

ORDINANCE NO. 2977

AN ORDINANCE ANNEXING TO THE CITY OF BRADENTON, FLORIDA, CERTAIN LAND CONTIGUOUS THERETO, LOCATED AT 5700 STATE ROAD 64, 711 MORGAN JOHNSON ROAD (57TH STREET EAST) AND TWO (2) CONTIGUOUS PARCELS WITH NO ADDRESSES ON THE EAST SIDE OF MORGAN JOHNSON ROAD; PARCEL NUMBERS: 1120300056, 1120900004, 1121700059, 1121710209 AND LEGALLY DESCRIBED AS FOLLOWS:

BEGIN PARCEL 1:

TRACT 1: BEGIN 30 FEET EAST OF THE INTERSECTION OF CENTERLINE OF EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH CENTERLINE OF OLD ONECO ROAD, AND RUN SOUTHEASTERLY PARALLEL TO SAID CENTERLINE OF OLD ONECO ROAD, 483 FEET; THENCE EAST 175 FEET; THENCE NORTHWESTERLY 411 FEET TO POINT OF CENTERLINE OF EAST AND WEST COAST RAILROAD RIGHT OF WAY 200 FEET EASTERLY FROM POINT OF BEGINNING; THENCE WESTERLY 200 FEET TO POINT OF BEGINNING ALL IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD 64 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 3935, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACT 2: ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE EAST AND WEST COAST RAILWAY LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #64 AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD, SAID ROAD BEING 60 FEET WIDE), AND WESTERLY OF A LINE 200 FEET EASTERLY OF AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF OLD ONECO ROAD, IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD 64 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 3935 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT FROM SAID PARCEL 1 LANDS CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 6189.

PARCEL 2:

BEGIN 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF THE EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH THE CENTERLINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD), THENCE RUN SOUTHEASTERLY PARALLEL TO SAID CENTERLINE OF THE OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) 483 FEET TO POINT OF BEGINNING; THENCE SOUTH 100 FEET, THENCE EAST 175 FEET, THENCE NORTHWESTERLY 100 FEET TO A POINT 180 FEET MORE OR LESS WESTERLY FROM POINT OF BEGINNING; THENCE WESTERLY 180 FEET MORE OR LESS TO POINT OF BEGINNING; IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT FROM SAID PARCEL 2 LANDS CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 6189.

PARCEL 3:

COMMENCE AT THE POINT 30 EAST OF THE INTERSECTION OF THE CENTERLINE OF OLD EAST AND WEST COAST RAILROAD RIGHT OF WAY, LONG SINCE ABANDONED, WITH THE INTERSECTION OF OLD ONECO ROAD CENTERLINE, FREQUENTLY REFERRED TO AS MORGAN JOHNSON ROAD, SAID POINT HEREINAFTER REFERRED TO FOR CONVENIENCE AS POINT A; THENCE RUN S.26°56'00"E., ALONG THE EAST LINE OF MORGAN JOHNSON ROAD 616.80 FEET FOR A POINT OF BEGINNING; THENCE RUN N.67°05'30"E., 157.20 FEET TO AN IRON PIPE; THENCE RUN S.25°50'00"E., 179.29 FEET TO AN IRON ROD; THENCE RUN S.87°20'33"W., 169.65 FEET TO AN IRON ROD; THENCE N.26°56'00"W., 122.20 FEET TO THE POINT OF BEGINNING; SAID PROPERTY BEING SITUATED IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

PARCEL 4

COMMENCE 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF THE EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH THE CENTERLINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD)(WIDTH VARIES), THENCE S.26°56'00"E., PARALLEL TO SAID CENTERLINE OF THE OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) 583.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.26°56'00"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.80 FEET; THENCE N.67°48'31"E., ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL 3, AS DESCRIBED AND RECORDED IN O.R. BOOK 2355, PAGE 497 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 79.78 FEET; THENCE S.90°00'00"W., ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL 2, AS DESCRIBED AND RECORDED IN SAID O.R. BOOK 2355, PAGE 497, A DISTANCE OF 89.18 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 102,457 SQUARE FEET OR 2.35 ACRES MORE OR LESS

WHEREAS, a request for Annexation to the City of Bradenton has been brought by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners by submitting application AX.15.4756 MIMCO; and

WHEREAS, said property petitioned to be annexed is contiguous to the corporate limits of the City of Bradenton, Florida and meets the requirements of Florida Statute 171.044; and

WHEREAS, the properties are owned by MIMCO Properties, LLC / Kathy & Jack McKendree,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA:

Section 1: That the land herein before referred to and described as follows:

LEGAL DESCRIPTION: BEGIN PARCEL 1:

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RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 79.78 FEET; THENCE S.90°00'00"W., ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL 2, AS DESCRIBED AND RECORDED IN SAID O.R. BOOK 2355, PAGE 497, A DISTANCE OF 89.18 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

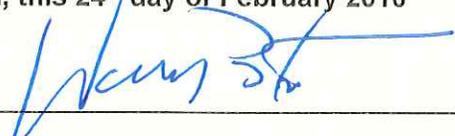
CONTAINING 102,457 SQUARE FEET OR 2.35 ACRES MORE OR LESS

is land sought to be annexed by motion, and the same is hereby annexed to and incorporated within the City of Bradenton, Manatee County, Florida, as fully and effectually as if the same were included within the boundary of the City of Bradenton, Florida, as set forth in its Charter.

Section 2: Such land, above described, and shown in Exhibit "A", shall immediately become subject to the jurisdiction and powers of the City of Bradenton, Florida.

Section 3. This Ordinance shall take effect immediately.

PASSED IN REGULAR SESSION, this 24th day of February 2016



President, City Council

ATTEST



City Administrator, Carl Callahan

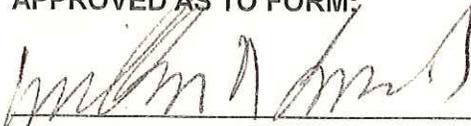


First Reading: February 10, 2016

Advertised: February 13, 2016 and February 20, 2016

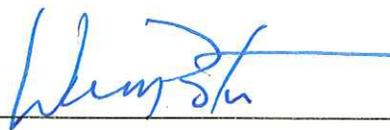
Second Reading & Public Hearing: February 24, 2016

APPROVED AS TO FORM:



City Attorney, William R. Lisch

APPROVED by me, this 27th day of January 2016.



Mayor, Wayne H. Poston





EVALUATION AND REPORT
 Department of Planning & Community Development

PROJECT #: AX.15.4756 MIMCO Properties
TO: City Council
FROM: Christopher M. Gratz, AICP, Development Services & Zoning Manager
DATE: 2/10/2016
APPLICANT: GreenbergFarrow Architecture, agent for MIMCO Properties, LLC / Kathy & Jack McKendree
WARD: 4 – Bemis Smith

CASE SYNOPSIS:

Applicant's Request:
Location:

*Annexation of 2.35 acres into municipal limits
 5700 State Road 64, 711 Morgan Johnson Road (57th Street East) and two (2) contiguous parcels with no addresses on the east side of Morgan Johnson Road*

DRC Recommendation :
Staff Recommendation:
Joint Planning Committee

Approval
Approval

Recommendation:
City Council Action:
City Council Final Determination:

Proceed, December 2, 2015
TBD- February 10, 2016
February 24, 2016

APPLICANT'S REQUEST: Voluntary annexation of contiguous parcels into the City of Bradenton municipal limits.

COMPLETE APPLICATION REMARKS: The application is complete.

FINDINGS OF FACT

LOCATION OF SUBJECT PROPERTY: 5700 State Road 64, 711 Morgan Johnson Road (57th Street East) and two (2) contiguous parcels with no addresses on the east side of Morgan Johnson Road; Assessor Parcel Numbers (APN): 1120300056, 1120900004, 1121700059, 1121710209. A legal description is included in the application. The subject property is also located in Neighborhood 20.12.

ACREAGE: 2.35 acres ±

FLOOD ZONE: X

CHARACTERISTICS OF THE SUBJECT PROPERTY: The property at 5700 State Road 64 is developed with a 3,870 square foot office building; the others are vacant and heavily vegetated.

EXISTING LAND USE / CURRENT FUTURE LAND USE/ CURRENT ZONING:

5700 State Road 64 (APN 1120300056):

Office/ RES-6 (County)/ PDC, Planned Development Commercial

711 Morgan Johnson Road (57th Street East) APN1120900004 & APN 1121700059:

Vacant/ RES-6 (County)/ PDC, Planned Development Commercial

APN 1121710209: Vacant/ RES-6 (County)/ A-1, Agriculture (County)

PROPOSED FUTURE LAND USE/ZONING: SCC, Suburban Commercial Corridor; a Home Improvement Store requiring Special Use approval is proposed for the property.

SURROUNDING PROPERTIES:

Existing: Commercial Zoning: NCM, Neighborhood Commercial-Medium (County) FLU: RES-6 (County)	Existing: Vacant Zoning: PDC (County) FLU: RES-6 (County)	Existing: Vacant Zoning: A-1 (County) FLU: RES-6 (County)
Existing: Commercial, Vacant Zoning: SCC FLU: SCC	SUBJECT PROPERTY	Existing: Vacant Zoning: SCC FLU: SCC
Existing: Vacant, Single Family Dwelling Zoning: SCC FLU: SCC	Existing: Utilities (Verizon) Zoning: A-1 (County) FLU: RES-3 (County)	Existing: Vacant Zoning: SCC FLU: SCC

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT’S REQUEST: N/A

ANALYSIS

EVALUATION OF CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed Annexation does not appear to be inconsistent with Bradenton’s Comprehensive Plan. The following Comprehensive Plan Goals, Objectives, and Policies are applicable to the request.

Future Land Use Element

Objective 1.7 Annexations

To expand City boundaries through annexation of unincorporated land in a logical, sequential and efficient manner.

The request is consistent with this objective; the property is the same width as the contiguous property in the City to the west.

Policy 1.7.1 Annexation Process

The City shall pursue annexation of property, not excluded by the adopted Urban Development Zone in accordance with “The Accord”.

This property is not within the Urban Development Zone, the process as specified by The Accord has been followed, therefore the request is consistent with this policy.

Policy 1.7.2 Annexation Feasibility Study (AFS)

The City shall produce in addition to the requirements of “The Accord”, an Annexation Feasibility Study for every proposed annexation outlining the property’s compliance with the specific policies of Objective 1.7. At a minimum, the AFS will include:

- A statement addressing the requirements of annexations outlined in Ch. 171, FS.
- A statement addressing the potential creation of an enclave.
- A statement addressing the potential creation of a “leap-frog” extension.
- A statement addressing the potential creation of a nearly surrounded pocket of unincorporated land.
- A statement addressing the potential creation of an overly irregular City Boundary.
- An inventory of existing public services provided to the proposed annexation by the County or others.
- An inventory of public services to be provided by the City upon annexation.
- A statement from the City Engineer noting if the provision of public services to the proposed property will adversely affect the provision of services to existing City residents.
- The results of a fiscal impact assessment of the proposed annexation.

The applicant has provided a sufficient AFS which is included in the attached application materials.

Policy 1.7.3 Public Services

The City shall deny or delay annexations of properties that would cause a decrease in the City's ability to provide adequate public services to existing City residents at approved LOS standards, until such time as the deficiency can be corrected. Public services to be considered include, but are not limited to: Potable Water, Wastewater, Stormwater, Police, Fire Protection, Road Maintenance, Garbage Collection, Parks and Recreation.

No public services in which the level of service would be compromised by this annexation have been identified. It is noted that water and sewer may be provided by Manatee County; Morgan Johnson Road is a County road and proportional fair share impacts to it will be determined by the Manatee County.

Policy 1.7.4 Fiscal Impact

The City shall not approve a proposed annexation if a fiscal impact assessment of the property shows a negative benefit to the City, unless the annexation is to correct an overriding public health or safety issue.

A net positive fiscal impact for the City even with the property being undeveloped is anticipated. Once developed, the tax revenues should have a net positive impact over services provided to the development. It is not possible to definitively make a finding on this factor, for example the need for services such as Police can vary.

Policy 1.7.5 Assignment of Future Land Use

The City shall assign land annexed into the City a future land use category during the next comprehensive plan amendment cycle, consistent with all policies in this Comprehensive Plan and adjacent land use categories, as shown on the adopted Future Land Use Map.

Concurrent with this annexation request are a Future Land Use Map and Zoning Atlas amendments to designate the property SCC, Suburban Commercial Corridor.

Policy 1.7.6 Public Facilities Efficiency

The City shall encourage annexation of property where the annexation promotes the efficiency of utilities or roadways.

The adjacent roadway is established and there are logical connections to utilities that can be made.

Policy 1.7.7 Avoid Enclaves

The City shall avoid annexations that create unincorporated enclaves.

The proposed annexation will not result in any enclaves being created. Parcel Number 1121710109 to the south will be surrounded by the City boundaries on three (3) sides with the fourth being contiguous to Morgan Johnson Road, which is a County road; therefore the request does not create an enclave pursuant to Florida Statutes and court rulings.

Policy 1.7.9 Logical City Boundary

The City shall strive to avoid annexations that create an overly irregular City boundary.

The annexation is a logical extension of the City boundary with the abutting parcels to the east being within it.

Policy 1.7.10 Leap-Frog Annexations

The City shall avoid annexations that create linear "leap-frog" extensions resulting in land that is nearly completely surrounded by unincorporated land.

