

CITY OF BRADENTON, FLORIDA
ORDINANCE NO. 2971

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTIES LOCATED AT 1205 AND 1219 2ND AVENUE EAST, BRADENTON, MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP (SMALL SCALE COMPREHENSIVE LAND USE PLAN AMENDMENT CP.15.3381) CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL MEDIUM DENSITY (UP TO 10 DU/AC) TO URBAN VILLAGE; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and,

WHEREAS, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and,

WHEREAS, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and,

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (LPA) for the City of Bradenton; and,

WHEREAS, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, work shops and meetings, as necessary, and have effectively provided for public participation, notice, opportunity for oral or written comments; and,

WHEREAS, pursuant to Section 163.3184 and Section 163.3187(1), Florida Statutes, the City of Bradenton's LPA held the required public hearing on September 16, 2015 for the proposed Small Scale Comprehensive Plan Amendment with public notice; and,

WHEREAS, the LPA having reviewed and considered all comments received during said hearing and recommended said Amendment to the City Council for approval; and,

WHEREAS, based on the matters of record received by the City Council at the required public hearing pursuant to Section 163.3187(2), Florida Statutes, held on October 28, 2015 after proper notice, and finding the proposed Amendment meets the requirements of Section 163.3187(1), Florida Statutes, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

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

1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 and 3 below.

2. The Small Scale Development Map Amendment to the City of Bradenton Comprehensive Plan, changing the Future Land Use Designation of the properties located at 1205 and 1219 2nd Avenue East from Residential Medium Density (Up To 10 DU/AC) to Urban Village as illustrated and shown on the attachment hereto which is incorporated herein as Attachment "A," is hereby adopted as amending the Comprehensive Plan for the City of Bradenton.

3. The Small Scale Development Amendment to the City Comprehensive Plan Future Land Use Element and Future Land Use Map, as set forth in Attachment "A," is incorporated by reference in its entirety as if fully set forth.

4. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance. Except to the extent as amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

5. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

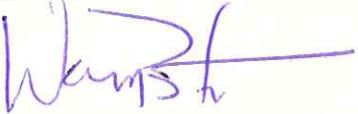
6. This Ordinance adopting the Small Scale Development Amendment shall not become effective, as provided by law, pursuant to Section 163.3187(5)(c), F.S., until thirty-one (31) days after adoption. If challenged, within thirty (30) days after adoption, this Small Scale Development Amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted Small Scale Development Amendment is in compliance.

PASSED AND DULY ADOPTED, BY AN AFFIRMATIVE VOTE OF NOT LESS THAN A MAJORITY OF THE TOTAL MEMBERSHIP OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, THIS 28th DAY OF OCTOBER 2015.

ATTEST: CARL CALLAHAN
City Administrator

By: 
City Administrator

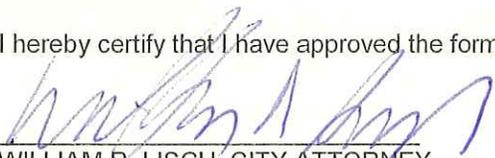
CITY OF BRADENTON, FLORIDA, BY AND
THROUGH THE CITY COUNCIL OF THE CITY
OF BRADENTON

By: 
Wayne H. Poston, Mayor

Planning Commission: September 16, 2015
City Council First Reading: October 14, 2015
City Council Second Reading: October 28, 2015

LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 2971:


WILLIAM R. LISCH, CITY ATTORNEY





City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item:	CP.15.3381 Ordinance 2971 2nd Reading	Agenda Date:	Oct 28, 2015
Originated by:	Christopher M. Gratz, AICP	Agenda Placement:	Business/Advertising, Petitions, Hearings & Communications
Authorized by:	Tim Polk 		

Explanation

CP.15.3381 WARD 4 NEIGHBORHOOD 7.03
Request by ZNS Engineering, LC and Vogler Ashton, agents, for the City of Bradenton, owner, and Bradenton Land Group, LLC and O'Reo Farm Two, LLC, applicants, for a Small Scale Comprehensive Plan Map Amendment for properties located at 1205 and 1219 2nd Avenue East, from Residential Medium Density (up to 10 DU/AC) to Urban Village.

Financial Impact

Requested action to be taken by Council

Approval

Staff Recommendation

Approval

Attachments

PCD Evaluation and Report, Ordinance, Application



EVALUATION AND REPORT

Department of Planning & Community Development

TO: Planning Commission
FROM: Christopher M. Gratz, AICP, Development Services & Zoning Manager
DATE: 9/16/2015, 10/14/2015, revised for 10/28/2015 City Council
APPLICANT: ZNS Engineering, LC and Vogler Ashton, agents, for Bradenton Land Group, LLC and O'Reo Farm Two, LLC
WARD: 4 – Bemis Smith
PROJECT #: CP.15.3381 Villages at Riverwalk

CASE SYNOPSIS:

<i>Applicant's Request:</i>	<i>Future Land Use Map Amendment (Residential Medium Density (up to 10 DU/AC) to Urban Village</i>
<i>Location:</i>	<i>1205 and 1219 2nd Avenue East.</i>
<i>Staff Recommendation:</i>	<i>Approval with one (1) stipulation</i>
<i>Planning Commission:</i>	<i>Approval with one (1) stipulation</i>
<i>City Council Action:</i>	<i>TBD – October 14, 2015 (1st Reading)</i>
	<i>TBD – October 28, 2015 (2nd Reading)</i>

FINDINGS OF FACT

APPLICANT'S REQUEST:

CP.15.3381. Small Scale Comprehensive Plan Map Amendment for properties located at 1205 and 1219 2nd Avenue East, from Residential Medium Density (up to 10 DU/AC) to Urban Village.

COMPLETE APPLICATION REMARKS:

The application is adequately complete for consideration.

LOCATION OF SUBJECT PROPERTIES:

1205 and 1219 2nd Avenue East. Generally located north of 2nd Avenue East, south of the Manatee River, east of 12th Street East, and west of 14th Street East. A legal description is included in the application. The subject properties are located in Neighborhood 7.03.

ACREAGE: 2.814 ± acres

FLOOD ZONE: AE

AERIAL MAP:



CHARACTERISTICS OF THE SUBJECT PROPERTY:

The subject properties are three (3) vacant parcels located adjacent to the southern bank of the Manatee River bounded by 12th Street East to the west and 2nd Avenue East to the south.

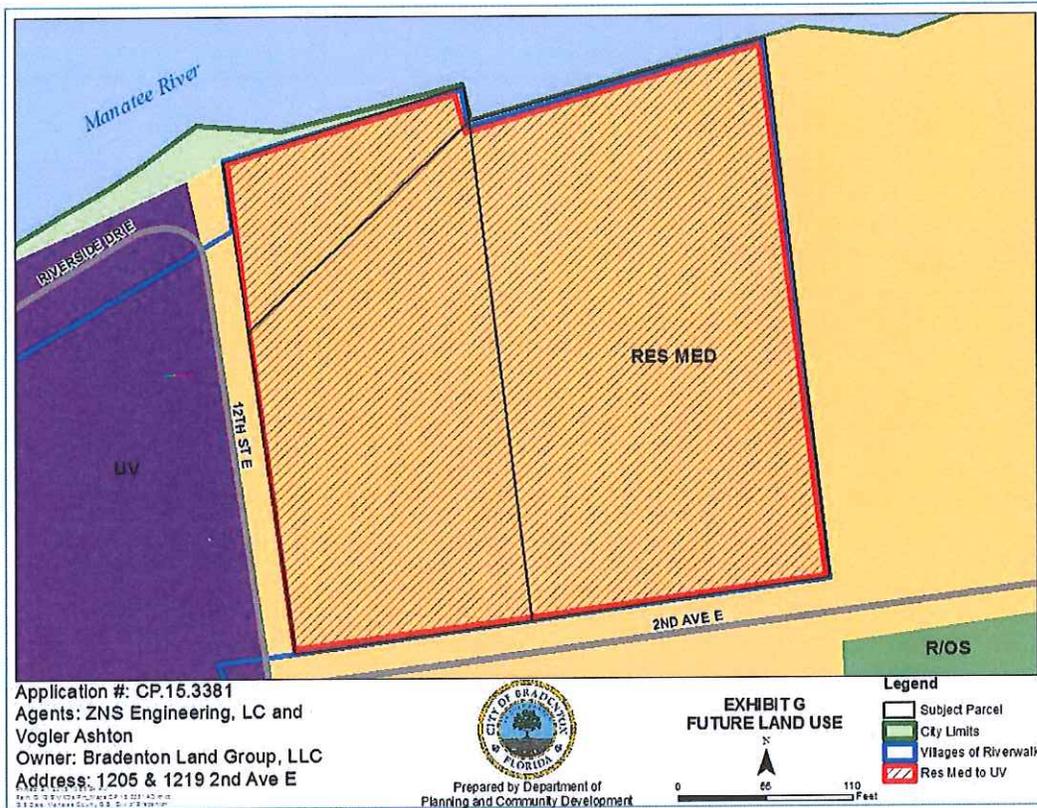
SUBJECT PROPERTY EXISTING LAND USE / FUTURE LAND USE/ ZONING/:

