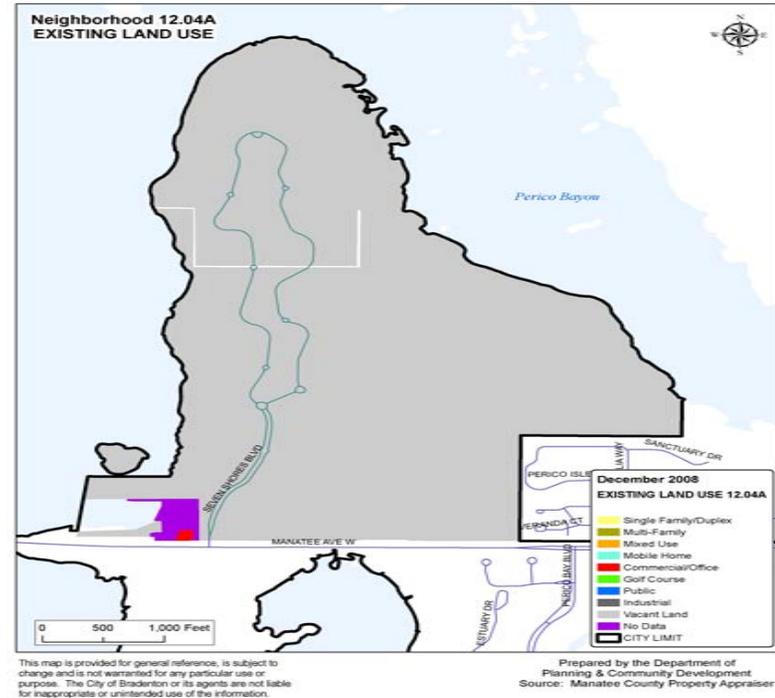
Neighborhood 12.04A consists of all the incorporated land on Perico Island lying north of State road 64. Formerly farmland, it is entirely vacant with the exception of one residence, which houses a family of five. It is accessible from the mainland by a bridge and causeway (State Road 64) and from the barrier island, Anna Maria, via bridge.

There are over 400 acres of land, about half of which are conservation area or mangroves. The mangroves serve as protection from erosion and wave action.

The Future Land Use designation for this neighborhood is residential with a density cap of 3 units per acre. Private recreation areas will be required to serve the population.

West of this neighborhood, under Manatee County jurisdiction, is a convenience store, a marina and a restaurant. East of the neighborhood, also under County jurisdiction, are two condominium complexes.

State Road 64 is the only roadway connecting the island to the mainland. It is the hurricane evacuation route for Perico Island as well as one of the two evacuation routes for Anna Maria Island.



Land Use	Acres	%
Industrial	0/0	0/0
Residential	0/0	0/0
Professional/Commercial	5/0	1/0
Public/Semi-Public	0/0	0/0
Recreational/Open Space	176/0	42/0
Vacant	243/536	57/99
Total:	424/541*	100*

*No data for 5 acres/1%

IMPACT OF FLUM CHANGES

A small (approximately 1 acre) parcel is being changed from the old Commercial land use designation to Suburban Commercial Corridor. There are no changes of use with a slight decrease in the intensity of use.

NEIGHBORHOOD 12.04A RECOMMENDATIONS

1. Encourage multi-family and clustered housing to preserve as much land area as possible in its natural state.
2. Strictly enforce buffer requirements for the conservation areas.
3. Strictly enforce the flood protection ordinance for development of the island.
4. Require mangrove and water quality protection as part of development approvals
5. Hurricane evacuation and traffic impacts on State Road 64 shall be considered as an important issue in review of applications for development approval.
6. Encourage the Florida Department of Transportation to include a separate bike path along State Road 64 (Manatee Avenue) when it is widened on Perico Island.
7. Participate in the studies of Sarasota and Palma Sola Bays under the National Estuary Program and utilize the recommendations coming forth from that program to the extent possible.
8. Encourage and promote the designation of Palma Sola Causeway from 75th Street West to the Western City limits as a "Scenic Highway".