The properties substantially abut the City boundaries and this is not a linear extension.

Intergovernmental Coordination Element

Policy 1.3.8 Coordination of Annexation

Amendments to the City's Comprehensive Plan to address annexed property shall be compatible with Manatee County's Comprehensive Plan in regard to density and intensity limits and level of service standards.

The proposed intensity of non-residential use on this property is comparable to that of the current Manatee County designations, and level of service standards will be maintained when the property is developed with the assessment of impacts.

CONSISTENCY WITH JOINT PLANNING AGREEMENT A.K.A. "THE ACCORD":

Urban Development Zone (UDZ)/Joint Planning Overlay Considerations: The subject property is not located within the UDZ; therefore review by the Joint Planning Committee was required.

Compatibility: The applicant intends to include the parcels in the development of a commercial use on the contiguous properties to the east. The proposed use is a home improvement retail store (Building Materials); the properties will be used for driveways, landscaping and parking. This use is permitted by a Special Use approval in the City's SCC, Suburban Commercial Corridor future land use designation and zoning district. The existing office building contains Meridian Research, which is a Health Services use permitted by the City's SCC, Suburban Commercial Corridor future land use designation and zoning district.

Staff believes that the annexation of the subject parcels is compatible with the surrounding properties both within the City and unincorporated County for the following reasons:

- The properties to southeast, east, and west are within the City and all have the same SCC, Suburban Commercial Corridor future land use and zoning designations.
- North of the subject properties is State Road 64, a State Principal Arterial lined with commercial uses, and the property to the south is developed with a Utilities use.

Density Limit: Three (3) of the parcels have the County zoning designation of PDC, Planned District Commercial, with an office building on one (1) of parcels. The proposed City of Bradenton's SCC, Suburban Commercial Corridor future land use and zoning designations represent similar intensity.

Changing the vacant property, APN 1121710209, with the RES-6 (County) Future Land Use and A-1, Agriculture (County) zoning designation to SCC, Suburban Commercial Corridor future land use and zoning designations represents a greater intensity since a commercial use is not permitted by the current County designations.

- When a greater intensity is proposed, "The Accord" requires that the proposed intensity must be found compatible with areas adjoining the area to be annexed. Approval shall not be reasonably withheld by the County; with a response from the County to be provided within 30 days of the request, unless such time is extended by mutual agreement.
- Manatee County's response to the request is that the proposed designations meet the County's criteria to be changed to a designation that allows neighborhood commercial uses.

Staff finds that the proposed designation of SCC, Suburb Commercial Corridor is compatible with the adjoining areas for the following reasons:

- The east and west sides of this property already have the same designation within the City of Bradenton. The north side is a commercial designation within the County.
- The south side is adjacent to APN 1121710109, which is a property developed with a Utilities use. A Commercial use is inherently compatible with a Utilities use. The parcel is 17,860 sq.

ft. and contains a 1,512 sq. ft. metal building constructed in 1987 and is owned by Verizon of Florida, Inc.

Height Provisions: The standards set forth in the City's Land Use Regulations limit the height of development to 35 feet in the SCC zoning district, consistent with the maximum height limit stated in "The Accord", therefore a full public hearing using the height ordinance criteria of Manatee County is not required.

Environmental Sensitivity of the Property: The subject parcel is located in Flood Zone X. Some of the subject properties are heavily vegetated; however, they contain no known areas of jurisdictional wetlands.

Impact Fee Equivalency: Pursuant to "The Accord", Section 4.B (5), the parcels are subject to both City and County impact fees, as part of the agreement to annex.

AVAILABILITY OF PUBLIC SERVICES:

Potable Water: City of Bradenton service through a 16 inch water main is available south of SR 64 on Morgan Johnson Road.

Reclaimed Water: N/A

Sanitary Sewer: City of Bradenton sewer service is available on the south side of SR 64, and the developer will be required to construct a lift station on property owned by the City on the west side of Morgan Johnson Road (APN 1119700109).

Solid Waste: City of Bradenton service is available.

Roads: The properties front Morgan Johnson Road, which is a County Urban Collector. Right-of-way use permits and improvements to Morgan Johnson Road, possibly including right-of-way dedications, to maintain the County's adopted level of service for this roadway will be required.

Recreation: N/A

Police & Fire: City of Bradenton services are available.

COST/BENEFIT ANALYSIS: No established procedure currently exists for this type of analysis.

STAFF EVALUATION: The subject property represents a logical annexation into the City based on locational criteria and is located in an area that is acceptable for annexation under the JPC/UDZ criteria. Staff recommends approval of this annexation request.

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE: The School District of Manatee County stated no objection to the request.

ATTACHMENTS:

"The Accord"
Pre-Application Meeting Comments
Future Land Use Element (excerpt)
Permitted and Special Uses
Dimensional and Area Standards
Maps
Application
Manatee County Staff Report

STAFF RECOMMENDATION:

APPROVAL of AX.15.4756 based on the Findings of Fact.

JOINT PLANNING COMMITTEE (December 2, 2015):

No objections to proceeding with the annexation were expressed at the meeting. Subsequently, Manatee County did not object to the proposal.

CITY COUNCIL ACTION (February 10, 2016): TBD

CITY COUNCIL FINAL DETERMINATION (February 24, 2016): TBD

THE ACCORD

(For the Improvement of the Quality of Life of the Citizens)

WHEREAS, cooperation and coordination between the County Government, the School Board, and Cities of Manatee County is desirable and in the best interest of the citizenry ("Intergovernmental Coordination"), and

WHEREAS, a long term growth management strategy in which the Cities, the School Board, and County seek to identify and minimize service deficiencies and duplications, pool resources, coordinate planning, and seek efficiencies in government and education is desirable, and

WHEREAS, the coordination of consistent growth management policies through such identification, cooperation, planning and pooling is in the best interest of the citizens of Manatee and its Cities, and will provide for protection of Manatee County's (inclusive of the Cities') unique quality of life, and

WHEREAS, Intergovernmental Coordination is a key to the future success of our community, and the current visioning process (Imagine Manatee) may assist in such effort, and

WHEREAS, the Cities' ability to address their citizens' needs is, in part, dependent upon creating either an expanded tax base or alternative revenue sources, and

WHEREAS, a recent proposal for Charter Government has created dialogue regarding these matters but has not been embraced by the Cities;

NOW THEREFORE in order to improve the quality of life of the citizens, foster a better community, preserve the character of the Cities while enhancing their financial stability, to better unify growth management efforts, and to protect environmentally sensitive lands, the undersigned Cities, School Board, and County Government agree that:

1. Recitals: The above recitals are true and correct and incorporated herein.
2. Good Faith. The parties will in good faith focus on Intergovernmental Coordination as more fully set forth herein with the goal of entering into appropriate inter-local agreements consistent with these efforts within 60 days after approval of this Accord by all parties.
3. "Imagine Manatee". The parties agree to cooperate so that the Imagine Manatee visioning process that is being implemented for the community can truly be a community visioning that will result in the formulation of long term growth management strategies for the benefit of all the citizenry. To that end each party will appoint representatives to a committee to discuss and outline the basis for implementing the vision.

4. Annexation. The parties recognize that cooperation in growth planning requires communication and coordination. To that end, the County and Cities of Palmetto and Bradenton agree that regarding future land annexations other than those lands being annexed for redevelopment:

A. Joint Planning Committee. Within thirty (30) days of the date of this Agreement, the County, the School Board, and Cities of Palmetto and Bradenton will identify and assemble executed copies of all existing inter-local service-delivery agreements regarding sanitary sewer, public safety, solid waste, drainage and storm water, potable water, reuse water, parks and recreation, school facilities, and transportation facilities. The parties shall immediately create a five (5) person Joint Planning Committee ("JPC") consisting of one elected official appointed collectively by the governing bodies of the Town of Longboat Key, the City of Bradenton Beach, the City of Holmes Beach, and the City of Anna Maria and one elected official each appointed respectively by the governing bodies of Manatee County, the City of Bradenton, the City of Palmetto, and the Manatee County School Board.

B. Annexation Considerations. Annexation shall occur in accordance with the following:

(1) Intergovernmental Coordination. With regard lands located outside of the applicable City (that are not excluded as set forth in D below) there shall be an ongoing obligation of Intergovernmental Coordination regarding the matters set forth in paragraph A above. In the event of a proposed annexation, the JPC will meet and review and evaluate the propriety of such annexation in light of future land use, compatibility, service delivery mechanisms etc.

(2) Compatibility. It is understood a purpose of the JPC is to ensure that all factors including service components and compatibility with surrounding neighborhoods are fairly addressed from a technical and professional perspective. In that connection the JPC shall propose policies for development that will serve as a basis for a Joint Planning Agreement. Items that may be appropriate for a Joint Planning Agreement include, without limitation, utility territorial areas, identification of police and fire service and infrastructure areas, environmental land considerations, joint concurrency, restrictive zoning and unique/historic areas, provisions for dispute resolution, identification of potential joint grant opportunities, etc. The recommendations of the JPC shall be public but not binding on any party.

(3) Density Limit. The Cities of Bradenton and Palmetto agree that annexation of land areas shall not result in greater intensity and density than that provided in the currently (today) existing designation of future land use contained in the Manatee County Comprehensive Plan (without the County's approval which approval shall not be unreasonably withheld) and such intensity and density shall be compatible with areas adjoining the area to be annexed. Where County approval is required, the County agrees to respond within 30 days of the request, unless such time is extended by mutual agreement.

(4) Height Consideration. It is understood that no increase in building height over 35 feet shall be permitted in annexed areas without full public hearing in front of the applicable City Council using the height ordinance criteria of Manatee County that currently exists and that the County shall have the obligation to present its perspective on such proposals, if applicable.

(5) Impact Fee Equivalency. The purpose of this provision is to remove the financial incentives for annexation where the focus of such is simply to save impact fees as opposed to the positive benefits of annexation as the reason for such. Accordingly, the Cities agree that such annexation shall require a contribution from the owners or developers of such annexed land of an amount at least equivalent to the impact fees in effect for the County at the time the development occurs on such annexed property for a period of at least five (5) years after such annexation takes place. (This limitation shall survive the termination of this Agreement provided, however, such five year limit shall not apply to any annexation that occurs pursuant to these provisions if no sales tax initiative is adopted by May 31, 2003 as set forth in paragraph 6.) "Equivalence" shall take in account (as a deduction) current impact fees or related fees (such as facility investment fees) paid to the Cities with regard to the development. All such monies paid shall remain the monies of the City, but shall be used in a manner similar for the categories of such impact fees to benefit the entire citizenry. However, if an equivalency fee is collected for impacts for which only the County provides the service then such portion of the fee collected shall be provided to the County provided such service or facilities will be reasonably provided in the subject impact fee district for the benefit of the applicable land and its occupants. The developers and owners of the property being so annexed shall have the right to credits against such Equivalency sum for the costs of improvements made by them that are deemed to be for the public benefit (e.g. impact fee creditable). Nothing herein shall be deemed to preclude the County from seeking to impose county-wide impact fees in accordance with state law. [It is understood that the foregoing is a conceptual expression of the parties' intent and may be set forth in an interlocal agreement, but that in order to implement the concept of equivalency in a legal manner, there may be substantial adjustments in the mechanisms necessary to accomplish same.]

C. Service Delivery Mechanism. No annexation shall occur without the appropriate service delivery mechanisms being addressed. In that connection the JPC shall attempt to resolve issues of concern.

D. Excluded Urban Development Zone (Redevelopment Focus). With regard to the Cities of Palmetto and Bradenton, the parties will agree to identify and map a limited urban development zone ("UDZ") that is external to each City but within which any future annexations will be accepted by the County as appropriate for urban development and the City's judgement with regard to density, height and other growth management shall be predominant and sovereign. While the provisions of paragraph 4B shall not be binding upon Palmetto or Bradenton regarding UDZ lands, the JPC will assist in the identification of such areas for designation by the County and Cities. The standard for this limited "urbanization" zone shall relate to:

(a) existing developed areas adjacent to the Cities' developed areas, or

(b) limited in-fill opportunities that are adjacent to "urbanized" areas for which the external infrastructure needed to serve future improvements largely exists.

E. UDZ Adjustment. The UDZ and Joint Planning Area ("JPA") shall be reviewed by the JPC every two (2) years with the recommendations of the JPC to be presented to the County and affected City Council. Such designation shall be modified as appropriate.

5. Efficiency in Government. Intergovernmental Coordination shall continue to emphasize the savings of tax dollars via efficiency in government. This shall involve collaborative efforts for consolidating or sharing of services where appropriate. In that regard, the parties agree to authorize their staffs to:

(a) work toward an integrated and inter-local traffic management system,

(b) evaluate the existing three 911 systems for increased service and efficiency, and

(c) evaluate opportunities to save where there are duplication of services through enhanced inter-local agreements.

(d) evaluate other potential consolidation of services between the Cities of Palmetto and Bradenton.

6. Sales Tax. The County agrees to support the Cities in seeking a ½¢ sales tax if needs are presented for which a sales tax initiative is appropriate. The Cities shall retain their portion of the ½¢ sales tax as a revenue source to address revitalization and other needs of the Cities. It is understood that the Cities' of Palmetto and Bradenton's agreement to the provisions of paragraph 4B are dependent upon the implementation of such tax and its ongoing availability to the Cities. The Cities of Palmetto and Bradenton agree to immediately abide by the provisions of paragraph 4B and continue to do so at least until May 31, 2003, provided the parties are in good faith proceeding with the foregoing initiative.