Vacant/Residential Medium Density (up to 10 DU/AC) /T4-O

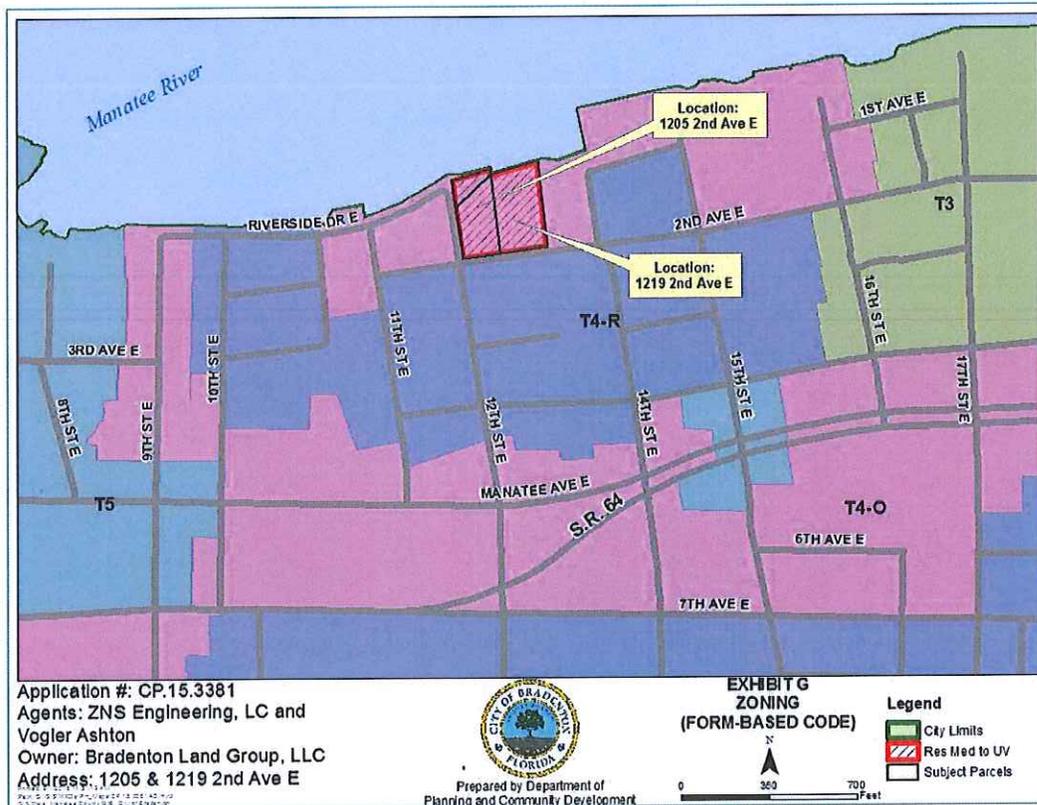
SURROUNDING USES AND DESIGNATIONS:

Manatee River Existing: Vacant Zoning: T4-O FLU: UV	Manatee River SUBJECT PROPERTY	Manatee River Existing: Residential Zoning: T4-O FLU: Residential Medium
Existing: Vacant Zoning: T4-R FLU: UV	Existing: Residential Zoning: T4-R FLU: Residential Medium	Existing: Vacant Zoning: T4-R FLU: Residential Medium & Recreation/Open Space

FUTURE LAND USE MAP:



ZONING MAP:



HISTORY OF PREVIOUS ACTION RELEVANT TO THIS REQUEST:

City Council approved a Predevelopment Agreement (Bradenton – Riviera Southshore Site) on November 19, 2014. Prior to this, there were several applications for the site including a PDP, Planned Development Project, Right-of-way, Subdivision vacation, and Land Use Atlas Amendment.

City Council changed the Future Land Use Map designation of these parcels currently Residential Medium (10 DU/AC) from Downtown/Mixed Use to Residential Medium Density (Up to 10 DU/AC) in September 2009. The previously approved PDP allowed areas designated Downtown/Mixed Use to have a density of 25 DU/AC.

ANALYSIS

COMPREHENSIVE PLAN CONSISTENCY/IMPLICATIONS:

The proposed Small Scale Comprehensive Plan Future Land Use Amendment appears to be consistent with the Comprehensive Plan.

STAFF EVALUATION:

This property is part of SAP.15.2888 Villages of Riverwalk where building 9 of the plan is located; it is 4 stories over parking with 108 units. (The 4th story is permitted through a contribution of .75% construction value for public art). This application serves to clarify the Future Land Use plan map and submitted pursuant to staff's request/stipulation of SAP.15.2888 Villages of Riverwalk.

This is an application for a Small Scale (10 acres or less) Comprehensive Plan Amendment which, if approved by the City Council, is adopted by Ordinance and submitted to the State Department of Economic Opportunity in final form within 10 days of City Council approval. State review and approval of the request is not required.

The following Comprehensive Plan Goals, Objectives, and Policies are applicable to the request.

Future Land Use Element, Policy 1.2.1 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.

The property is located less than one (1) mile from the Urban Core and is surrounded by property designated with the Urban Village Future Land Use designation.

Future Land Use Element, Policy 1.4.2. The City shall grant development approvals only if all utilities and roadways to serve the proposed development are existing or committed as required by the level of service policies in this Comprehensive Plan. Committed shall mean that a capital project is underway to correct the deficiency and is scheduled to be completed concurrent with the demand created by the development or that the developer bonds or makes the necessary improvements prior to the issuance of permits for the development.

- **Potable Water and Sanitary Sewer** – *The existing water capacity of City facilities are adequate to serve the property and the developer will be required to make upgrades to waterlines and the sanitary sewer system including a new lift station to serve the project and the existing development around it.*
- **Solid Waste** – *City service is available and there is adequate landfill capacity.*
- **Roads** – *The property is located within a Transportation Concurrency Exception Area and developments within this area are not required to provide for improvements to the transportation network pursuant to Objective 1.14 Establish Transportation Concurrency Exception Area (TCEA); The Florida Department of Transportation (FDOT) states, "The primary purpose of a TCEA is to allow development to occur in urbanized areas where infrastructure already exists,*

thereby reducing urban sprawl. The TCEA concurrency exceptions apply to all land uses, development and types of facilities within the TCEA."

- **Public Services and Facilities** – *City Police and Fire service are available and development of the property will not lower the level of service.*

Future Land Use Element, Policy 1.10.10 Manatee Village Sub-District. The Manatee Village Sub-District is characterized by new development or redevelopment that is a mix of townhomes and mid-rise residential infill with context sensitive architecture and design guidelines preserving viewsheds to the Riverfront.

The property is located within the Manatee Village Sub-District and the Urban Village Land Use designation is appropriate for properties within this area.

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE:

The School District of Manatee County has accounted for a total of 691 dwelling units from the Riviera Southshore approval; therefore the 108 units with the structure proposed for this property, within the total 531 units for SAP.15.2888 Villages of Riverwalk, are already accounted for in the School Capacity Tracking System.

COMMUNITY IMPACT REPORT

A. Visual Impact Analysis

This change from Residential Medium Density (up to 10 DU/AC) to Urban Village fully implements the designs possible with Form Based Code and serves as a clarification to the Future Land Use Plan map. The scale of the context of the development possible on this property can coexist without negatively impacting the adjacent uses.

B. Land Use Assessment

Future Land Use Element, Policy 1.2.1 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, multiple-family rowhouses and limited midrise housing types, flex houses providing live-work opportunities, professional offices, retail stores, artisanal uses, civic and recreation uses, and greenspace. Maximum floor area ratio: 0.70, maximum base density of 25 dwelling units per acre.

These properties are within SAP.15.2888 Villages of Riverwalk, which design reflects characteristics of new urbanism required by this policy by providing for a walkable development that has a mixture of building types, including mixed use development, which are desired in the Urban Village category.

Future Land Use Element, Policy 1.10.10 Manatee Village Sub-District. The Manatee Village Sub-District is characterized by new development or redevelopment that is a mix of townhome and mid-rise residential infill with context sensitive architecture and design guidelines preserving viewsheds to the Riverfront.

These properties are within SAP.15.2888 Villages of Riverwalk project which contains a variety of building types with a site design that is context sensitive and addresses the viewsheds to the Manatee River.

C. Traffic Study

The traffic impact analysis does not indicate an excessive amount of traffic will be generated. The project is within the Transportation Concurrency Exception Area and developments within this area are not required to provide for improvements to the transportation network.

D. Environmental Impact Assessment

Previously, the properties were developed with single family homes that have been demolished. Wetlands, protected wildlife, or other environmental resources have not been identified on the subject property. Developing this site does not pose adverse environmental impacts.

E. Area Impact Assessment

These properties are within a project that provides for the type of development contemplated by the Form Based Code, which is characterized by compatible buildings of human scale in a compact walk-able community. The sizes, heights, and placement of the structures represent a pattern of development that will fit in with the surrounding area.

F. Hurricane Evacuation Analysis

The project is less than ¼ mile away from a signalized intersection to go westbound on Manatee Avenue East, a primary hurricane evacuation route that connects to Interstate 75; and is partially within the Evacuation Level B and C areas and is within 2.5 miles of two (2) shelters.

STAFF RECOMMENDATION:

APPROVAL of CP.15.3381 based on the Findings of Fact and Analysis of the proposed Small Scale Comprehensive Land Use Plan Amendment with the following stipulation:

1. Reimburse the City for all advertising costs required for the application.

PLANNING COMMISSION RECOMMENDATION (September 16, 2015):

APPROVAL of CP.15.3381 with the following stipulation:

1. Reimburse the City for all advertising costs required for the application.

CITY COUNCIL ACTIONS:

October 14, 2015 (1st Reading)

FORWARD Ordinance 2971 (CP.15.3381) to second reading on October 28, 2015.

October 28, 2015 (2nd Reading)



CITY OF BRADENTON
DEVELOPMENT REVIEW COMMITTEE
COMMENT SHEET

Application # CP.15.3381 DRC Date: Aug 25, 2015

Project Name: Villages at Riverwalk CP II- ZNS Engineering

PUBLIC WORKS DEPARTMENT	Official: Kim Clayback, PE
No objections or comments	

FIRE DEPARTMENT	Official: Fire Inspector D. Bonneau
No objections or comments	

POLICE DEPARTMENT	Official:
Absent	

PCD DEPARTMENT	Official: Chris Gratz
Fee to be charged will be reimbursement for all advertising costs since this is a map clean up we have requested.	