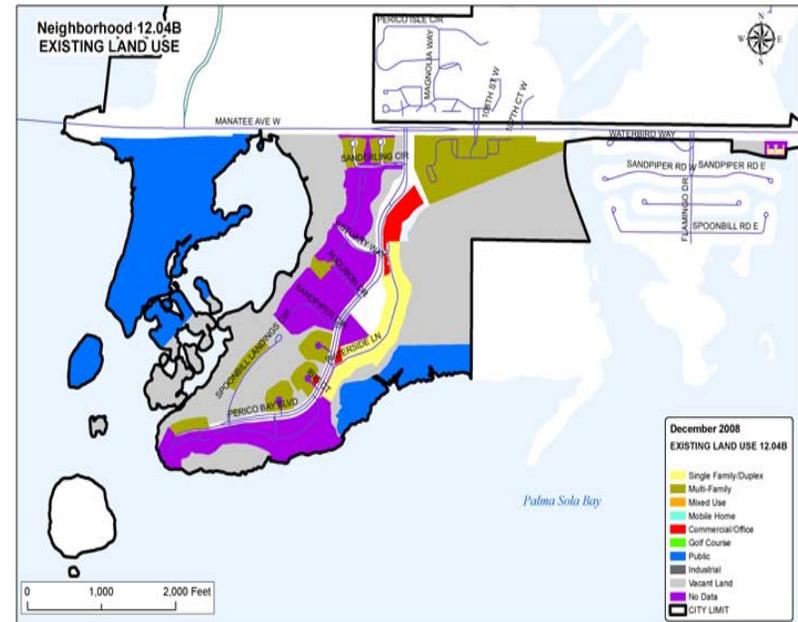
NEIGHBORHOOD 12.04B

SOUTH PERICO ISLAND

Neighborhood 12.04B consists of the south half of Perico Island, south of Manatee Ave. W. and includes the recently annexed High Seas Restaurant and adjacent 1.5-acre vacant parcel. Perico Island consists of two peninsulas totaling about 184 acres of upland area and large areas of submerged land and mangroves. Palma Sola Bay surrounds the island, which is accessible from the mainland via a bridge and causeway (State Road 64) and from the barrier island, Anna Maria, via bridge.

The property was approved in 1975 as a Development of Regional Impact (DRI) for construction of 1512 multi-family housing units and a small commercial area. A condition of the approval was that the smaller of the two peninsulas is not to be developed because of environmentally sensitive and historically significant areas as well as traffic impacts. Only 800 units were constructed.

Mangroves fringe the property along the Bay and protect the land from erosion and wave action. Two shell middens dating from prehistoric times are located on the western peninsula. Although damaged by erosion and amateur excavation an archeological survey report recommended to the property owner that the mounds be excavated or at minimum protected 'because of their potential value in



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Prepared by the Department of Planning & Community Development
Source: Manatee County Property Appraiser

Land Use	Acres	%
Industrial	0/0	0/0
Residential	107/50	34/9
Professional/Commercial	1/5	1/<1
Public/Semi-Public	0/8	0/1
Recreation/Open Space	192/120	61/22
Vacant	13/306	4/56
Total:	313/549*	100*

*No data for 60 acres/11%

adding to the small amount of information available about prehistoric settlements in this area.

The 1990 population is estimated at 1300 people. Although no official figures are available, the population is primarily of retirement age.

There are no public recreation areas proposed for the development; however, private recreation areas will provide recreation adequate for the development.

State Road 64 is the only roadway connecting the island to the mainland. It is the hurricane evacuation route for Perico as well as one of the two evacuation routes for Anna Maria Island.

Palma Sola Bay has been designated as part of the Sarasota Bay Estuary of National Significance by the federal government. A program to determine the best management practices to protect the estuary has been recently initiated.

IMPACT OF FLUM CHANGES

Approximately 50 acres of residential land will be changed from Residential Medium Density (10 dwelling units per acre) to Residential Low Density (up to 6 dwelling units per acre). Also 58 acres designated as Very Low Density Residential (up to 3 dwelling units per acre) will be designated Conservation (no density). This will reduce the residential

density by 374 dwelling units. The changes will positively impact evacuation times for residents.