7. Environmentally Sensitive Lands. The parties recognize that as the community expands through both redevelopment and new development, the opportunities to preserve valuable and environmentally sensitive lands are being lost. The Cities agree to support the County's efforts at obtaining an appropriate funding source to be used to secure such environmentally sensitive lands for the public interest.

8. Dispute Resolution. The parties agree to explore non judicial dispute resolution mechanisms where appropriate. This includes facilitation by local intermediaries, mediation or arbitration. The parties agree to meet at least once a year

to enhance communication, review areas of concern and to maximize Intergovernmental Coordination.

9. Mutual Support. The parties offer, where appropriate, to provide mutual support to each other, upon request, for guidance, coverage and other matters where savings and efficiencies can be maximized to the benefit of all. The parties agree to partner with each other to enhance their financial stability, where appropriate.

IN WITNESS WHEREOF, the undersigned agree to this Accord:

ATTEST: R. B. Shore
Clerk of Circuit Court

By: [Signature]
Date: 3/26/02



By: _____
Date: _____

BOARD OF COUNTY COMMISSIONERS

By: [Signature]
Its: First Vice-Chairman 3/26/02

CITY OF BRADENTON, a municipal corporation of the State of Florida

By: _____
Its: _____

CITY OF PALMETTO, a municipal corporation of the State of Florida

By: _____
Its: _____

CITY OF BRADENTON BEACH, a municipal corporation of the State of Florida

By: _____
Its: _____

CITY OF ANNA MARIA, a municipal corporation of the State of Florida

By: _____
Its: _____

ATTEST:
By: _____
Date: _____

ATTEST:
By: _____
Date: _____

ATTEST:
By: _____
Date: _____

to enhance communication, review areas of concern and to maximize Intergovernmental Coordination.

9. Mutual Support. The parties offer, where appropriate, to provide mutual support to each other, upon request, for guidance, coverage and other matters where savings and efficiencies can be maximized to the benefit of all. The parties agree to partner with each other to enhance their financial stability, where appropriate.

IN WITNESS WHEREOF, the undersigned agree to this Accord:

ATTEST: R. B. Shore
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS

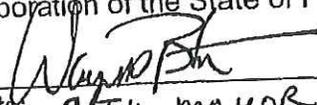
By: _____
Date: _____

By: _____
Its: _____

ATTEST:

By: 
Date: APRIL 10, 2002

CITY OF BRADENTON, a municipal corporation of the State of Florida

By: 
Its: CITY MAYOR

ATTEST:

By: _____
Date: _____

CITY OF PALMETTO, a municipal corporation of the State of Florida

By: _____
Its: _____

ATTEST:

By: _____
Date: _____

CITY OF BRADENTON BEACH, a municipal corporation of the State of Florida

By: _____
Its: _____

ATTEST:

By: _____
Date: _____

CITY OF ANNA MARIA, a municipal corporation of the State of Florida

By: _____
Its: _____

to enhance communication, review areas of concern and to maximize Intergovernmental Coordination.

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IN WITNESS WHEREOF, the undersigned agree to this Accord:

ATTEST: R. B. Shore
Clerk of Circuit Court BOARD OF COUNTY COMMISSIONERS

By: _____ Date: _____ By: _____ Its: _____

ATTEST: CITY OF BRADENTON, a municipal corporation of the State of Florida

By: _____ Date: _____ By: _____ Its: _____

ATTEST: CITY OF PALMETTO, a municipal corporation of the State of Florida

By: Karen A. Conlon, CITY CLERK Date: 4/15/02 By: Lawrence E. Busto Its: Mayor

ATTEST: CITY OF BRADENTON BEACH, a municipal corporation of the State of Florida

By: _____ Date: _____ By: _____ Its: _____

ATTEST: CITY OF ANNA MARIA, a municipal corporation of the State of Florida

By: _____ Date: _____ By: _____ Its: _____

to enhance communication, review areas of concern and to maximize Intergovernmental Coordination.

9. Mutual Support. The parties offer, where appropriate, to provide mutual support to each other, upon request, for guidance, coverage and other matters where savings and efficiencies can be maximized to the benefit of all. The parties agree to partner with each other to enhance their financial stability, where appropriate.

IN WITNESS WHEREOF, the undersigned agree to this Accord:

ATTEST: R. B. Shore
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS

By: _____
Date: _____

By: _____
Its: _____

ATTEST:

CITY OF BRADENTON, a municipal corporation of the State of Florida

By: _____
Date: _____

By: _____
Its: _____

ATTEST:

CITY OF PALMETTO, a municipal corporation of the State of Florida

By: _____
Date: _____

By: _____
Its: _____

ATTEST:

CITY OF BRADENTON BEACH, a municipal corporation of the State of Florida

By: Chadler Patters
Date: APRIL 4, 2002

By: John R. Chappie
Its: MAYOR

ATTEST:

CITY OF ANNA MARIA, a municipal corporation of the State of Florida

By: _____
Date: _____

By: _____
Its: _____

ATTEST:

CITY OF HOLMES BEACH, a municipal corporation of the State of Florida

By: _____

By: _____

Date: _____

Its: _____

ATTEST:

TOWN OF LONGBOAT KEY, a municipal corporation of the State of Florida

By: *Maria Hall*

By: *Ronald A Johnson*

Date: *5-23-02*

Its: *VICE-MAYOR*

ATTEST:

SCHOOL BOARD OF MANATEE COUNTY

By: _____

By: _____

Date: _____

Its: _____

ATTEST:

By: _____
Date: _____

CITY OF HOMES BEACH, a municipal corporation of the State of Florida

By: _____
Its: _____

ATTEST:

By: _____
Date: _____

TOWN OF LONGBOAT KEY, a municipal corporation of the State of Florida

By: _____
Its: _____

ATTEST:

By: *J. Marilyn Clark*
Date: 4-1-02

SCHOOL BOARD OF MANATEE COUNTY

By: *Harry J. Kincaid*
Its: Chairman



CITY OF BRADENTON

PRE-APPLICATION MEETING COMMENT SHEET

Application # PM.15.4622 Pre-App Date: November 10, 2015
Applicant: Mimco Properties/ 64 Properties, Home Improvement Center @ SR64
and MJR

PUBLIC WORKS DEPARTMENT: Kim Clayback PE 708-6300 x243
FIRE DEPARTMENT: Fire Marshal Kenneth Langston 932-9603
POLICE DEPARTMENT: Officer K. Camacho 741-3041
PCD DEPARTMENT: Tim Polk, Chris Gratz, Myra Schwarz,
Karen Aihara, Donnette Stahnke
BUILDING DIVISION: Anthony Warren Plans Examiner 932-9404
HEALTH DEPARTMENT: Barbara Wills Env. Supervisor 714-7585 (ABSENT)

COMMENTS

Applications for Annexation, Special Use, Land Use Map Amendment, and Comprehensive Plan Map Amendment required. All applications may be filed concurrently; however the annexation must be approved on 1st reading by the Council for the other applications to be considered by the Planning Commission.

Parcels to be annexed are not in UDZ; will require a recommendation from the Joint Planning Committee.

Include any Outdoor Storage, Outdoor Sales, or Vendors, including food vendors with the Special Use Request.

Clarify Property ownership of small triangle parcel PID# 1121700059. PAO indicates owners are Kathy and Jack McKendree. (Under contract)

Annexation: Three (3) parcels plus McKendree parcel.

FULU: Manatee County- Res-6 to SCC – Consistent.

Res-6 allows for a complement of residential support uses normally utilized during the daily activities of residents in low to low-moderate density urban areas. Range of potential uses include neighborhood retail uses.

Maximum FAR = 0.23 (0.35 for mini-warehouse uses).

Proposed FAR = 0.15

Maximum square footage for Neighborhood Retail uses: 150,000 sf.

Proposed square footage: 136,068 sf.

ZONING: Manatee County- PD-C to SCC – Compatible.

Planned Development - Commercial Zoning is to provide for development of commercial centers in scale with surrounding market areas, at appropriate locations.

A Traffic Study is required, to include impact to City property on the west side of Morgan Johnson Road (MJR). County Right-of-Way use permit for curb cuts and utility construction on MJR will be needed. County may require improvements to MJR.

Parking: 88 spaces short for the square footage noted. There seems to be enough land to meet the parking requirement and avoid a variance through changing the design:

- With the orientation of the building turned, brought to closer the street; more parking can fit. See The Home Depot @ 5801 University Drive, Davie, FL 33328
- Subtract the areas listed below in the parking calculation:
 - One (1) parking space for every 200 sq. ft. of building floor area (excluding restrooms, hallways, stairwells and storage areas).
- Nine (9) accessible parking spaces are required for 401 to 500 parking spaces (10 are indicated on site plan).
- Seasonal Parking and Truck Rental areas do not count towards meeting the parking requirement.
- A design that requires saving existing trees is a justification for a variance.

Curb cuts/Access points: Limited to one 36-foot wide or two 24-foot wide vehicular access points per frontage by City code. §4.1.4.3.c.

Provide impact projection to roadways, water, sewer, drainage & storm water with application.

City water is available to project location. There is a 16" water line at the end of Morgan Johnson Road. Public Works will provide City line plans for the water and sewer. Contact Kim Clayback.

There is a parcel on west side of Morgan Johnson Road that is for a proposed lift station. The City has a parcel for the developer to build a lift station to Public Works specifications. Public works proposes building of the lift station be included with plans and then it be turned over to the City.

What is happening to the Meridian Research Building? Do you intend to share access or parking?

The parcel is heavily forested. A tree survey & tree replacement will be required. Include the outparcel (Meridian Research) tree survey. Since little grading will be required, large existing trees can be designed around, and plan parking aisles and green space to accommodate trees in a manner that does not block signage.

Use Cypress trees as some of the replacement trees in the retention area. Planting area around the building has not been provided, we can consider increasing the width of the perimeter buffer to compensate.

Site Improvement Permit is required at time of permitting for (but not limited to) land alterations that increase the impervious surface, electric and lighting, irrigation. Submit plans for lighting, parking, irrigation and tree removal/landscaping with Site Improvement Permit.

Have a licensed engineer design retention areas, and speak to City Public Works department prior to design. The City requires complete on-site retention.

Add sidewalks to Morgan Johnson Road. Complete the existing sidewalks to extend to east side of project. Create access from sidewalk on SR64 to avoid the ditch, and to include ADA access.

All signage, dumpsters and fences will require separate permits.

Site Plan to also include:

Hours of Operation

Number of employees

Break down interior space.

Include outdoor storage areas.

Exterior Lighting- Refer to Chapter 7 of the City of Bradenton Land Use Code. Police Department recommends adding security cameras.

Work from the 2014 Florida Building Code and use electronic permitting. Contact Anthony Warren to get setup on the City's electronic permitting system, Buzzsaw.

Add articulation and design to building plans to avoid a "cookie cutter" look to the project. Bring some uniqueness to the building.

Professional Office/Medical

Offices, medical facilities, public facilities, limited commercial and educational facilities.

Maximum floor area ratio: 0.35

Urban Commercial Corridor

Commercial uses with moderate residential density, offices, light commercial, retail, hotel, restaurant, educational, social services, automobiles sales

Residential – 10 DU/ acre or 13 DU/acre (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 Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

Maximum floor area ratio: 0.7

Suburban Commercial Corridor

Commercial uses commensurate with suburban arterial roadways, retail, office, automotive sales, automotive repair and service, hotel, motel, restaurants, social services

Maximum floor area ratio: 0.50

Recreational/Open Space

Parks, and designated open areas.

Maximum floor area ratio: N/A

Conservation

All land below the two-foot contour line or otherwise designated by documented tidal wetland delineation. Docks, boardwalks, or passive recreational uses only.

Urban Central Business District (UCBD)

The UCBD is the most intensely developed area of the City. It includes the Central Business District, Riverwalk, and West Historic District. Together, these sub-areas form the downtown of the City and provide a vital place for social, cultural, and economic interchange. The Urban Core is also a hub for governmental and civic uses.

The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center. The UBDC 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, and medium to high density residential uses are desired subject to compatibility with and appropriate transition considerations to adjacent low density residential uses.