DRC Determination: <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input checked="" type="checkbox"/> Forward to Public Hearing
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EXHIBIT A
[Comprehensive Plan Amendment]

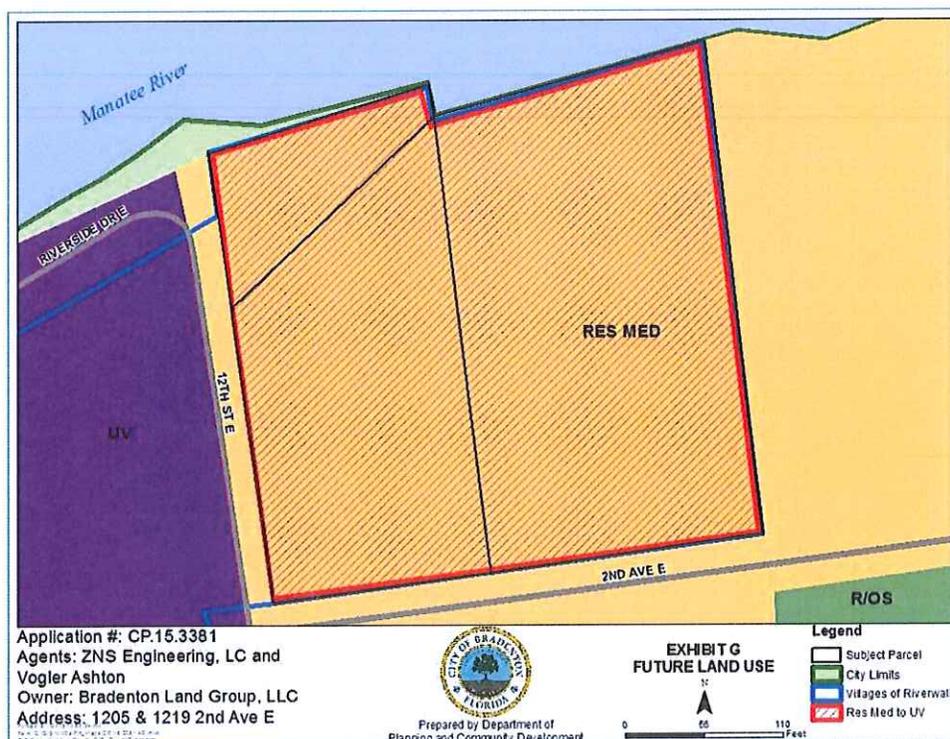
LOT 3, BLOCK B, BROBERG'S PLAT OF MANATEE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (PID # 3192000051)

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NE CORNER OF SAID LOT 3, BLOCK B, EMIL BROBERG'S SUBDIVISION; RUN THENCE S. 45 DEGREES 07'24" W. ALONG THE NORTHERLY LINE 172.25 FEET (AS SCALED FROM PLAT) TO THE EASTERLY R/W OF THE 12TH STREET EAST; THENCE N. 10 DEGREES 22'36" W. ALONG THE EASTERLY R/W LINE AND THE WESTERLY LINE OF SAID LOT 3 EXTENDED 137.5 FEET TO THE MEAN HIGH WATER LINE (MHWL) OF THE MANATEE RIVER; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE (MHWL) A DISTANCE OF 143 FEET MORE OR LESS TO A POINT LYING N. 10 DEGREES 42'15" W. A DISTANCE OF 23 FEET OF THE POINT OF BEGINNING; THENCE S. 10 DEGREES 42'15" E. ALONG THE EXTENDED EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 23 FEET TO THE POINT OF BEGINNING. (PID #3192000109)

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NE OF LOT #3, BLOCK B, ACCORDING TO BROBERG'S PLAT OF THE TOWN OF MANATEE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH TO THE SE CORNER OF SAID LOT #3, BEING ALSO THE SW CORNER OF LOT 2, BLOCK B; THENCE EAST 185 FEET TO THE SE CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE EAST SIDE OF SAID LOT 2 AND IN PROLONGATION OF SAID EAST LINE OF SAID LOT 2, TO THE MANATEE RIVER; THENCE WESTERLY ALONG THE WATERS OF THE MANATEE RIVER AT LOW WATER MARK, INCLUDING ALL RIPARIAN RIGHTS AND PRIVILEGES TO POINT OF BEGINNING, BEING ALL OF SAID LOT 2, AND ALSO ALL THE LAND LYING NORTH OF SAID LOT 2 TO THE MANATEE RIVER, LYING AND BEING IN MANATEE COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, ALSO KNOWN AS LOT 2, BROBERG'S PLAT OF THE TOWN OF MANATEE, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (PID # 3191500002)





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The Friendly City

Comprehensive Plan Map Amendment Application

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

ZB

CONTACT INFORMATION

Name of Property Owner: Bradenton Land Group, LLC

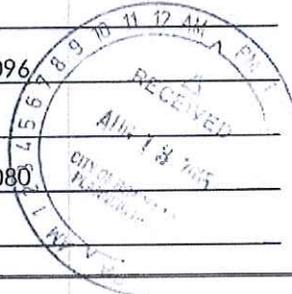
Owner Address: 1827 Powers Ferry Rd, Bldg 2, Ste 300 Telephone: 678-909-5096
Atlanta, GA 30339

Name of Agent: Rachel W. Layton, AICP/ZNS Engineering, LC

Agent Address: 201 5th Ave Dr E, Bradenton, FL 34208 Telephone: 941-748-8080

Owner/Agent Email: RachelL@znseng.com

REQUIRED



PROPERTY INFORMATION

Property Address: 1205 and 1219 2nd Avenue East, Bradenton, FL 34208

Parcel ID: 3192000051, 3192000109, 3191500002 Total Acreage: 2.814

Existing Future Land Use: Medium Density Residential Proposed Future Land Use: Urban Village
*click to view city [ELU map](#) *click to view city [ELU map](#)

(Manatee County Future Land Use information can be obtained by contacting 941-748-4501 or www.myanalee.org)

REQUIRED

CPA

Type of Amendment Requested: Large Scale (10 acre or more) Small Scale (9.99 acres or less)

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.

- ▶ Comprehensive Plan Map Amendment Application
- ▶ Application Fee: (Tampa Bay Regional Planning Council fee will as be charged, as applicable)
 - Large Scale - \$6,020
 - Small Scale - \$4,020
- ▶ Nolarized Agent Authorization Form, if applicable
- ▶ Letter of Request
- ▶ Community Impact Report (CIR) (see page 2 for CIR requirements)
- ▶ Comparison of City and County Comprehensive Plans, if applicable
- ▶ Property Survey (signed & sealed within the last three years)

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] Date 8-11-15

Signature of Owner/Applicant

REQUIRED

CITY STAFF ONLY

Application Fees:
Fee Required: **\$6,020 Large Scale CPA**
\$4,020 Small Scale CPA
*Additional TBRPC fees may apply

Application Sufficiency:
Sufficient:
Incomplete:

FEE COLLECTED: \$ _____

RECEIPT #: TBD per Chris Gratz

APPLICATION #: CP. 153381

CITY STAFF ONLY

2nd CC READ: 10/28/15

1st CC READ: 10/14/15

PC: 9/16/15

DRC: 8/25/15

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



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The Friendly City

Comprehensive Plan Map Amendment Application

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

COMMUNITY IMPACT REPORT:

Prepare detailed written responses using factual statements to explain how the requested Comprehensive Plan Map Amendment complies with each of the following review criteria:

- A. *Visual Impact Analysis*
- B. *Land Use Assessment*
- C. *Traffic Study*
- D. *Environmental Impact Assessment*
- E. *Area Impact Assessment*
- F. *Hurricane Evacuation Analysis*

COMMUNITY IMPACT REPORT

REQUIRED



CP. 15. 3381



bradenton
The Finest City

2015 Application Deadlines & Meeting Dates

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

APPLICATION DEADLINE	DRC MEETING	PLANNING COMMISSION	CITY COUNCIL
12/11/2014	12/16/2014	1/21/2015	2/11/2015 & 2/25/2015
1/8/2015	1/27/2015	2/18/2015	3/11/2015 & 3/25/2015
2/12/2015	2/24/2015	3/18/2015	4/8/2015 & 4/22/2015
3/12/2015	3/24/2015	4/15/2015	5/13/2015 & 5/27/2015
4/9/2015	4/28/2015	5/20/2015	6/10/2015 & 6/24/2015
5/14/2015	5/26/2015	6/17/2015	7/15/2015
6/11/2015	6/23/2015	7/8/2015	8/12/2015
7/9/2015	7/28/2015	8/5/2015	9/9/2015 & 9/23/2015
8/13/2015	8/25/2015	9/16/2015	10/14/2015 & 10/28/2015
9/10/2015	9/22/2015	10/21/2015	11/18/2015
10/8/2015	10/27/2015	11/12/2015	12/16/2016
11/12/2015	11/24/2015	12/9/2015	1/13/2016 & 1/27/2016*
12/10/15	12/22/15	1/20/2016*	2/10/2016 & 2/24/2016*

Pre-Application Meetings are mandatory for all new and redevelopment projects. Pre-Application meetings are held the **2nd and 4th Tuesday of every month**. Please contact Karen Aihara at (941) 932-9407 to request a Pre-Application meeting. Required materials for review must be submitted a week prior to your scheduled Pre-Application meeting.

Comp Plan Map Amendment Applications are due the **2nd Thursday of every month, no later than 4:00 PM**. 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.

Planning Commission public hearings are held the **3rd Wednesday of every month at 2:00 PM**, unless otherwise scheduled. City Council public hearings are held the **2nd and 4th Wednesday of every month at 8:30 AM and 6:00 PM, respectively**, unless otherwise scheduled. For Planning Commission and City Council hearing agendas and materials, visit the Govt. Calendar at www.cityofbradenton.com or click [Bradenton Government Calendar](#).

*Dates subject to City Council approval.



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: 1205 and 1219 2nd Avenue East, Bradenton, FL 34208

I, Bradenton Land Group, LLC, the registered property owner(s) of the above noted property, do hereby authorize

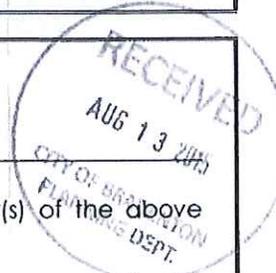
Rachel W. Layton, AICP
 Print Name of Agent

ZNS Engineering, LC
 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] 1827 Powers Ferry Rd, Bldg 2, Ste 200,
 Atlanta, GA 30339
 Signature of Owner(s) Owner(s) Address (if different than property above)

[Signature] 201 5th Ave Dr E, Bradenton, FL 34205
(941) 748-8080
 Signature of Agent Agent Address and Phone



AGENT AUTHORIZATION

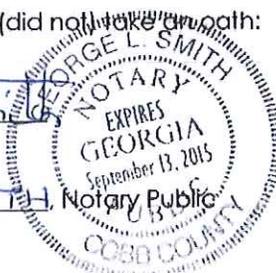
REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 11 day of August 2015
 produced FL driver's license respectively, as

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

[Signature]
 Signature
GEORGE L SMITH, Notary Public
 Print Name



State of Florida
 My Commission Expires: 09/13/2015

NOTARY

REQUIRED

City Of Bradenton
 EXHIBIT C

CP. 15. 3381



bradenton
The Friendly City

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: 1205 and 1219 2nd Avenue East, Bradenton, FL 34208

I, Bradenton Land Group, LLC, the registered property owner(s) of the above noted property, do hereby authorize

Edward Vogler, Esq. Vogler Ashton, Esq.
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] 1827 Powers Ferry Rd, Bldg 2, Ste 200,
Atlanta, GA 30339