NEIGHBORHOOD 12.04B RECOMMENDATION:

1. Require the preservation of and protection of the historic shell middens on the western peninsula if the peninsula is ever developed.
2. Strictly enforce the flood protection ordinance for development of the island.
3. Require mangrove and water quality protection as part of development approvals.
4. Any vacant property annexed into this neighborhood shall be limited in commercial uses to water dependent uses, and all development shall strictly adhere to the policies in the coastal zone management/conservation element of this comprehensive plan.
5. Hurricane evacuation and traffic impacts on State Road 64 shall be considered as an important issue in review of applications for development approval.
6. Any applications by property owners to increase the density of development in the neighborhood shall be denied.
7. Encourage the Florida Dept. of Transportation to include a separate bike path along State Road 64 (Manatee Ave.) when it is widened on Perico Island.

-
8. Participate in the studies of Sarasota and Palma Sola Bays under the National Estuary Program and utilize the recommendations coming forth from that program to the extent possible.

NEIGHBORHOOD 20.03

Neighborhood 20.03 consists of all the incorporated area lying east of the Braden River and north of State Road 64.

Carlton Arms, a 950 unit apartment complex built in the late 70’s comprises most of the neighborhood. The apartments are in good condition, having been well maintained the past 20 years. Resident access to the river keep the vacancy rate extremely low. A small neighborhood commercial area of the complex abuts State Road 64.

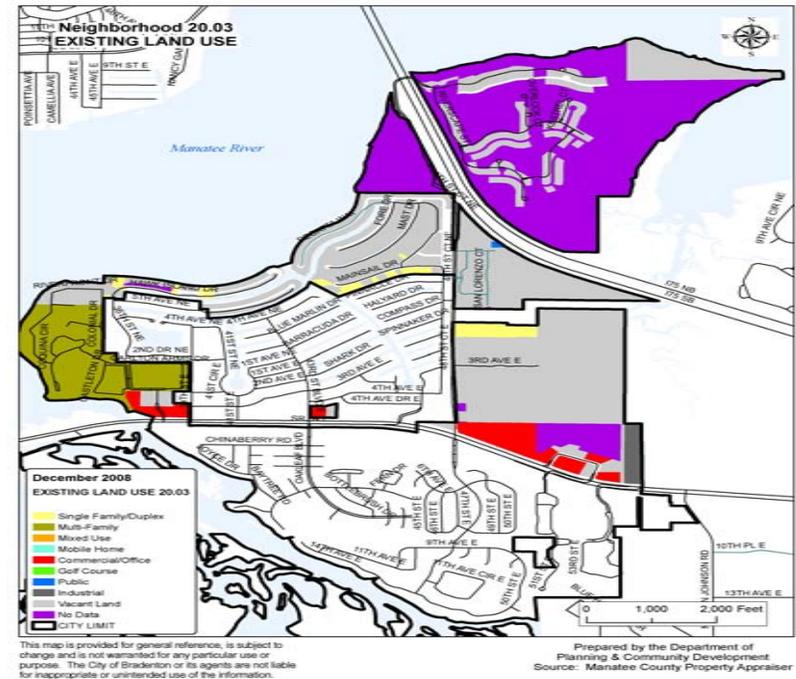
A dentist’s office on approximately one acre of land is located east of the complex, and recently 15 acres was annexed into the City at the junction of State Road 64 and 48th Street Court East. The land has been designated as commercial due to its proximity to the highway. Current land use of this property is a residence and commercial dog kennel.

IMPACT OF FLUM CHANGES

There are no proposed FLUM changes in this neighborhood.

NEIGHBORHOOD 20.03 RECOMMENDATIONS

- Carefully regulate entrances to development to avoid creating hazardous traffic conditions on State Road 64.



LAND USE	ACRES	%
Industrial	0/10	0/1
Residential	104/110	30/12
Professional/Commercial	17/30	5/3
Public/Semi-Public	0/42	0/5
Recreation/Open Space	63/0	18/0
Vacant	161/636	47/68
TOTAL:	345/929*	100*

*No data for 98 acres/11%

-
2. New commercial development along State Road 64 shall be limited to light commercial and professional office uses which are compatible with the adjacent residential neighborhoods and do not create traffic congestion problems on local streets and State Road 64.
 3. By 2001, adopt regulations to control development along State road 64 East by establishing architectural guidelines to ensure cohesive, harmonious and unified construction in order to enhance the esthetic quality of the City's Gateway,