Maximum floor area ratio: 5.0

Maximum base density: 40 dwelling units per acre

Maximum Density with moderate income housing bonus: 50 dwelling units per acre (Dwelling units proposed above the base

SCHEDULE 3.2.1.2 - continued													
PERMITTED AND SPECIAL USES/MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS													
DISTRICTS													
USE ⁽¹⁾⁽⁵⁾	UV ⁽⁶⁾		UC/UCBD ⁽³⁾		UCC		SCC		P		I		
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU	
AUTOMOTIVE USES													
Service Station/Repair		X				X		X				X	
Car Wash						X		X				X	
Auto Sales/Rental						X	X					X	
Parking Lot/Garage	X		X		X		X		X			X	
Automotive Specialty				X		X	X					X	
AMUSEMENT ESTABLISHMENTS													
Adult Entertainment*				X		X		X					
Indoor		X		X		X		X					
Outdoor		X				X		X					
Parks	X		X			X		X		X			X
Clubs		X		X		X		X		X			
TRANSPORTATION USES													
Public Transportation Terminal		X		X		X	X					X	
Marinas				X		X						X	
Motor Freight Terminals													X
Marine Establishments				X		X	X					X	
Heliports ⁽¹¹⁾				X		X		X		X			X
Docks and Piers ⁽⁴⁾			X		X		X		X			X	
SERVICE AND EQUIPMENT ESTABLISHMENTS													
Testing Laboratories				X		X	X			X		X	
Heating and Fuel								X				X	
Ice Plant				X		X		X				X	
Building Materials				X		X		X				X	
Construction Service				X		X	X					X	
Farm/Marine Supplies				X		X		X				X	
Laundry/Dry Cleaning Plant								X				X	
Wholesale								X				X	
Storage Establishments				X	X		X					X	
Plant Nurseries						X	X					X	
Communication Towers*				X		X		X		X			X
MANUFACTURING													
Light						X		X				X	
Heavy													X
RESIDENTIAL USES													
Single-Family	X		X		X								
Multi-Family	X		X										
Mixed Use/Home Occupation	X		X		X								
Dwelling Unit w/ Principal bldg	X		X		X		X		X				
Garage Apartment	X												
PUBLIC FACILITIES													
Seasonal Sales ⁽²⁾		X		X		X		X		X			X
PRIVATE EVENTS													
	X		X		X		X		X			X	
PUBLIC EVENTS REQUIRE CITY COUNCIL APPROVAL													
Convenience, Grocery, Drugs		X		X		X		X					X
Comparison Goods	X		X		X		X		X				
Secondhand Stores			X		X		X						
Auction Houses*		X		X		X		X					

P = Permitted Use S = Special Use Blank = Not Permitted

Continued

SCHEDULE 3.2.1.2 - continued														
PERMITTED AND SPECIAL USES/MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS														
USE ⁽¹⁾⁽⁵⁾	UV ⁽⁶⁾		UC/UCBD ⁽³⁾		UCC		SCC		P				I	
	P	SU	P	SU	P	SU	P	SU	P	SU			P	SU
EATING/DRINKING ESTABLISHMENTS⁽⁷⁾														
Restaurants – over 20 seats	X		X			X		X						
Shopping Center Restaurants			X		X		X							
Lounges		X		X		X		X						
Catering			X		X		X							X
Take Out/Delivery/Drive Through		X		X	X		X							
Café/Sidewalk Café < 20 seats ⁽⁷⁾	X		X		X		X		X					
NEWSRACKS, MODULAR*	X		X		X		X		X				X	
SERVICE ESTABLISHMENTS														
Personal Service	X		X		X		X		X					
Business/Domestic Service	X		X		X		X							
Kennels, Animal Boarding						X		X						X
Free Standing Ice Vending Machine								X						
EDUCATIONAL AND RELIGIOUS														
Schools, Public and Private ⁽⁹⁾		X				X		X		X				
Business, Training Schools	X		X		X		X		X					
Educational		X		X		X		X		X				
Cultural	X			X		X		X		X				
Dormitories				X		X	X							
Religious Establishments ⁽⁹⁾					X		X							
Cemeteries						X		X						
Mortuaries, Funeral Homes, Crematories		X		X	X		X							
Day Care Centers* ⁽⁸⁾⁽⁹⁾		X		X		X		X	X					
OFFICES – NON-MEDICAL	X		X		X		X		X				X	
LODGING														
Hotels		X		X		X		X						
Motels						X		X						
Bed and Breakfast	X		X			X		X						
Boarding Houses*						X		X						
HEALTH CARE & SOCIAL SERVICE FACILITIES														
Hospitals ⁽¹¹⁾				X		X		X		X				
Nursing Homes*				X		X		X	X					
Health Services	X		X		X		X		X					
Group Care Homes ¹²				X		X		X	X					
Group Care Facilities* ¹²				X		X		X	X				X	
Social Services Establishment						X		X		X				
Veterinarian/Animal Hospital				X	X		X		X				X	

P = Permitted Use SU = Special Use Permit Blank = Not Permitted

* Indicates that there are specific use regulations pertaining to the use (*Section 4.3*).

(1) Outdoor storage and/or display in conjunction with any use is not permitted unless specifically approved by Special Use Permit.

(2) Limited to four per year, maximum two weeks duration each, except Christmas Tree Lots which are limited to once yearly for 30 days.

(3) Refer to *Section 3.4.6*, Special District Regulations, for use permissions in the Antique District Overlay.

(4) Docks and piers proposed for public waterfront and those not meeting the criteria in *Section 5.1.2.14* shall require a Special Use Permit.

(5) Retail establishments providing modeling services require 1,000 square feet per room.

(6) Buildings within 40 feet of a local street abutting a residential land use district must be residential in use and character and oriented to the local street. Neighborhood-serving retail uses may be allowed for corner parcels at local and minor collector street intersections if approved as a Planned Development Project with a positive recommendation from the Architectural Review Board.

(7) City Council approval may be required. Refer to *Sections 2.2.9* and *4.3.1* for alcoholic beverage sales and approval requirements.

(8) Adult and child day care centers with six or less clients and "Family Day Care Home" as defined and licensed by HRS are exempt from zoning requirements.

(9) Day care centers, schools, churches, and other religious establishments can not be located within 500 feet of any Adult Entertainment Establishment.

(10) Permitted use inside the Urban Central Business District Overlay.

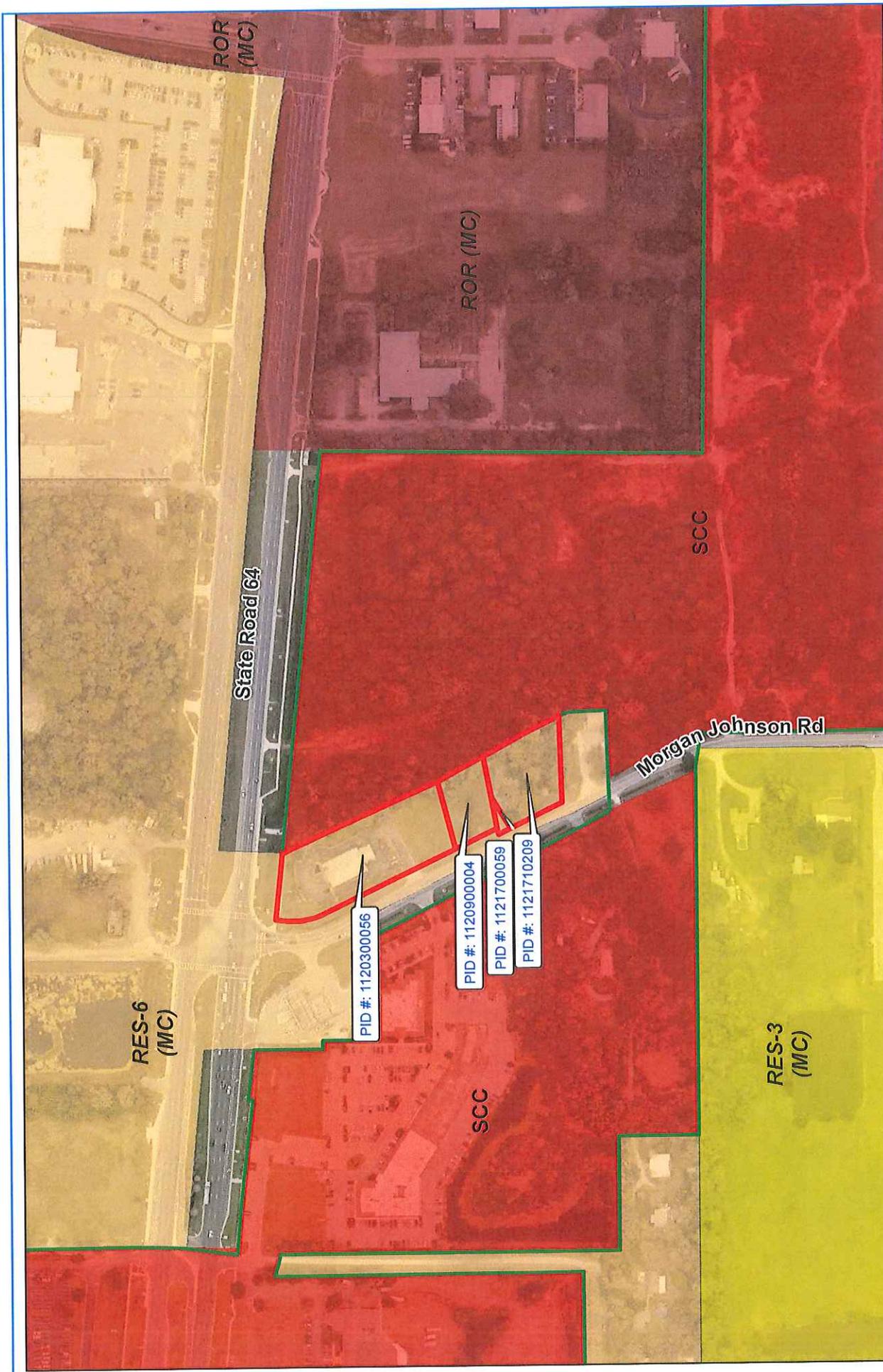
(11) Helicopter pads shall be a permitted accessory use to hospitals and public safety facilities.

(12) Shall be a state licensed facility.

**SCHEDULE 3.2.2.2
DIMENSIONS AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS**

STANDARD	MIXED-USE						COMMERCIAL	PROFESSIONAL	INDUSTRIAL
	UV			UC	UCBD	UCC			
	Arterial ⁽¹⁾	Non-Arterial ⁽²⁾	UC						
NON-RESIDENTIAL BUILDINGS (Building Setbacks in Feet) ⁽⁹⁾									
Front	5 ⁽³⁾	10	none	none	none	20	35	25	
Side	0	5	none	none	none	10	10	20	
Rear	0	15	none	none	none	15	25	25	
Side or rear adjacent to residential district ⁽¹⁰⁾	n/a	n/a	35	35	35	35	35	35	
Accessory building/structure setback in feet, side or rear ⁽¹¹⁾	none	none	none	none	none	10	10	10	
Maximum floor area ratio ⁽¹²⁾	0.7	0.7	5	5	5	0.5	0.5	0.35	1
Maximum building height (in feet) ⁽¹³⁾	60 ⁽⁴⁾	35 ⁽⁵⁾	95	95	95	35	35	45	45
Maximum building height (in stories)	5	3	8	8	8	2	2	3	4
MAXIMUM RESIDENTIAL DENSITY IN DWELLINGS UNITS PER ACRE (where permitted)	25 ⁽⁶⁾⁽⁷⁾		60 ⁽⁶⁾⁽⁸⁾	40 ⁽⁶⁾⁽⁸⁾	10 ⁽⁶⁾⁽⁸⁾				

- (1) Standards apply to buildings fronting arterial roadways listed in Section 4.1.3.
- (2) Standards apply to buildings fronting local or collector streets listed in Section 4.1.3.
- (3) Maximum building setback of fifteen (15) feet.
- (4) Within 125 feet of parcel boundary fronting arterial roadway. Within 125 feet of parcel boundary fronting arterial roadway and local or minor collector street (corner parcel), height may be increased to 85 feet.
- (5) Within 85 feet of parcel boundary fronting local street or minor collector.
- (6) A density bonus of up to ten (10) dwelling units per acre may be granted for Planned Development Project applications subject to Architectural Review Board (ARB) design and compatibility review if such unit(s) meet the following conditions: (1) remains owner occupied with homestead tax exemption status; (2) the initial sales price does not exceed the purchase price limit set forth in the adopted City of Bradenton Local Housing Agency Plan, as may be amended from time to time; and (3) said unit does not exceed said purchase price limit for a time period of not less than five (5) years from date of first occupancy.
- (7) See Schedule 3.2.2.1 for Urban Village Residential Standards.
- (8) Areas inside the Coastal High Hazard Area being the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm model are limited to dimensional and area standards and density limitations set forth in the R-3C District.
- (9) An overhang of up to three (3) feet is permitted to extend into the required setback unless the overhang would extend into a public facilities easement or right-of-way. No footings or structural supports shall be located in an public facilities easement, drainage easement or right-of-way.
- (10) A five (5) foot separation strip shall be provided along all property lines abutting a residential zone. Within the strip, a permanent buffer, such as a wall or evergreen hedge, with a minimum height of six (6) feet shall be provided.
- (11) Pervious wood decks for outdoor seating may extend to side and rear property lines at the discretion of the PCDD Director. No deck or structure pursuant to this allowance may extend over any water body or wetland. Additional standards may apply for such approval.
- (12) Floor area ratio is defined as the total building area divided by the total land area of the site and is limited to non-residential uses not including parking, public atriums, and/or indoor plazas and courtyards.
- (13) The maximum building height permitted, except in the UV, UC or UCBD zone, may be increased provided one additional foot is added to each required setback for each additional foot to building height. In UV, UC or UCBD Districts, increased height may be permitted with the approval of the City Council upon the recommendation of the ARB, provided adjoining properties would not be adversely affected based on visual impact and design and compatibility analysis and consistency with the Tamiami Trail Revitalization Strategy.
- (14) Gasoline pumps and propane tanks shall meet a 25 foot front setback and shall be landscaped.