Signature of Owner(s) Owner(s) Address (if different than property above)
2411-A Manatee Ave W, Bradenton, FL 34205

[Signature] (941) 388-9400
Signature of Agent Agent Address and Phone

AGENT AUTHORIZATION

REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 11 day of August 2015

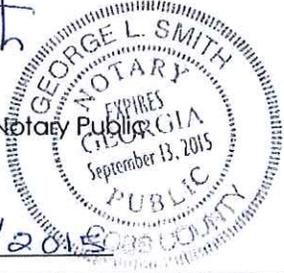
produced FL driver's licence respectively, as

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

[Signature]
Signature

GEORGE L SMITH Notary Public
Print Name

State of Florida
My Commission Expires: 09/13/2015



NOTARY

REQUIRED

City Of Bradenton

EXHIBIT C

CP. 15. 3381

EXHIBIT A

LEGAL DESCRIPTION

LOT 3, BLOCK B, BROBERG'S PLAT OF MANATEE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (PID # 3192000051)

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NE CORNER OF SAID LOT 3, BLOCK B, EMIL BROBERG'S SUBDIVISION; RUN THENCE S. 45 DEGREES 07'24" W. ALONG THE NORTHERLY LINE 172.25 FEET (AS SCALED FROM PLAT) TO THE EASTERLY R/W OF THE 12TH STREET EAST; THENCE N. 10 DEGREES 22'36" W. ALONG THE EASTERLY R/W LINE AND THE WESTERLY LINE OF SAID LOT 3 EXTENDED 137.5 FEET TO THE MEAN HIGH WATER LINE (MHWL) OF THE MANATEE RIVER; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE (MHWL) A DISTANCE OF 143 FEET MORE OR LESS TO A POINT LYING N. 10 DEGREES 42'15" W. A DISTANCE OF 23 FEET OF THE POINT OF BEGINNING; THENCE S. 10 DEGREES 42'15" E. ALONG THE EXTENDED EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 23 FEET TO THE POINT OF BEGINNING. (PID # 3192000109)

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NE OF LOT #3, BLOCK B, ACCORDING TO BROBERG'S PLAT OF THE TOWN OF MANATEE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH TO THE SE CORNER OF SAID LOT #3, BEING ALSO THE SW CORNER OF LOT 2, BLOCK B; THENCE EAST 185 FEET TO THE SE CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE EAST SIDE OF SAID LOT 2 AND IN PROLONGATION OF SAID EAST LINE OF SAID LOT 2, TO THE MANATEE RIVER; THENCE WESTERLY ALONG THE WATERS OF THE MANATEE RIVER AT LOW WATER MARK, INCLUDING ALL RIPARIAN RIGHTS AND PRIVILEGES TO POINT OF BEGINNING, BEING ALL OF SAID LOT 2, AND ALSO ALL THE LAND LYING NORTH OF SAID LOT 2 TO THE MANATEE RIVER, LYING AND BEING IN MANATEE COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, ALSO KNOWN AS LOT 2, BROBERG'S PLAT OF THE TOWN OF MANATEE, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (PID # 3191500002)

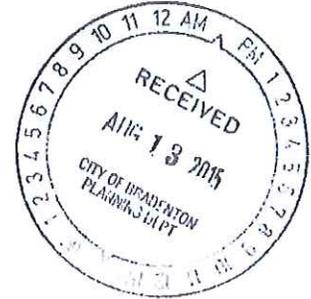
City Of Bradenton
EXHIBIT J

CP. 15. 3381



August 12, 2015

Mr. Christopher Gratz, AICP
City of Bradenton
101 Old Main Street
Bradenton, FL 34205



RE: Comprehensive Plan Map Amendment Application Transmittal
Villages at Riverwalk (FKA Riviera Southshore)
1205 and 1219 2nd Avenue East, Bradenton, FL

Dear Mr. Gratz,

ZNS Engineering, LC is respectfully submitting the attached Comprehensive Plan Map Amendment Application on behalf of the Bradenton Land Group, LLC and O'Reo Farms Two, LLC. The request is for a Small Scale Comprehensive Plan Map Amendment for three parcels east of 12th Street East with the Residential Medium (RES MED) Comprehensive Plan Designation. The request will amend the designation for the parcels to Urban Village. The parcel identifications numbers are 3192000051, 3192000109, and 3191500002. The area is approximately 2.814 acres in size.

In support of the Comprehensive Plan Map Amendment Application, please find the following documents attached for your review:

1. Comprehensive Plan Map Amendment Application
2. Exhibit A – Legal Description
3. Agent Authorization Form for Rachel W. Layton, AICP
4. Agent Authorization Form for Ed Vogler, Esq.
5. Letter of Request for a Comprehensive Plan Map Amendment
6. Community Impact Report
7. Survey prepared by American Surveying
8. One CD with each of the above noted items in PDF format

Please do not hesitate to contact me with any questions or comments regarding this application.

Respectfully submitted,
ZNS Engineering, LC

A handwritten signature in blue ink that reads "Rachel Whitcomb Layton".

Rachel Whitcomb Layton, AICP
Director of Planning/Assistant Vice President

CP. 15. 3381



cc: Bob Hatfield, Hatfield Development Company
William Ranck, Ranck & Associates
Ron Allen, NDC Construction Company
Edward Vogler, Vogler Ashton, PLLC
Jeb Mulock, PE, ZNS Engineering, LC

CP. 15. 3381



August 12, 2015

Mr. Christopher Gratz, AICP
City of Bradenton
101 Old Main Street
Bradenton, FL 34205

RE: Comprehensive Plan Map Amendment Request
Villages at Riverwalk (FKA Riviera Southshore)
1205 and 1219 2nd Avenue East, Bradenton, FL

Dear Mr. Gratz,

ZNS Engineering, LC is respectfully submitting the attached Comprehensive Plan Map Amendment Application on behalf of the Bradenton Land Group, LLC and O'Reo Farms Two, LLC per the meeting of August 11, 2015. During the meeting with City Staff and representatives of the Villages at Riverwalk, it was agreed that the applicant would pursue a Small Scale Comprehensive Plan Map Amendment for three (3) parcels east of 12th Street East from Residential Medium (RES MED) to the Urban Village (UV) Comprehensive Plan Designation.

The parcel identification numbers for the three parcels with the RES MED designation are; 3192000051, 3192000109, and 3191500002. The total area of the three parcels is 2.81± acres in size.

The Riviera Southshore project, 26.69± acres in size, was designated as Downtown/Mixed Use on the City of Bradenton 2010 Comprehensive Plan Land Use Map. Since the approval of the Riviera Southshore project, the City of Bradenton adopted a new Comprehensive Plan and Land Use Map. Additionally, following the adoption of the Comprehensive Plan, the City of Bradenton adopted new Land Use Regulations and a Form Based Code.

As a result, approximately 19± acres of the Riviera Southshore the property was designated as Urban Village (UV) on the newly adopted Comprehensive Plan Land Use Map allowing for a density of 25 dwelling units per acre consistent with the previous Downtown/Mixed Use (D/MU) land use designation. However, the three parcels subject to this request were designated to RES MED rather than UV. This designation only allows for densities up to 10 dwelling units per acre.

The Staff Report for the Riviera Southshore evaluated the density of the project and indicated that Section 404.A of the previous Land Use Regulations provided that the maximum density in Downtown/Mixed Use was 25 dwelling units to the acre. Staff reviewed the project in its entirety and found the overall density of 23.69 dwelling units per acre to be compliance with the Comprehensive Plan.

CP. 15. 3381



ZNS ENGINEERING

City Of Bradenton

EXHIBIT B

3 SCHEDULE B-A-I ITEMS

5. EASEMENT IN FAVOR OF THE CITY OF BRADENTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR SEWER LINE, AS RECORDED IN OFFICIAL RECORD BOOK 121, PAGE 848, AS TO PARCEL 15, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

6. EASEMENT IN FAVOR OF THE CITY OF BRADENTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR SEWER LINE, AS RECORDED IN OFFICIAL RECORD BOOK 121, PAGE 848, AS TO PARCEL 15, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

7. EASEMENT IN FAVOR OF THE CITY OF BRADENTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR SEWER LINE, AS RECORDED IN OFFICIAL RECORD BOOK 121, PAGE 848, AS TO PARCEL 15, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

8. EASEMENT IN FAVOR OF THE CITY OF BRADENTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR SEWER LINE, AS RECORDED IN OFFICIAL RECORD BOOK 121, PAGE 848, AS TO PARCEL 15, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

9. TERMS, CONDITIONS AND RECORDER PROVISIONS CONTAINED IN RESOLUTION NO. 03-30 RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1166, AS TO PARCEL 25, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

10. TERMS, CONDITIONS AND RECORDER PROVISIONS CONTAINED IN RESOLUTION NO. 03-30 RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1166, AS TO PARCEL 25, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

11. TERMS, CONDITIONS AND RECORDER PROVISIONS CONTAINED IN RESOLUTION NO. 03-30 RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1166, AS TO PARCEL 25, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

12. TERMS, CONDITIONS AND RECORDER PROVISIONS CONTAINED IN RESOLUTION NO. 03-30 RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1166, AS TO PARCEL 25, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

13. TERMS, CONDITIONS AND RECORDER PROVISIONS CONTAINED IN RESOLUTION NO. 03-30 RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1166, AS TO PARCEL 25, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

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15. TERMS, CONDITIONS AND RECORDER PROVISIONS CONTAINED IN RESOLUTION NO. 03-30 RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 1166, AS TO PARCEL 25, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

4 SURVEYORS NOTES

1. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY UNLESS OTHERWISE SHOWN OR NOTED HEREON.

2. OWNERSHIP OF THE PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. THIS SURVEY SHOWS ONLY DESIGNATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE INSTRUMENTS REFERENCED HEREON. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.

4. BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

5. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTIRE NAMED, NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.

6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCED LOCATED ELSEWHERE HEREON, SERVICES, AND ENCLOSURES, ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE UNLESS OTHERWISE SPECIFICALLY REFERENCED HEREON.

7. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEY'S NOTES, IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE EXISTENCE OF ANY ENCROACHMENT OR VIOLATION OF ANY APPLICABLE ZONING OR OTHER REGULATORY COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY; ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

8. THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THE SURVEYOR FROM THE CITY OF BRADENTON, FLORIDA. THE SURVEYOR HAS CONDUCTED VISUAL VERIFICATION OF THE ZONING INFORMATION SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEY'S NOTES, AND HAS DETERMINED THAT THE INFORMATION SHOWN IS ACCURATE AND CORRECT.