NEIGHBORHOOD 20.04

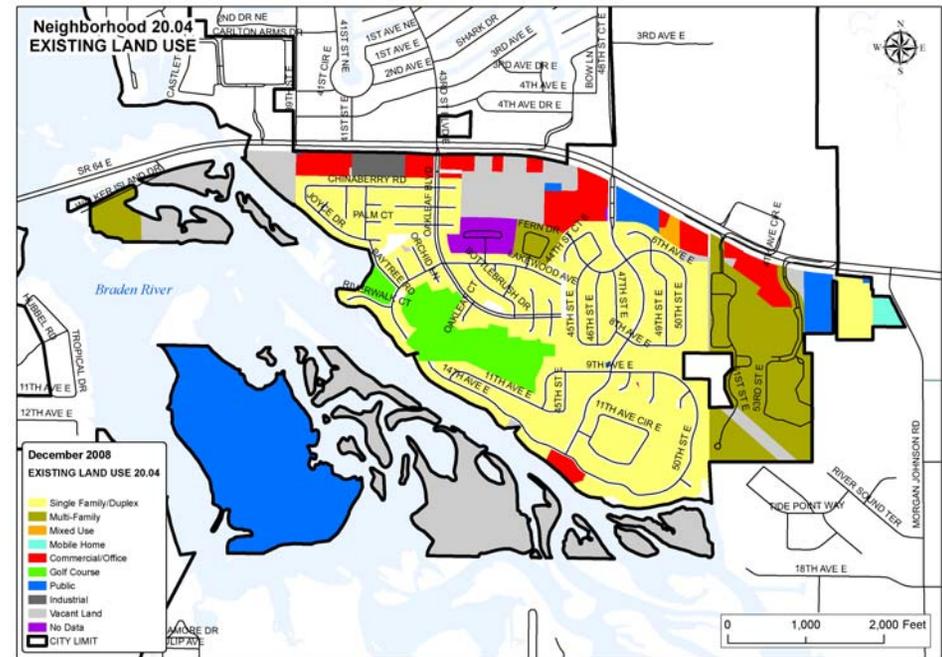
Neighborhood 20.04 consists of all the incorporated area lying east of the Braden River and south of State Road 64.

Formerly pasture and farmland, River Isles broke ground in 1971, becoming the first of three major residential developments in the neighborhood. River Isles is a 350 unit single family retirement community. Two spurs of this development are Spicewood, a multi family retirement complex with approximately 100 units, and Fernwood, 50 single family retirement homes.

Abutting River Isles to the east is Braden River Lakes with approximately 600 single family homes. This subdivision is geared towards family living. Several homes are located directly on the Braden River. The entrance to the subdivision is 48th Street court East.

At 53rd Street East is Woodbury apartments, 270 units constructed for affordable housing. With a mix of one, two, and three bedroom units, it is geared towards families and young singles.

Fronting State Road 64 is Braden River Plaza, a major shopping center with a Winn Dixie anchor store. The shopping center out-parcels remain vacant with the exception of one, which is occupied by a bank.



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Prepared by the Department of Planning & Community Development
Source: Manatee County Property Appraiser

LAND USE	ACRES	0%
Industrial	0/5	0/1
Residential	324/304	53/47
Professional/Commercial	58/36	9/6
Public/Semi-Public	0/10	0/2
Recreation/Open Space	121/87	20/13
Vacant	112/1352	18/21
TOTAL:	615/647*	100*

*No data for 8 acres/1%

West of the shopping center abutting State Road 64 at 43rd Street East is the site for a new Walgreen's currently under construction. Further west is a mini storage facility, a 5-lot commercial subdivision, which has yet to be developed, and approximately 15 acres of vacant residentially designated waterfront land.

East of the shopping center is a vacant parcel and professional complex. A church abuts the southeast corner of the intersection of 48th Street Court and State road 64. Two existing businesses east of the church were recently annexed into the City. The land between these businesses and the entrance to Woodbury apartments remains vacant.

NEIGHBORHOOD 20.04RECOMMENDATIONS

1. Carefully regulate entrances to development to avoid creating hazardous traffic conditions on State Road 64.
2. New commercial development along State Road 64 shall be limited to light commercial and professional office uses which are compatible with the adjacent residential neighborhoods and do not create traffic congestion problems on local streets and State Road 64.
3. By 2001, adopt regulations to control development along S.R. 64, by establishing architectural guidelines to ensure cohesive, harmonious and unified construction in order to enhance the esthetic quality of the City's gateway.

Appendix