Legend
 COB Boundary
 Subject Parcels

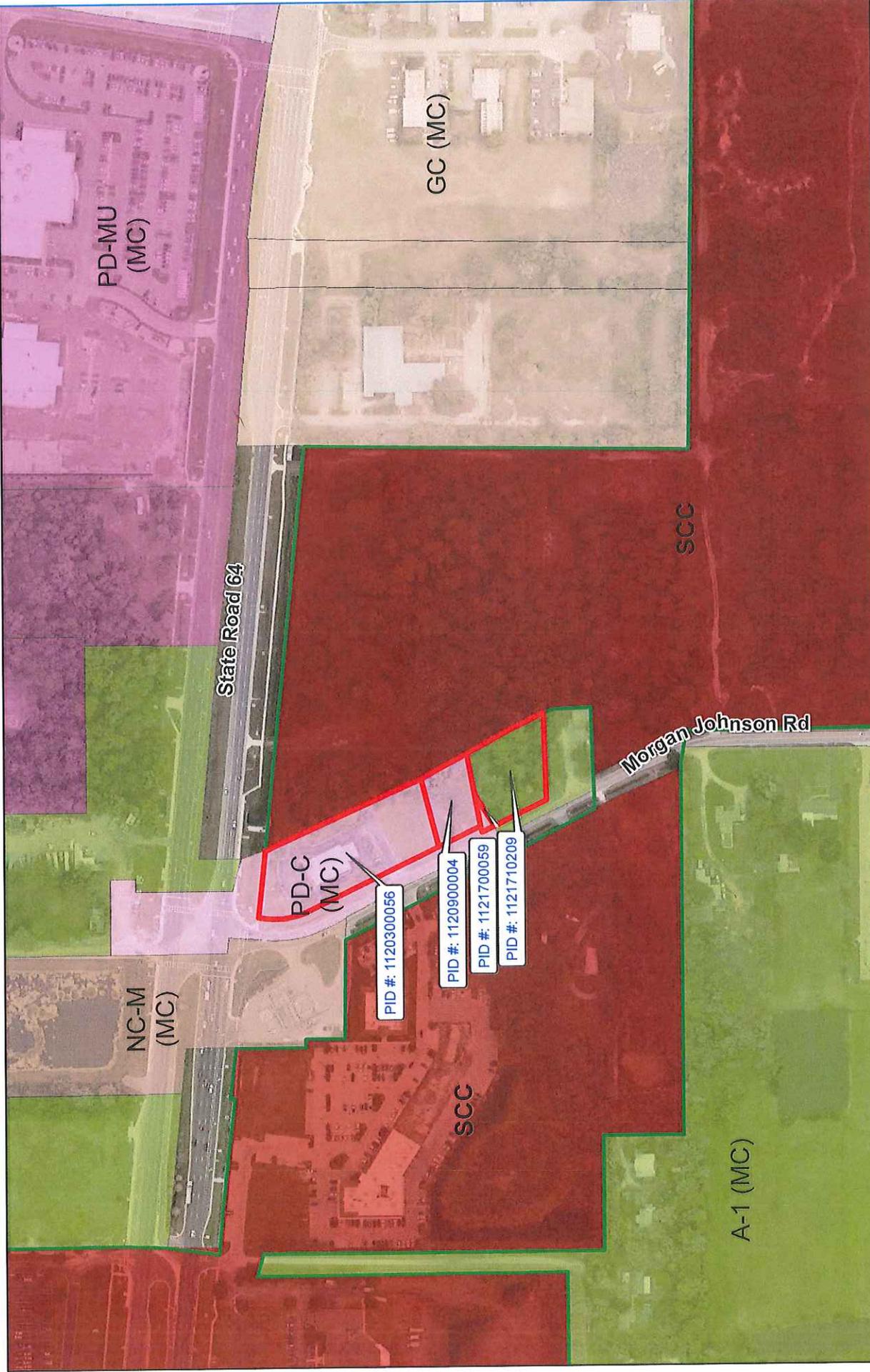
FUTURE LAND USE



Prepared by Department of
 Planning and Community Development

Parcel #	Address
1120300056	5700 SR 64 E
1120900004	711 57th St E
1121700059	No Address
1121710209	No Address

Application #: AX.15.4756
 Owner: Mimco Properties
 Agent: GreenbergFarrow



Legend
 COB Boundary
 Subject Parcels

ZONING



Prepared by Department of
 Planning and Community Development

Parcel #	Address
1120300056	5700 SR 64 E
1120900004	711 57th St E
1121700059	No Address
1121710209	No Address

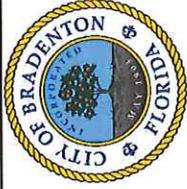
Application #: AX.15.4756
 Owner: Mimco Properties
 Agent: GreenbergFarrow



Legend

- COB Boundary
- Subject Parcels

LOCATION



Parcel #	Address
1120300056	5700 SR 64 E
1120900004	711 57th St E
1121700059	No Address
1121710209	No Address

Application #: AX. 15.4756
 Owner: Mimco Properties
 Agent: GreenbergFarrow

Prepared by Department of
 Planning and Community Development



Annexation Application

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

CONTACT INFORMATION

Name of Property Owner: MIMCO Properties, LLC
Owner Address: 726 19th Ave, St. Petersburg, FL 33704 Telephone: (727) 560-3626
Name of Agent: Edward J. Allen - GreenbergFarrow Architecture
Agent Address: 1430W.PeachtreeST,Atlanta,GA 30309 Telephone: (678) 412-6007
Owner/Agent Email: eallen@greenbergfarrow.com

REQUIRED

PROPERTY INFORMATION

Property Address: (5700 SR 64E) & (711 E. 57th ST) & (Parcel with no address on 57th ST)
Parcel ID: 1120300056 & 1120900004 & 1121710209 Acreage: 2.28 acres
Existing Use of Property: Medical Research Office
Existing Zoning: PD-C Existing Future Land Use: RES-6
**Existing Zoning and Future Land Use information may be obtained from Manatee County Government at (941) 748-4501*
Proposed Use of Property: Combine w/adjacent tract for future Home Improvement retailer
Proposed Zoning: Suburban Commercial Corridor Proposed Future Land Use: Suburban Commercial
**click to view city [Zoning map](#) *click to view city [FLU map](#)*
IS THIS A REQUEST FOR CONTRACTION OR DE-ANNEXATION? Yes No

REQUIRED

MATERIALS FOR REVIEW

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

- ▶ Annexation Application ✓
- ▶ Application Fee: Property up to 10 Acres - \$2,120. Property 10 Acres or more - \$3,120 ✓
- ▶ Notarized Agent Authorization Form, if applicable ✓
- ▶ Letter of Request ✓
- ▶ Legal Description ✓
- ▶ Property Survey (signed & sealed within the last three years) ✓
- ▶ Aerial Photo of Property ✓
- ▶ Additional information may be required for review, as needed

REQUIRED

SIGNATURE

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

[Signature] 11/8/15
Signature of Owner/Applicant Date

REQUIRED

CITY STAFF ONLY

Application Fees:
Fee Required: \$2,120 (10 acres or less)
\$3,120 (10 acre or more)

FEE COLLECTED: \$ 2,120.00
RECEIPT #: 004744-000

Application Sufficiency:
Sufficient:
Incomplete:

AX. 154756
APPLICATION #:

CITY STAFF ONLY

2ND CC READ: _____

1ST CC READ: _____

JPC REVIEW: 12/2/15

PRE-APP 11/10/15

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 5700 SR 54 E Bradenton FL 34208

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

Edward J. Allen GreenbergFarrow
Print Name of Agent Company Name

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

[Signature] 726 19th Ave NE St. Pet. FL 33704
Signature of Owner(s) Owner(s) Address (if different than property above)

[Signature] 1430 W. Peachtree St Atlanta GA 30309
Signature of Agent Agent Address and Phone

AGENT AUTHORIZATION

REQUIRED

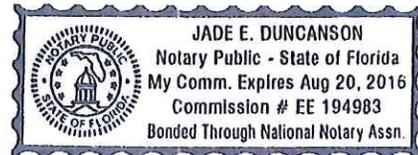
STATE OF FLORIDA, MANATEE COUNTY

The Foregoing Instrument was acknowledged before me this 11th day of November,

produced personally known to me respectively, as

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

Jade E. Duncanson
Signature
Jade E. Duncanson, Notary Public
Print Name



State of Florida
My Commission Expires: 8/20/2016

NOTARY

REQUIRED

AX. 15. 4756



Annexation Application

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

CONTACT INFORMATION

Name of Property Owner: Kathy McKendree and Jack McKendree

Owner Address: 13645 3rd Ave NE, Bradenton, FL 34212 Telephone: _____

Name of Agent: Edward J. Allen - GreenbergFarrow Architecture

Agent Address: 1430W, Peachtree ST, Atlanta, GA 30309 Telephone: (678) 412-6007

Owner/Agent Email: eallen@groonbergfarrow.com



PROPERTY INFORMATION

Property Address: 57th Street SE, Bradenton, FL 34208

Parcel ID: 1121700059 Acreage: 0.03 acres

Existing Use of Property: Vacant

Existing Zoning: PD-C Existing Future Land Use: RES-6
*Existing Zoning and Future Land Use information may be obtained from Manatee County Government at (941) 748-4501

Proposed Use of Property: Combine w/adjacent tract for future Home Improvement retailer

Proposed Zoning: Suburban Commercial Corridor Proposed Future Land Use: Suburban Commercial
*click to view city [Zoning map](#) *click to view city [LULU map](#)

IS THIS A REQUEST FOR CONTRACTION OR DE-ANNEXATION? Yes No

MATERIALS FOR REVIEW

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

- ▶ Annexation Application
- ▶ Application Fee: Property up to 10 Acres - \$2,120. Property 10 Acres or more - \$3,120
- ▶ Notarized Agent Authorization Form, if applicable
- ▶ Letter of Request
- ▶ Legal Description
- ▶ Property Survey (signed & sealed within the last three years)
- ▶ Aerial Photo of Property
- ▶ Additional information may be required for review, as needed

SIGNATURE

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

Kathy McKendree Jack McKendree 11-23-2015
 Signature of Owner/Applicant Date

CITY STAFF ONLY

Application Fees:
 Fee Required: **\$2,120** (10 acres or less)
 \$3,120 (10 acre or more)

FEE COLLECTED: \$ _____

RECEIPT #: _____

Application Sufficiency:
 Sufficient:
 Incomplete: _____

APPLICATION #: _____

REQUIRED

REQUIRED

REQUIRED

REQUIRED

CITY STAFF ONLY

2ND CC READ: _____

1ST CC READ: _____

JPC REVIEW: 12/2/2015

DRC: 11/10/2015

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: APN: 112170005

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

Edward J. Allen GreenbergFarrow Architecture
Print Name of Agent Company Name

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

Kathy McKendree Edward J. Allen
Signature of Owner(s) Owner(s) Address (if different than property above)
1430 W. Peachtree Street, NE, Atlanta, GA 30309 (678) 412-6007
Signature of Agent Agent Address and Phone

AGENT AUTHORIZATION

REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 23rd day of Nov. 2015,
produced FL Drivers Licenses respectively, as
as identification and who ~~did~~ (did not) take an oath:

NOTARY

Randy L Campbell
Signature
Randy L Campbell Notary Public
Print Name



State of Florida
My Commission Expires: 10/27/2017

REQUIRED



MIMCO and McKendree Annexation ANNEXATION FEASIBILITY STUDY

The proposed annexation request is consistent with the City of Bradenton's Comprehensive Plan as it applies to the Suburban Commercial Corridor (SCC).

The proposed request is consistent with the criteria outlined in Chapter 171, of Florida Statutes (F.S.), as follows:

- The total area to be annexed is contiguous to the City's boundaries, and no part of the area will remain within the boundary of another incorporated municipality.
- The area to be annexed is to be developed for urban purposes (i.e. Home Improvement Store), as defined in Chapter 171, F.S.

The proposed annexation does not create an enclave. Instead, it eliminates an existing enclave, as the four (4) parcels to be annexed are bordered to the east, south, and west by land within the City limits.

The proposed annexation does not create a "leap frog" extension. Instead, it remedies a "leap frog" annexation, as the subject parcels were excluded from a previous annexation of lands immediately to the east.

The proposed annexation does not create a nearly surrounded pocket of unincorporated land. The pocket of unincorporated land is an existing condition. This goes towards reducing the size of the pocket, with only a 1.17-acre parcel of unincorporated land remaining at the southwest corner of SR 64 E and Morgan Johnson Road (5530 SR 64 E).

The proposed annexation helps fill in gaps in the City limits along SR 64 E. Thereby, making a less irregular City Boundary.

Current services provided to the subject property by the County and other agencies, include water, sewer, Law Enforcement, Medical, Fire Protection, and Emergency Medical Services.

Upon annexation, the City will provide water, sewer, Law Enforcement, Fire Protection, and Sanitation (solid waste) services. The County will continue to provide Emergency Medical Services.

The provision of public services to the proposed property will not adversely affect the provision of services to existing City residents. The annexation will only add 2.35 acres to the City limits. As mentioned above, the City already provides services to property on three sides of this site.

The proposed annexation will result in a positive financial benefit to the City. Annexation of the subject property, when combined with an adjacent 18 acres, will facilitate the development of a proposed Home Improvement store along with two (2) future outparcels. The proposed development will increase the property value of the site and adjacent property, subsequently increasing property taxes for the City. Additionally, the City will benefit from the sales taxes from the retail development, as opposed no sales tax generated by the existing Medical Research building and vacant land.