9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHEN RECENT MOUNDING.

10. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

11. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY UNLESS COMPLETED, AND AVAILABLE FOR CONSTRUCTION OR REPAIRS.

12. TO THE BEST OF MY KNOWLEDGE, THE APPROPRIATE AUTHORITIES WERE NOT CONTACTED TO DELINEATE OR VERIFY THE EXISTENCE OF ANY METLAND AREAS ON SUBJECT PROPERTY, THEREFORE NO METLAND AREAS WERE LOCATED AS A PART OF THIS SURVEY.

13. ANY ENCLOSURES WERE USED WHEN RECORDING THE SAME PROPERTY AS INQUIRED IN THE TITLE COMMITMENT OR INSTRUMENTS WERE USED WHEN RECORDING.

6 FLOOD ZONE INFORMATION

SUBJECT PROPERTY, BEARING THEREON, APPLICABLE TO THE 100-YEAR FLOOD PLAIN, AS SHOWN ON THE 100-YEAR FLOOD PLAIN AND FLOOD ZONE D AREAS MAP, NUMBER 120335 0110 D, DATED 11/16/03. BASED ON THE FLOOD ELEVATION IS 10.0'. THIS SURVEYOR MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

7 CEMETERY NOTE

NO POSITIVE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT THE TIME OF SURVEY.

8 ZONING INFORMATION

ZONING INFORMATION RPP PLANNED DEVELOPMENT PROJECT BUILDING SETBACKS AND BULK RESTRICTIONS PER CITY OF BRADENTON, FLORIDA. CITY OF BRADENTON, BUILDING AND ZONING DEPARTMENT

9 POSSIBLE ENCROACHMENTS

NONE TO NOTE

10 PARKING NOTES

PARKING REQUIREMENTS PER CITY OF BRADENTON, FLORIDA: 1 PER 100 MULTI-FAMILY UNITS PARKING COUNT 0 REGULAR SPACES 0 HANDICAPPED SPACES 0 TOTAL SPACES

12 BEARING BASIS

BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE BLVD. BEARING, S88°53'30"E. PER PLAN.

13 BUILDING AREA

BUILDING AREA = N/A

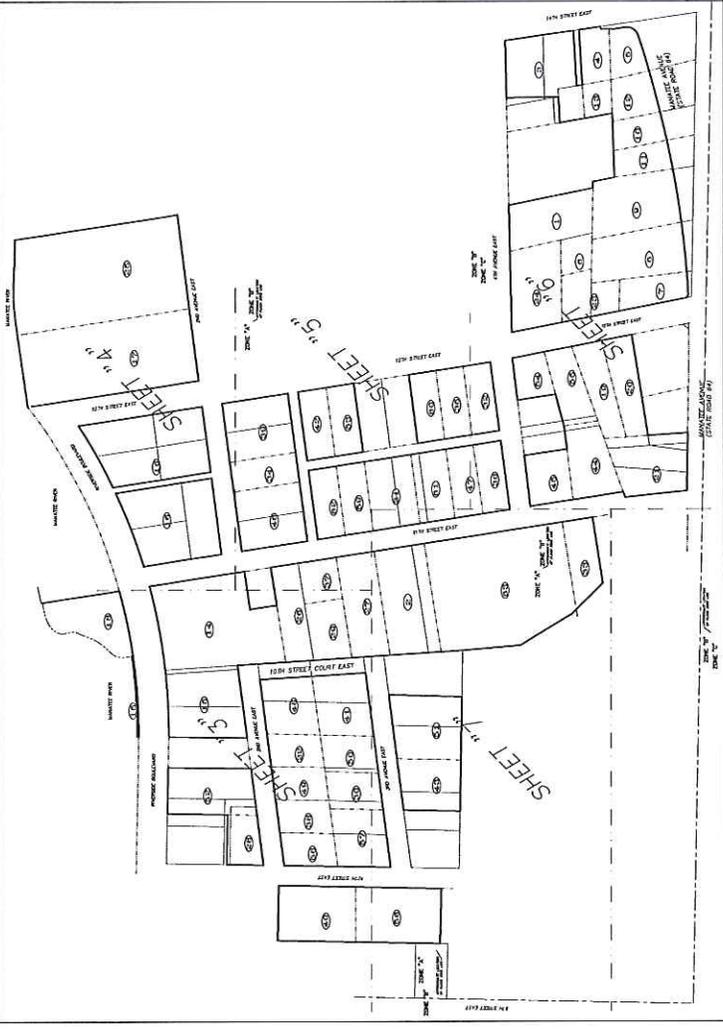
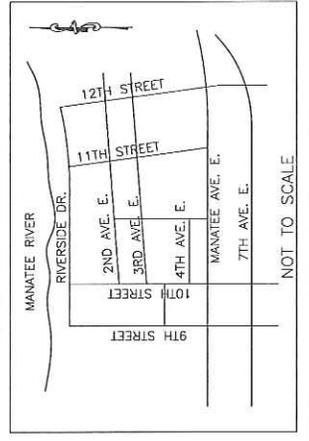
14 BUILDING HEIGHT

BUILDING HEIGHT = N/A

15 PROPERTY AREA

LAND AREA = 663,310 SQUARE FEET OR 19,818.92 ACRES

17 VICINITY MAP



ALTA SURVEY KEY

ADJACENT PROPERTY	ADJACENT PROPERTY
BOUNDARY	BOUNDARY
ENCROACHMENT	ENCROACHMENT
EXISTING CONSTRUCTION	EXISTING CONSTRUCTION
EXISTING EASEMENT	EXISTING EASEMENT
EXISTING FENCE	EXISTING FENCE
EXISTING UTILITY	EXISTING UTILITY
EXISTING WALL	EXISTING WALL
EXISTING WINDOW	EXISTING WINDOW
EXISTING CURB	EXISTING CURB
EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING PORCH	EXISTING PORCH
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EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING PORCH	EXISTING PORCH
EXISTING PATIO	EXISTING PATIO
EXISTING DECK	EXISTING DECK
EXISTING STAIRS	EXISTING STAIRS
EXISTING RAMP	EXISTING RAMP
EXISTING SIGN	EXISTING SIGN
EXISTING LIGHT	EXISTING LIGHT
EXISTING TREE	EXISTING TREE
EXISTING SHRUB	EXISTING SHRUB
EXISTING GRASS	EXISTING GRASS
EXISTING SOIL	EXISTING SOIL
EXISTING ROCK	EXISTING ROCK
EXISTING SAND	EXISTING SAND
EXISTING CLAY	EXISTING CLAY
EXISTING SILT	EXISTING SILT
EXISTING MUD	EXISTING MUD
EXISTING WATER	EXISTING WATER
EXISTING WOOD	EXISTING WOOD
EXISTING METAL	EXISTING METAL
EXISTING GLASS	EXISTING GLASS
EXISTING CERAMIC	EXISTING CERAMIC
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EXISTING CARPET	EXISTING CARPET
EXISTING FLOOR	EXISTING FLOOR
EXISTING CEILING	EXISTING CEILING
EXISTING WALL	EXISTING WALL
EXISTING ROOF	EXISTING ROOF
EXISTING FOUNDATION	EXISTING FOUNDATION
EXISTING STRUCTURE	EXISTING STRUCTURE
EXISTING BUILDING	EXISTING BUILDING
EXISTING GARAGE	EXISTING GARAGE
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EXISTING WOOD	EXISTING WOOD
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EXISTING BUILDING	EXISTING BUILDING
EXISTING GARAGE	EXISTING GARAGE
EXISTING DRIVEWAY	EXISTING DRIVEWAY</

**Community Impact Analysis
Comprehensive Plan Map Amendment
Prepared by Rachel Whitcomb Layton, AICP**



A. VISUAL IMPACT ANALYSIS

The property consists of three vacant residential lots with approximately 2.814 acres of land. Please see the attached photographs (Exhibit A). The Comprehensive Plan classifies the parcels as Residential Medium with a gross density of 10 dwelling units per acre.

Bradenton Land Group has retained The Corcoran Ota Group, Inc. to prepare the Architectural Renderings (Exhibit B) and Architectural Site Plan (Exhibit C) for the Villages at Riverwalk. The enclosed Architectural Renderings shows the mid-rise building proposed as four stories over parking. The proposed design is in keeping with the Form Based Code and promotes the new urbanist and village design concepts encouraged by the City of Bradenton's Comprehensive Plan.

B. LAND USE ASSESSMENT

The 2010 Comprehensive Plan for the City of Bradenton designated the property as Downtown/Mixed Use with a gross density of 25 dwelling units per acre. This designation supported approval of a Pending Project known as Riviera Southshore (PR.05.0017). During the updates to the Comprehensive Plan and Land Use Map, which were adopted in 2010, the property was designated at Residential Medium with a gross density of 10 dwelling units per acre. The applicant is requesting the density be restored to the property to be consistent with PR.05.0017, by requesting a Small Scale Comprehensive Plan Map Amendment to change the designation from Residential Medium to Urban Village.

In evaluating the Comprehensive Plan for the Map Amendment, please find the following analysis for the Land Use Assessment:

City of Bradenton Future Land Use Element

Urban Village

The Urban Village includes area 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, multiple-family

City Of Bradenton

EXHIBIT F



ZNS ENGINEERING

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rowhouses and limited midrise housing types, flex houses, providing live-work opportunities, professional offices, retail stores, artisanal uses, civic and recreation uses, and greenspace.

Maximum Floor Area ratio: 0.70

Maximum Base Density: 25 dwelling units per acre

The proposed redevelopment plan (Special Area Plan) submitted to the City of Bradenton on July 9, 2015 proposes a new urbanist village design. The proposed redevelopment plan for these parcels is one building with four stories over parking. Please find the architectural site plan and rendering attached.

The proposed Villages at Riverwalk development is approximately 26.69 acres and 531 dwelling units overall. The gross residential density is 19.89, which meets the intent of the Comprehensive Plan.

Policy 1.4.2. The City shall grant development approvals only if all utilities and roadways to serve the proposed development are existing or committed as required by the level of service policies in this Comprehensive Plan. Committed shall mean that a capital project is underway to correct the deficiency and is scheduled to be completed concurrent with the demand created by the development or that the developer bonds or makes the necessary improvements prior to the issuance of permits for the development.

Utilities and roadways currently serve the project area. The developer will make the necessary improvements upon issuance of the necessary development permits.