November 25, 2015

LEGAL DESCRIPTION (FROM TITLE COMMITMENT FA-C-429280 REFERENCE NCS-429280-RTT)

PARCEL 1:

TRACT 1: BEGIN 30 FEET EAST OF THE INTERSECTION OF CENTERLINE OF EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH CENTERLINE OF OLD ONECO ROAD, AND RUN SOUTHEASTERLY PARALLEL TO SAID CENTERLINE OF OLD ONECO ROAD, 483 FEET; THENCE EAST 175 FEET; THENCE NORTHWESTERLY 411 FEET TO POINT OF CENTERLINE OF EAST AND WEST COAST RAILROAD RIGHT OF WAY 200 FEET EASTERLY FROM POINT OF BEGINNING; THENCE WESTERLY 200 FEET TO POINT OF BEGINNING ALL IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD 64 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 3935, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACT 2: ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE EAST AND WEST COAST RAILWAY LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #64 AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD, SAID ROAD BEING 60 FEET WIDE), AND WESTERLY OF A LINE 200 FEET EASTERLY OF AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF OLD ONECO ROAD, IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD 64 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 3935 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT FROM SAID PARCEL 1 LANDS CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 6189.

PARCEL 2:

BEGIN 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF THE EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH THE CENTERLINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD), THENCE RUN SOUTHEASTERLY PARALLEL TO SAID CENTERLINE OF THE OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) 483 FEET TO POINT OF BEGINNING; THENCE SOUTH 100 FEET, THENCE EAST 175 FEET, THENCE NORTHWESTERLY 100 FEET TO A POINT 180 FEET MORE OR LESS WESTERLY FROM POINT OF BEGINNING; THENCE WESTERLY 180 FEET MORE OR LESS TO POINT OF BEGINNING; IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT FROM SAID PARCEL 2 LANDS CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 6189.

PARCEL 3:

COMMENCE AT THE POINT 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF OLD EAST AND WEST COAST RAILROAD RIGHT OF WAY, LONG SINCE ABANDONED, WITH THE INTERSECTION OF OLD ONECO ROAD CENTERLINE, FREQUENTLY REFERRED TO AS MORGAN JOHNSON ROAD, SAID POINT HEREINAFTER REFERRED TO FOR CONVENIENCE AS POINT A; THENCE RUN S.26°56'00"E., ALONG THE EAST LINE OF MORGAN JOHNSON ROAD 616.80 FEET FOR A POINT OF BEGINNING; THENCE RUN N.67°05'30"E., 157.20 FEET TO AN IRON PIPE; THENCE RUN S.25°50'00"E., 179.29 FEET TO AN IRON ROD; THENCE RUN S.87°20'33"W., 169.65 FEET TO AN IRON ROD; THENCE N.26°56'00"W., 122.20 FEET

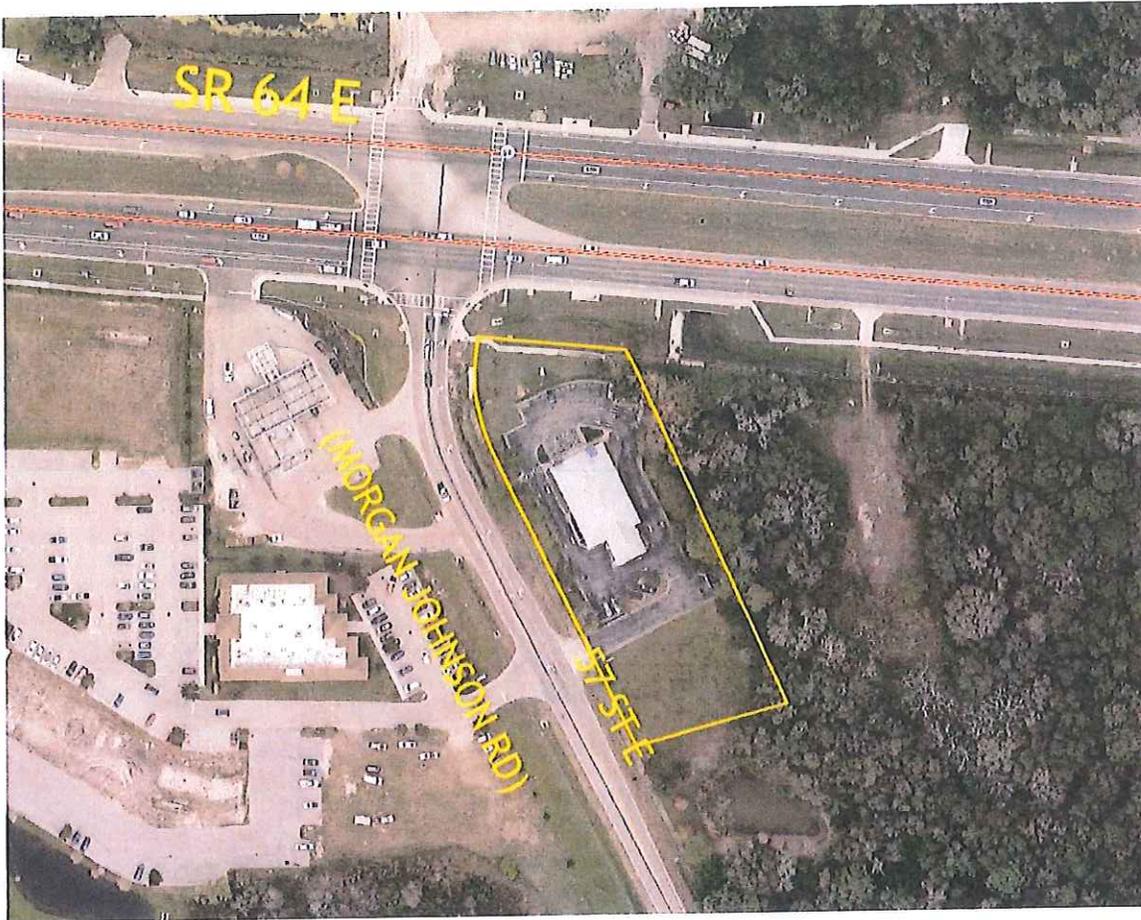
November 25, 2015

TO THE POINT OF BEGINNING; SAID PROPERTY BEING SITUATED IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

PARCEL 4

COMMENCE 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF THE EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH THE CENTERLINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) (WIDTH VARIES), THENCE S.26°56'00"E., PARALLEL TO SAID CENTERLINE OF THE OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) 583.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.26°56'00"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.80 FEET; THENCE N.67°48'31"E., ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL 3, AS DESCRIBED AND RECORDED IN O.R. BOOK 2355, PAGE 497 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 79.78 FEET; THENCE S.90°00'00"W., ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL 2, AS DESCRIBED AND RECORDED IN SAID O.R. BOOK 2355, PAGE 497, A DISTANCE OF 89.18 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

Parcel 1

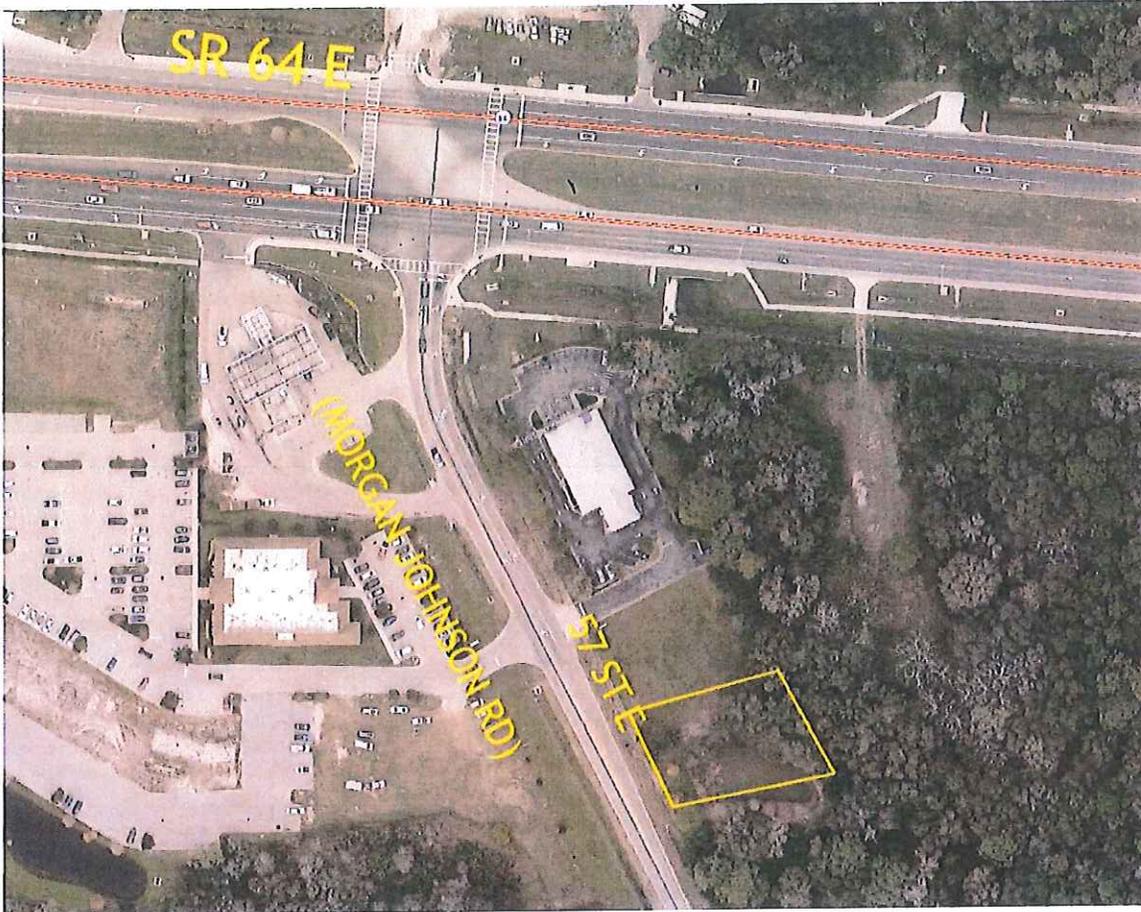


PARCEL ID	1120300056	EVAC ZONE	C
PRIMARY ADDR	5700 SR 64 E	SPECIAL AREAS	NONE
CITYNAME	BRADENTON	SCHOOL SV AREA	SSA-3
ZIP	34208	OWN ADDR	4751 66TH ST N
PLC	SCT	OWN CITY	SAINT PETERSBURG
OWNER	MIMCO PROPERTIES LLC	OWN ST	FL
COMMISSIONER	Vanessa Baugh	OWN ZIP	33709
SUBDIVISION	NOT IN SUBDIVISION 0/0	PARENT PIN	1120300056
LOT BLOCK	N/A N/A	sourceLayer	ParcelID
ACRES	1.4043		
LUC	1700		
LUC DESCR	Office Buildings-One Story (1555)		
ZONING	PD-C,CITY		
FUTURE LANDUSE	RES-6,CITY		
SECTION INDEX	S27 T34 R18		
FLOOD ZONE	X		
FLOODWAY	N		
FLOOD MAP	0326E		
IMPACT FEE DIST	C - SE		
HISTORIC	SUBURBAN-C		
OVERLAYS	NONE		
WATERSHED	NONE		
FIRE DISTRICT	East Manatee		



AX.15. 4756

Parcel 2



PARCEL ID	1120900004
PRIMARY ADDR	711 57TH ST E
CITYNAME	BRADENTON
ZIP	34208
PLC	SCT
OWNER	MIMCO PROPERTIES LLC
COMMISSIONER	Vanessa Baugh
SUBDIVISION	NOT IN SUBDIVISION 0/0
LOT BLOCK	N/A N/A
ACRES	.3693
LUC	1009
LUC DESCR	Vacant Non-Resident Ia/Unusable (1555)
ZONING	PD-C,CITY
FUTURE LANDUSE	RES-6
SECTION INDEX	S27 T34 R18
FLOOD_ZONE	X
FLOODWAY	N
FLOOD MAP	0326E
IMPACT FEE DIST	C - SE
HISTORIC	SUBURBAN-C
OVERLAYS	NONE
WATERSHED	NONE

FIRE DISTRICT	East Manatee
EVAC_ZONE	C
SPECIAL AREAS	NONE
SCHOOL SV AREA	SSA-3
OWN_ADDR	4751 66TH ST N
OWN_CITY	SAINT PETERSBURG
OWN_ST	FL
OWN_ZIP	33709
PARENT PIN	1120900004
sourceLayer	ParcelID



AX. 15. 4756

Parcel 3



PARCEL ID	1121710209	EVAC ZONE	C
PRIMARY ADDR	57TH ST E	SPECIAL AREAS	NONE
CITYNAME	BRADENTON	SCHOOL SV AREA	SSA-3
ZIP	34208	OWN ADDR	4751 66TH ST N
PLC	SCT	OWN CITY	SAINT PETERSBURG
OWNER	MIMCO PROPERTIES LLC	OWN ST	FL
COMMISSIONER	Vanessa Baugh	OWN ZIP	33709
SUBDIVISION	NOT IN SUBDIVISION 0/0	PARENT PIN	1121710209
LOT BLOCK	N/A N/A	sourceLayer	ParcelID
ACRES	.51		
LUC	1000		
LUC DESCR	Vacant Commercial (1555)		
ZONING	A-1,CITY		
FUTURE LANDUSE	RES-6,CITY		
SECTION INDEX	S27 T34 R18		
FLOOD ZONE	X		
FLOODWAY	N		
FLOOD MAP	0326E		
IMPACT FEE DIST	C - SE		
HISTORIC	SUBURBAN-C		
OVERLAYS	NONE		
WATERSHED	NONE		
FIRE DISTRICT	East Manatee		



AX.15. 4756

McKendree 0.03-acre Parcel



PARCEL ID 1121700059
 PRIMARY ADDR 57TH ST E
 CITYNAME BRADENTON
 ZIP 34208
 PLC SCT
 OWNER MCKENDREE,KATHY S
 SECOND OWNER MCKENDREE,JACK K
 COMMISSIONER Vanessa Baugh
 SUBDIVISION NOT IN SUBDIVISION 0/0
 LOT BLOCK N/A N/A
 ACRES .028
 LUC 1009
 LUC DESCR Vacant Non-Resident
 la/Unusable (1555)
 ZONING PD-C
 FUTURE LANDUSE RES-6
 SECTION INDEX S27 T34 R18
 FLOOD ZONE X
 FLOODWAY N
 FLOOD MAP 0326E
 IMPACT FEE DIST C - SE
 HISTORIC SUBURBAN-C
 OVERLAYS NONE

WATERSHED NONE
 FIRE DISTRICT East Manatee
 EVAC ZONE C
 SPECIAL AREAS NONE
 SCHOOL SV AREA SSA-3
 OWN ADDR 13645 3RD AVE NE
 OWN CITY BRADENTON
 OWN ST FL
 OWN ZIP 34212
 PARENT PIN 1121700059
 sourceLayer ParcelID



AX.15.4756

GreenbergFarrow

1430 West Peachtree Street NW, Suite 200
 Atlanta, GA 30309
 t-404-801-4000

PROJECT INFORMATION

HOME IMPROVEMENT ±12.88 ACRES
 LOT-B ±1.01 ACRES
 LOT-C ±7.08 ACRES
 TOTAL ±20.97 ACRES

BUILDING AREA
 HOME IMPROVEMENT 106,379 SF
 VESTIBULES 1,220 SF
 EXT. ELECTRICAL 351 SF
 GARDEN CENTER 28,118 SF
 TOTAL 136,068 SF

PARKING SUMMARY

USER **RATIO** **SPACES**
 HOME IMPROVEMENT 1 SP/200 SF 584 482
 FOR FIRST 10,000SF
 THEREAFTER 2
 PER 500SF 374

* VARIANCE MAY BE REQUIRED
 HO FRONT FIELD PROVIDED

ZONING CLASSIFICATION CITY OF BRADENTON
 EXISTING ZONING SSC
 REQUIRED ZONING SSC

SIGNAGE REGULATIONS
 MAXIMUM SIGNAGE 50% OF FRONTAGE
 1:1 THEREAFTER NOT TO EXCEED 48SF

LANDSCAPE REGULATIONS
 10% LANDSCAPED, 75% STREET FRONTAGE
 10' LANDSCAPE STRIP ALONG FRONTAGE

BUILDING SETBACKS
 FRONT 35'
 SIDE 10'
 REAR 25'

PROJECT NOTES

1. PURPOSE OF THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING UTILITIES, TREE SURVEY, AND LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. THIS SITE PLAN IS BASED ON GOOGLE AERIAL MAPS, PDF RECORDS, AND THE CITY OF BRADENTON, FL GIS INFORMATION.
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.
4. A VARIANCE WILL BE REQUIRED FOR PARKING.
5. AMND 2.4 ACRES FROM MANATEE COUNTY TO CITY OF BRADENTON, FL.

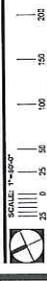
DRAWING REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHKD.
01	06/25/15	INITIAL RELEASE	FAM	FAM
02	07/13/15	REVISIONS TO SITE PLAN	FAM	FAM
03	07/13/15	SOFT BILLS & PARKING NORTH	FAM	FAM
04	07/13/15	INCORPORATE PARCELS TO THE WEST	FAM	FAM
05	10/23/15	REVISIONS TO FRONT FIELD PARKING AND PERIMETER	FAM	FAM
06	10/26/15	RELOCATED SEASONAL SALES AREA	FAM	FAM

DATE **SHEET NO.**
 06/25/15 1
SITE DEV. COORDINATOR **SCALE**
 EDWARD ALLEN 1" = 40' (AS SHOWN)
 BRADENTON, FL
 R.L. AGOSTINI, NAAME
 PROTOTYPE CODE 06/27/14
 PROTOTYPE DATE

BRADENTON FL
 (SEQ) ST. ROUTE 64
 & MORGAN JOHNSON RD.

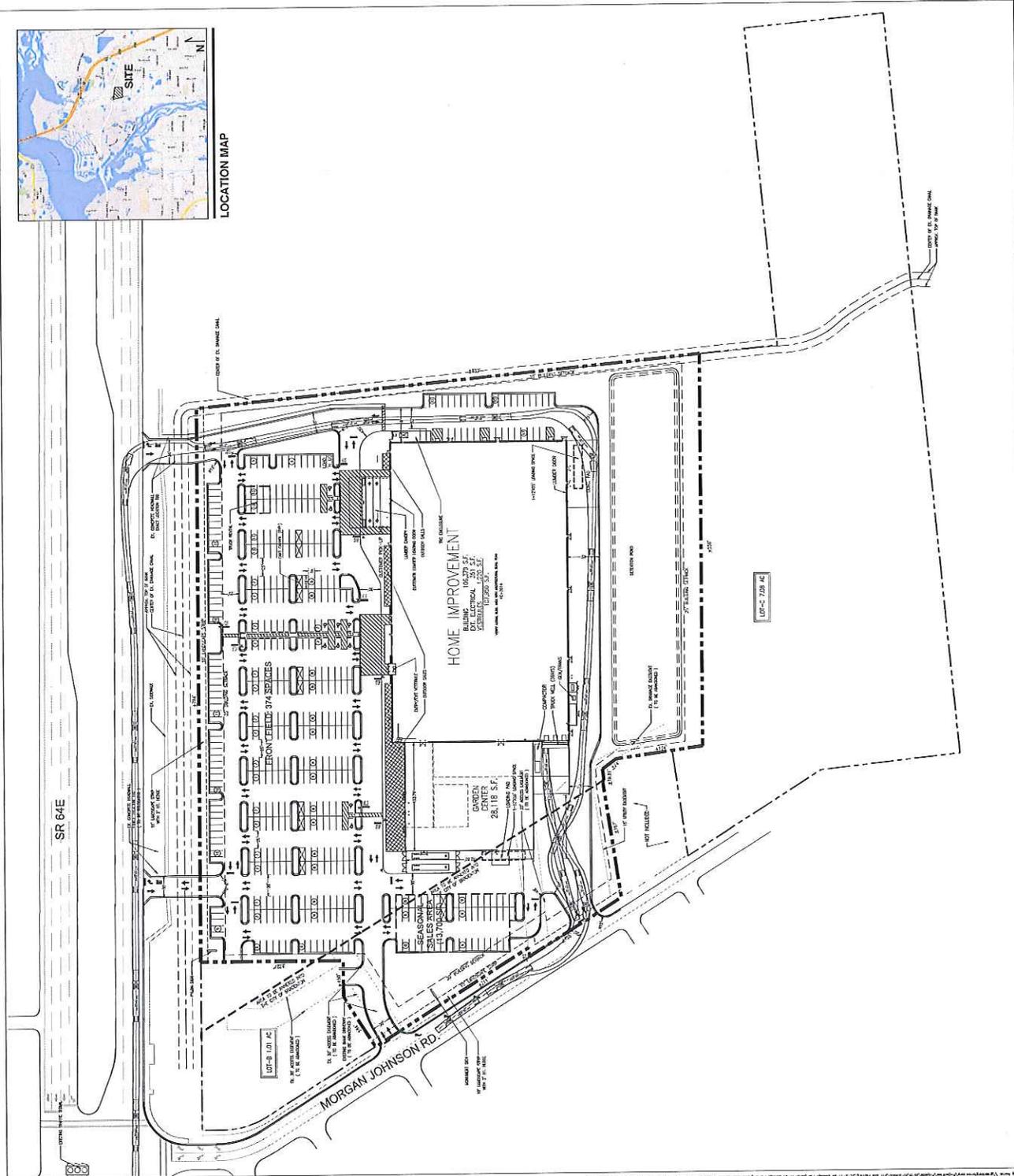
CIFA PROJECT NUMBER 20150890



CONCEPT PLAN



LOCATION MAP



MEMORANDUM



To: Board of County Commissioners
 Thru: Robin Meyer, Zoning Official
 From: John Barnott, Director
 Date: December 8, 2015
 Subject: AX-15-4756 MIMCO Properties
 City of Bradenton – Voluntary Annexation Request

The City of Bradenton received a petition for an annexation of 4 parcels totaling approximately 2.8+/- acres located at the southeast corner of SR 64 East and Morgan Johnson Road (57th Street East). MIMCO Properties, LLC is the owner of 3 of the 4 parcels and is the contract purchaser for the remaining 1 parcel. The parcel fronting SR 64 East (5700 SR 64 E) is developed with an office-medical building, the remaining 3 parcels are vacant.

The annexed site is adjacent to city jurisdiction to the east and west and appears to meet the definition of contiguous.

Section 171.031(11), Florida Statutes, defines contiguous to mean that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. A recent court ruling, City of Sanford v. Seminole County, stated Section 171.031(11) only requires that a substantial part of a boundary touch municipal property.

- The site is outside the Urban Development Zone (UDZ). A Joint Planning Committee meeting was held December 2, 2015 at the City of Bradenton Council Chambers.
- The first reading before City Council has not been scheduled as of this writing.
- The annexation further reduces what appears to be an enclave. However, the last parcel in the row of parcels was excluded. This parcel, owned by GTE Florida, Inc. will be surrounded by city jurisdiction.
- Based on the Evaluation and Report from the City, water and sewer will be provided by the City.

COUNTY		CITY	
Existing Zoning	PDC & A-1	Proposed Zoning	SCC (suburban commercial corridor)
Existing FLU	RES-6	Proposed FLU	SCC (suburban commercial corridor)

Building & Development Services Department
 Comprehensive Planning Division
 1112 Manatee Avenue West, Bradenton FL 34205
 Phone number: (941) 748-4501 x 6825

The parcels are located within 1500' feet of two classified roadways and do have the potential to request **neighborhood** commercial uses. Based on the staff report prepared by the City, the parcels to the east will be developed as a home improvement store. The proposed annexation parcels will be used for driveways, landscaping and parking requirements for the home improvement store.

Attachment:

City of Bradenton Staff Report

JO:KLT/kit

cc: Ed Hunzeker, County Administrator
Chris De Carlo, CAO



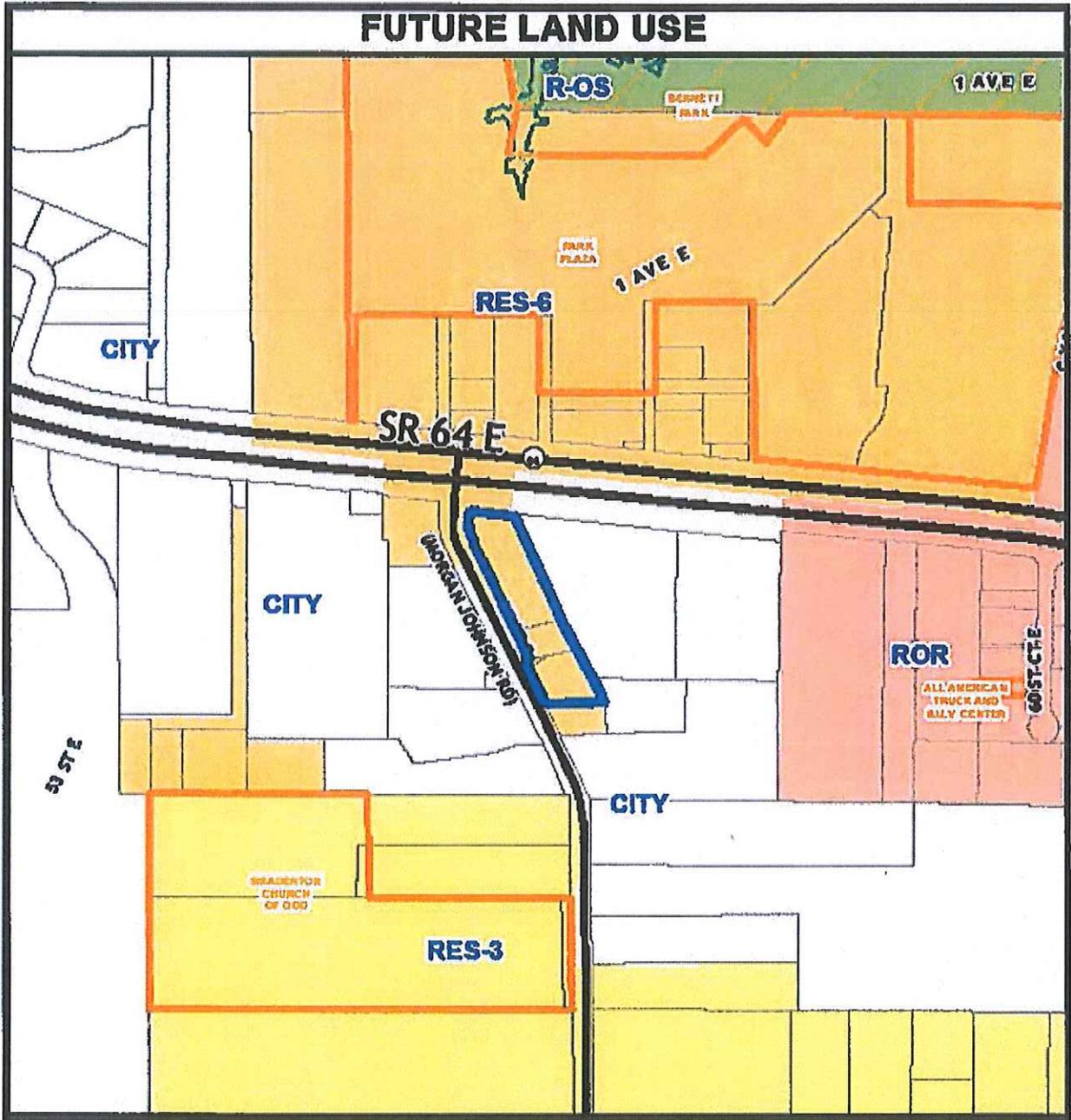
Parcel ID #(s) 1121700050, 1121710200, 1120900004, 1120300058