Policy 1.10.10 Manatee Village Sub-District. The Manatee Village Sub-District is characterized by new development or redevelopment that is a mix of townhome and mid-rise residential infill with context sensitive architecture and design guidelines preserving viewsheds to the Riverfront.

The Villages at Riverwalk project design includes townhomes, mid-rise residential buildings, and retail space. The project represents redevelopment of a large assemblage of land, and the revision of a prior approved project on that assembled land. The proposed design represents context sensitive architecture and design in accordance with the Form Based Code. The viewsheds to the Riverfront will be preserved to the extent possible. This is achieved through the land swap to place the new park land adjacent to the Manatee River.

C. TRAFFIC STUDY

Existing Traffic

Residential – Single Family Detached

The existing use of the property was single family detached housing. The *Institute of Transportation Engineers, 9th Edition* defines Single-Family Detached Housing (Code 210) as follows:

“Single-family detached housing includes all single-family detached homes on individual lots.”

The Weekday P.M. Peak Hour of Generator average rate is 1.02 trips per dwelling unit. The Manatee County Property Appraiser shows two structures were removed from the property. The single family detached use generated 2 PM Peak hour trips.

Proposed Traffic

The development proposed by Bradenton Land Group, LLC for the Glazier Gates parcels is Mid-Rise Apartments. The *Institute of Transportation Engineers, 9th Edition* defines Mid-Rise Apartments (Code 223) as follows:

“Mid-rise apartments are apartments (rental dwelling units) in rental buildings that have between three and 10 levels (floors).

The Weekday P.M. Peak Hour of Generator average rate is 0.44 trips per dwelling unit. The proposed Mid-Rise Apartment Building Proposed for these parcels (108 dwelling units) will generate 54 PM Peak hour trips.

Summary

USE	VARIABLE	TRIP GENERATION RATE	WEEKDAY P.M. PEAK HOUR of GENERATOR
Single Family Detached	Dwelling Units - 2	1.02	2
Mid-Rise Apartments	Dwelling Units - 108	0.44	48
		NEW TRIPS	46

Transportation Concurrency Exception Area

The property is within a designated Transportation Concurrency Exception Area. Please see Exhibit D for the City of Bradenton Transportation Concurrency Exception Area Map.



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The Florida Department of Transportation (FDOT) states, "The primary purpose of a TCEA is to allow development to occur in urbanized areas where infrastructure already exists, thereby reducing urban sprawl. The TCEA concurrency exceptions apply to all land uses, development and types of facilities within the TCEA."

Mass Transit

Manatee County Area Transit currently serves the area with bus service along Manatee Avenue East. Route 3 provides transit along Manatee Avenue adjacent to the project. A transit stop is currently located at the northwest corner of 12th Street East and Manatee Avenue, approximately 950 feet from the property. The availability of mass transit supports City of Bradenton Comprehensive Plan Policy 1.7.3 to ensure adequate access to MCAT bus stops.

D. ENVIRONMENTAL IMPACT ANALYSIS

The property is currently vacant, but had previously been used for two single family residential dwelling units. There are existing trees on the site. There are no known wetlands on site. Redevelopment of the site will not result in a negative environmental impact.

E. AREA IMPACT ASSESSMENT

The change to the Comprehensive Plan Map from Medium Residential to Urban Village will allow for the redevelopment of a larger tract of land. The request to change the Map from Medium Residential is consistent with the City of Bradenton Comprehensive Plan as outlined in the Land Use Assessment.

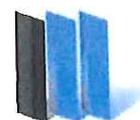
F. HURRICANE EVACUATION ANALYSIS

The property is located within the Manatee County Hurricane Evacuation Area B and C. Please see attached Exhibit F. The City of Bradenton Coastal High Hazard Area map depicts the property as within Category 1 (Exhibit G).

The evacuation route provided by the City of Bradenton is Manatee Avenue East to Interstate 75, which is the nearest major transportation artery and is located approximately 5 miles to the east of the project entrance. Please find the attached Evacuation Route Map attached as Exhibit H.

The nearest shelters are Johnson Middle School and Rogers Garden Elementary School. Johnson Middle School is approximately 2.5 miles southeast of the project. Rogers Garden Elementary School is approximately 1.4 miles southwest of the project.

Emergency information such as hurricane evacuation, tornado preparedness, and shelter information, along with a Residential Emergency Preparedness Plan will be provided with the Rental Documents to each resident. The Apartment Management Company will provide updates to residents annually.



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Subject Site along 12th Street East



Subject Site along 12th Street East

CP. 15. 3381



View along Manatee River at northwest corner of Subject Site



View of Subject Site from Riverside Drive looking east along 12th Street East

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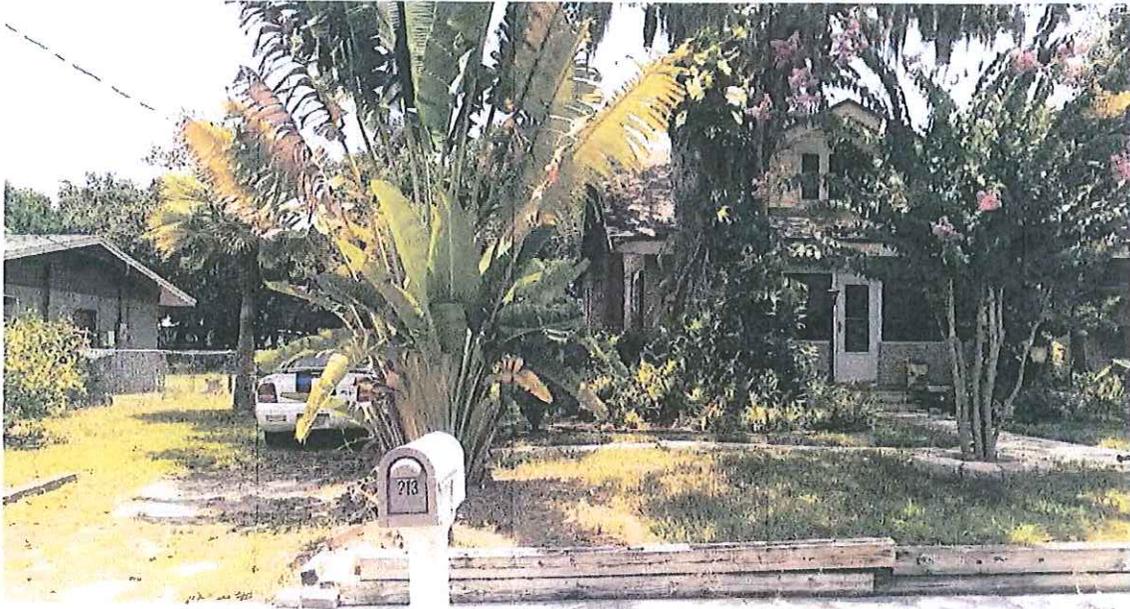


Residence on 12th Street East



Residence on 12th Street East

CP. 15. 3381

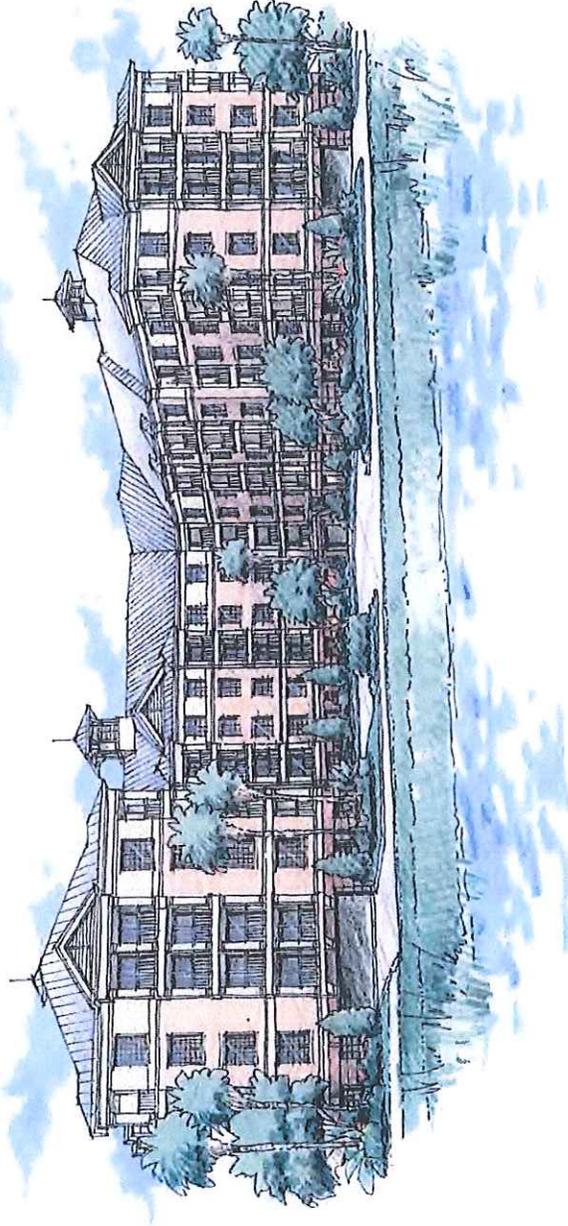


Residence on 12th Street East



Residence on 12th Street East

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VILLAGES AT RIVERWALK
BRADENTON FLORIDA
PHASE II APARTMENT FLATS

CP. 15. 0381

R2

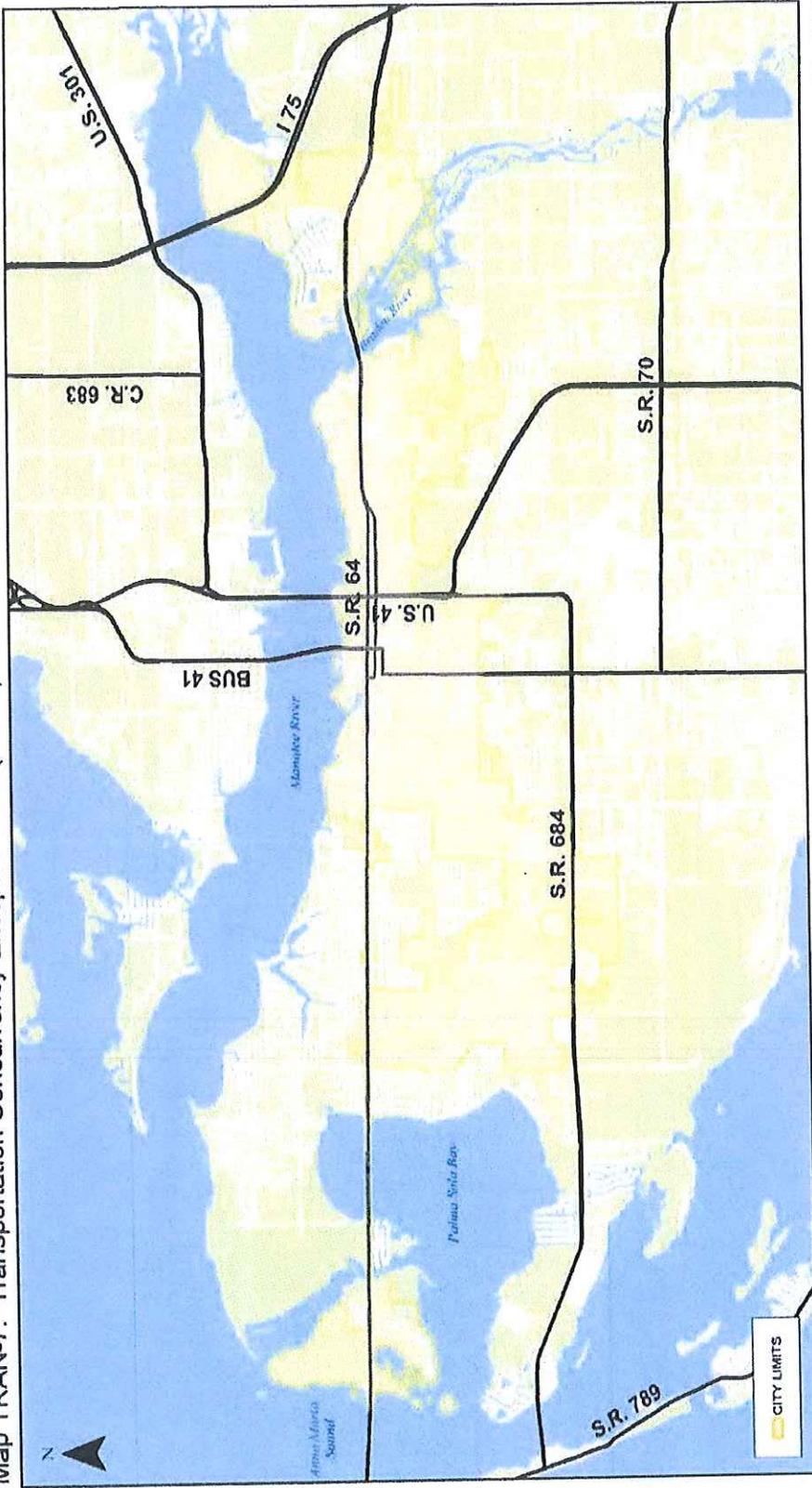
PHASE 2 PERSPECTIVE

Project No.	1415
Revision	
Scale	
Sheet No.	
Project Name	
Client	
Architect	
Engineer	
Interior Designer	
Structural Engineer	
MEP Engineer	
Other	

VILLAGES AT RIVERWALK BRADENTON
BRADENTON | FLORIDA
corcoran|ota
ARCHITECTURE PLANNING DESIGN

The Corcoran Ota Group is an equal opportunity employer. Minorities and women are encouraged to apply.

Map TRAN-7: Transportation Concurrency Exception Area (TCEA)

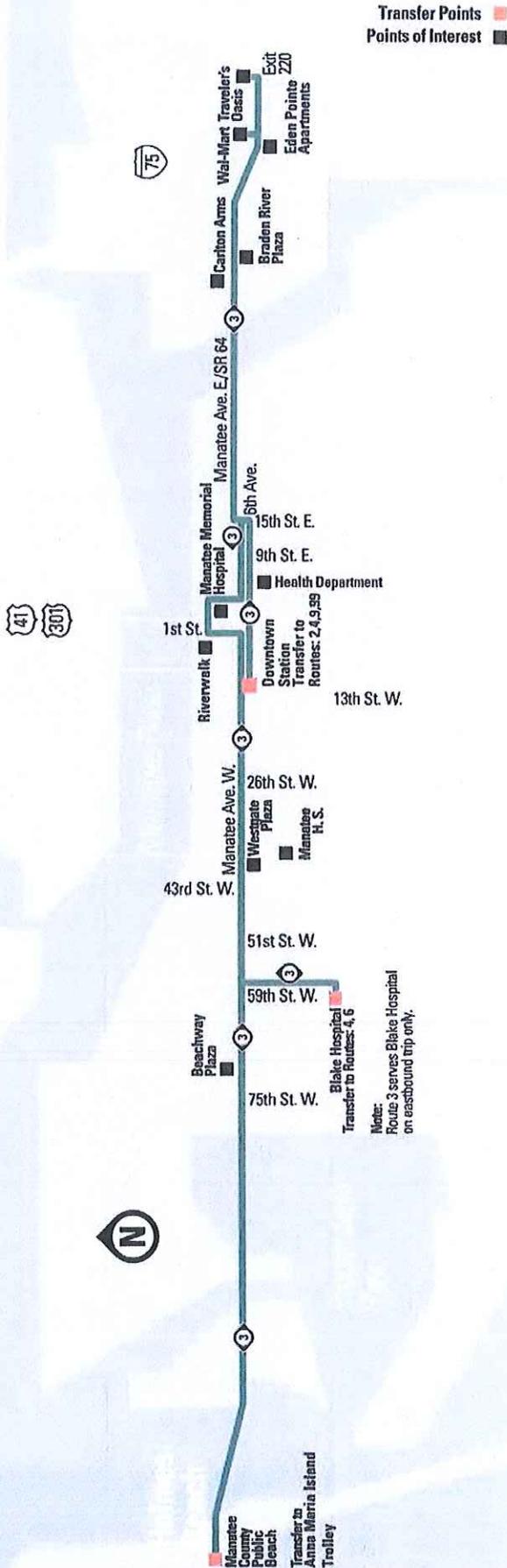


Transportation Element

Prepared by the City of Bradenton
 Department of Planning & Community Development
 Date Produced: September 2, 2009
 Source: City of Bradenton, FDOT, Manatee County

CITY OF BRADENTON
 Department of Planning and
 Community Development
 101 Old Main Street
 Bradenton, Florida 34205
 941.932.9400

CP. 15. 3381



3 Manatee Avenue

Service Days	Manatee County Beach	Blake Hospital	Westgate Plaza	Downtown Station 13th St. W/6th Ave W.	Health Department	Braden River Plaza	Eden Pointe Apartments	I-75/Exit 220 Traveler's Oasis
M-Sa	—	—	—	5:50	5:55	6:05	6:10	6:15
M-Sa	6:15	6:35	6:45	6:50	6:55	7:05	7:10	7:15
M-Sa	7:15	7:35	7:45	7:50	7:55	8:05	8:10	8:15
M-Sa	8:15	8:35	8:45	8:50	8:55	9:05	9:10	9:15
M-Sa	9:15	9:35	9:45	9:50	9:55	10:05	10:10	10:15
M-Sa	10:15	10:35	10:45	10:50	10:55	11:05	11:10	11:15
M-Sa	11:15	11:35	11:45	11:50	11:55	12:05	12:10	12:15
M-Sa	12:15	12:35	12:45	12:50	12:55	1:05	1:10	1:15
M-Sa	1:15	1:35	1:45	1:50	1:55	2:05	2:10	2:15
M-Sa	2:15	2:35	2:45	2:50	2:55	3:05	3:10	3:15
M-Sa	3:15	3:35	3:45	4:10	4:15	4:25	4:30	4:35
M-Sa	4:35	4:55	5:05	5:10	5:15	5:25	5:30	5:35
M-Sa	5:35	5:55	6:05	6:10	6:15	6:25	6:30	6:35
M-Sa	6:35	6:55	7:05	7:10	7:15	7:25	7:30	7:35
M-Sa	7:35	—	7:50	7:55	—	—	—	—

Please note that all times are leave times.

Black time points = A.M. **Black** time points = P.M.