Project Name: MIMCO Properties
Project #: AX.15.4756
DTS#:
Proposed Use:

SI/R: Sec 27 Twn 34 Rng 16
Acreage: 2.828
Existing Zoning: A-1, PD-C
Existing FLU: RES-0
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: MANATEE RIVER BLDAM
Commissioner: Vanessa Baugh

Manatee County
Staff Report Map
Map Prepared 12/4/2015
1 inch = 105 feet



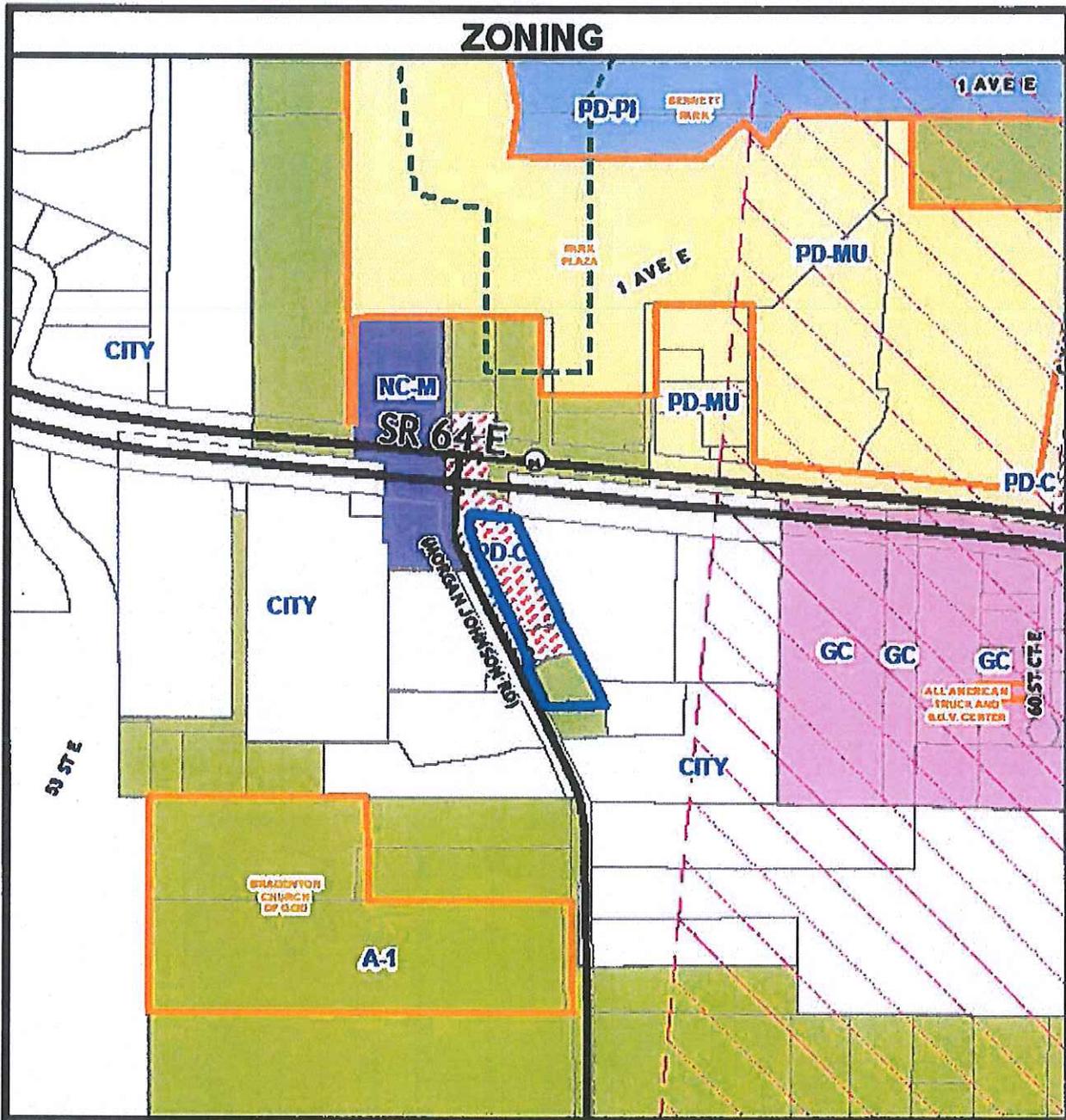
Parcel ID #(s) 1121700050, 1121710200, 1120000004, 1120300050

Project Name: MIMCO Properties
 Project #: AX.15.4750
 DTSP#:
 Proposed Use:

S/T/R: Sec 27 Twn 34 Rng 18
 Acreage: 2.828
 Existing Zoning: A-1, PD-C
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: MANATEE RIVER BL DAM
 Commissioner: Vanessa Baugh

Manatee County
 Staff Report Map
 Map Prepared 12/8/2015
 1 Inch = 431 feet



Parcel ID #(s) 1121700050, 1121710200, 1120900004, 1120300050

Project Name: MIMCO Properties
 Project #: AX.15.4750
 DTS#:
 Proposed Use:

STIR: Sec 27 Twn 34 Rng 18
 Acreage: 2.828
 Existing Zoning: A-1, PD-C
 Existing FLU: RES-8
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: MANATEE RIVER BL. DAM
 Commissioner: Vanessa Baugh

Manatee County
 Staff Report Map
 Map Prepared 12/4/2015
 1 Inch = 431 feet

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
1111 3rd Ave. W.
Bradenton, FL 34205
941-746-7077

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that he is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice of Annexation for City of Bradenton** was published in said newspaper in the issue(s) of **02/13/16 and 02/20/16**.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Steve Mansfield
(Signature of Affiant)

Sworn to and subscribed before me this
22 Day of Feb, 2016



SEAL & Notary Public
Personally Known OR Produced Identification
Type of Identification Produced _____

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
1111 3rd Ave. W.
Bradenton, FL 34205
941-746-7077

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
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(Signature of Affiant)

Sworn to and subscribed before me this
22 Day of Feb, 2016



SEAL & Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____

FEB 29 2016

CITY OF BRADENTON, FLORIDA NOTICE OF ANNEXATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Bradenton City Council will hold a public hearing on February 24, 2016 at 6:00 P.M. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida, for the purpose of adopting an ordinance regarding the annexation of 5700 State Road 64, 711 Morgan Johnson Road (57th Street East) and two (2) contiguous parcels with no addresses on the east side of Morgan Johnson Road; Parcel Numbers: 1120300056, 1120900004, 1121700059, 1121710209 into the City of Bradenton municipal boundaries and further identified as AX.15.4756 MIMCO Properties.

CITY OF BRADENTON, FLORIDA
ORDINANCE NO. 2977

AN ORDINANCE ANNEXING TO THE CITY OF BRADENTON, FLORIDA, CERTAIN LAND CONTIGUOUS THERETO, LOCATED AT 5700 STATE ROAD 64, 711 MORGAN JOHNSON ROAD (57TH STREET EAST) AND TWO (2) CONTIGUOUS PARCELS WITH NO ADDRESSES ON THE EAST SIDE OF MORGAN JOHNSON ROAD; PARCEL NUMBERS: 1120300056, 1120900004, 1121700059, 1121710209 AND LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:

TRACT 1: BEGIN 30 FEET EAST OF THE INTERSECTION OF CENTERLINE OF EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH CENTERLINE OF OLD ONECO ROAD, AND RUN SOUTHEASTERLY PARALLEL TO SAID CENTERLINE OF OLD ONECO ROAD, 483 FEET; THENCE EAST 175 FEET; THENCE NORTHWESTERLY 411 FEET TO POINT OF CENTERLINE OF EAST AND WEST COAST RAILROAD RIGHT OF WAY 200 FEET EASTERLY FROM POINT OF BEGINNING; THENCE WESTERLY 200 FEET TO POINT OF BEGINNING ALL IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD 64 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 3935, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACT 2: ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE EAST AND WEST COAST RAILWAY LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #64 AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD, SAID ROAD BEING 60 FEET WIDE), AND WESTERLY OF A LINE 200 FEET EASTERLY OF AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF OLD ONECO ROAD, IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD 64 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 3935 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT FROM SAID PARCEL 1 LANDS CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 6189.

PARCEL 2:

BEGIN 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF THE EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH THE CENTERLINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD), THENCE RUN SOUTHEASTERLY PARALLEL TO SAID CENTERLINE OF THE OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) 483 FEET TO POINT OF BEGINNING; THENCE SOUTH 100 FEET, THENCE EAST 175 FEET, THENCE NORTHWESTERLY 100 FEET TO A POINT 180 FEET MORE OR LESS WESTERLY FROM POINT OF BEGINNING; THENCE WESTERLY 180 FEET MORE OR LESS TO POINT OF BEGINNING; IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT FROM SAID PARCEL 2 LANDS CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2096, PAGE 6189.

PARCEL 3:
COMMENCE AT THE POINT 30 EAST OF THE INTERSECTION OF THE CENTERLINE OF OLD EAST AND WEST COAST RAILROAD RIGHT OF WAY, LONG SINCE ABANDONED, WITH THE INTERSECTION OF OLD ONECO ROAD CENTERLINE, FREQUENTLY REFERRED TO AS MORGAN JOHNSON ROAD, SAID POINT HEREINAFTER REFERRED TO FOR CONVENIENCE AS POINT A; THENCE RUN S.26°56'00"E., ALONG THE EAST LINE OF MORGAN JOHNSON ROAD 616.80 FEET FOR A POINT OF BEGINNING; THENCE RUN N.67°05'30"E., 157.20 FEET TO AN IRON PIPE; THENCE RUN S.25°50'00"E., 179.29 FEET TO AN IRON ROD; THENCE RUN S.87°20'33"W., 169.65 FEET TO AN IRON ROD; THENCE N.26°56'00"W., 122.20 FEET TO THE POINT OF BEGINNING; SAID PROPERTY BEING SITUATED IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

PARCEL 4

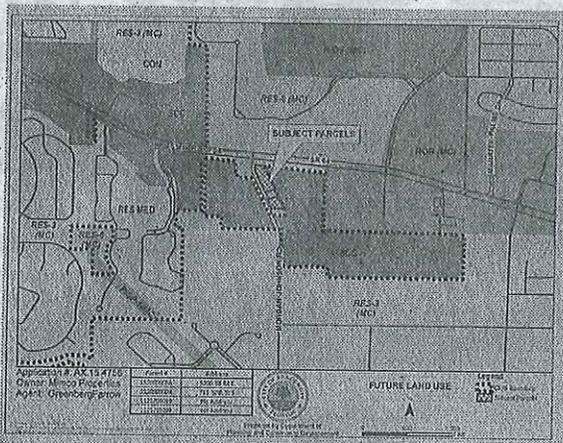
COMMENCE 30 FEET EAST OF THE INTERSECTION OF THE CENTERLINE OF THE EAST AND WEST COAST RAILROAD RIGHT OF WAY WITH THE CENTERLINE OF OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD)(WIDTH VARIES), THENCE S.26°56'00"E., PARALLEL TO SAID CENTERLINE OF THE OLD ONECO ROAD (NOW MORGAN JOHNSON ROAD) 583.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.26°56'00"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.80 FEET; THENCE N.67°48'31"E., ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL 3, AS DESCRIBED AND RECORDED IN O.R. BOOK 2355, PAGE 497 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 79.78 FEET; THENCE S.90°00'00"W., ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL 2, AS DESCRIBED AND RECORDED IN SAID O.R. BOOK 2355, PAGE 497, A DISTANCE OF 89.18 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 102,457 SQUARE FEET OR 2.35 ACRES MORE OR LESS

All interested persons and parties may appear either in person or submit written comments regarding the above matter, and they will be heard and considered. Copies of the proposed Annexation ordinance are available from the City Clerk at the City of Bradenton City Hall and may be reviewed by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday through Thursday, exclusive of holidays. Further information may be obtained from Christopher M. Gratz, AICP, Development Services & Zoning Manager, Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9400.

Be advised that, in accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should contact the City Clerk Office of the City of Bradenton, 101 Old Main Street, Bradenton, Florida 34205, telephone 941-932-9400, not later than seven (7) days prior to the proceeding.

Pursuant to Florida Statute 286.0105, if any person decides to appeal any decision made by the board, council, agency or commission at this meeting, such person will need a record of the proceedings, and for such purpose, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



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