3 Manatee Avenue

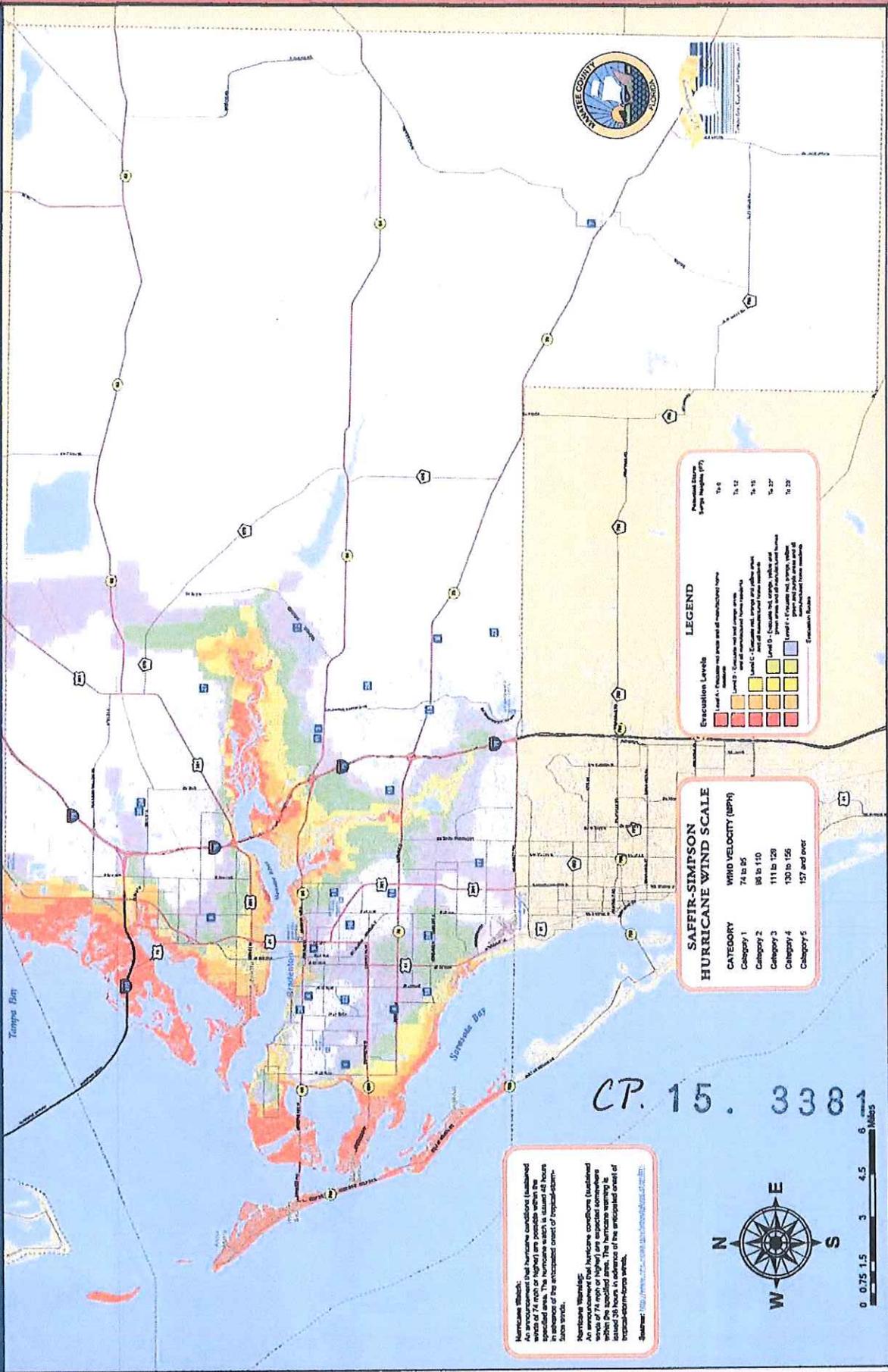
Service Days	I-75/Exit 220 Traveler's Oasis	Wal-Mart	Carlton Arms	Manatee Hospital (Rear)	Rehab Clinic	Downtown Station 13th St. W/6th Ave W.	26th St. W. at Manatee Ave.	59th St. W. at Manatee Ave.	Beachway Plaza	Manatee County Beach
M-Sa	—	—	—	—	—	5:50	5:55	6:00	6:07	6:15
M-Sa	6:15	6:25	6:30	6:38	6:40	6:50	6:55	7:00	7:07	7:15
M-Sa	7:15	7:25	7:30	7:38	7:40	7:50	7:55	8:00	8:07	8:15
M-Sa	8:15	8:25	8:30	8:38	8:40	8:50	8:55	9:00	9:07	9:15
M-Sa	9:15	9:25	9:30	9:38	9:40	9:50	9:55	10:00	10:07	10:15
M-Sa	10:15	10:25	10:30	10:38	10:40	10:50	10:55	11:00	11:07	11:15
M-Sa	11:15	11:25	11:30	11:38	11:40	11:50	11:55	12:00	12:07	12:15
M-Sa	12:15	12:25	12:30	12:38	12:40	12:50	12:55	1:00	1:07	1:15
M-Sa	1:15	1:25	1:30	1:38	1:40	1:50	1:55	2:00	2:07	2:15
M-Sa	2:15	2:25	2:30	2:38	2:40	2:50	2:55	3:00	3:07	3:15
M-Sa	3:15	3:25	3:30	3:38	3:40	4:10	4:15	4:20	4:27	4:35
M-Sa	4:35	4:45	4:50	4:58	5:00	5:10	5:15	5:20	5:27	5:35
M-Sa	5:35	5:45	5:50	5:58	6:00	6:10	6:15	6:20	6:27	6:35
M-Sa	6:35	6:45	6:50	6:58	7:00	7:10	7:15	7:20	7:27	7:35
M-Sa	7:35	7:40	7:45	7:53	—	7:55	—	—	—	—



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Route 3
 For more schedules or MCAT information
 visit www.mymanatee.org/mcat

Manatee County Evacuation Map



Hurricane Threat:
An announcement that hurricane conditions (sustained winds of 74 mph or higher) are possible within the specified area. The threat of a hurricane is based on the forecast track of the tropical center of tropical activity.

Hurricane Warning:
An announcement that hurricane conditions (sustained winds of 74 mph or higher) are expected somewhere within the specified area. The hurricane warning is based on the forecast track of the tropical center of tropical activity.

Source: <http://www.nhc.noaa.gov/aboutnws.php#main>

SAFIR-SIMPSON HURRICANE WIND SCALE

CATEGORY	WIND VELOCITY (MPH)
Category 1	74 to 95
Category 2	96 to 110
Category 3	111 to 129
Category 4	130 to 156
Category 5	157 and over

LEGEND

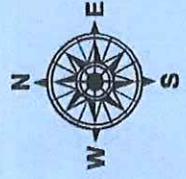
Evacuation Levels

Level A - Evacuate and seek all non-essential items	Level D - Evacuate all crops, vehicles and power lines and all structures with all non-essential items
Level B - Evacuate and seek all non-essential items	Level E - Evacuate and seek all non-essential items
Level C - Evacuate and seek all non-essential items	Level F - Evacuate and seek all non-essential items

Storm Surge

1 to 4	5 to 8
9 to 12	13 to 15
16 to 18	19 to 22
23 to 27	28 to 32

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USING YOUR COUNTY MAP

1. Locate where you live and work on the map.
2. Determine whether you are in an evacuation area, and if so, what level (color).
3. If you are in an evacuation area, or mobile home/manufactured home/RV, decide where you will go if ordered to evacuate.
 - ✓ Home or a relative's home outside the evacuation zone
 - ✓ Neighboring outside the evacuation zone (with arrangements in place)
 - ✓ Go to a public shelter

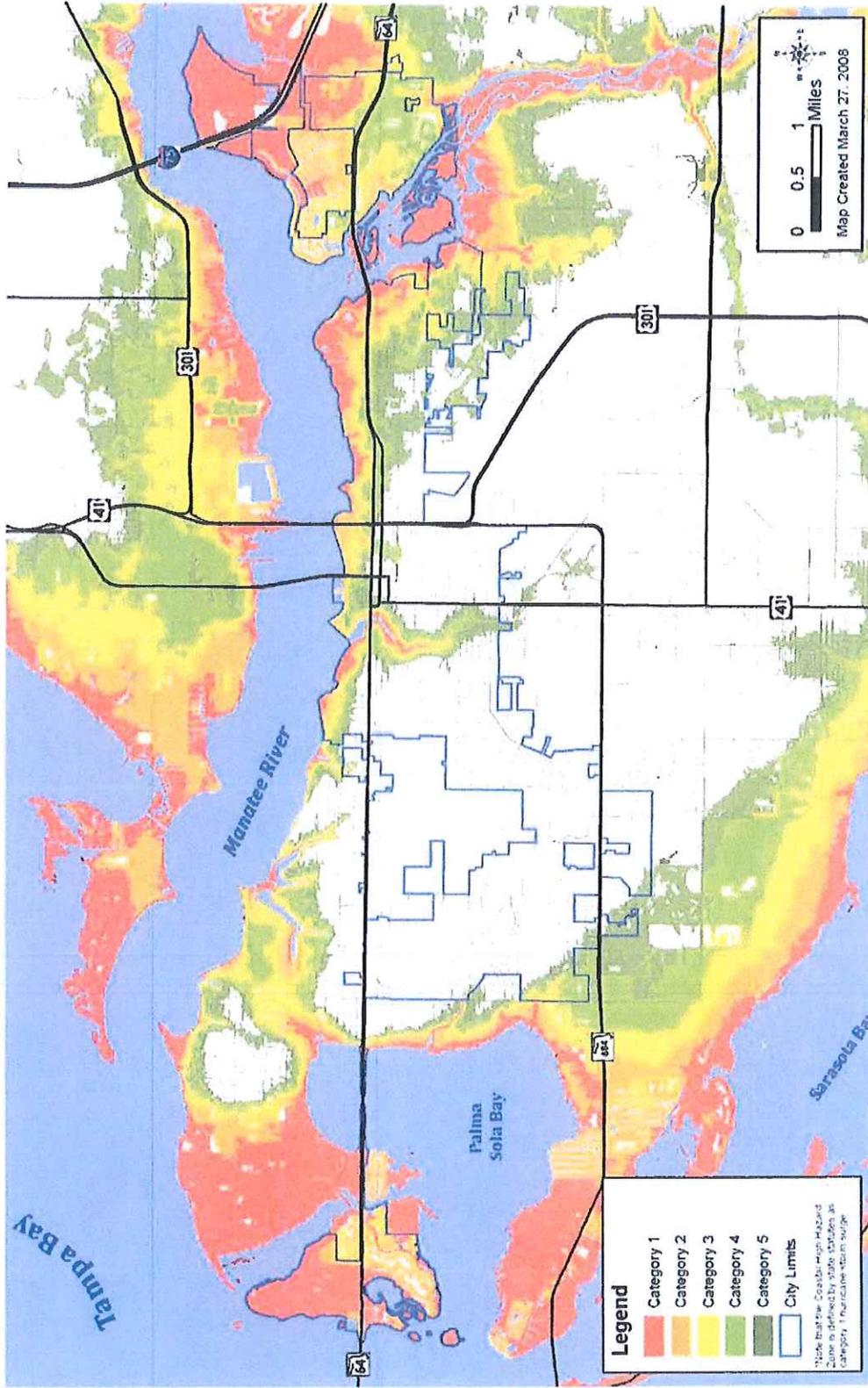
HURRICANE THREAT

- ✓ The colored areas on the map are a warning that a hurricane is possible within the specified area.
- ✓ Storm surge means a rise in water level above normal tide levels. This is a life-threatening situation for anyone who lives in low-lying areas and stays in vulnerable areas.
- ✓ Hurricanes are categorized on a scale of 1 to 5, depending on wind strength and destructive power. The evacuation zones are color-coded to designate the level of storm surge likely to occur with the five categories.
- ✓ If you live in an area ordered to evacuate, gather your family's and emergency supplies, secure your home and leave immediately. Failure to obey a mandatory evacuation order is a violation of state and local laws.

SAFIR-SIMPSON HURRICANE WIND SCALE

- ✓ All persons living in mobile home/manufactured home/RVs must evacuate for all mandatory evacuation orders, regardless of where you are located in the county.
- ✓ Shelter openings with wind-resistant openings will allow by 100 mph and category 4-5 disaster.
- ✓ Stay, retreat to local shelter for a tropical storm or hurricane, to reduce the wind-borne debris, which will be carried for an event. Do not go to the shelter until local officials announce through the media that the shelter is open.





Map FLU - 6: Coastal High Hazard Area

Source: Hurricane Surge Zones, Tampa Bay Regional Planning Council, 2006

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